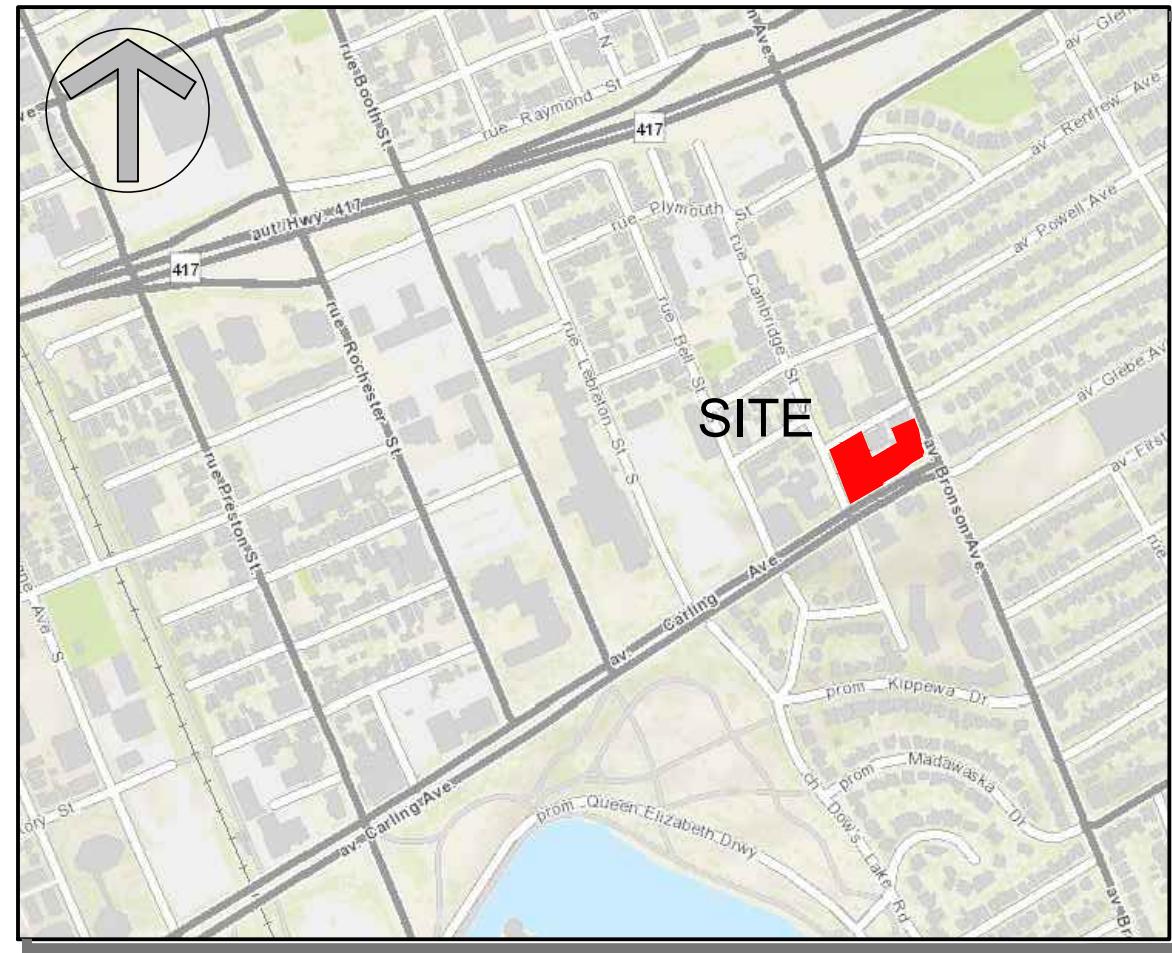
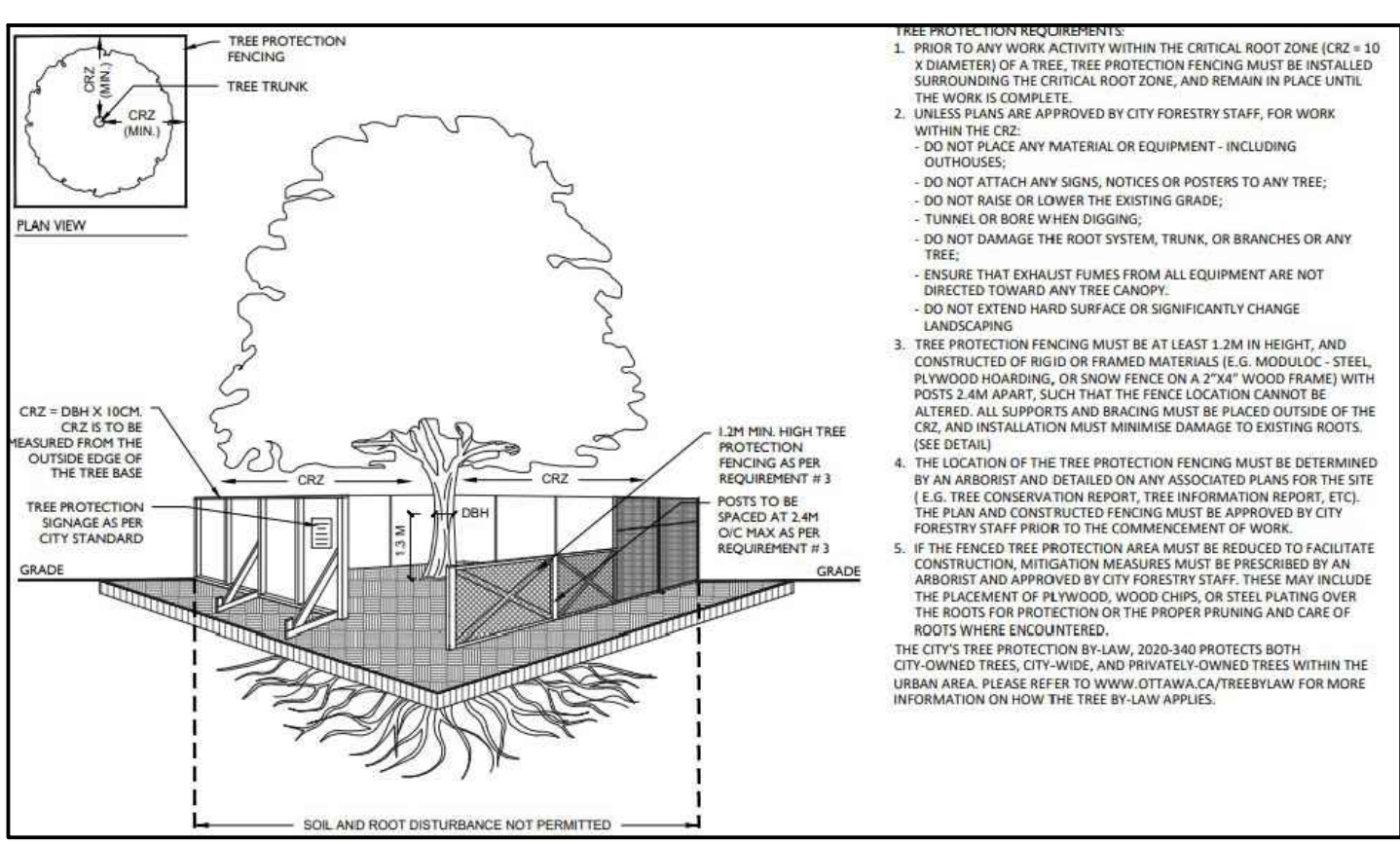




KEY MAP



CITY OF OTTAWA: TREE PROTECTION FENCE DETAIL

**CIVIL ENGINEER**  
**CIMA+ Engineering Ltd.**  
240 Catherine Street, Suite 110  
Ottawa, ON, Canada K2P 2G8  
Tel: (613) 860-2462  
Fax: (613) 860-1870  
E-Mail: Eric.Potvin@cima.ca

**URBAN PLANNER**  
**Fotenn Consulting**  
396 Cooper Street  
Suite 300  
Ottawa, ON K2P 2H7  
Tel: 613.730.5709  
E-Mail: bolduc@fotenn.com

**PROJECT DEVELOPER**  
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**TRANSPORTATION ENGINEER**  
**CGH Transportation Inc.**  
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Ottawa, ON K2H 7W1  
Tel: (343) 999-9117  
Cell: (613) 697-3797  
Email: Christopher.Gordon@CGHTransportation.com  
Email: john.kingsley@cghttransportation.com

**SURVEYOR**  
**Annis O'Sullivan Vollebakk Ltd.**  
Ontario Land Surveyors  
14 Concourse Gate, Suite 500,  
Nepean, Ontario K2E 7S6  
Tel: (613) 727-0850  
Fax: (613) 727-1079  
Email: EdH@aovltd.com

**LEGAL DESCRIPTION**  
**STRATA PLAN OF SURVEY OF**  
**LOTS 9, 10, 11, 12 and**  
**PART OF LOTS 6, 7, 13, 14 and 15**  
**(South of Clemow Avenue)**  
**REGISTERED PLAN 54**  
**CITY OF OTTAWA**  
Prepared by Annis, O'Sullivan, Vollebakk Ltd.

| PROJECT INFORMATION                                              |                |                     |                     |
|------------------------------------------------------------------|----------------|---------------------|---------------------|
| Zoning By-law 2008-250 Consolidation                             | AM(2022) H(28) | SITE AREA           | 0.166 ha.           |
|                                                                  |                |                     | 1,659.3 sq. m.      |
|                                                                  |                |                     | 17,860 sq. ft.      |
| ZONING                                                           |                | REQUIRED            | PROVIDED            |
| BUILDING HEIGHT - EXISTING TO REMAIN                             |                | 28.0m               | 28.0m               |
| FRONT YARD SETBACK - EXISTING TO REMAIN                          |                | 0                   | 16.4m               |
| CORNER YARD SETBACK - EXISTING TO REMAIN                         |                | 0                   | 0.5m                |
| REAR YARD SETBACK - EXISTING TO REMAIN                           |                | 7.5                 | 3.4m                |
| REAR YARD SETBACK - EXISTING TO REMAIN                           |                | 0                   | 0.0m                |
| RESIDENTIAL UNIT COUNT                                           |                | -                   | 70                  |
| COMMERCIAL AREA                                                  |                | -                   | 187.4m <sup>2</sup> |
| PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT  |                | 29                  | 29                  |
| PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT |                | 6                   | 6                   |
| PARKING - COMMERCIAL ON GROUND FLOOR - NOT REQUIRED              |                | 0                   | 0                   |
| BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT                     |                | 35                  | 3                   |
| BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> GFA       |                | 3                   | 3                   |
| COMMERCIAL LOADING SPACE                                         |                | 0                   | 0                   |
| AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH                         |                | 6.0m / 6.7m         | 6.0m / 6.7m         |
| AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>                |                | 420.0m <sup>2</sup> | 450.0m <sup>2</sup> |
| AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>         |                | 210.0m <sup>2</sup> | 450.0m <sup>2</sup> |

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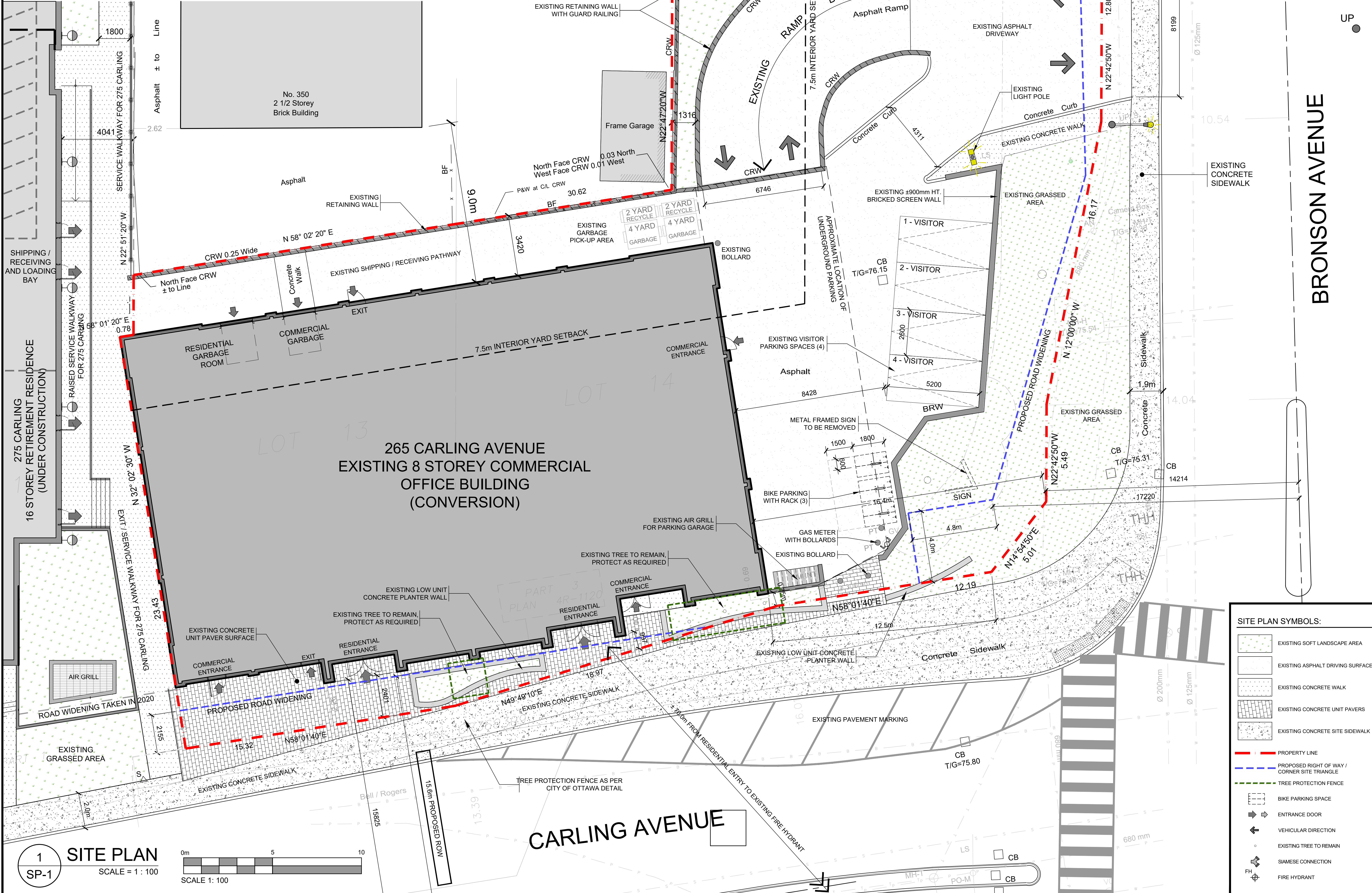
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- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE



**BUILDING STATISTICS**

(CITY OF OTTAWA'S DEFINITION)

|                                    |                  |
|------------------------------------|------------------|
| GROSS BUILDING AREA                | 0.0 sq. m.       |
| PARKING LEVEL - STAGE #1           | 800 sq. m.       |
| GROUND FLOOR - COMMERCIAL STAGE #2 | 187.4 sq. m.     |
| 2nd to 5th FLOOR - STAGE #1        | 4 x 496.5 sq. m. |
| 6th to 8th FLOOR - STAGE #2        | 4 x 496.5 sq. m. |
| 6th to 8th FLOOR - STAGE #2        | 3 x 496.5 sq. m. |
| TOTAL AREA                         | 3,683.9 sq. m.   |
|                                    | 39,649 sq. ft.   |

**UNIT STATISTICS**

| UNIT           | STAGE 1 | STAGE 2 | TOTAL |
|----------------|---------|---------|-------|
| STUDIO UNIT    | 8       | 24      | 18    |
| 1 BEDROOM UNIT | 2       | 8       | 10    |
| 2 BEDROOM UNIT | 2       | 8       | 10    |
| TOTAL          | 10      | 40      | 50    |

**RESIDENTIAL UNIT AREA**

|                |
|----------------|
| 3,496.5 sq. m. |
| 37,632 sq. ft. |

**COMMERCIAL RETAIL / PSB / OFFICE**

|               |
|---------------|
| 187.4 sq. m.  |
| 2,017 sq. ft. |

**CAR PARKING**

| REQUIRED           | ZONING AREA "Y"        |
|--------------------|------------------------|
| RESIDENCE          | -0.5 PER UNIT AFTER 12 |
| VISITOR            | -0.1 PER UNIT AFTER 12 |
| 1st FL. COMMERCIAL | -NOT REQUIRED          |
| TOTAL              | 35                     |

**PROVIDED**

|                         |                                      |    |
|-------------------------|--------------------------------------|----|
| 265 CARLING - OFFICE    | -1.0 PER 100m <sup>2</sup> OF G.F.A. | 0  |
| 265 CARLING - RETAIL    | -1.0 PER 100m <sup>2</sup> OF G.F.A. | 0  |
| 265 CARLING - MEDICAL   | -2.0 PER 100m <sup>2</sup> OF G.F.A. | 0  |
| 265 CARLING - RESIDENCE | -0.5 PER UNIT AFTER 12               | 29 |
| 265 CARLING - VISITOR   | -0.1 PER UNIT AFTER 12               | 6  |
| TOTAL                   |                                      | 35 |

**LOCATION OF PARKING**

|                        |    |
|------------------------|----|
| 265 CARLING - AT GRADE | 4  |
| 265 CARLING - P1 LEVEL | 14 |
| 275 CARLING - P1 LEVEL | 17 |
| TOTAL                  | 35 |

BICYCLE PARKING

| REQUIRED                |                                       |    |
|-------------------------|---------------------------------------|----|
| DWELLING UNIT           | - 0.5 PER UNIT (70 UNITS)             | 35 |
| COMMERCIAL - OFFICE     | - 1.0 PER 250m <sup>2</sup> OF G.F.A. | 1  |
| COMMERCIAL - RETAIL PSB | - 1.0 PER 250m <sup>2</sup> OF G.F.A. | 1  |
| TOTAL                   |                                       | 37 |

| PROVIDED          |    |
|-------------------|----|
| UNDERGROUND       | 37 |
| EXTERIOR AT GRADE | 6  |
| TOTAL             | 43 |

**AMENITY SPACE**

|                                                    |              |
|----------------------------------------------------|--------------|
| STAGE 1: 40 UNITS - REQUIRED 6.0m <sup>2</sup> PER | 240.0 sq. m. |
| STAGE 2: 30 UNITS - REQUIRED 6.0m <sup>2</sup> PER | 180.0 sq. m. |
| EAST ROOF COMMUNAL TERRACE (STAGE 1)               | 150.0 sq. m. |
| WEST ROOF COMMUNAL TERRACE (STAGE 1)               | 140.0 sq. m. |
| 1st FLOOR AMENITY ROOM (STAGE 2)                   | 160.0 sq. m. |
| TOTAL (ALL COMMUNAL)                               | 450.0 sq. m. |
| REQUIRED - 6.0m <sup>2</sup> PER UNIT (70)         | 420.0 sq. m. |
| REQUIRED COMMUNAL @ 50%                            | 210.0 sq. m. |

**WASTE REQUIREMENT** (70 UNITS)

|                 |                    |         |
|-----------------|--------------------|---------|
| GARBAGE         | -0.11 PER UNIT     | 8 YARDS |
| RECYCLING GMP   | -0.018 PER UNIT    | 2 YARDS |
| RECYCLING FIBER | -0.038 PER UNIT    | 3 YARDS |
| COMPOST         | -240L PER 50 UNITS | 2       |

**SITE AREA**

|                            |                |        |
|----------------------------|----------------|--------|
| EXISTING BUILDING          | 671.0 sq. m.   | 40.5%  |
| EXISTING SURFACE           | 655.2 sq. m.   | 39.5%  |
| EX. LANDSCAPE OPENED SPACE | 333.1 sq. m.   | 20.0%  |
| TOTAL                      | 1,659.3 sq. m. | 100.0% |

ISSUED FOR SPC COMMENT RESPONSE 4

ISSUED FOR SPC COMMENT RESPONSE 3

ISSUED FOR ROUND 2 COMMENT RESPONSE

ISSUED FOR ROUND 1 COMMENT RESPONSE

REVISED AS PER CITY COMMENTS

ISSUED FOR PHASE 3 PRE-CONSULTATION

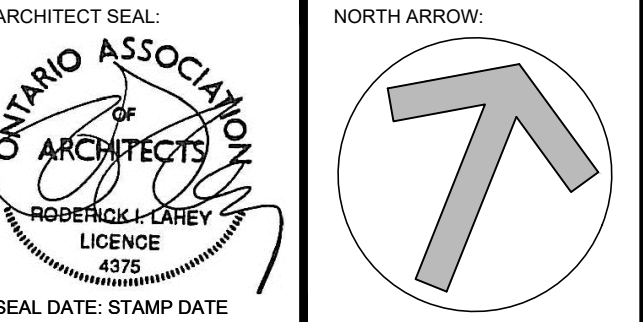
ADDED ROW PROTECTION

REVISED FOR FULL CONVERSION

ISSUED FOR CONSULTANT / OWNER REVIEW

ISSUED FOR PRE CONSULTATION

No. DESCRIPTION DATE



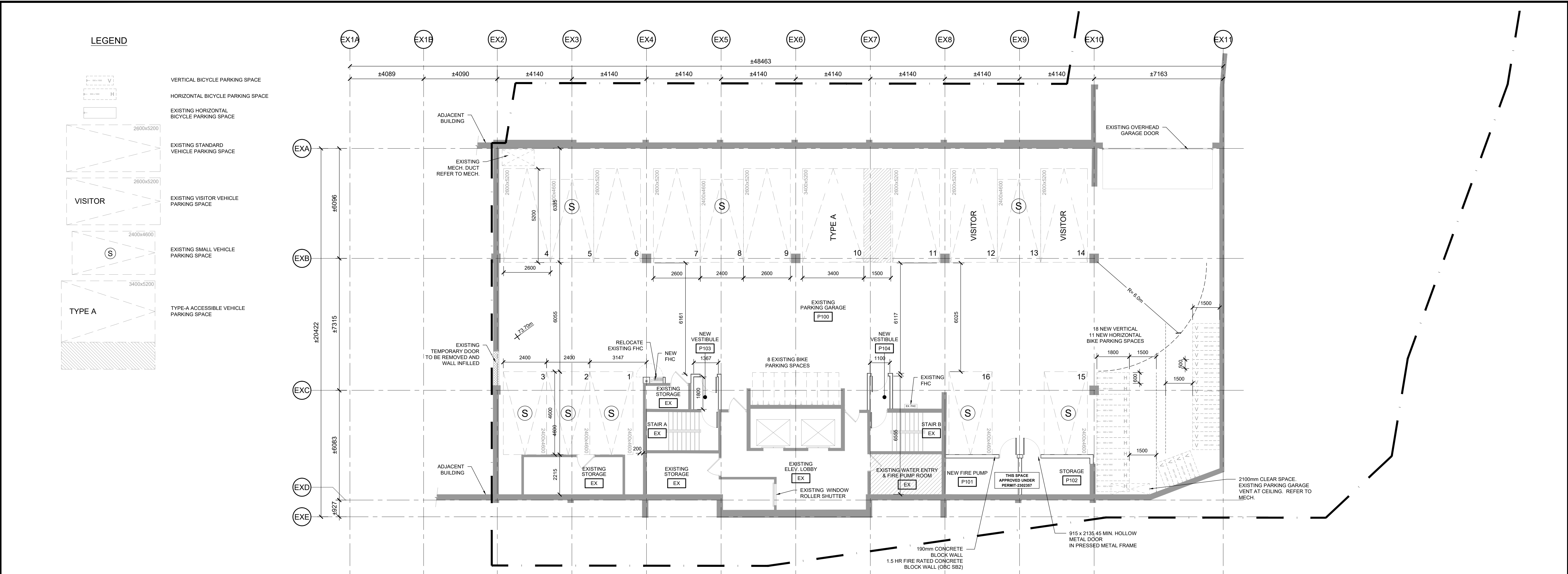
**ARCHITECT:**  
**rla/architecture**  
roderick lahey architect inc.  
56 beech street, ottawa, ontario K1S 3J6  
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

**PROJECT TITLE:**  
**265 CARLING AVENUE**

**OTTAWA** **ONTARIO**

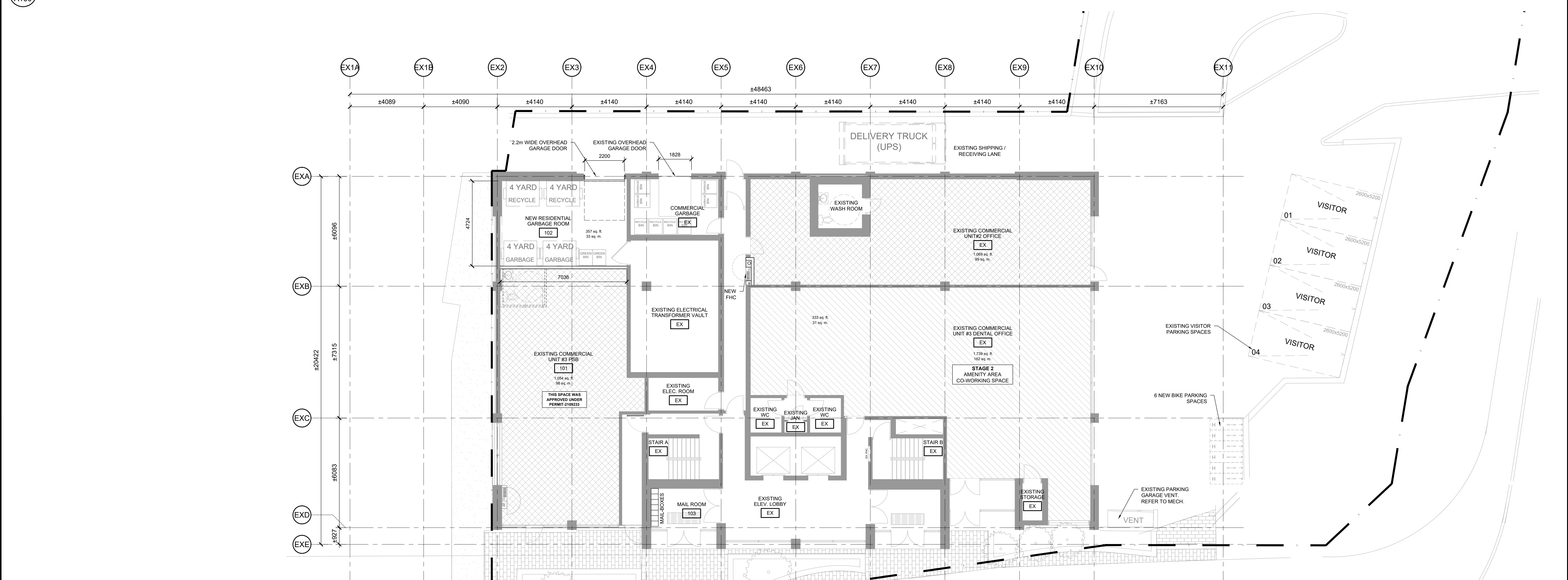
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**SITE PLAN**

|                     |                          |
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| DRAWN:<br>R.V.      | CHECKED:<br>R.V.         |
| SCALE:<br>1:150     | SHEET No.<br><b>SP-1</b> |
| PROJECT No.<br>2316 |                          |



1 PARKING LEVEL FLOOR PLAN - STAGE 1  
A100

SCALE = 1:100



2 GROUND FLOOR PLAN - STAGE 1  
A100

SCALE = 1:100

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| 9   | ISSUED FOR SPC COMMENT RESPONSE 3    | July 07, 25 |
| 8   | ISSUED FOR SPC COMMENT RESPONSE 2    | June 11, 25 |
| 7   | ISSUED FOR SPC COMMENT RESPONSE 1    | Apr. 08, 25 |
| 6   | ISSUED FOR CONSULTANT / OWNER REVIEW | Oct. 01, 24 |
| 5   | ISSUED FOR PHASE 3 PRE-CON           | May 23, 24  |
| 4   | ISSUED FOR PRE-CON - REVISED SCOPE   | Mar. 14, 24 |
| 3   | ISSUED FOR CONSULTANT / OWNER REVIEW | Mar. 05, 24 |
| 2   | ISSUED FOR CONSULTANT / OWNER REVIEW | Jan. 29, 24 |
| 1   | ISSUED FOR PRE CONSULTATION          | Oct. 16, 23 |

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:



ARCHITECT:

  
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56 beech street, ottawa, ontario K1S 3J6  
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:

265 CARLING AVENUE

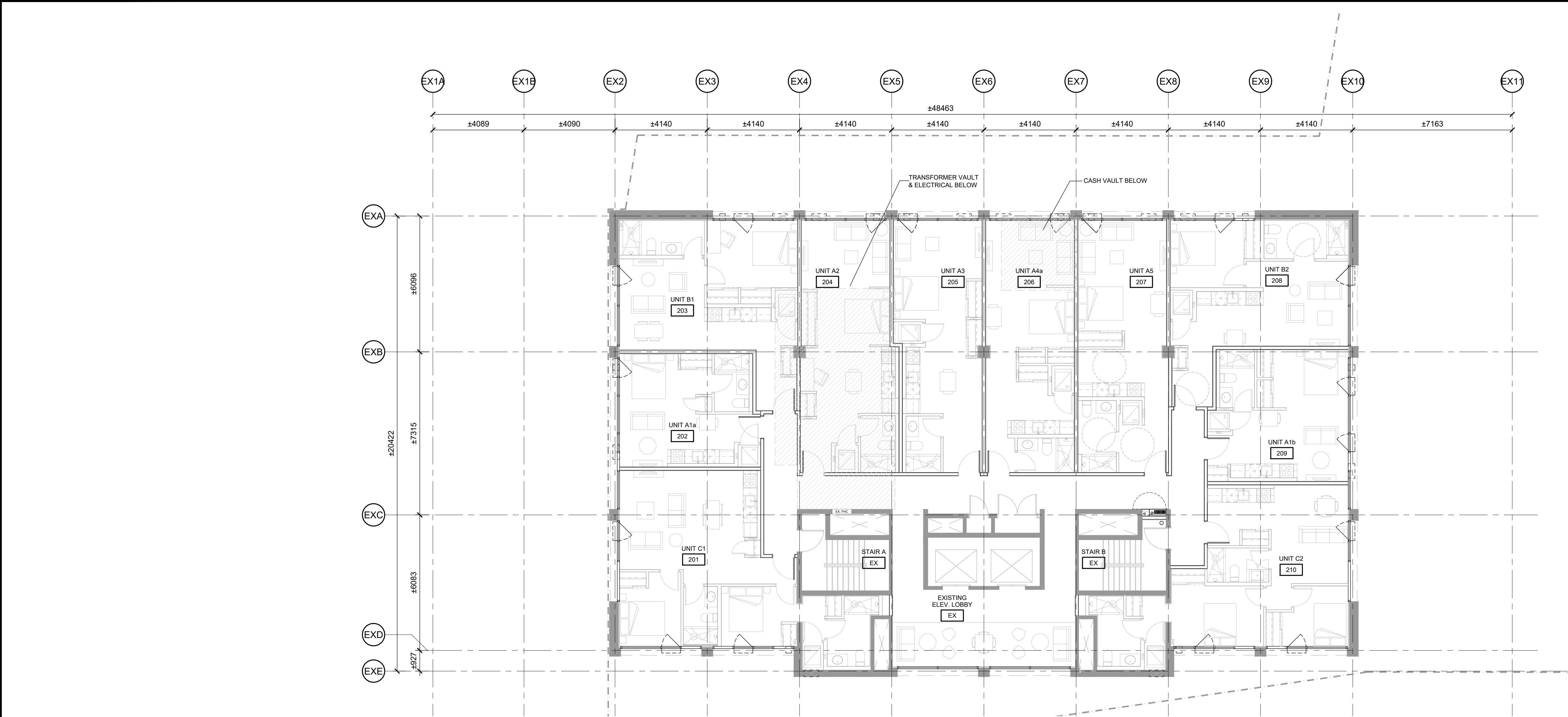
OTTAWA ONTARIO

SHEET TITLE:

PARKING & GROUND FLOOR PLANS

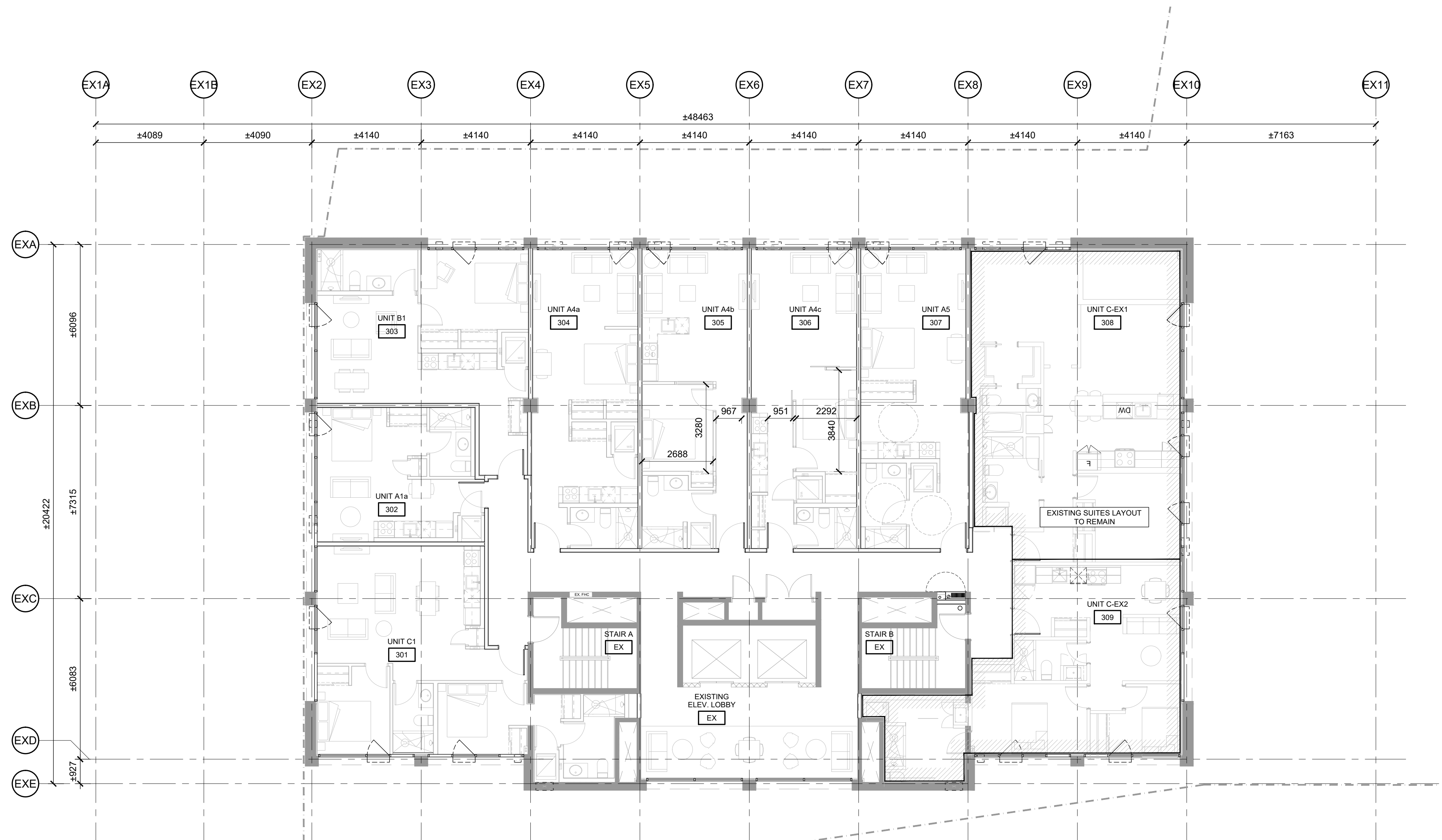
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SCALE: 1:100  
PROJECT No: 2316

CHECKED: RD  
SHEET No:  
A100



1 2ND FLOOR PLAN - STAGE 1  
A101

SCALE = 1:100



2 3RD FLOOR PLAN - STAGE 1  
A101

SCALE = 1:100

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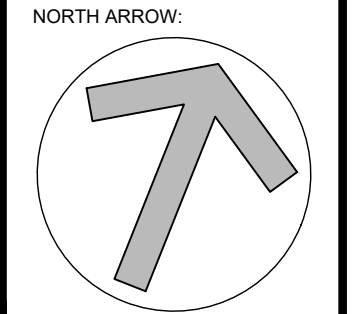
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#### LEGEND

UNIT A# STUDIO BEDROOM UNIT  
UNIT B# 1 BEDROOM UNIT  
UNIT C# 2 BEDROOM UNIT

| No. | DESCRIPTION                          | DATE        |
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t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:  
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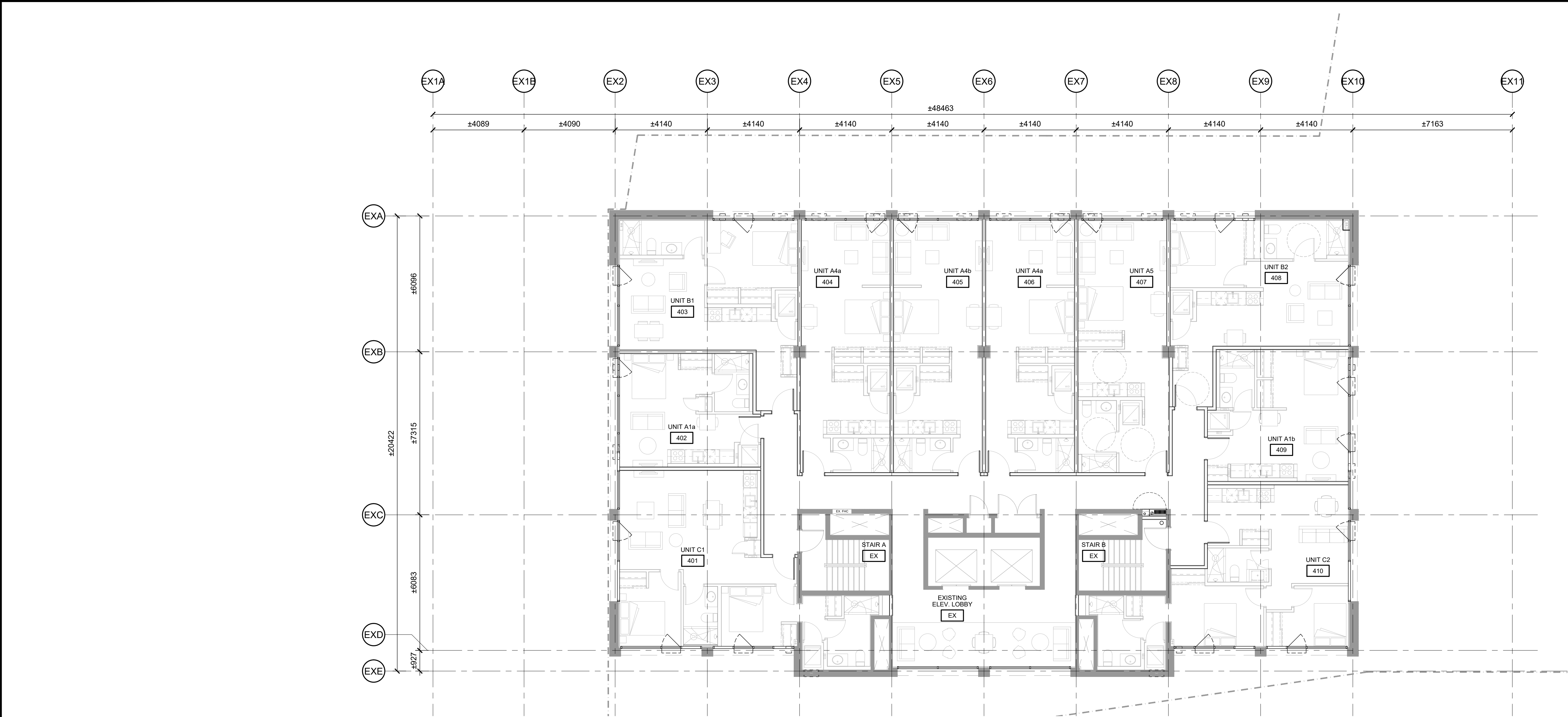
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#### 2ND & 3RD FLOOR PLANS

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SCALE: 1:100  
PROJECT No: 2316

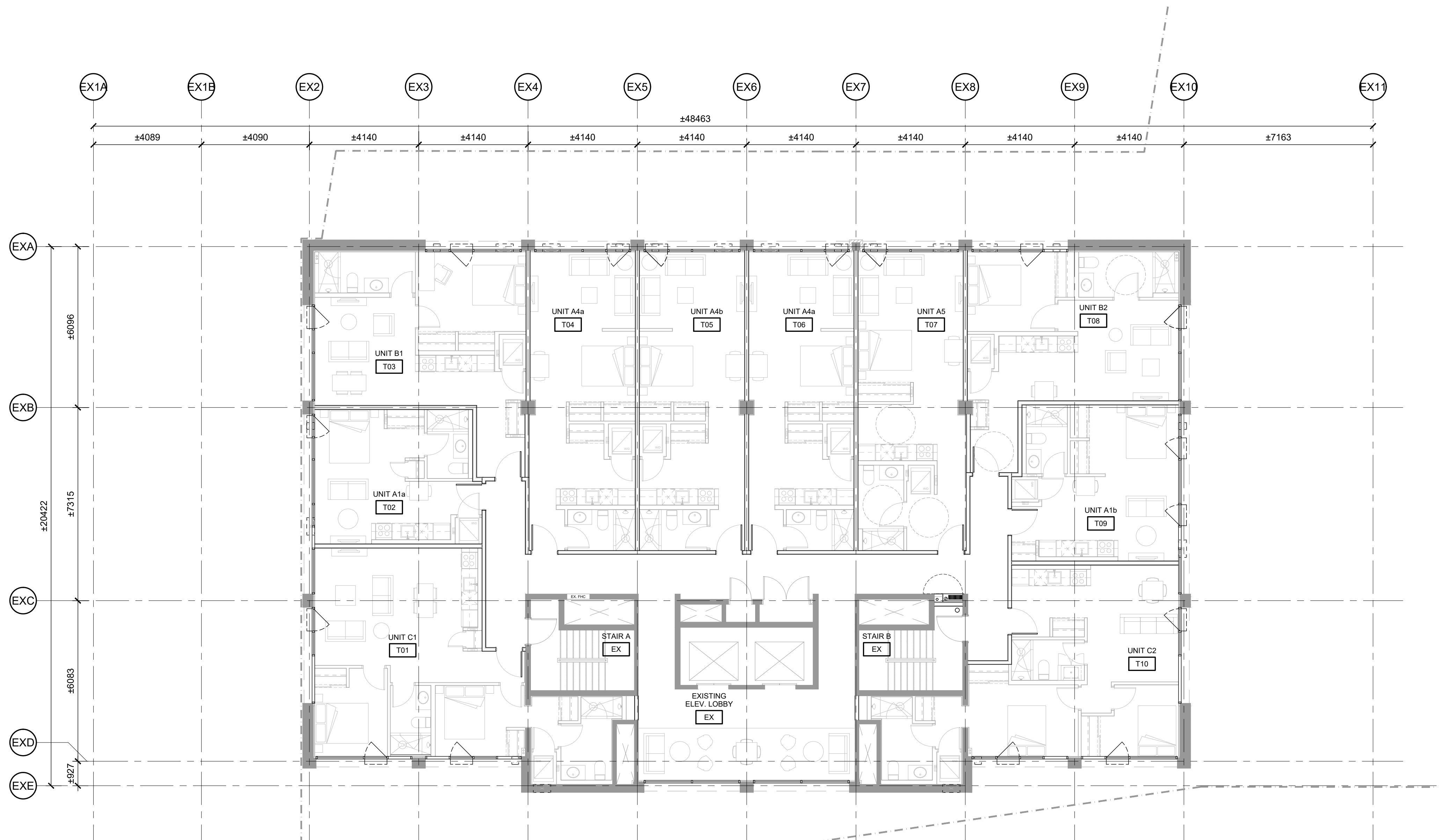
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SHEET No:  
**A101**

D07-12-25-0015



1 4TH TO 5TH FLOOR PLAN - STAGE 1

SCALE = 1 : 100



2 6TH TO 7TH FLOOR PLAN - STAGE 2

SCALE = 1 : 100

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LEGEND

- UNIT A# STUDIO BEDROOM UNIT
- UNIT B# 1 BEDROOM UNIT
- UNIT C# 2 BEDROOM UNIT

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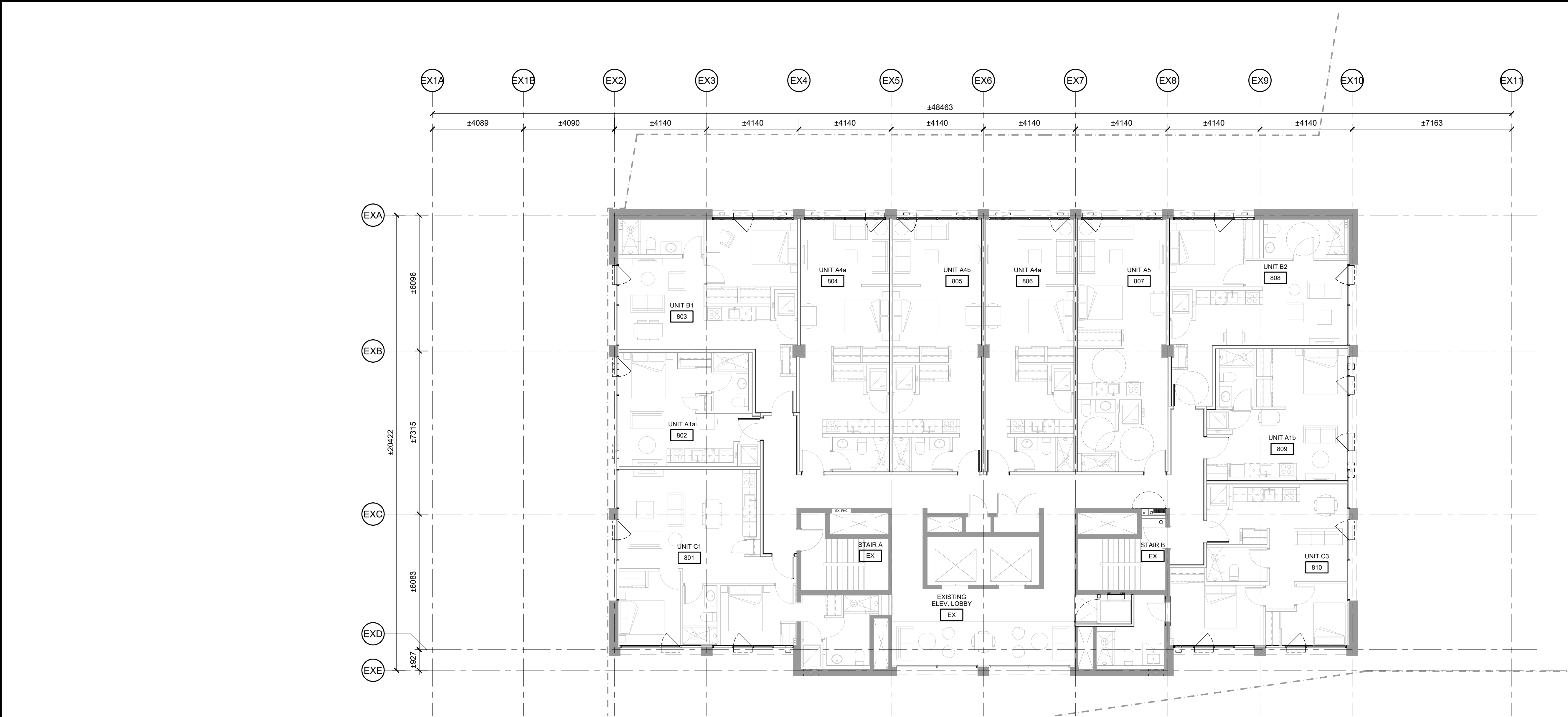
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**265 CARLING AVENUE**

OTTAWA ONTARIO

SHEET TITLE:  
**4TH TO 7TH FLOOR PLANS**

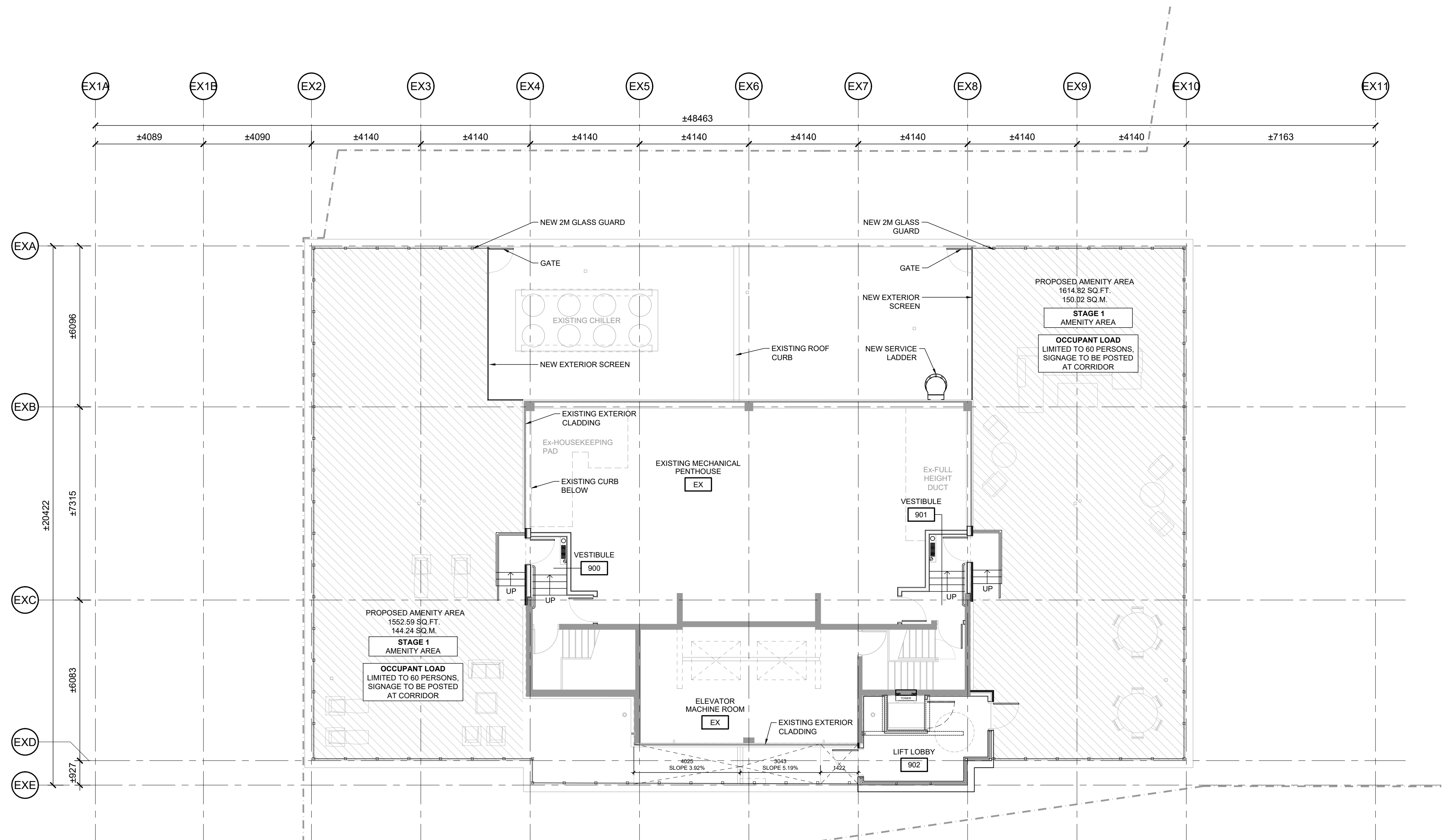
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| SCALE:<br>1:100     | SHEET No.<br><b>A102</b> |
| PROJECT No.<br>2316 |                          |

D07-12-25-0015



1 8TH FLOOR PLAN - STAGE 2

SCALE = 1:100



2 ROOF & MPH PLAN - STAGE 1

SCALE = 1:100

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LEGEND

- UNIT A# STUDIO BEDROOM UNIT
- UNIT B# 1 BEDROOM UNIT
- UNIT C# 2 BEDROOM UNIT

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| 10  | ISSUED FOR PRE CONSULTATION          | Oct. 16, 23 |

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NORTH ARROW:

CLIENT:

ARCHITECT:   
roderick lahey architect inc.  
56 beech street, ottawa, ontario K1S 3J6  
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:  
**265 CARLING AVENUE**

OTTAWA ONTARIO

SHEET TITLE:  
**8TH, ROOF AND MPH FLOOR PLANS**

|                     |                          |
|---------------------|--------------------------|
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| SCALE:<br>1:100     | SHEET No.<br><b>A103</b> |
| PROJECT No.<br>2316 |                          |



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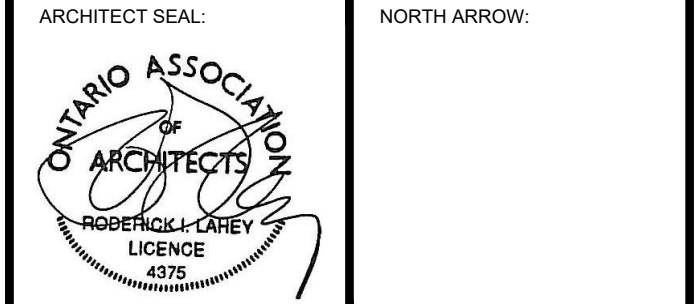
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 INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.  
 -DETAIL NUMBER  
 -TITLE  
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 -DETAIL REFERENCE PAGE  
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| REVISIONS: |  |
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ARCHITECT:

rla / architecture  
roderick lahey architect inc.  
56 beech street, ottawa, ontario K1S 3J6  
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

|                |
|----------------|
| PROJECT TITLE: |
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265 CARLING AVENUE

OTTAWA ONTARIO

SOUTH  
ELEVATION

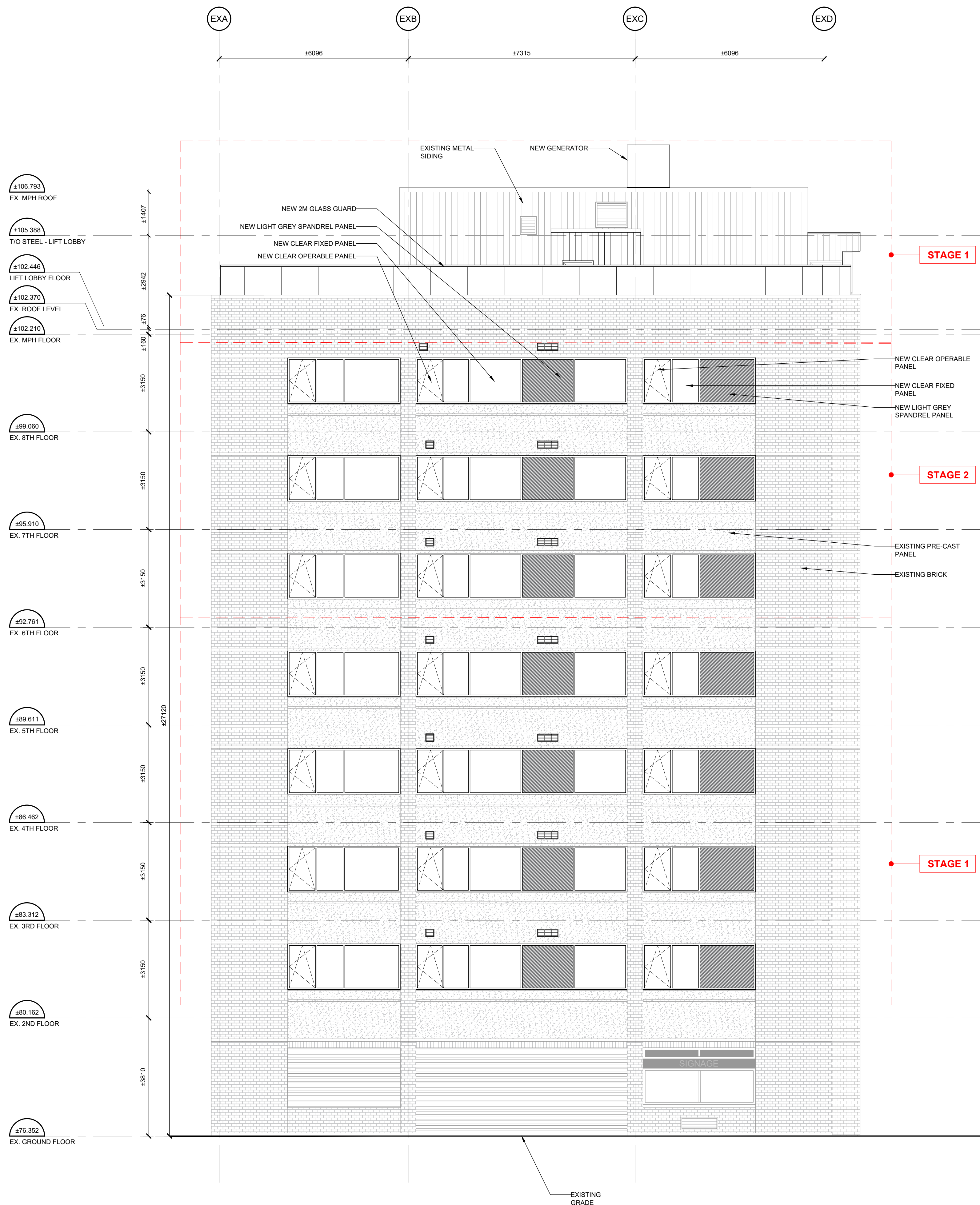
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| OT          | RD        |
| SCALE:      | SHEET No. |
| 1:75        | A200      |
| PROJECT No. |           |
| 2316        |           |

1 SOUTH ELEVATION

SCALE = 1 : 75

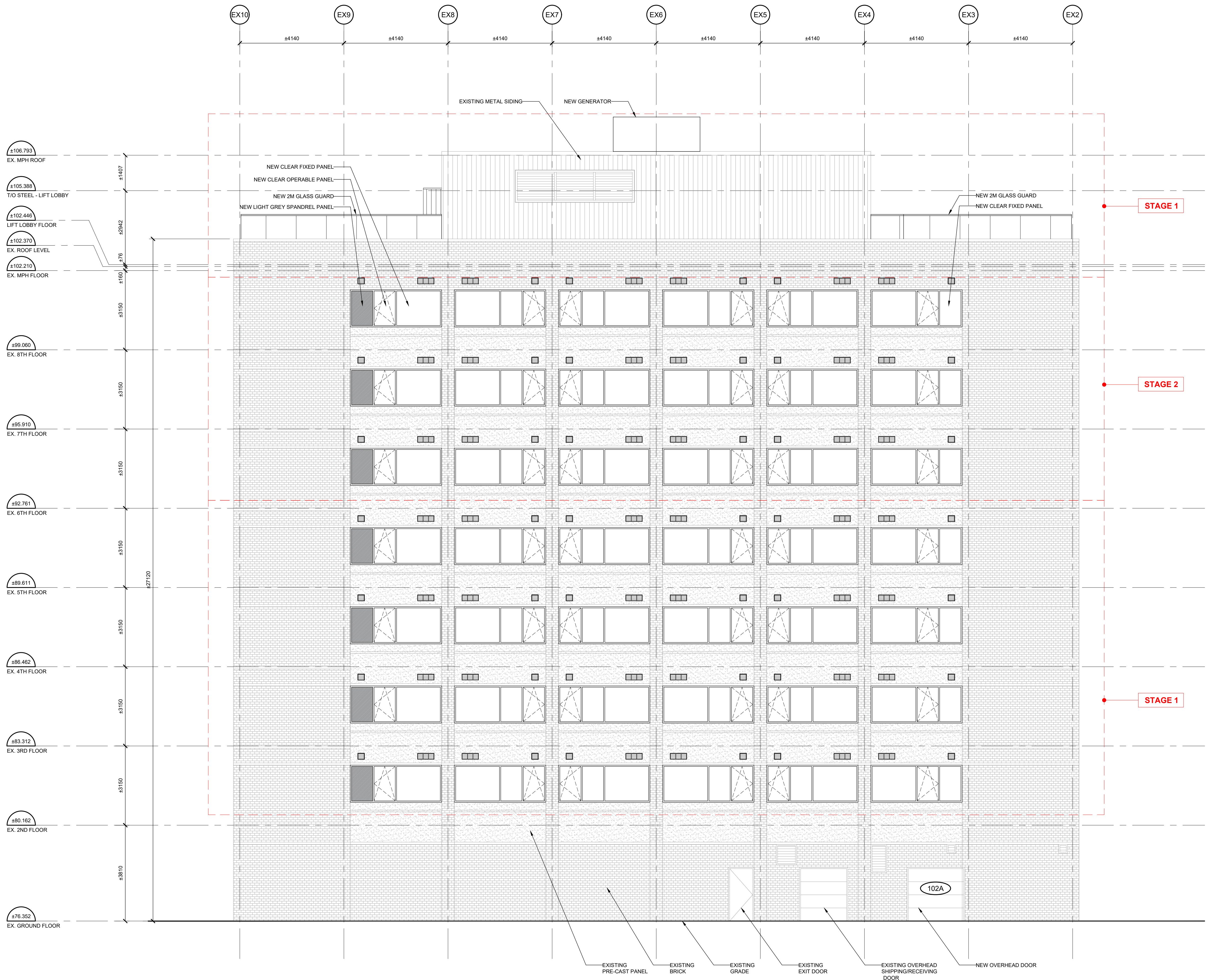
 INDICATES DRAWING NOTES, LISTED ON EACH SHEET.  
 INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.  
 INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.  
 INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.  


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| DRAWN:<br>OT               | CHECKED:<br>RD               |
| SCALE:<br>1:75             | SHEET No.<br><br><b>A201</b> |
| PROJECT No.<br><b>2316</b> |                              |

D07-12-25-0015



IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.  
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.  
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- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

| No. | DESCRIPTION                          | DATE        |
|-----|--------------------------------------|-------------|
| 1   | ISSUED FOR SPC COMMENT RESPONSE 4    | July 25, 25 |
| 2   | ISSUED FOR SPC COMMENT RESPONSE 3    | July 07, 25 |
| 3   | ISSUED FOR SPC COMMENT RESPONSE 2    | June 11, 25 |
| 4   | ISSUED FOR SPC COMMENT RESPONSE 1    | Apr. 08, 25 |
| 5   | ISSUED FOR CONSULTANT / OWNER REVIEW | Oct. 01, 24 |
| 6   | ISSUED FOR PHASE 3 PRE-CON           | May 23, 24  |
| 7   | ISSUED FOR PRE-CON - REVISED SCOPE   | Mar. 14, 24 |
| 8   | ISSUED FOR CONSULTANT / OWNER REVIEW | Mar. 05, 24 |
| 9   | ISSUED FOR CONSULTANT / OWNER REVIEW | Jan. 29, 24 |
| 10  | ISSUED FOR PRE CONSULTATION          | Oct. 16, 23 |

|                 |              |
|-----------------|--------------|
| ARCHITECT SEAL: | NORTH ARROW: |
|                 |              |

CLIENT:

**KIS PROPERTIES**

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PROJECT TITLE:

**265 CARLING AVENUE**

OTTAWA ONTARIO

SHEET TITLE:

**NORTH ELEVATION**

|                     |                          |
|---------------------|--------------------------|
| DRAWN:<br>OT        | CHECKED:<br>RD           |
| SCALE:<br>1:75      | SHEET No.<br><b>A202</b> |
| PROJECT No.<br>2316 |                          |

SCALE = 1:75