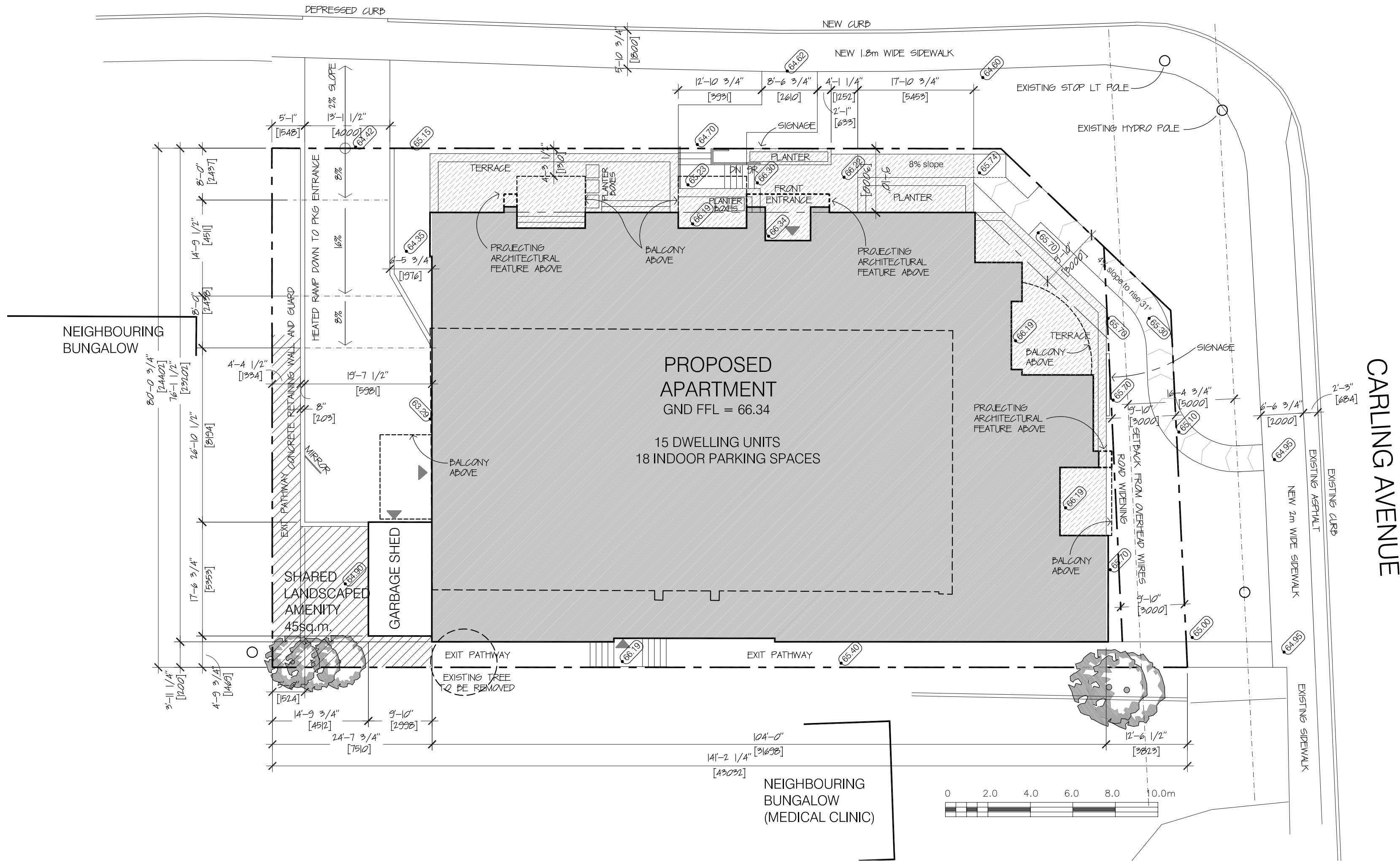


BEDALE DRIVE



CARLING AVENUE

LOT AREA = 1006.7sq.m.
 BUILDING FOOTPRINT = 585sq.m. (58% OF LOT AREA)
 HARD + SOFT LANDSCAPING = 336.7sq.m. (33% OF LOT AREA)
 DRIVEWAY = 85sq.m. (9% OF LOT AREA)

ZONING:

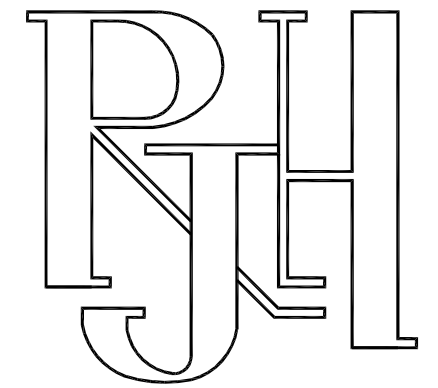
LC (2127) ZONING DESIGNATION
 12.5m HEIGHT LIMIT, 10.6m BUILDING HEIGHT PROPOSED
 EXISTING AVG GRADE = 65.37
 7.5m MINIMUM REAR YARD SETBACK, 7.5m PROVIDED
 1.2m MIN. SIDE YARD REQUIRED, 1.2m PROVIDED
 3m MIN. CORNER SIDE YARD SETBACK, 3m PROVIDED
 3m MIN. FRONT YD SETBK, 3m PROVIDED (ROAD WIDENING)
 3sq.m./ DU SHARED AMENITY SPACE REQ'D AND PROVIDED
 IN REAR YARD

PARKING REQUIREMENTS:

1.2 RESIDENT SPACES REQUIRED PER D.U. - 1 PER D.U. PROVIDED
 0.2 VISITOR SPACES REQUIRED PER D.U. - PROVIDED
 18 PARKING SPACES PROVIDED IN BASEMENT LEVEL
 1 ACCESSIBLE PARKING SPACE REQUIRED AND PROVIDED

PROPOSED BUILDING:

3 STORY APARTMENT BUILDING
 1 LEVEL OF UNDERGROUND PARKING (18 SPACES)
 15 UNITS
 15 STORAGE LOCKERS WITH BIKE STORAGE
 TERRACES AND BALCONIES FOR PRIVATE AMENITY SPACE



Rosaline J. Hill
 Architect & Development Consultant

414 Churchill Avenue, Ottawa
 ON, K1Z 5C6 • 613-853-2822
 www.rjhll.ca • rosaline@rjhll.ca

1.	2016/01/28	ISSUED FOR SITE PLAN CONTROL
No.	Y / M / D	REVISION

Consultants:



It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. This drawing may not be used for construction until issued as such. Copyright reserved.



CARDEL - CARLING LOWRISE
 3368 CARLING AVE. OTTAWA ON K2H 5A8

SITE PLAN

Drawn By:	Date:
RJH	Nov. 2015
Project No:	Scale:
1515	1:150

A1.1