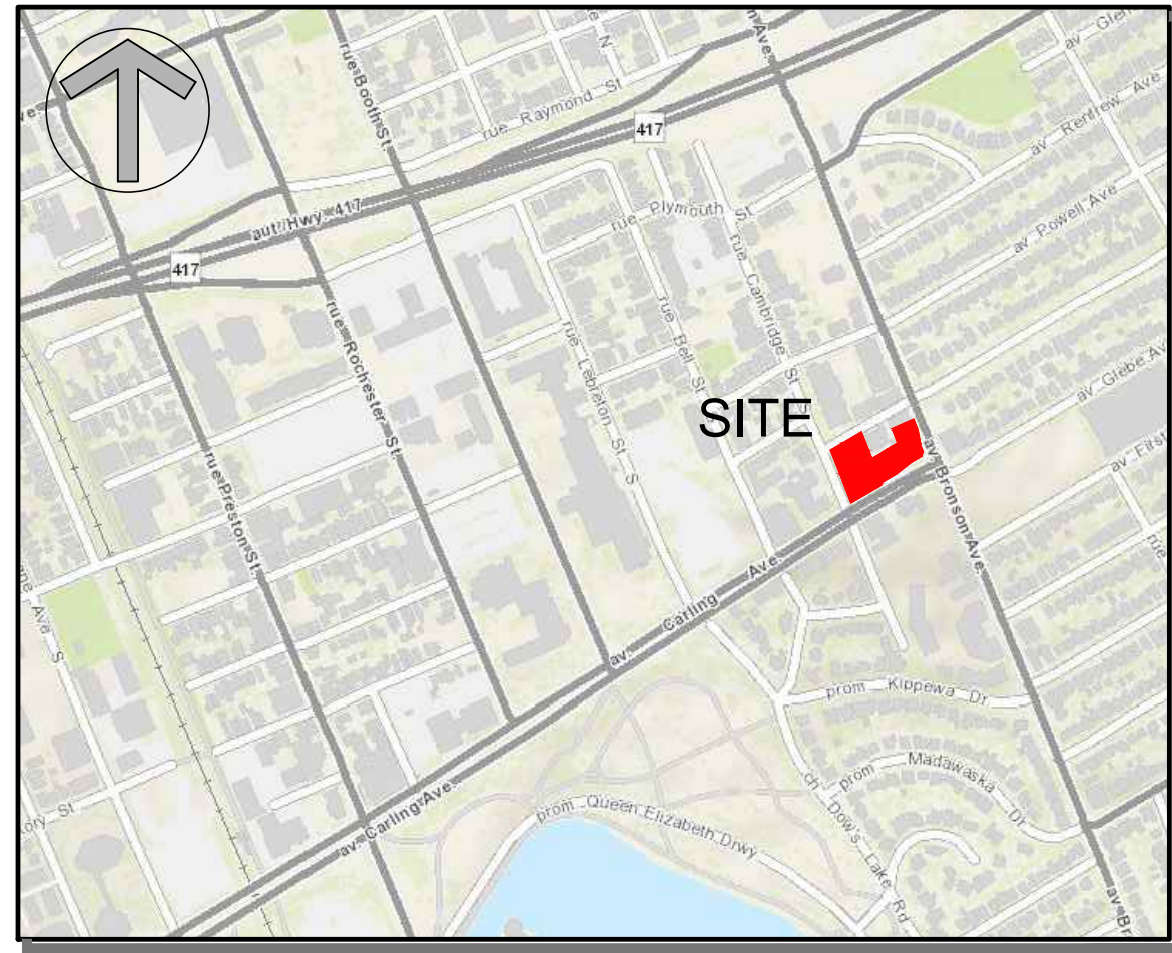
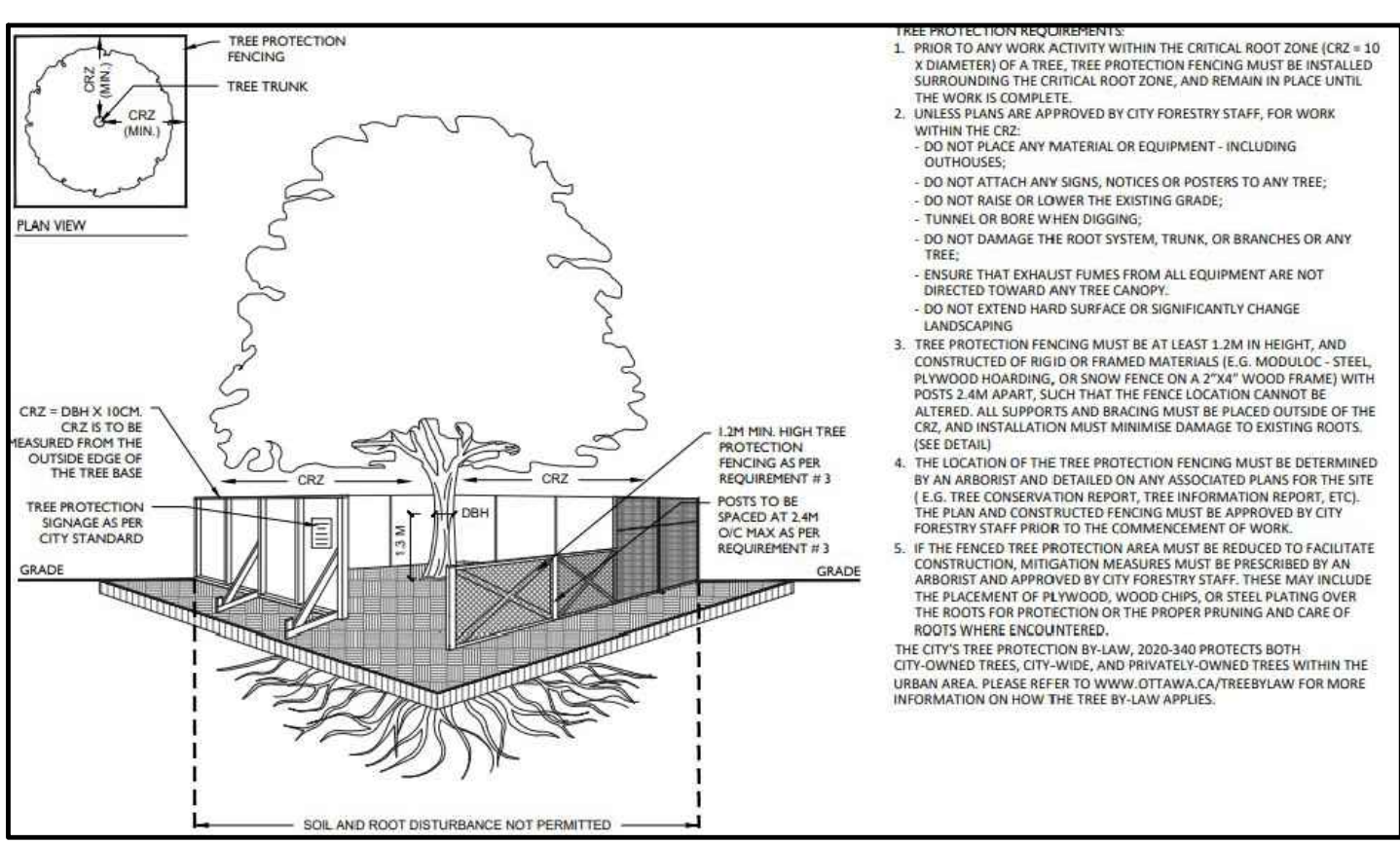




KEY MAP



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) 612-5959
T: 613.730.5709
E-Mail: bolduc@fotenn.com

PROJECT DEVELOPER
KTS Ontario properties
265 Carling Ave unit 401
Ottawa, ON, K1S 2E1
Tel: 613 612-5959
E-Mail: fadi@katasa.ca

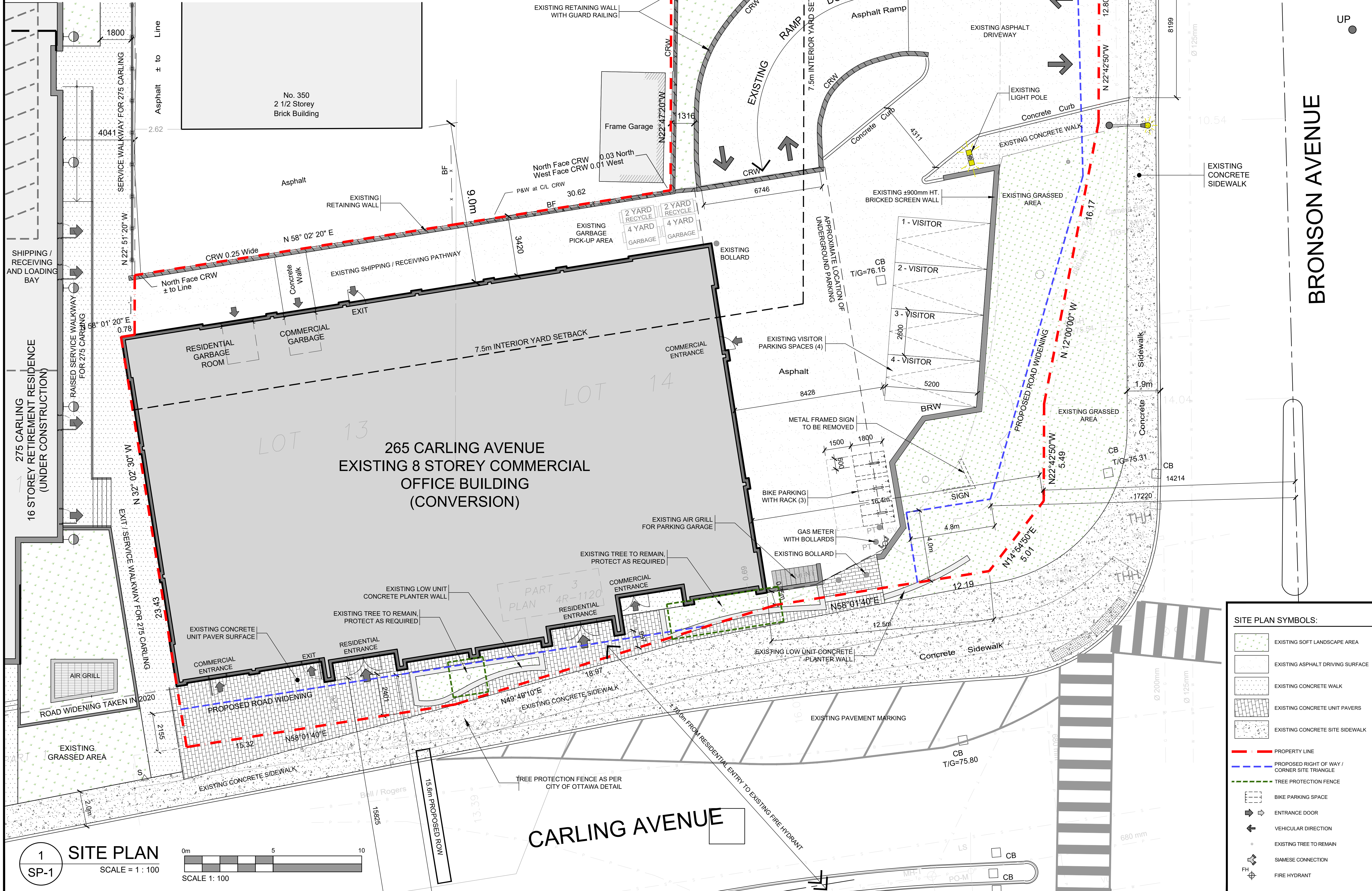
TRANSPORTATION ENGINEER
CGH Transportation Inc.
6 Plaza Court
Ottawa, ON K2H 7W1
Tel: (343) 999-9117
Cell: (613) 697-3797
Email: Christopher.Gordon@CGHTransportation.com
Email: john.kingsley@cgtransportation.com

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	
INTERIOR YARD SETBACK - ABUTTING RESIDENTIAL ZONE - EXISTING TO REMAIN	7.5	3.4m	
REAR YARD SETBACK - EXISTING TO REMAIN	0	0.0m	
RESIDENTIAL UNIT COUNT	-	70	
COMMERCIAL AREA	-	187.4m ²	
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 ² GFA	3	3	
COMMERCIAL LOADING SPACE	0	0	
ALLEY & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m	
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	420.0m ²	450.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	210.0m ²	450.0m ²	

NOTATION SYMBOLS:	
(N)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(S)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
(W)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
(D)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A500 SERIES.
(#)	DETAIL NUMBER
(#)	TITLE
(#)	DETAIL REFERENCE PAGE
(#)	DETAIL CROSS REFERENCE PAGE



BUILDING STATISTICS

GROSS BUILDING AREA	
(CITY OF OTTAWA'S DEFINITION)	
PARKING LEVEL: STAGE #1	0.0 sq. m. 0.00 sq. ft.
GROUND FLOOR - COMMERCIAL STAGE #2	187.4 sq. m. 2,017 sq. ft.
2nd to 5th FLOOR: STAGE #1	4 x 496.5 sq. m. 4 x 5,376 sq. ft.
6th to 8th FLOOR: STAGE #2	3 x 496.5 sq. m. 3 x 5,376 sq. ft.
TOTAL AREA	3,683.9 sq. m. 39,649 sq. ft.

UNIT STATISTICS

STUDIO UNIT	1 BEDROOM UNIT	2 BEDROOM UNIT	TOTAL
8	2	2	10
60%	20%	20%	40
24	8	8	30
42	14	14	70
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	29
VISITOR	-0.1 PER UNIT AFTER 12	6
1st FL. COMMERCIAL	-NOT REQUIRED	0
TOTAL		35
PROVIDED		
265 CARLING - OFFICE	-1.0 PER 100m ² OF G.F.A.	0
265 CARLING - RETAIL	-1.0 PER 100m ² OF G.F.A.	0
265 CARLING - MEDICAL	-2.0 PER 100m ² 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	17
275 CARLING - P1 LEVEL	14
TOTAL	35

BICYCLE PARKING

REQUIRED		
DWELLING UNIT	-0.5 PER UNIT (70 UNITS)	35
COMMERCIAL - OFFICE	-1.0 PER 250m ² OF G.F.A.	1
COMMERCIAL - RETAIL PSB	-1.0 PER 250m ² OF G.F.A.	1
TOTAL		37
PROVIDED		
UNDERGROUND		37
EXTERIOR AT GRADE		0
TOTAL		43

AMENITY SPACE

STAGE 1: 40 UNITS - REQUIRED 6.0m ² PER	240.0 sq. m.
STAGE 2: 30 UNITS - REQUIRED 6.0m ² 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 ² PER UNIT (70)	420.0 sq. m.
REQUIRED COMMUNAL @ 50%	210.0 sq. m.

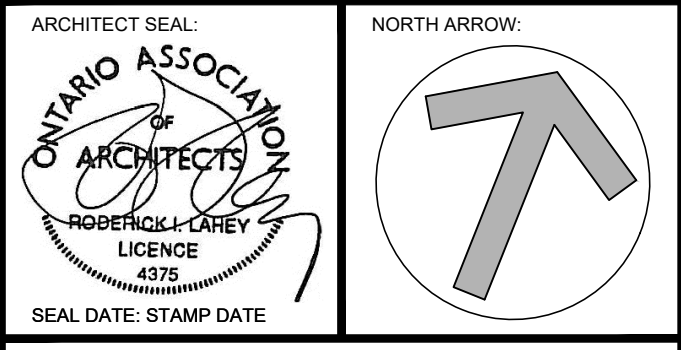
WASTE REQUIREMENT

	(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%

No.	DESCRIPTION	DATE
1	ISSUED FOR ROUND 2 COMMENT RESPONSE	June 11, 25
2	ISSUED FOR ROUND 1 COMMENT RESPONSE	Apr. 07, 25
3	REVISED AS PER CITY COMMENTS	Nov 26, 24
4	ISSUED FOR PHASE 3 PRE-CONSULTATION	May 22, 24
5	ADDED ROW PROTECTION	Apr. 10, 24
6	REVISED FOR FULL CONVERSION	Mar. 14, 24
7	ISSUED FOR CONSULTANT / OWNER REVIEW	Feb. 16, 24
8	ISSUED FOR PRE CONSULTATION	Oct. 16, 23



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

SHEET TITLE:

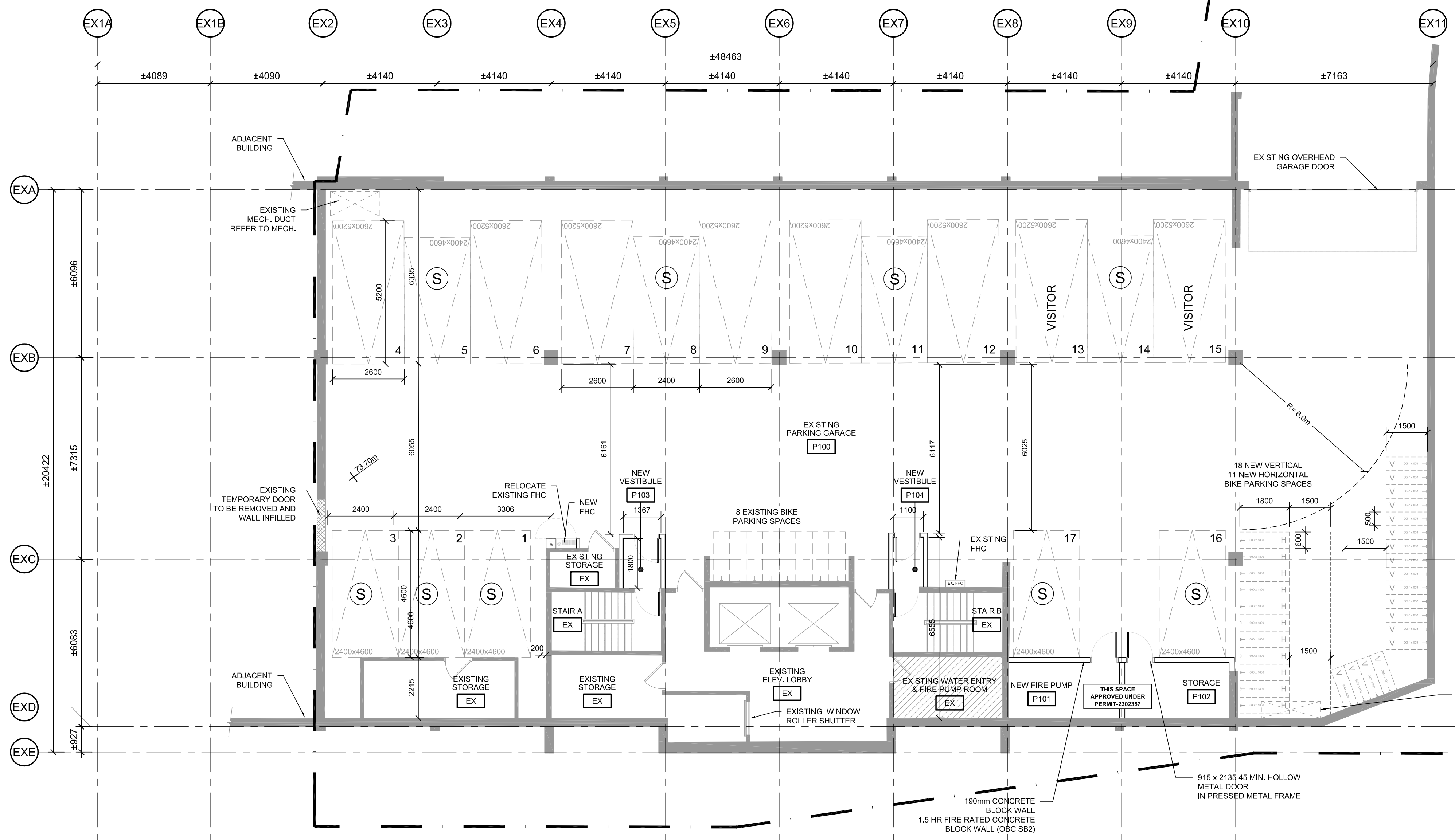
SITE PLAN

DRAWN: R.V. CHECKED: R.V.

SCALE: 1:150 SHEET No.

PROJECT No. 2316

SP-1



Legend for drawing symbols and title block fields:

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- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.

Title block fields:

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

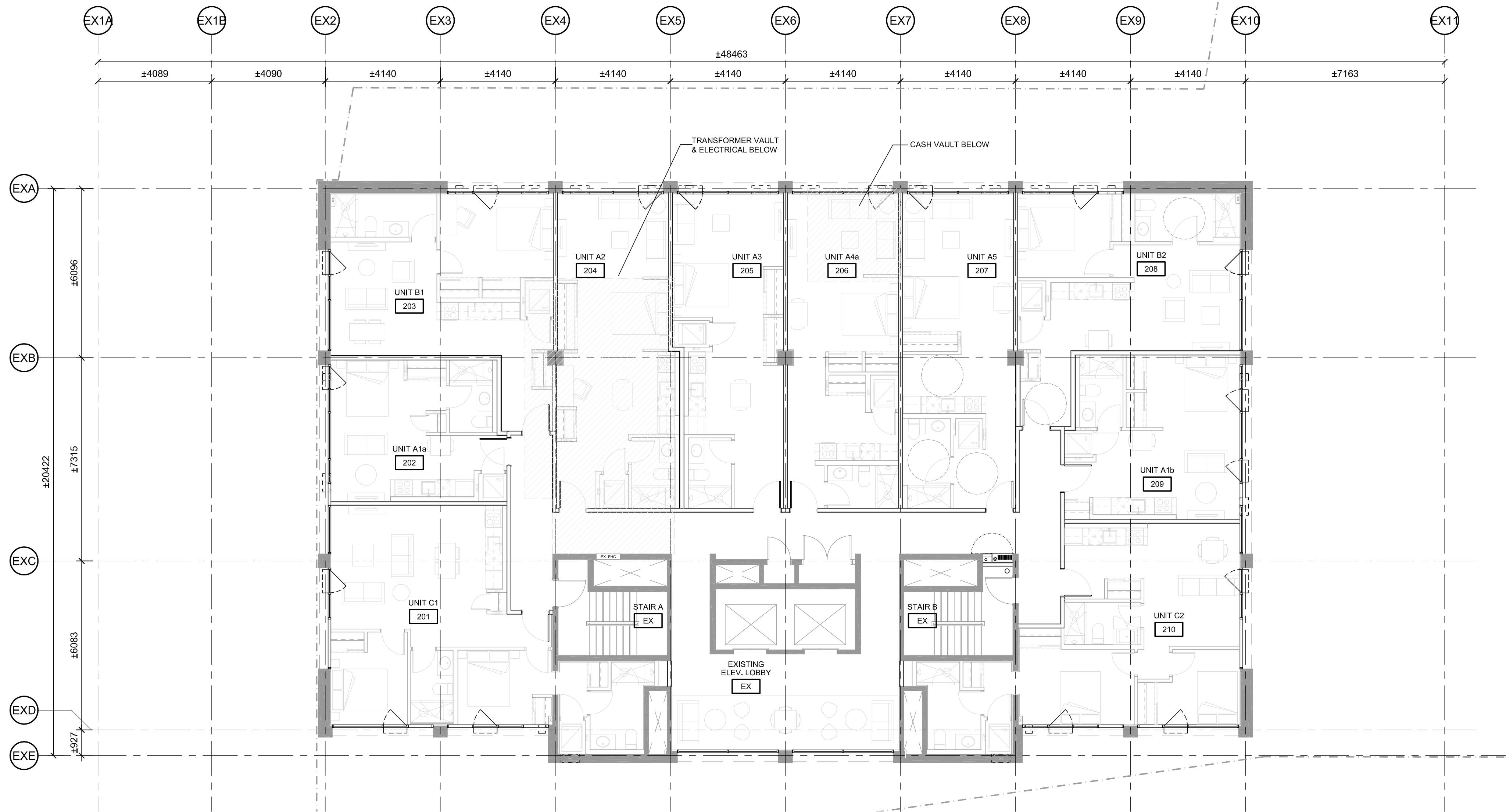
SCALE = 1 : 100



SCALE = 1 : 100

DWG # 10100

D07-12-25-0015



1 2ND FLOOR PLAN - STAGE 1
A101

SCALE = 1 : 100



2 3RD FLOOR PLAN - STAGE 1
A101

SCALE = 1 : 100

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DETAIL NUMBER
TITLE
DETAIL REFERENCE PAGE
DETAIL CROSS REFERENCE PAGE

LEGEND

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

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

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
SEAL DATE: STAMP DATE	

CLIENT:

k1s PROPERTIES

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:

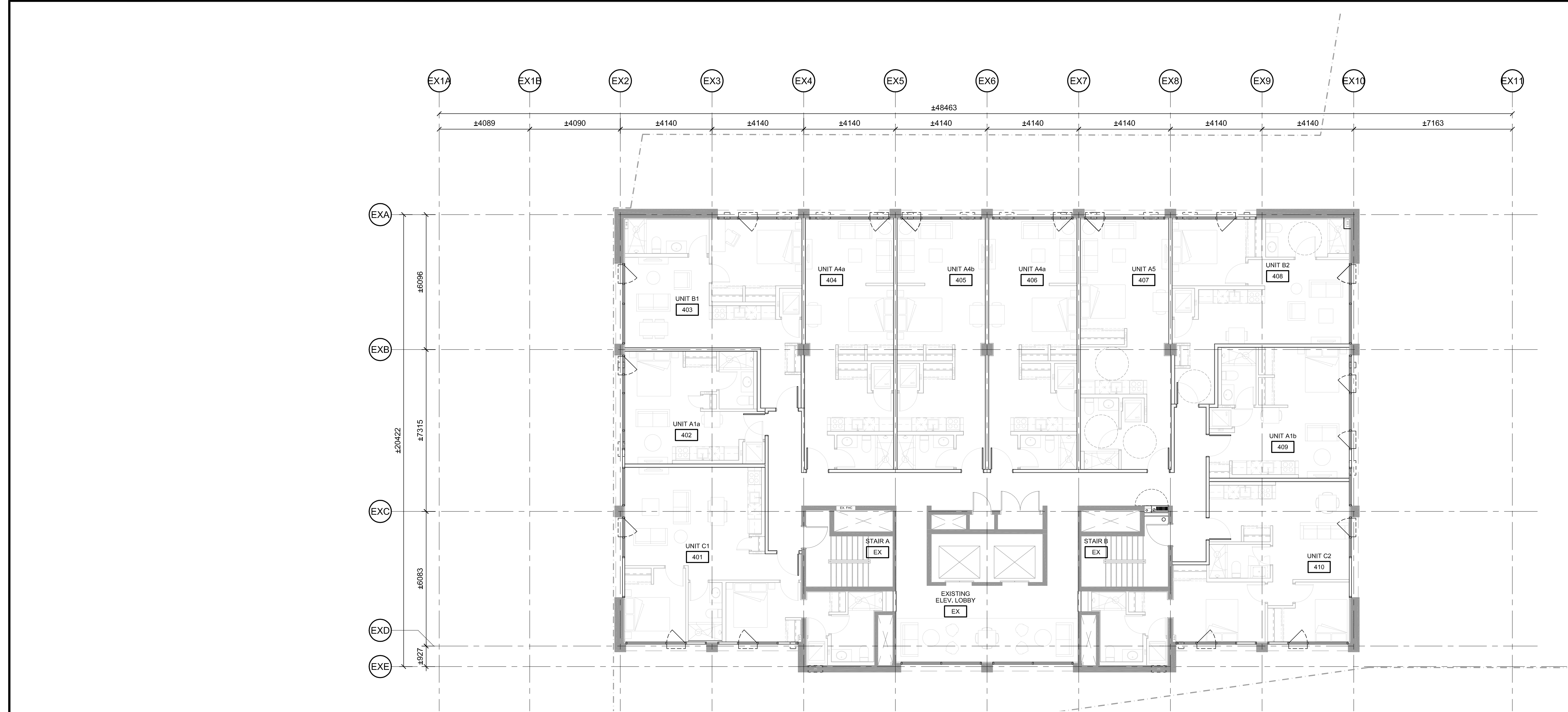
265 CARLING AVENUE

OTTAWA ONTARIO

SHEET TITLE:

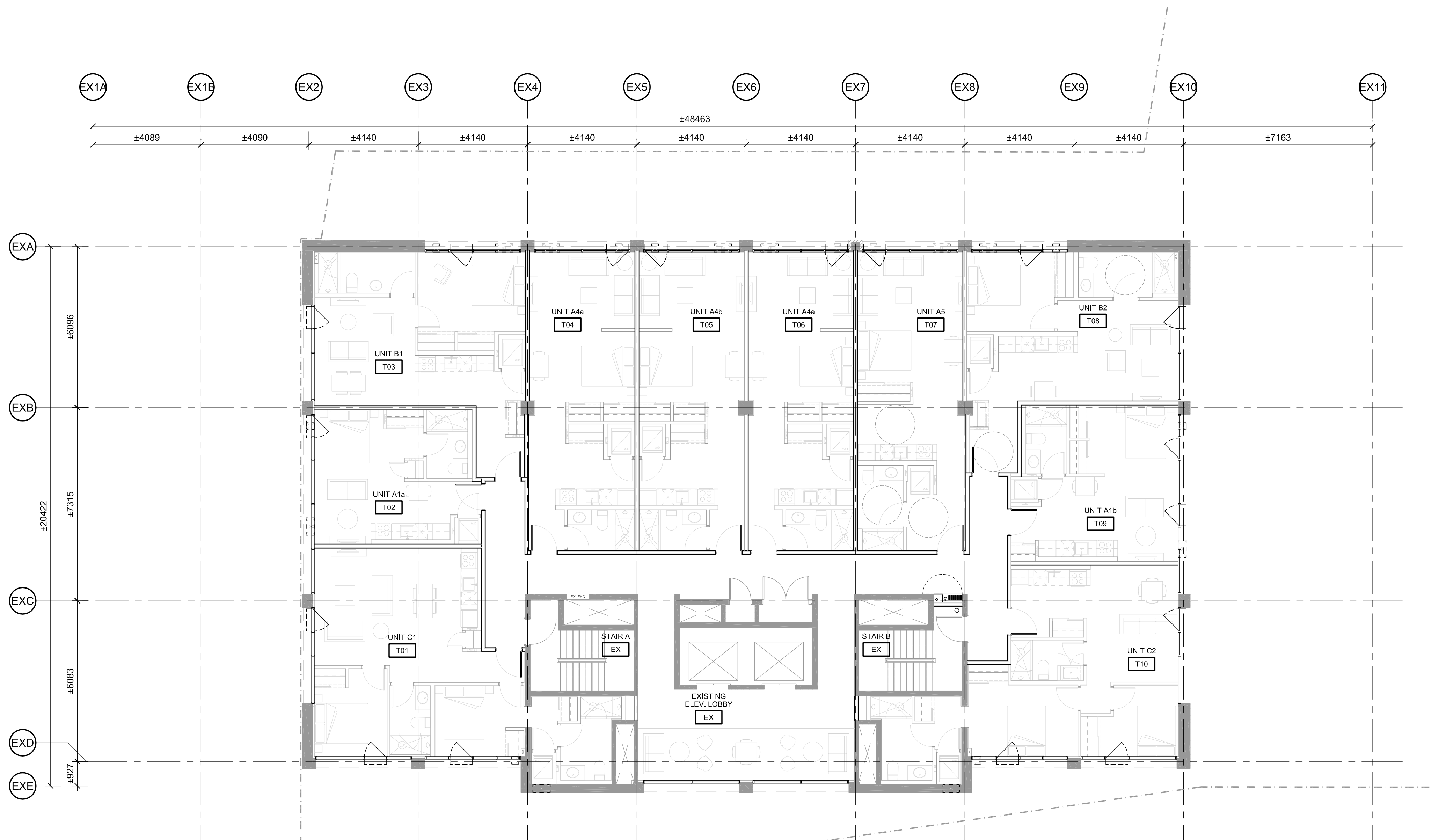
2ND & 3RD FLOOR PLANS

DRAWN: OT	CHECKED: RD
SCALE: 1:100	SHEET No. A101
PROJECT No. 2316	



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

LEGEND

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

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC COMMENT RESPONSE 2	June 11, 20
2	ISSUED FOR SPC COMMENT RESPONSE 1	Apr. 08, 25
3	ISSUED FOR CONSULTANT / OWNER REVIEW	Oct. 01, 24
4	ISSUED FOR PHASE 3 PRE-CON	May 23, 24
5	ISSUED FOR PRE-CON - REVISED SCOPE	Mar. 14, 24
6	ISSUED FOR CONSULTANT / OWNER REVIEW	Mar. 05, 24
7	ISSUED FOR CONSULTANT / OWNER REVIEW	Jan. 29, 24
8	ISSUED FOR PRE CONSULTATION	Oct. 16, 23

REVISIONS:	
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SEAL DATE: STAMP DATE	

CLIENT:

K15 PROPERTIES

ARCHITECT:

rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3j6
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PROJECT TITLE:

265 CARLING AVENUE

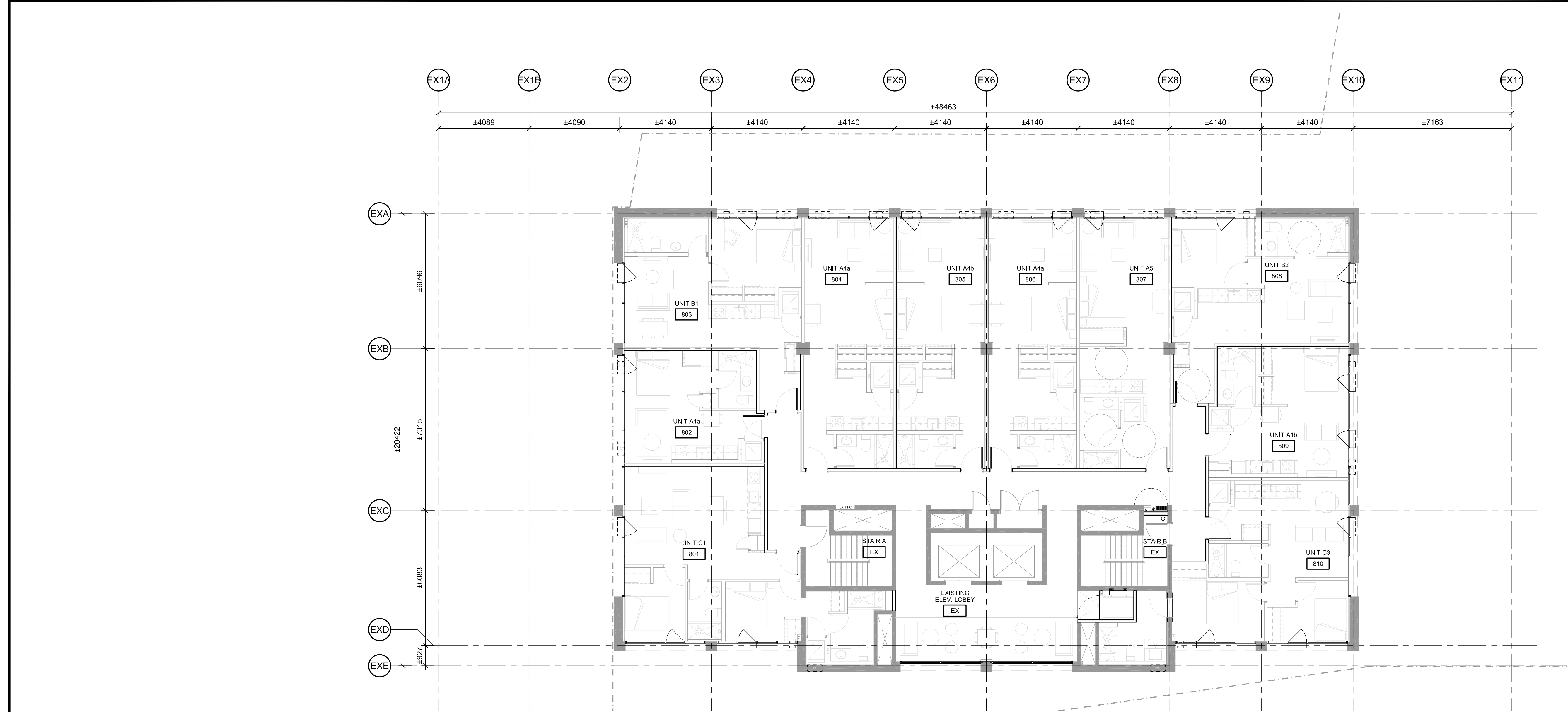
OTTAWA ONTARIO

SHEET TITLE:

4TH TO 7TH FLOOR PLANS

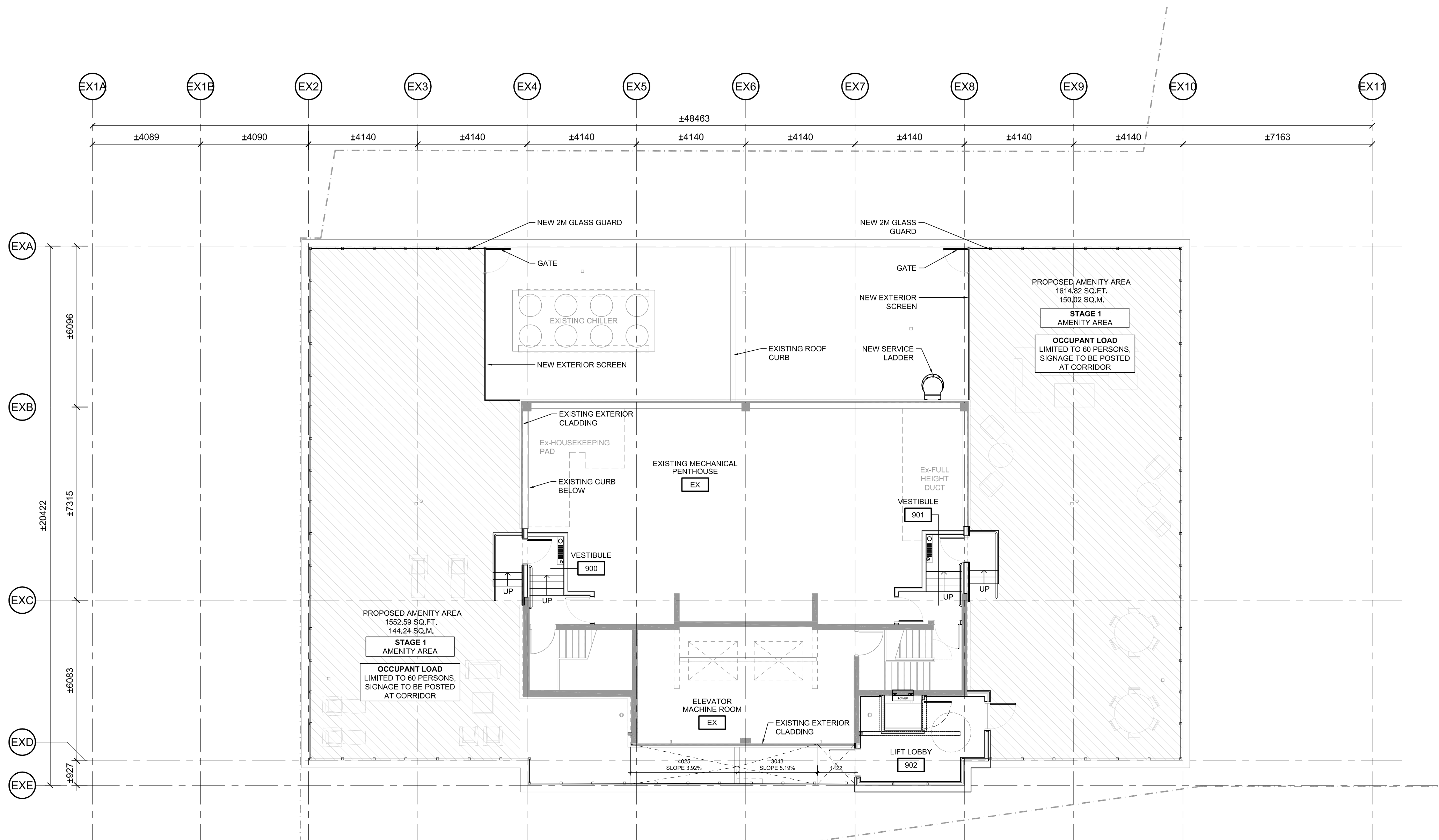
DRAWN:	CHECKED:
OT	RD
SCALE:	SHEET No.
1:100	
PROJECT No:	
2316	

A102



1 8TH FLOOR PLAN - STAGE 2
A103

SCALE = 1:100



2 ROOF & MPH PLAN - STAGE 1
A103

SCALE = 1:100

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

LEGEND

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

No.	DESCRIPTION	DATE
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5	ISSUED FOR PRE-CON - REVISED SCOPE	Mar. 14, 24
6	ISSUED FOR CONSULTANT / OWNER REVIEW	Mar. 05, 24
7	ISSUED FOR CONSULTANT / OWNER REVIEW	Jan. 29, 24
8	ISSUED FOR PRE CONSULTATION	Oct. 16, 23

ARCHITECT SEAL:	NORTH ARROW:
SEAL DATE: STAMP DATE	

CLIENT:

K15 PROPERTIES

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PROJECT TITLE:

265 CARLING AVENUE

OTTAWA ONTARIO

SHEET TITLE:

8TH, ROOF AND MPH FLOOR PLANS

DRAWN: OT	CHECKED: RD
SCALE: 1:100	SHEET No. A103
PROJECT No. 2316	



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- 000000 — DETAIL NUMBER
- TITLE
- *SCALE*
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

[illegible]

REVISIONS:

ARCHITECT SEAL: _____ NORTH ARROW: _____

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The logo for KTS Properties features the letters 'KTS' in a large, bold, black, sans-serif font. To the right of 'KTS', the word 'PROPERTIES' is written in a smaller, black, sans-serif font. The entire logo is centered within a white rectangular area.

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

SHEET TITLE:

MPH ROOF
PLAN

DRAWN: OT	CHECKED: RD
SCALE: 1:100	SHEET No. A104
PROJECT No. 2316	

	D07-12-25-0015
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8	ISSUED FOR PRE CONSULTATION	Oct. 16, 23

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rla PROPERTIES

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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:

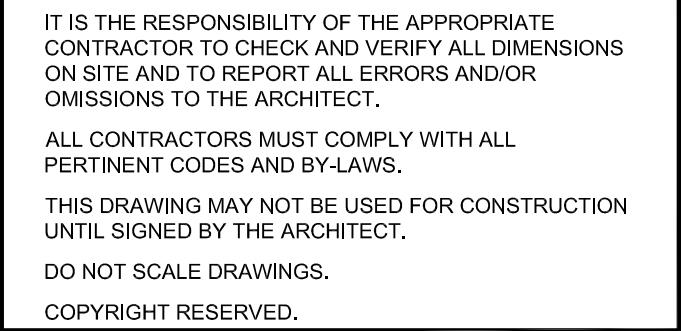
SOUTH ELEVATION

DRAWN: OT CHECKED: RD

SCALE: 1:75 SHEET No.

PROJECT No. 2316

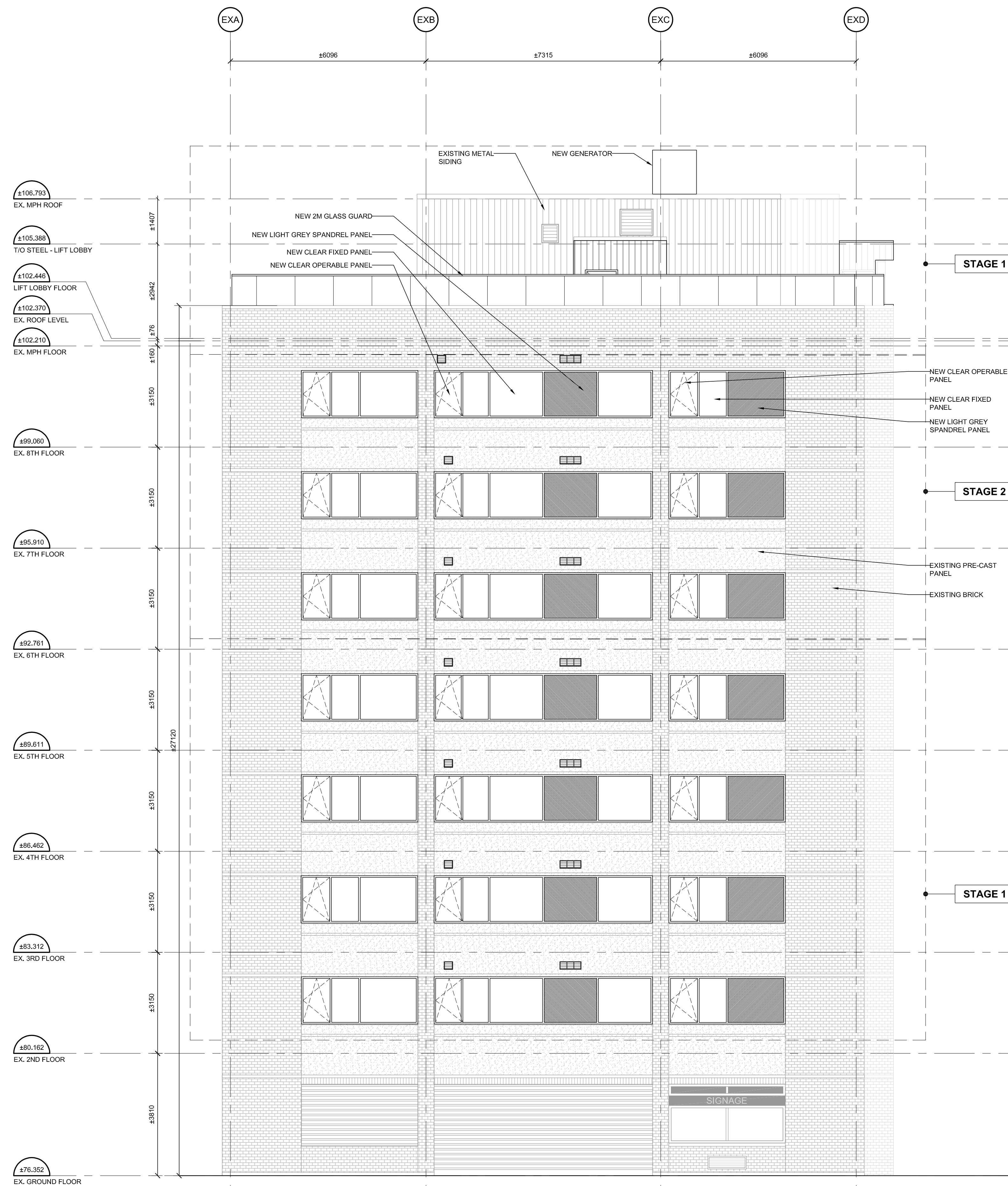
A200



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 INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
 — DETAIL NUMBER

00	TITLE	SCALE
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 — DETAIL REFERENCE PAGE
 — DETAIL CROSS REFERENCE PAGE



WEST ELEVATION

SCALE = 1:75



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4	ISSUED FOR PHASE 3 PRE-CON	May. 23, 24
5	ISSUED FOR PRE-CON - REVISED SCOPE	Mar. 14, 24
6	ISSUED FOR CONSULTANT / OWNER REVIEW	Mar. 05, 24
7	ISSUED FOR CONSULTANT / OWNER REVIEW	Jan. 29, 24
8	ISSUED FOR PRE CONSULTATION	Oct. 16, 23

REVISIONS:

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SEAL DATE: STAMP DATE

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KLIS PROPERTIES

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

SHEET TITLE:

NORTH ELEVATION

DRAWN: OT CHECKED: RD

SCALE: 1:75 SHEET No. **A202**

PROJECT No. 2316

SCALE = 1:75

DWG #