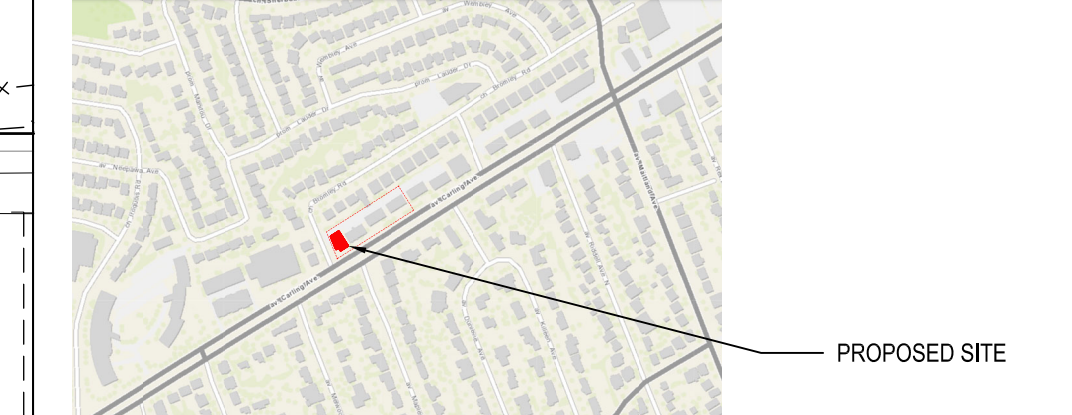


KEY PLAN



PROPERTY DESCRIPTION

FIVE STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	03979-0011
MUNICIPAL ADDRESS	1983 Carling Avenue

SITE INFORMATION

LOT AREA:	4713.41m²
LOT FRONTAGE:	124.33m
LOT DEPTH:	39.02m (E) and 39.65m (W)

BUILDING INFORMATION

BUILDING AREA:	344.98m²
BUILDING FLOOR AREA:	1651.73m²
PROPOSED USE:	APARTMENT DWELLING, MID-RISE

UNIT BREAKDOWN:

FIRST FLOOR:	4 UNITS	3x STUDIO, 1x 1B
SECOND FLOOR:	6 UNITS	4x STUDIO, 2x 1B
THIRD FLOOR:	6 UNITS	4x STUDIO, 2x 1B
FOURTH FLOOR:	6 UNITS	4x STUDIO, 2x 1B
FIFTH FLOOR:	5 UNITS	1x STUDIO, 3x 1B, 1x 2B
TOTAL:	27 UNITS	16x STUDIO, 10x 1B, 1x 2B

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	NONE	4713.41m²
MINIMUM LOT WIDTH	NONE	39.02m
FRONT YARD SETBACK	NONE	6.79m

MINIMUM INTERIOR SIDE YARD SETBACK

Abutting a street: 3m	Abutting the street: 3.00m
All other cases: NONE	From hydroline: 5.00m
Abutting a residential zone: 7.5m	

MINIMUM REAR YARD SETBACK

7.5m	8.23m
In area up to and including 20m from property line: 11m	16.35m
In area over 20m from property line: 20m	

VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)

0 parking spaces for first 12 units	8 SPACES
Table 101 - Dwelling mid-high rise apartment:	
0.5 per dwelling unit = 8 SPACES	

PARKING AREA AND SURROUNDING LANDSCAPING

15% MIN OF 486m² = 72.9m²	16.5% = 80m²
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LEGEND

SOFT LANDSCAPING	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
UNIT PAVERS REFER TO LANDSCAPE	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
ASPHALT PAVING	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
CONCRETE	NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
RIVERSTONE REFER TO LANDSCAPE	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
EXISTING BUILDING ELEMENT TO BE REMOVED	NEW GROUND ELEVATION REFER TO CIVIL
EXISTING FENCE	
NEW BOARD FENCE REFER TO LANDSCAPE	
LOT LINE	
SETBACK LINE	
DESIGNATED BUILDING ENTRANCE / EXIT	
FIRE HYDRANT, REFER TO CIVIL	
CATCH BASIN	
MANHOLE	
FLOOR DRAIN	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
LIGHT STANDARD	
DEPRESSED CURB	

Revisions

No.	Date	Emis pour / Object
1	2021-04-13	COORDINATION
2	2021-09-16	SITE PLAN CONTROL

Professional Information

Ingenieur / Engineer	(Mechanical & Electrical) / (Mechanical & Electrical)
Ingenieur / Engineer	(Structure) / (Structure)
Architecte / Architect	(paysagère) / (Landscape)

Client / Client

Client / Client

Architecte / Architect

Collectif d'architectes / Architects Collective

Stantec

Client / Client

figura

Architecte / Architect

Figura Inc.

QUAIRO ASSOCIATION OF ARCHITECTS

ROBERTO CRIMPOS

Architecte / Architect

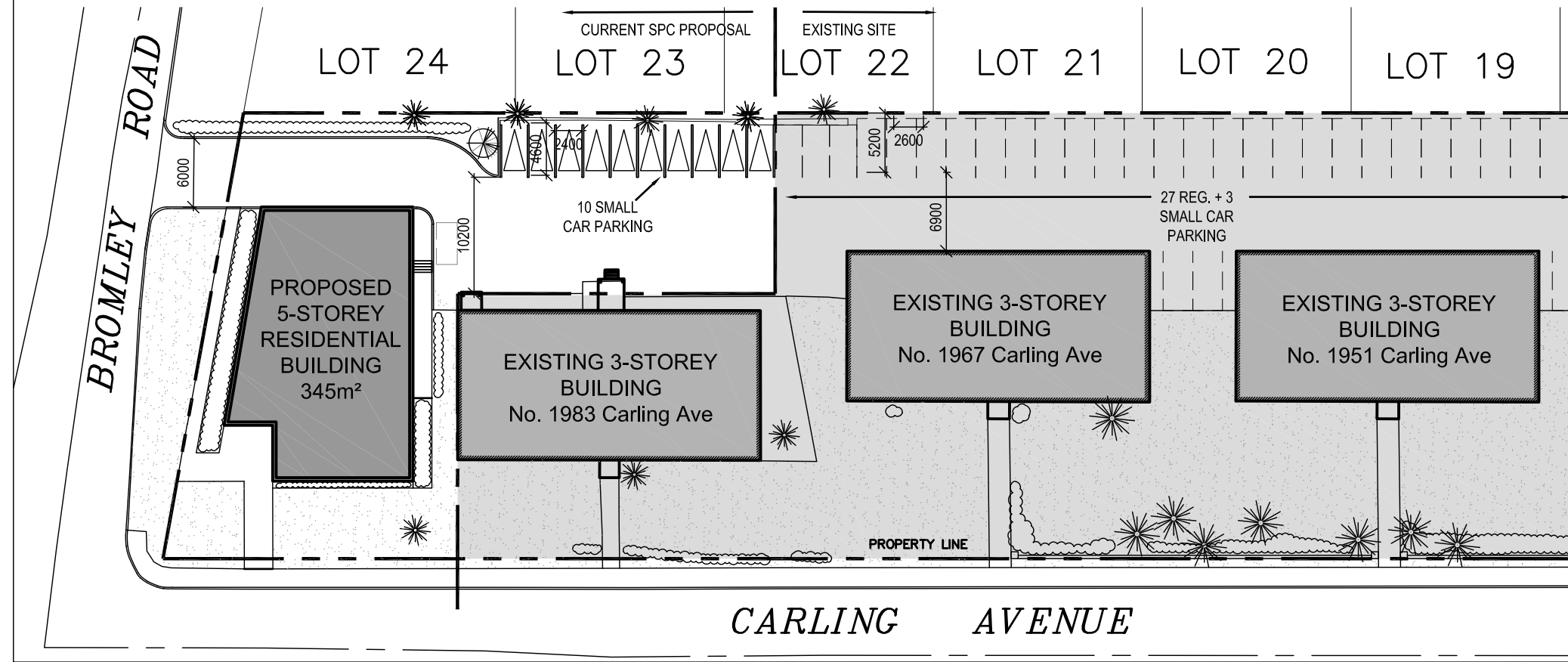
5-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE BUILDING

SITE PLAN

Scale: AS SHOWN

A105

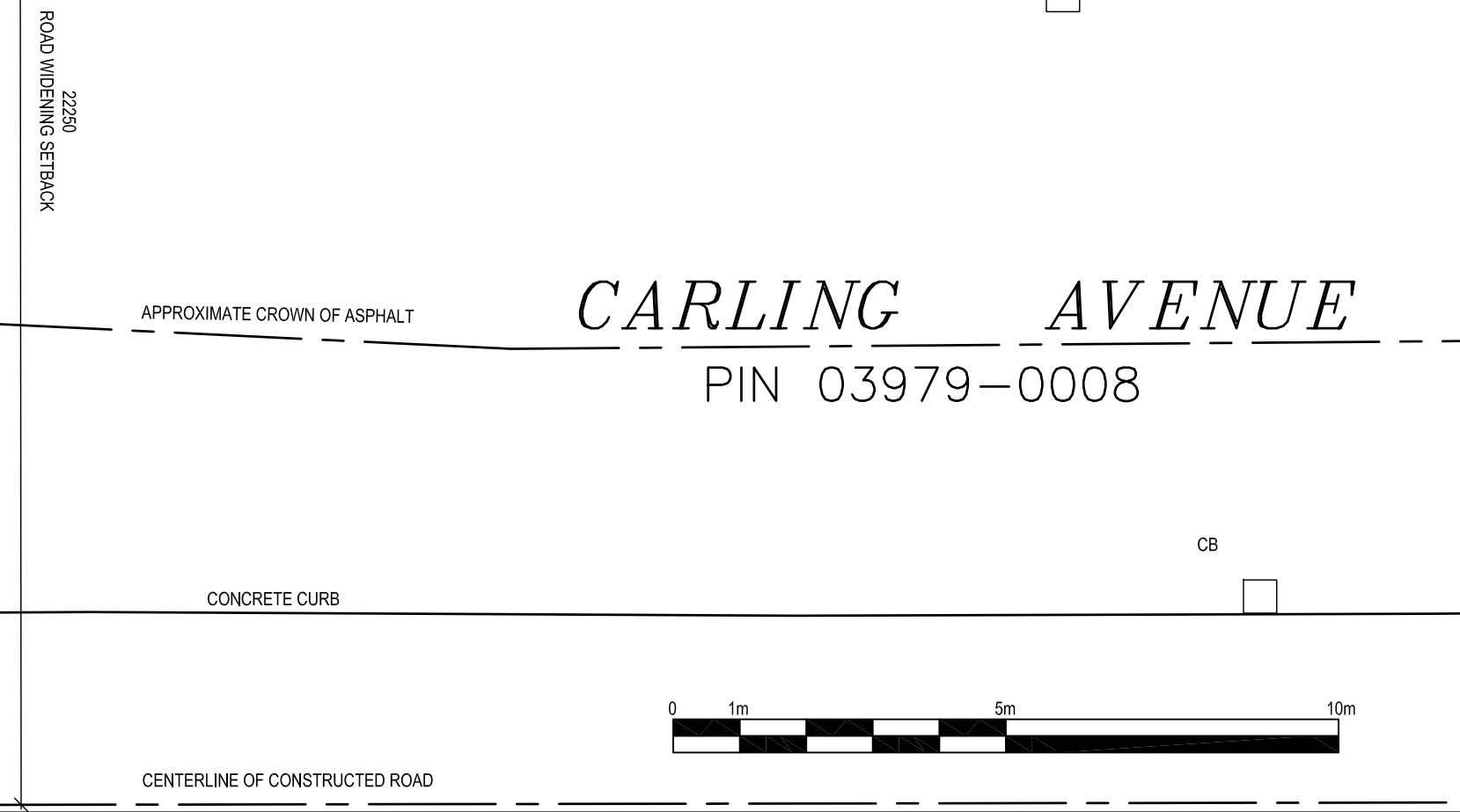


LOT INFORMATION

APARTMENT DWELLING ON LOT	27 UNITS
PROPOSED (NEW):	27 UNITS
1983, 1967, 1951 CARLING:	35 UNITS
TOTAL:	62 UNITS

CITY OF OTTAWA ZONING BY-LAW No. 2008-250

REQUIRED	PROPOSED
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 25
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 5 SPACES
SMALL CAR PARKING REQUIREMENTS	Max 40% parking capacity



CARLING AVENUE

PIN 03979-0008

