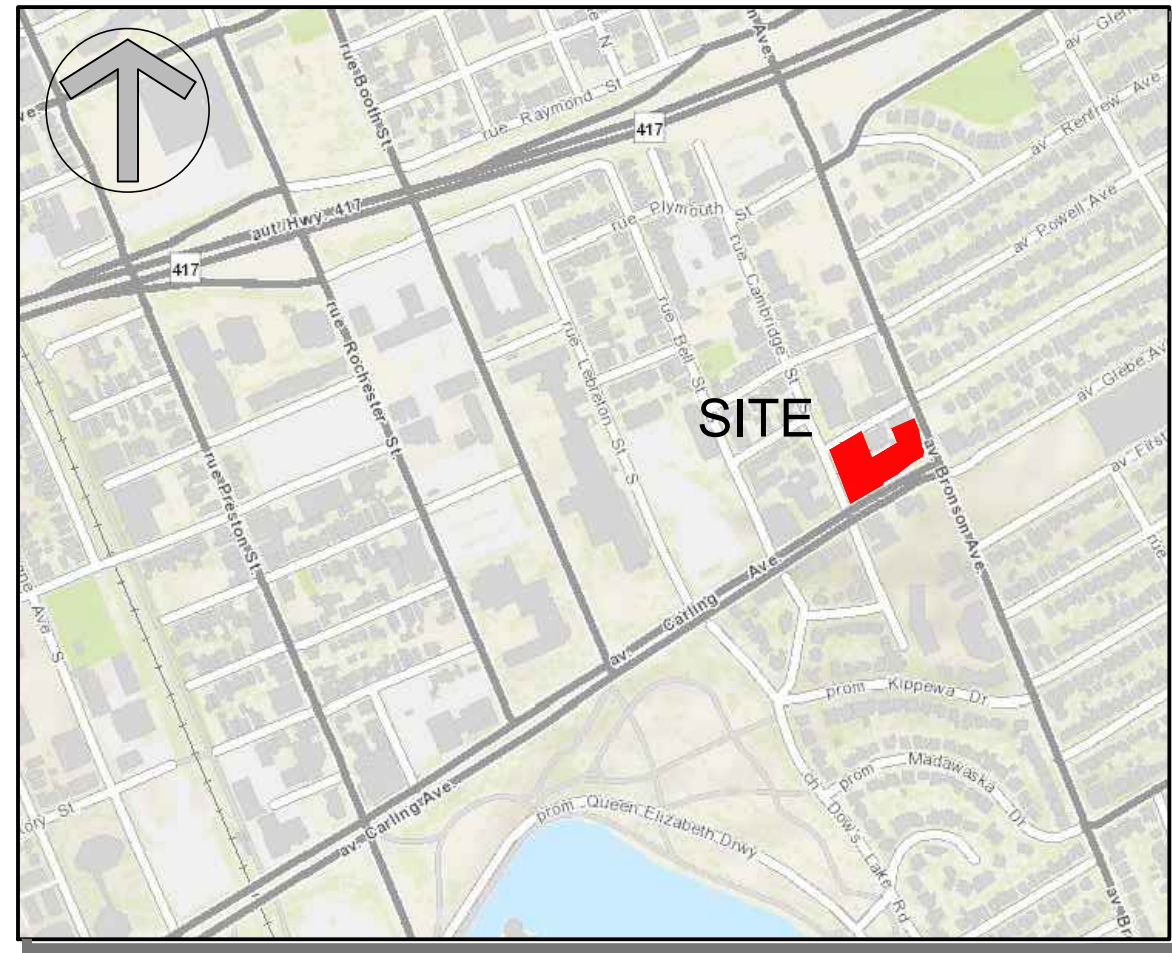
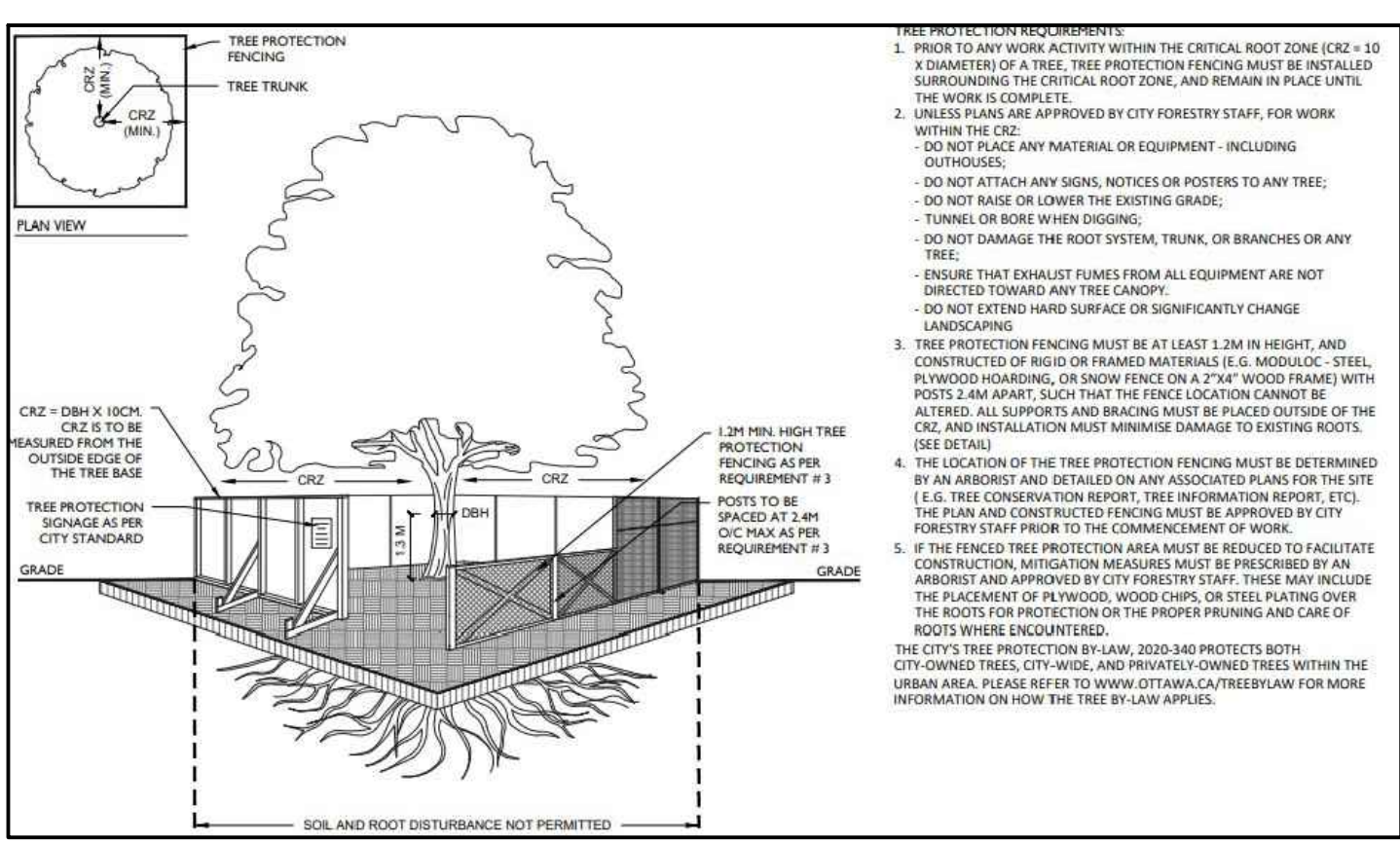




KEY MAP



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

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 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
AISLE & 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

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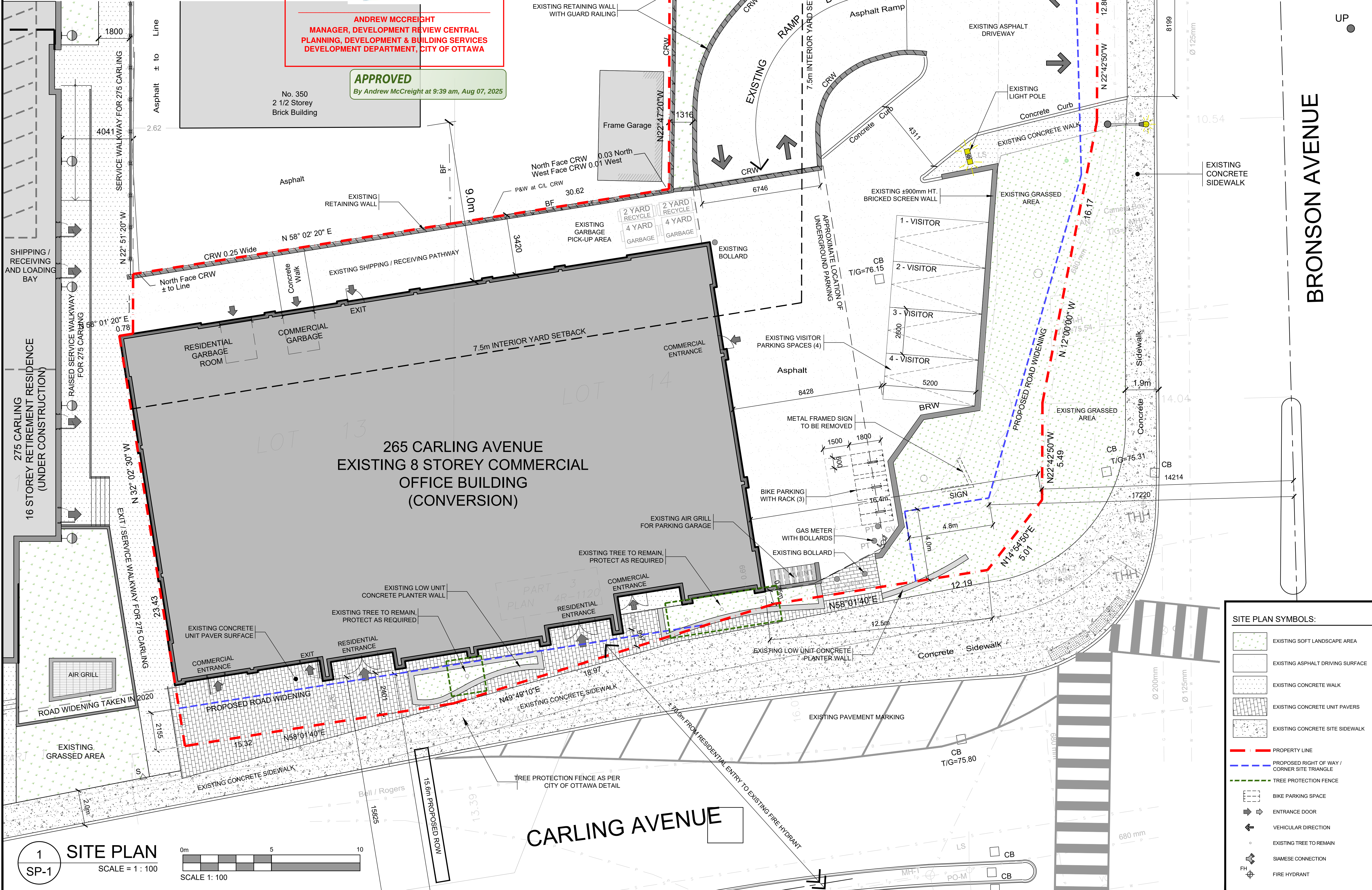
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- DETAIL NUMBER
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

APPROVED
By Andrew McCreight at 9:39 am, Aug 07, 2025

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



BUILDING STATISTICS	
GROSS BUILDING AREA (CITY OF OTTAWA'S DEFINITION)	
PARKING LEVEL - STAGE #1	0.0 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.
TOTAL AREA	3,683.9 sq. m.

UNIT STATISTICS	
STUDIO UNIT	
1 BEDROOM UNIT	2
2 BEDROOM UNIT	2
TOTAL	10

RESIDENTIAL UNIT AREA	3,496.5 sq. m.
COMMERCIAL RETAIL / PSB / OFFICE	187.4 sq. m.

CAR PARKING	
REQUIRED	
RESIDENCE	-0.5 PER UNIT AFTER 12
VISITOR	-0.1 PER UNIT AFTER 12
1st FL. COMMERCIAL	-NOT REQUIRED
TOTAL	35

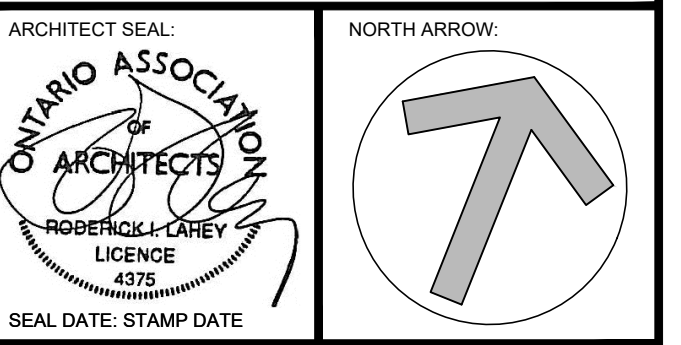
BICYCLE PARKING	
REQUIRED	
DWELLING UNIT	-0.5 PER UNIT (70 UNITS)
COMMERCIAL - OFFICE	-1.0 PER 250m ² OF G.F.A.
COMMERCIAL - RETAIL PSB	-1.0 PER 250m ² OF G.F.A.
TOTAL	37

WASTE REQUIREMENT	
(70 UNITS)	
GARBAGE	-0.11 PER UNIT
RECYCLING GMP	-0.018 PER UNIT
RECYCLING FIBER	-0.038 PER UNIT
COMPOST	-240L PER 50 UNITS

SITE AREA	
EXISTING BUILDING = 671.0 sq. m.	
EXISTING SURFACE = 655.2 sq. m.	
EX. LANDSCAPE OPENED SPACE = 333.1 sq. m.	
TOTAL = 1,659.3 sq. m.	

SITE PLAN SYMBOLS:	
EXISTING SOFT LANDSCAPE AREA	EXISTING ASPHALT DRIVING SURFACE
EXISTING CONCRETE WALK	EXISTING CONCRETE UNIT PAVERS
EXISTING CONCRETE SITE SIDEWALK	PROPERTY LINE
PROPOSED RIGHT OF WAY / CORNER SITE TRIANGLE	TREE PROTECTION FENCE
BIKE PARKING SPACE	ENTRANCE DOOR
VEHICULAR DIRECTION	EXISTING TREE TO REMAIN
SIAMSESE CONNECTION	FIRE HYDRANT

REVISIONS:	
No.	DESCRIPTION
1	ISSUED FOR SPC COMMENT RESPONSE 4
2	ISSUED FOR SPC COMMENT RESPONSE 3
3	ISSUED FOR ROUND 2 COMMENT RESPONSE
4	ISSUED FOR ROUND 1 COMMENT RESPONSE
5	REVISED AS PER CITY COMMENTS
6	ISSUED FOR PHASE 3 PRE-CONSULTATION
7	ADDED ROW PROTECTION
8	REVISED FOR FULL CONVERSION
9	ISSUED FOR CONSULTANT / OWNER REVIEW
10	ISSUED FOR PRE CONSULTATION
No.	DESCRIPTION
1	DATE



CLIENT:
KTS PROPERTIES

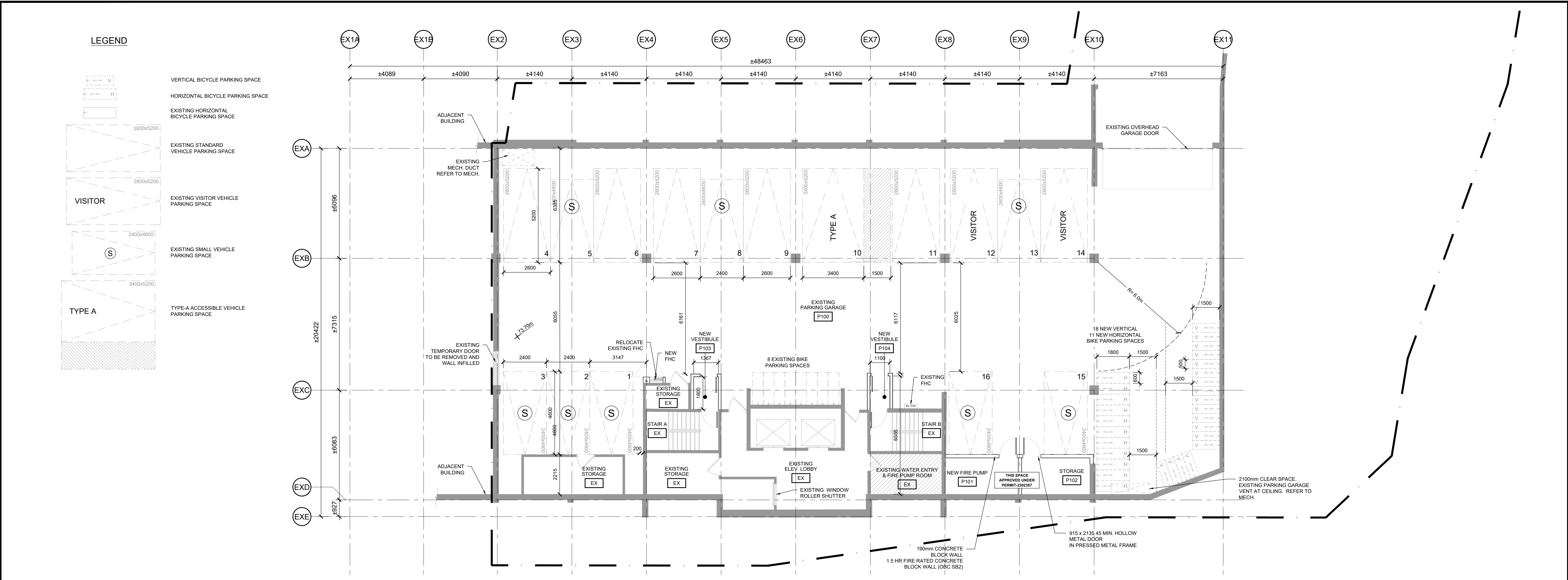
ARCHITECT:
rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
1.613.724.9932 1.613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
265 CARLING AVENUE

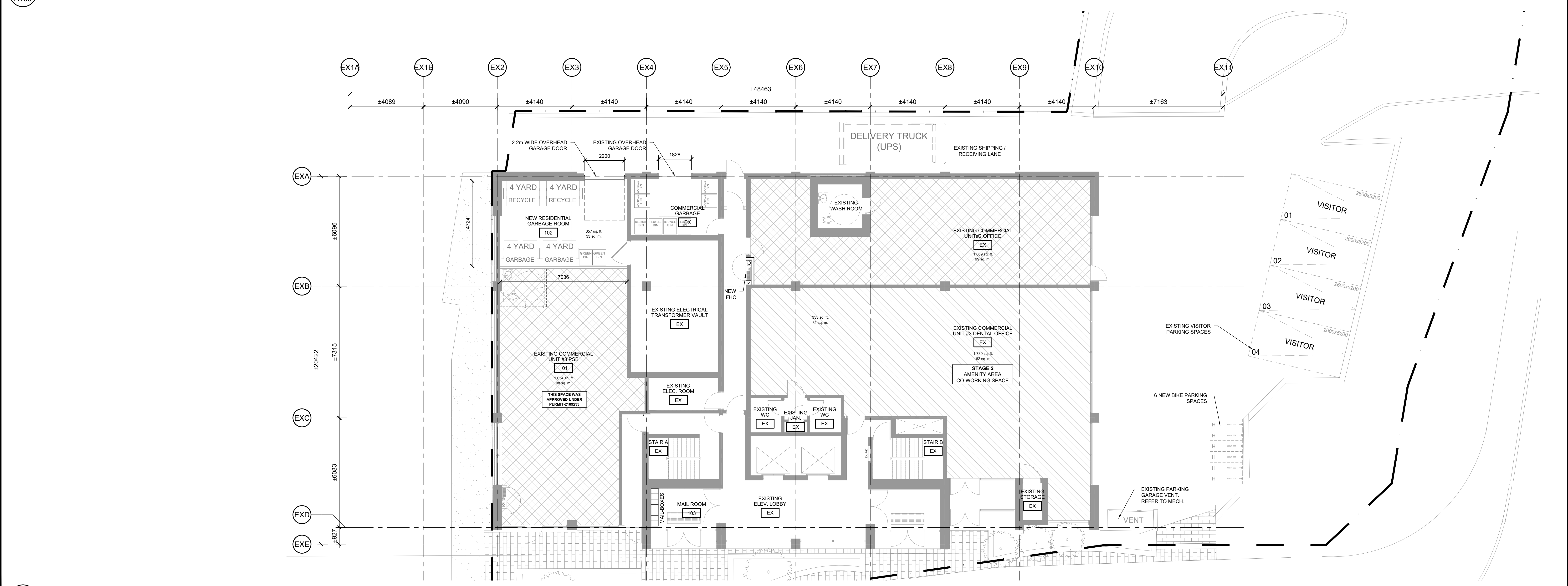
OTTAWA **ONTARIO**

SHEET TITLE:
SITE PLAN

DRAWN: R.V.	CHECKED: R.V.
SCALE: 1:150	SHEET No. SP-1
PROJECT No. 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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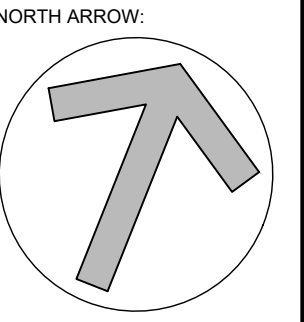
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No.	DESCRIPTION	DATE
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2	ISSUED FOR SPC COMMENT RESPONSE 3	July 07, 25
3	ISSUED FOR SPC COMMENT RESPONSE 2	June 11, 25
4	ISSUED FOR SPC COMMENT RESPONSE 1	Apr. 08, 25
5	ISSUED FOR CONSULTANT / OWNER 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

REVISIONS:

ARCHITECT SEAL:  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

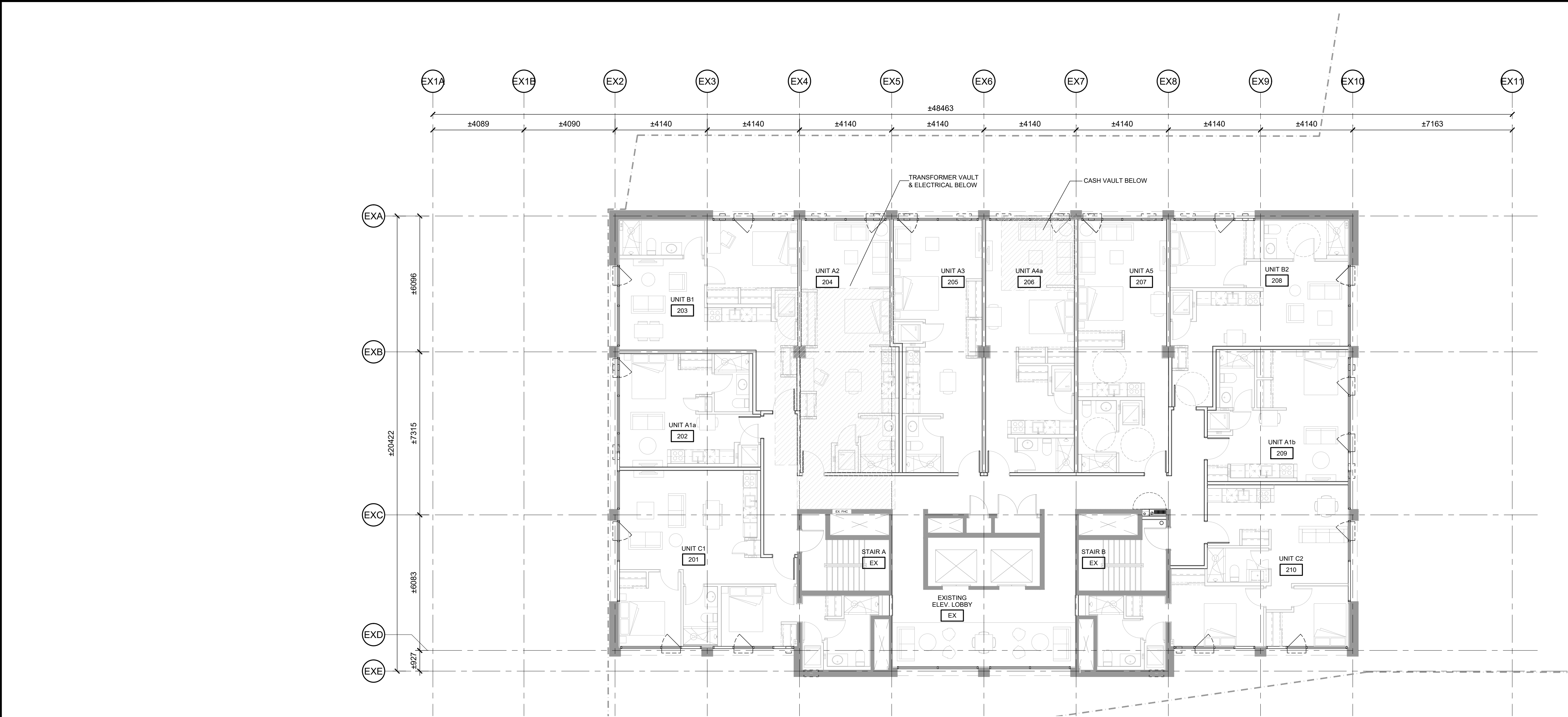
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PARKING & GROUND FLOOR PLANS

DRAWN:	CHECKED:
OT	RD

SCALE:	SHEET No.
1:100	A100

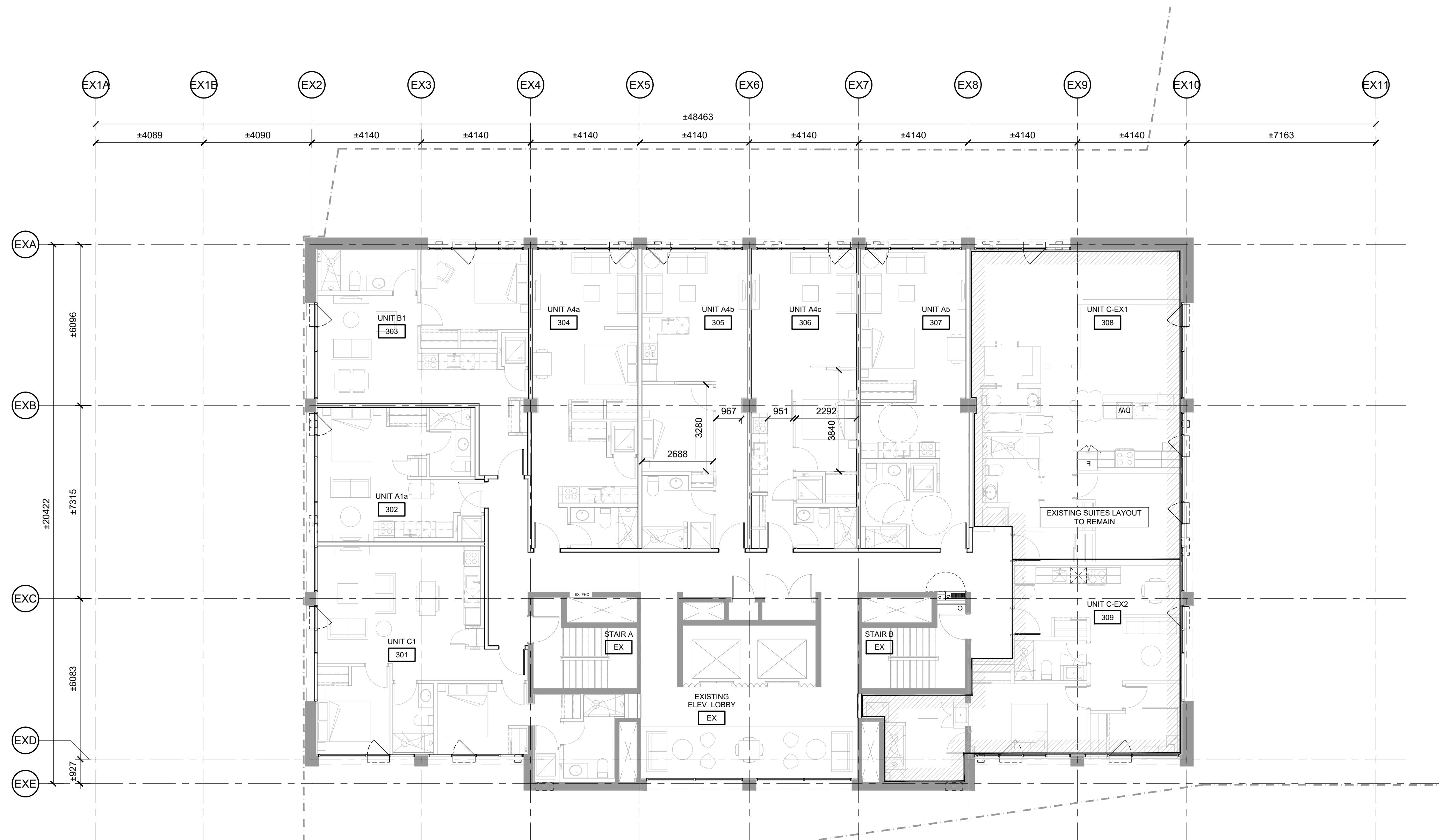
PROJECT No.
2316

DWG # 19132



1 2ND FLOOR PLAN - STAGE 1
A101

SCALE = 1:100



2 3RD FLOOR PLAN - STAGE 1
A101

SCALE = 1:100

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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 4	July 25, 25
2	ISSUED FOR SPC COMMENT RESPONSE 3	July 07, 25
3	ISSUED FOR SPC COMMENT RESPONSE 2	June 11, 25
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9	ISSUED FOR CONSULTANT / OWNER REVIEW	Jan. 29, 24
10	ISSUED FOR PRE CONSULTATION	Oct. 16, 23

ARCHITECT SEAL:  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

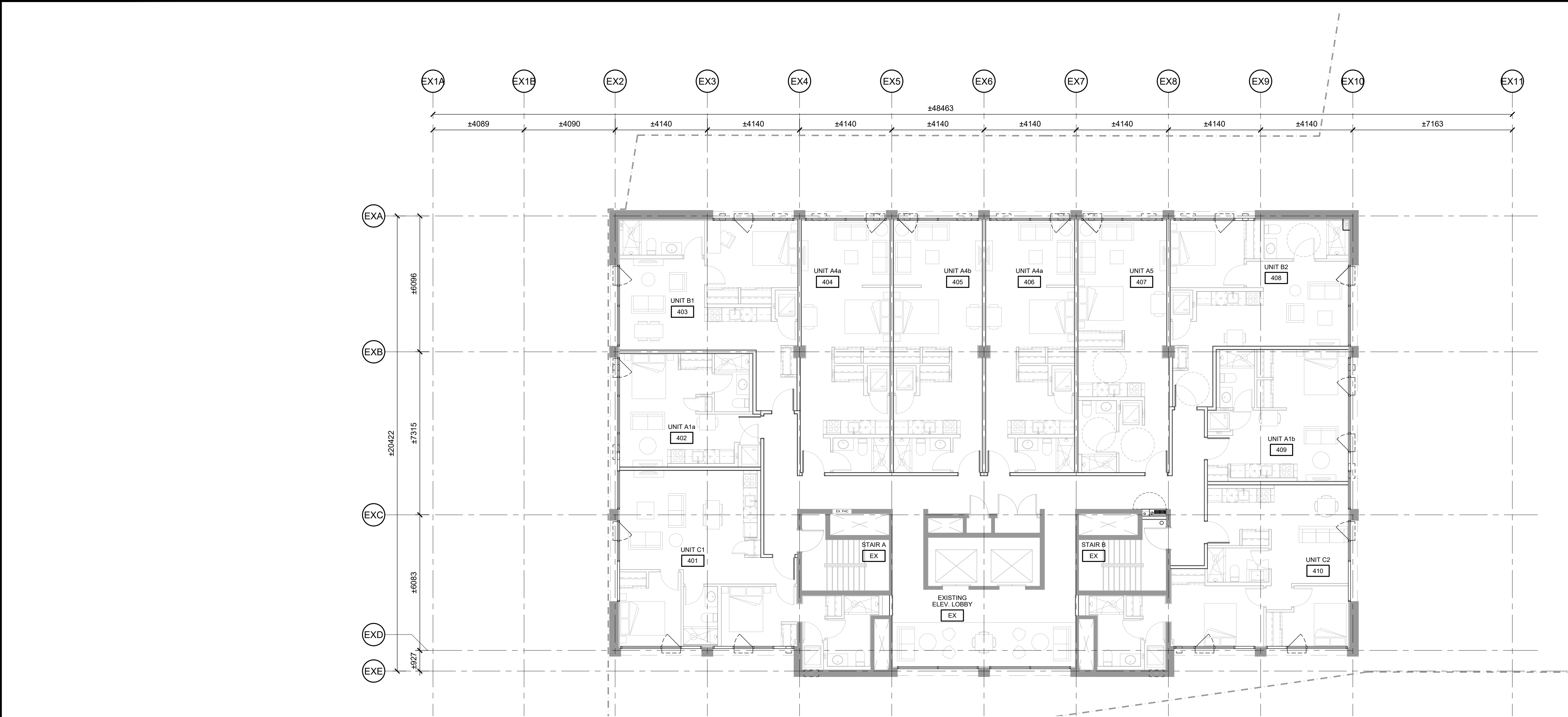
PROJECT TITLE:
265 CARLING AVENUE

OTTAWA ONTARIO

SHEET TITLE:
2ND & 3RD FLOOR PLANS

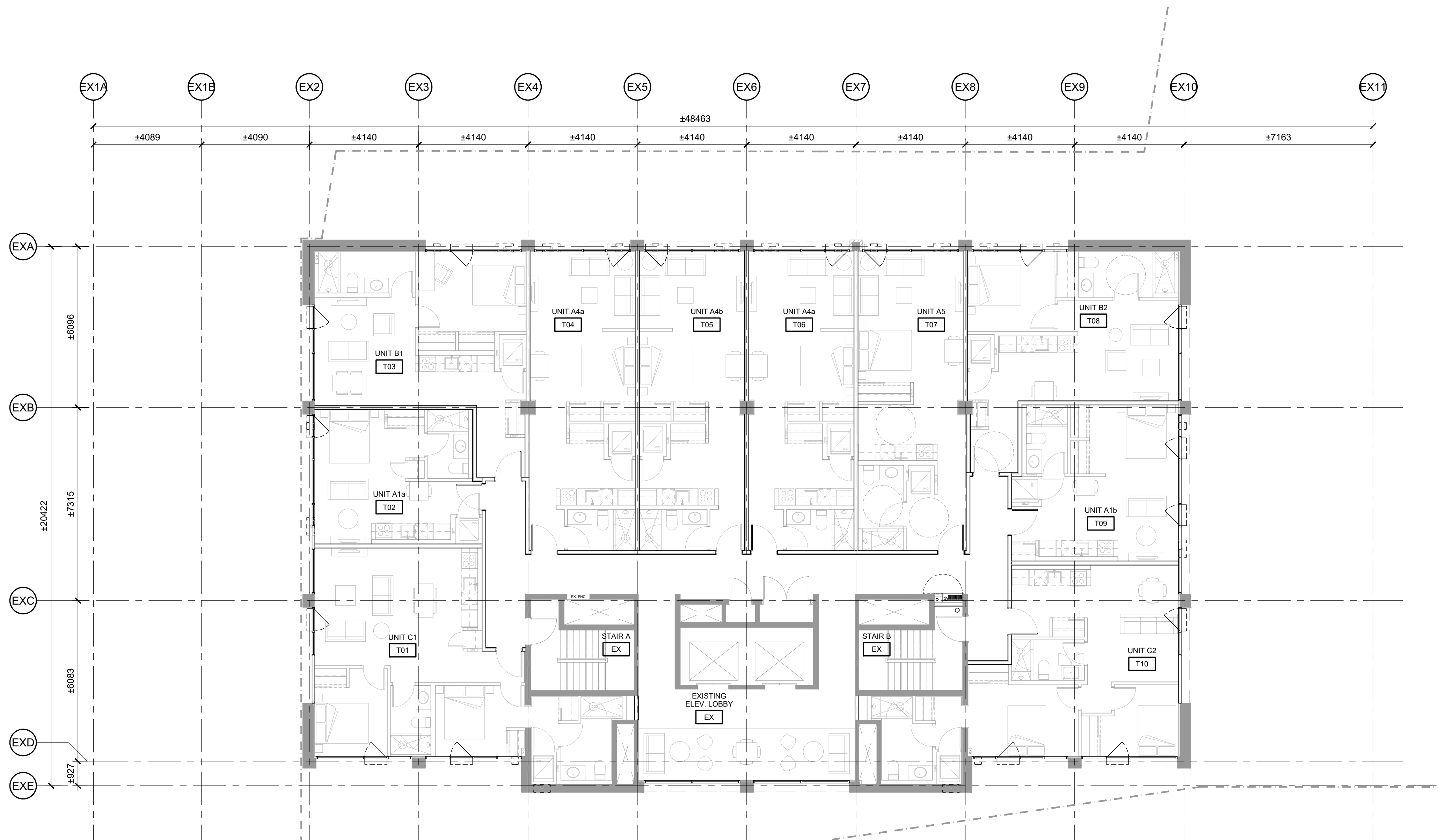
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SCALE: 1:100	SHEET No. A101
PROJECT No. 2316	

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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- 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

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10	ISSUED FOR PRE CONSULTATION	Oct. 16, 23

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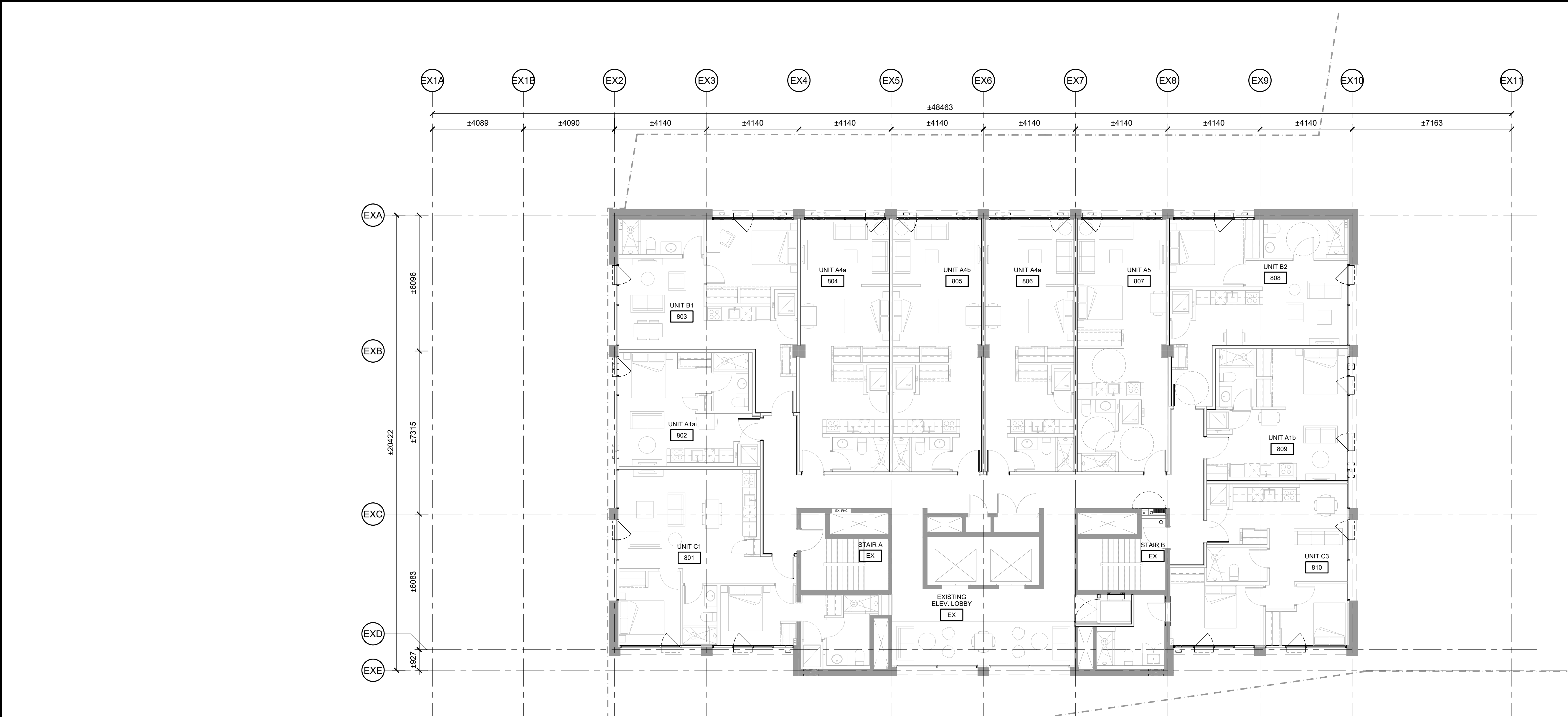
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roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
265 CARLING AVENUE

OTTAWA ONTARIO

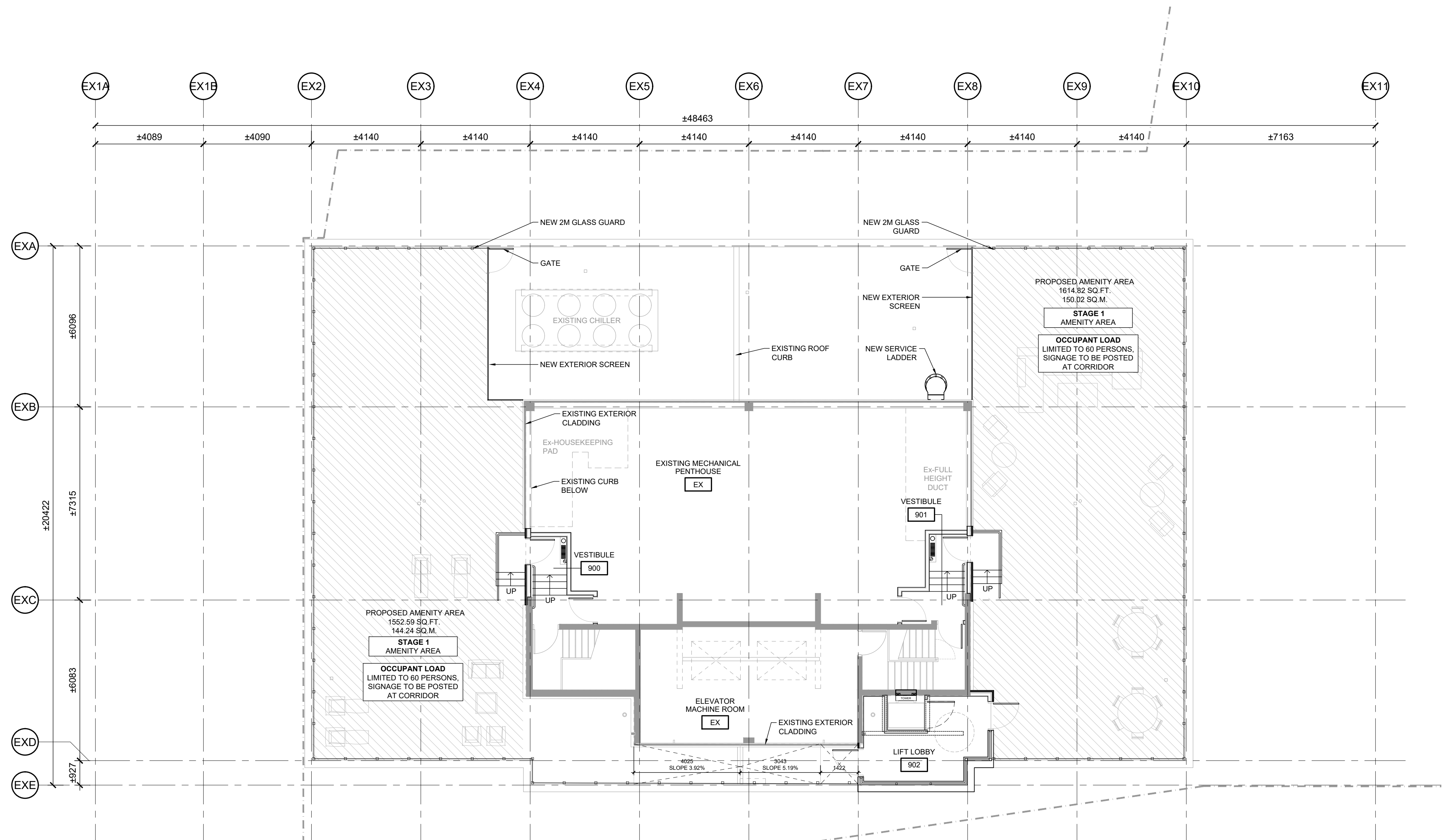
SHEET TITLE:
4TH TO 7TH FLOOR PLANS

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SCALE: 1:100	SHEET No. A102
PROJECT No. 2316	



1 8TH FLOOR PLAN - STAGE 2

SCALE = 1:100



2 ROOF & MPH PLAN - STAGE 1

SCALE = 1:100

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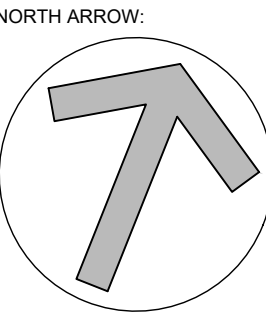
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LEGEND

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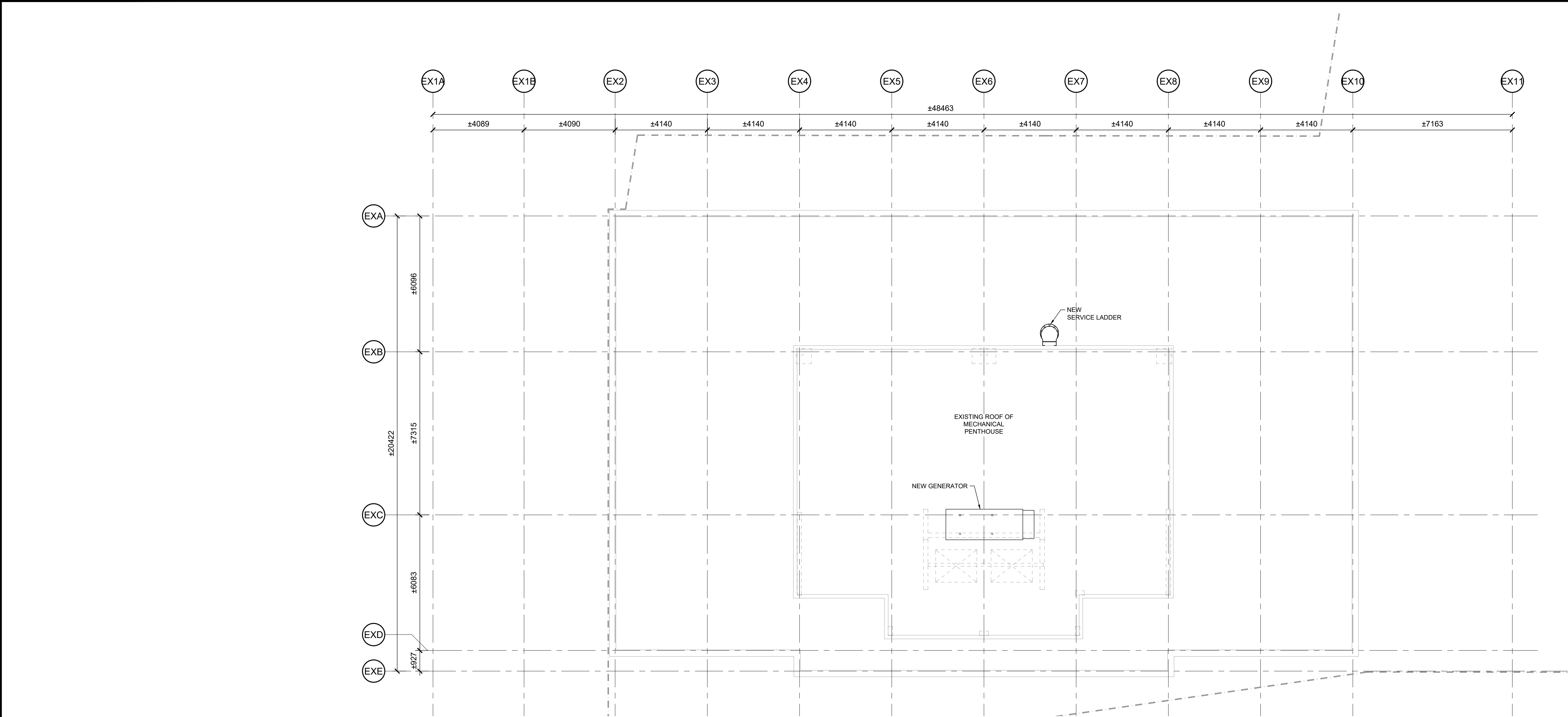
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ARCHITECT:
rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
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	



1 MPH ROOF PLAN - STAGE 1
A104

SCALE = 1:100

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	DETAIL NUMBER
	TITLE
	DETAIL REFERENCE PAGE
	DETAIL CROSS REFERENCE PAGE

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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. 04, 25
5	ISSUED FOR CONSULTANT / OWNER REVIEW	Oct. 01, 24
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9	ISSUED FOR CONSULTANT / OWNER REVIEW	Jan. 29, 24
10	ISSUED FOR PRE CONSULTATION	Oct. 16, 23

ARCHITECT SEAL:

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:

MPH ROOF PLAN

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

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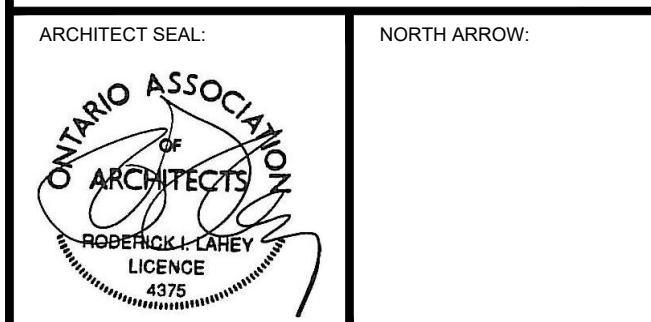
NOTATION SYMBOLS:

-
- The legend defines the following symbols:
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 - <00**: INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
 - 000**: INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- A detailed view of the **(00)** symbol shows its internal structure:
- (00)**: DETAIL NUMBER
 - 00**: TITLE
 - SCALE**: SCALE
 - : DETAIL REFERENCE PAGE
 - : DETAIL CROSS REFERENCE PAGE



14			
13			
12			
11			
10	ISSUED FOR SPC COMMENT RESPONSE 4	July 25	
9	ISSUED FOR SPC COMMENT RESPONSE 3	July 07	
8	ISSUED FOR SPC COMMENT RESPONSE 2	June 11	
7	ISSUED FOR SPC COMMENT RESPONSE 1	Apr 08	
6	ISSUED FOR CONSULTANT / OWNER REVIEW	Oct 01	
5	ISSUED FOR PHASE 3 PRE-CON	May 23	
4	ISSUED FOR PRE-CON - REVISED SCOPE	Mar 14	
3	ISSUED FOR CONSULTANT / OWNER REVIEW	Mar 05	
2	ISSUED FOR CONSULTANT / OWNER REVIEW	Jan 29	
1	ISSUED FOR PRE CONSULTATION	Oct 16	
No DESCRIPTION		DATE	

REVISIONS:



CLIENT:	
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ARCHITECT:

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

1 SOUTH ELEVATION

SCALE = 1 : 75

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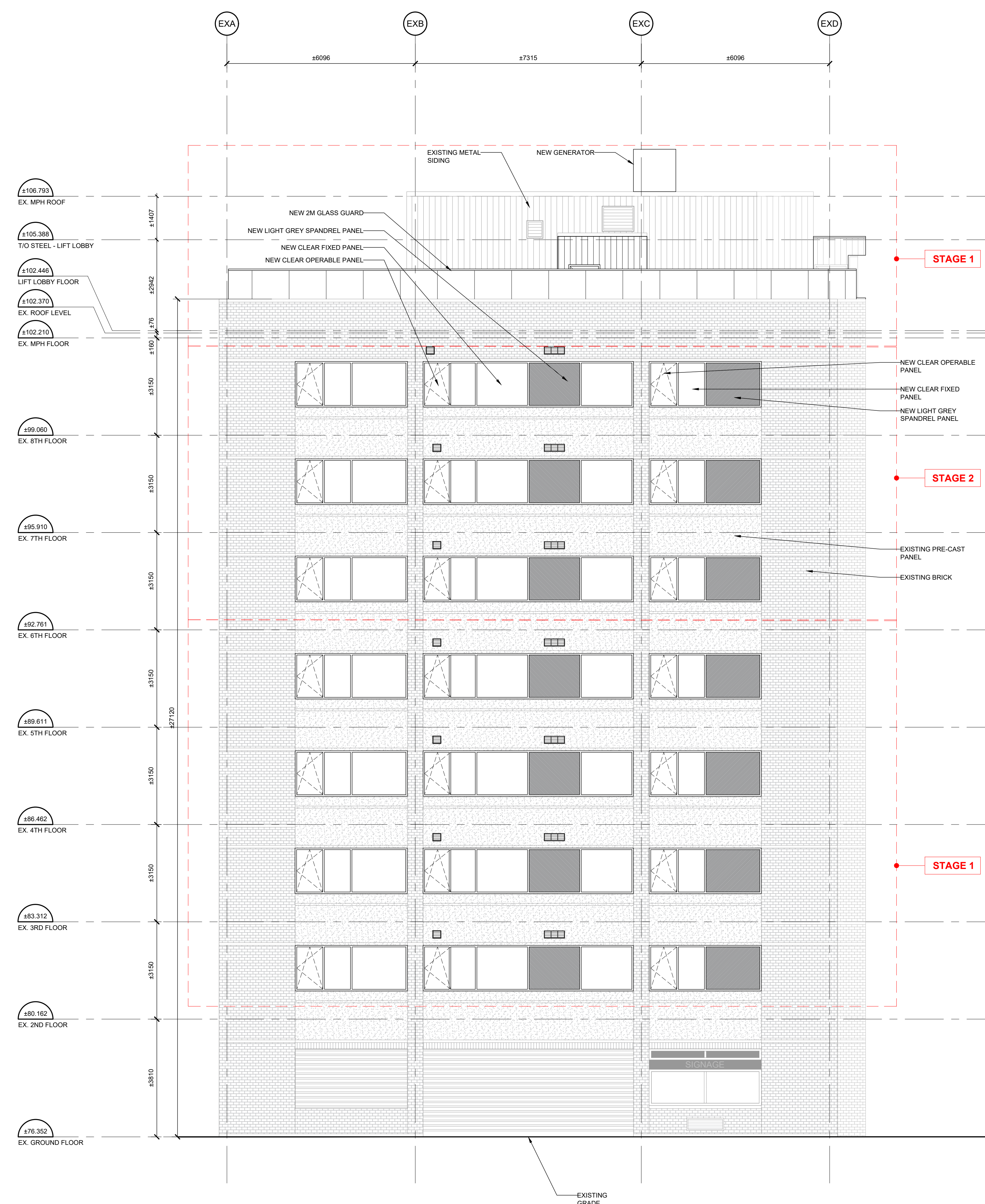
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00 TITLE

SCALE

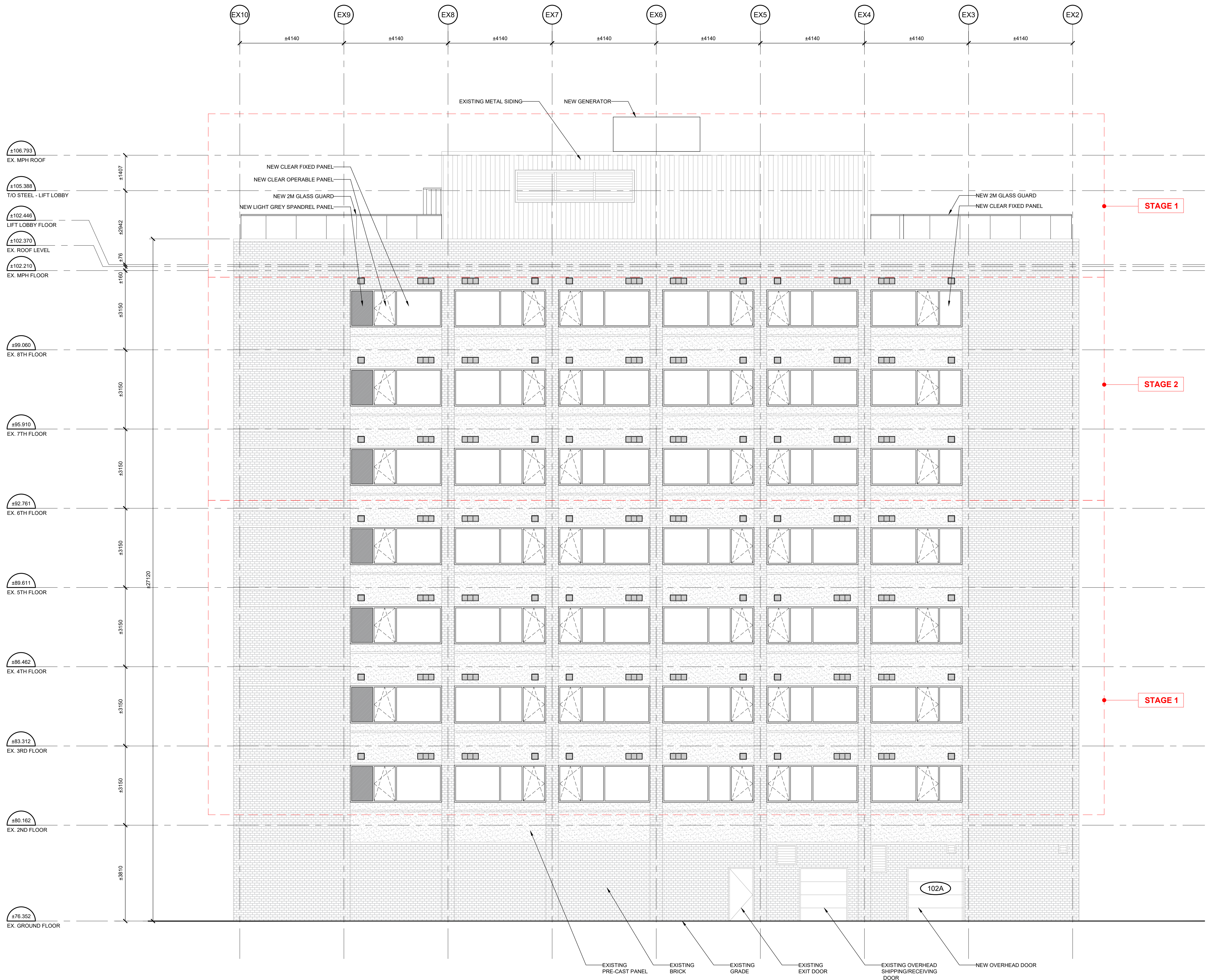
DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE



2 WEST ELEVATION
A201

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.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
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NOTATION SYMBOLS:

- 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 A500 SERIES.
- 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:
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:	
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SHEET TITLE:
NORTH ELEVATION

DRAWN:	CHECKED:
OT	RD
SCALE:	SHEET No.
1:75	A202
PROJECT No.	
2316	