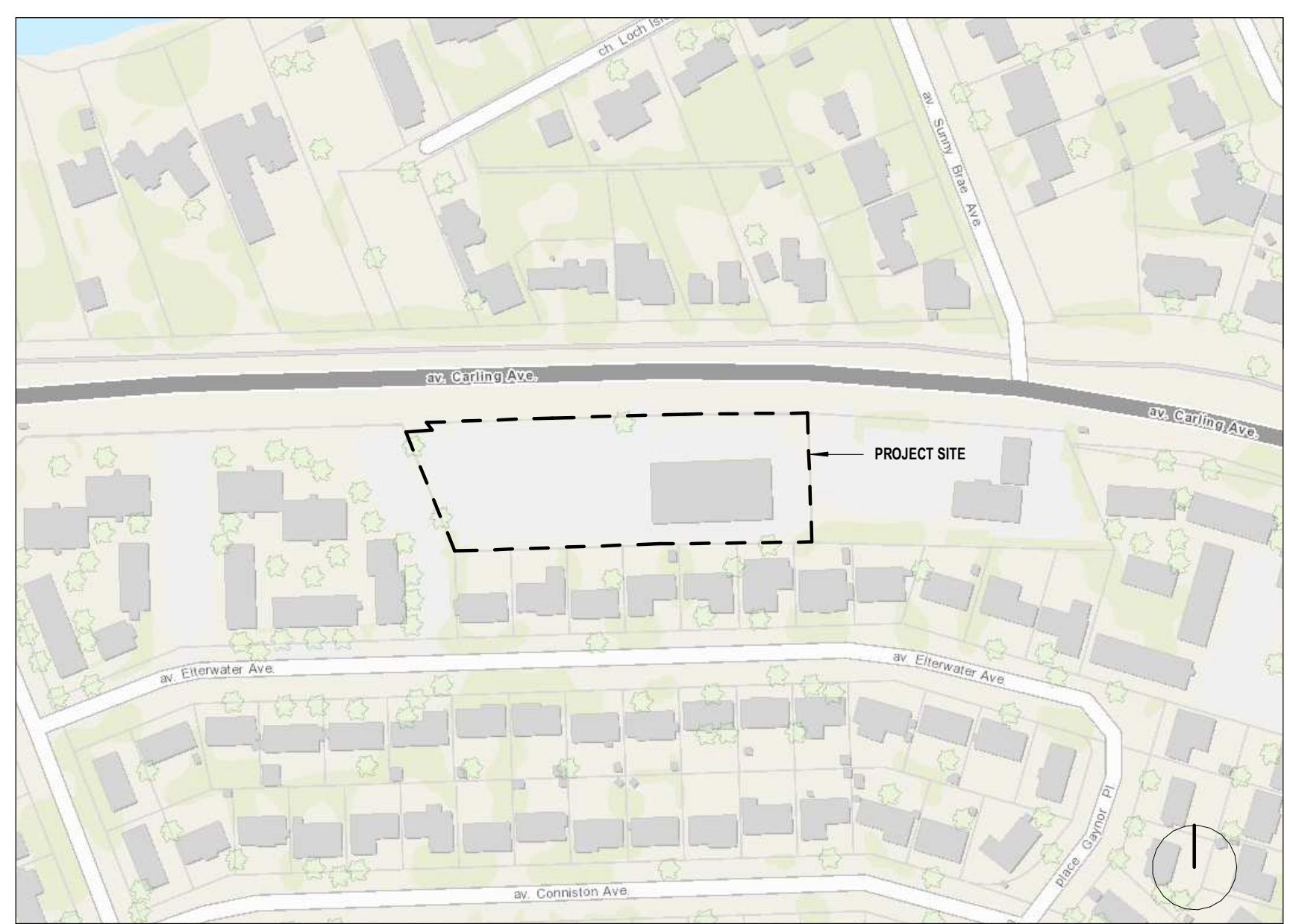


**2 SETBACK DIAGRAM**  
SP-01 SCALE: 1:500



**3 LOCATION PLAN**  
SP-01 SCALE: 1:2000

**LEGAL DESCRIPTION:**  
The property is legally described as  
PART OF BLOCK C  
REGISTERED PLAN 420102  
AND  
PART OF LOT 12  
CONCESSION 1 (OTTAWA FRONT)  
(GEOGRAPHIC TOWNSHIP OF NEPEAN)  
CITY OF OTTAWA

**TOPOGRAPHICAL INFORMATION:**  
Property boundary and topographic lines  
have been derived from the plan prepared by  
Stancic Geomatics Ltd. 2021

**OWNER/DEVELOPER:**  
Rohit Communities Ontario Inc  
550 - 914th Street  
Edmonton, AB T6X 0V1

**APPLICANT:**  
FOTENN Planning & Design  
300 - 396 Cooper Street  
Ottawa, ON K2P 2H7

**SURVEYOR:**  
Stancic Geomatics Ltd.  
1331 Clyde Avenue  
Ottawa, ON K2C 3G4

**LANDSCAPE ARCHITECT:**  
FOTENN Planning & Design  
300 - 396 Cooper Street  
Ottawa, ON K2P 2H7

**CIVIL ENGINEER:**  
Kollard Associates Engineers  
210 Prescott Street  
Ottawa, ON K9S 1J0

SITE STATISTICS		
1 Designation	OM20(2628) H(18-5)	
2 Lot Width	142.82 m	
3 Lot Area	6,162.601 m <sup>2</sup>	
4 Number of Units	TOTAL: 186 units West Building: 98 units East Building: 88 units	
5 OFA	TOTAL: 12,995.68 m <sup>2</sup> West Building: 8338.51 m <sup>2</sup> East Building: 5957.18 m <sup>2</sup>	
6 FSI	2.0	
7 Building Height	19.2 m (6 storeys)	
8 Proposed Use	Mid-rise Apartment Building	
ZONING MECHANISM		
REQUIRED	PROVIDED	
9 Min. Front Yard Setback Table 187(1)	3m	6.125 m
10 Min. Interior Side Yard Setback Table 187(6)(i)(ii)	3 m	3 m
11 Min. Rear Yard Setback Table 187(6)(i)(iii)	7.5 m	7.8 m
12 Max. Floor Space Index Table 187(7)	2.0	2.0
13 Width of Private Way Table 131(1), Section 107(1)(a)(ii)	Min. 6 m Max. 6.7 m	6.7 m
14 Min. Separation of Building from Private Way Table 131(2)	1.8 m	Min. 1.5 m to Parking Min. 2.3 m to Drive aisle
15 Min. Separation of Buildings Table 131(4)(b)	3 m	11.6 m
16 Resident Parking Table 111(4)(3)	224 (186 units x 1.2)	247
17 Visitor Parking Table 102(III)	37 (186 units x 0.2)	37
18 Reduced Size Parking Spaces Section 106(3)	Max. 115 Up to 50%	Reduced width: 22 stalls Reduced length: 8 stalls
19 Bicycle Parking Table 111(4)(3)	93 (186 units x 0.5)	186
20 Total Amenity Area Table 137(4)(II)	1,116 m <sup>2</sup> (186 units x 6 m <sup>2</sup> )	1,750 m <sup>2</sup>
21 Communal Amenity Area Table 137(4)(III)	558 m <sup>2</sup> (Total Required Amenity Area / 2)	TOTAL: 558 m <sup>2</sup> West Building Roof Terrace: 246 m <sup>2</sup> East Building Roof Terrace: 247 m <sup>2</sup> East Building Lobby: 65 m <sup>2</sup>

**SYMBOLS LEGEND**

- BUILDING ENTRANCE
- BUILDING EXIT
- ZONING COMPLIANT BICYCLE PARKING
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- UTILITY POLE

**KEYNOTE LEGEND**

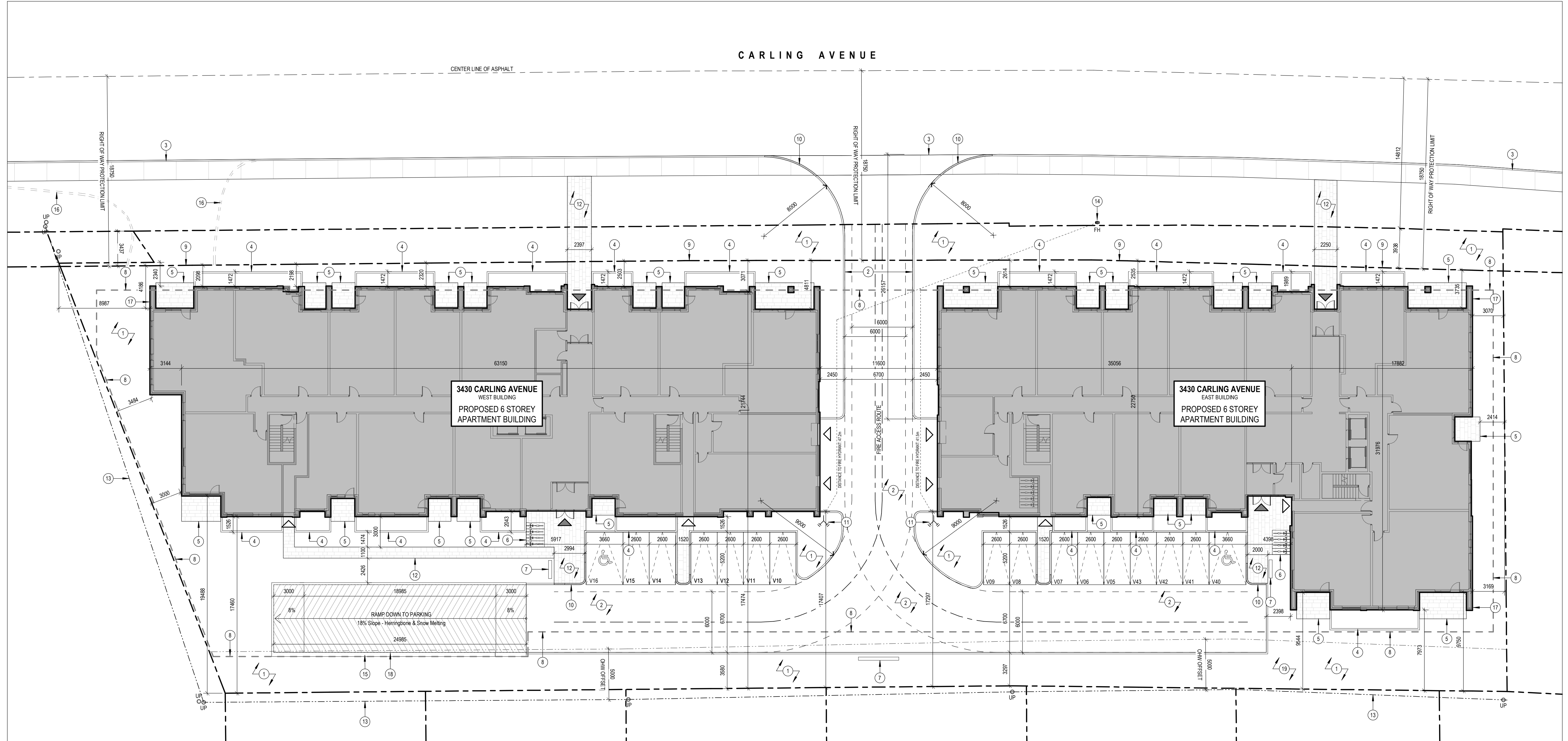
- 1 SOFT LANDSCAPING
- 2 ASPHALT DRIVE AISLE
- 3 CONCRETE SIDEWALK
- 4 RAISED PLANTER
- 5 PRIVATE PATIOS
- 6 BIKE RACK
- 7 ADDRESS MARQUEE
- 8 EXTENT OF UNDERGROUND PARKING
- 9 RIGHT OF WAY PROTECTION LIMIT
- 10 DEPRESSED CURB
- 11 SIAMSESE CONNECTION
- 12 STONE PAVERS
- 13 OVERHEAD WIRE
- 14 EXISTING FIRE HYDRANT
- 15 RETAINING WALL
- 16 EXTENT OF EXISTING CURB AND SIDEWALK TO BE REMOVED AND REALIGNED
- 17 PLASTER
- 18 STEEL GUARD MOUNTED TO RETAINING WALL
- 19 TEMPORARY SNOW STORAGE AREA



**KEY PLAN**

11	RE-ISSUED FOR SITE PLAN CONTROL	23-04-03
10	RE-ISSUED FOR SITE PLAN CONTROL	23-03-31
9	ISSUED FOR COORDINATION	23-03-28
8	ISSUED FOR COORDINATION	23-03-22
6	ISSUED FOR SITE PLAN CONTROL	22-12-16
5	ISSUED FOR COORDINATION	22-12-13
4	RE-ISSUED FOR RE-ZONING	22-12-09
2	ISSUED FOR COORDINATION	22-11-02
1	ISSUED FOR COORDINATION	22-10-26

**ISSUE RECORD**



**1 SITE PLAN**  
SP-01 SCALE: 1:200



**2211 - 3430 CARLING**  
3430 Carling Avenue  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2204	NOTED	AR/GS	RK

**SITE PLAN**

**SP-01**

D07-12-22-0177