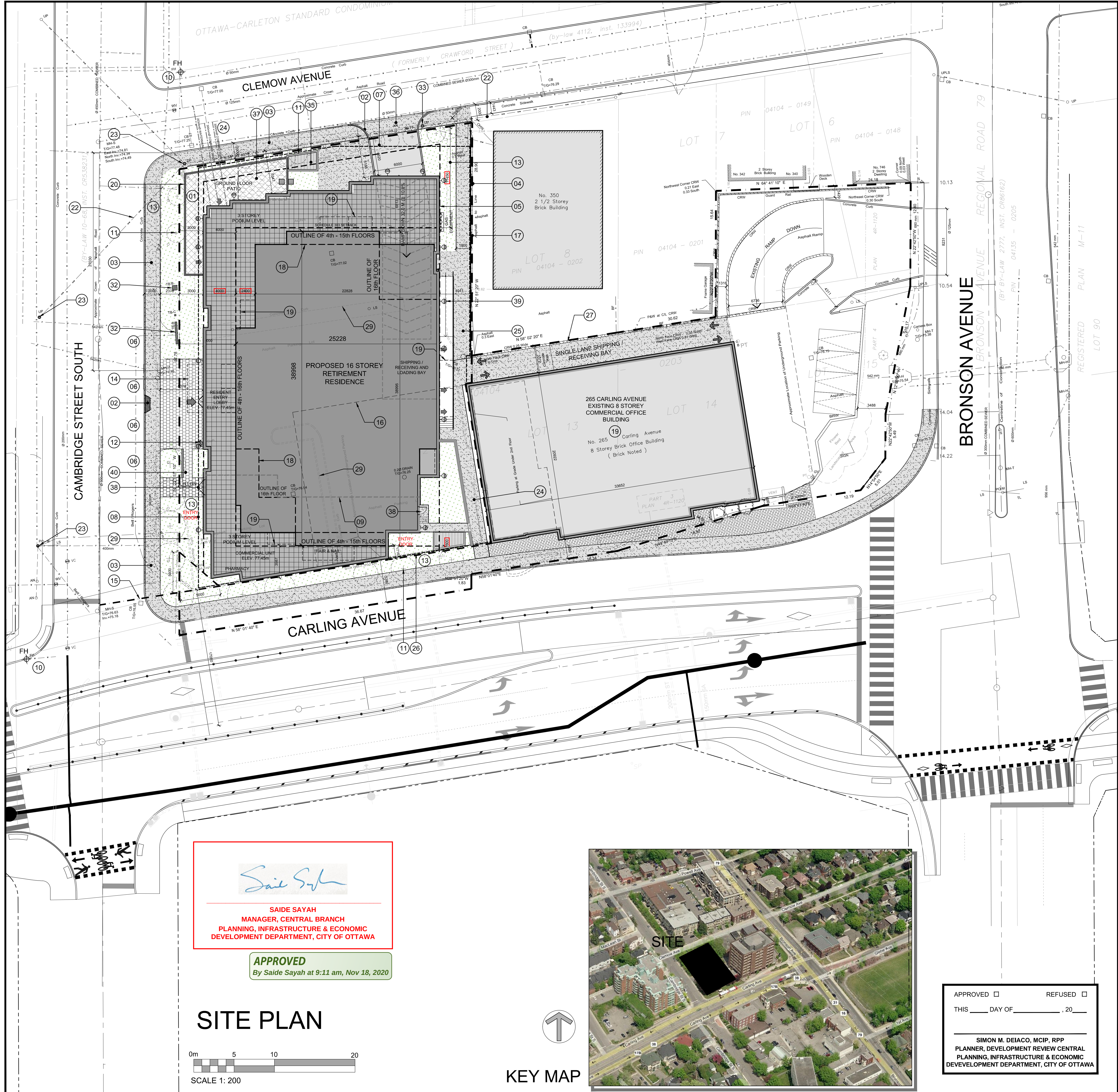




- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
  - CONCRETE UNIT PAVERS AT ENTRANCE
  - CONCRETE WALKING / DRIVING SURFACE
  - SOFT LANDSCAPING
  - TEMPORARY ASPHALT SURFACE
  - WALL MOUNTED LIGHT
  - TWO WAY VEHICLE CIRCULATION
  - MAIN ENTRANCE
  - COMMERCIAL ENTRANCE AND OR FIRE EXIT
  - BOLLARD STYLE BIKE RACK
  - PROPERTY LINE

- DRAWING NOTES**
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
  - DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS
  - EXISTING 1.5M CONCRETE CITY SIDEWALK TO BE REPLACED WITH NEW 2.0M TO CITY STANDARD
  - PROPERTY LINE
  - BUILDING SETBACK AS PER ZONING SCHEDULE #303
  - DESIGNATED NO PARKING LOADING ZONE (4 SPOTS)
  - VEHICLE ENTRANCE RAMP TO U/G PARKING GARAGE WITH TRENCH DRAIN
  - OUTLINE OF UNDERGROUND PARKING LEVELS
  - OUTLINE OF GROUND FLOOR COMMERCIAL UNITS
  - EXISTING FIRE HYDRANT
  - EXISTING TREES TO BE REMOVED
  - SIAMESE CONNECTION
  - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
  - GROUND FLOOR ENTRY CANOPY
  - ROAD WIDENING LIMIT
  - OUTLINE OF EXISTING UNDER GROUND PARKING STRUCTURE TO BE REMOVED
  - 1800mm HIGH PRIVACY FENCE
  - OUTLINE OF 16th FLOOR
  - OUTLINE OF PRIVATE TERRACE ABOVE
  - EXISTING 8 STOREY COMMERCIAL BUILDING
  - PRIVACY SCREEN / GUARD RAILINGS
  - EXISTING OVERHEAD HYDRO LINES
  - EXISTING UTILITY POLE
  - PROPOSED SERVICES LOCATION, SEE CIVIL
  - 1.8 M WIDE CONCRETE WALKWAYS
  - EXISTING 1200mm HT BRICK WALL TO BE REMOVED
  - EXISTING RETAINING WALL
  - UNIT PAVEMENT PATH TO COMMERCIAL ENTRY
  - EXISTING ASPHALT PARKING LOT / CURBING TO BE REMOVED
  - EXISTING PAD AND BUS SHELTER
  - EXISTING SITE SIDEWALK
  - EXISTING UTILITY BOX
  - EXISTING UTILITY POLE
  - EXISTING CONCRETE SIDEWALK
  - INTAKE & EXHAUST GRILLS
  - UTILITY POLE GUIDE WIRE ANCHOR POINT
  - CISTERN IN P1 LEVEL WITH ACCESS COVERS
  - COMMERCIAL ENTRY / EXIT DOOR
  - EXTERIOR LIGHTING
  - CONNECTION PATH WITH CURB AND STEP

**SURVEYOR**  
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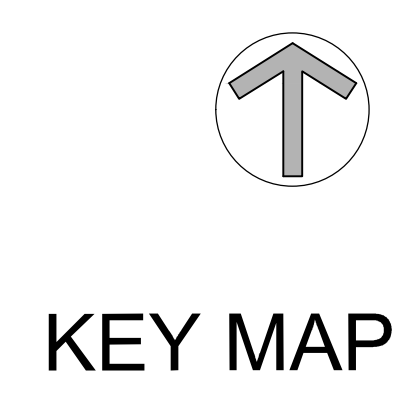
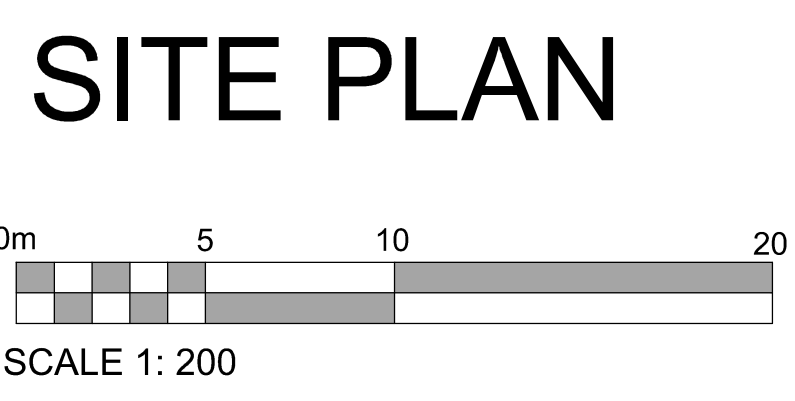
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| PROJECT INFORMATION                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                  |                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>ZONING</b>                                                                                                                                                                                                                                                                                                                                | Zoning By-Law 2008-250                                                                                                                                           | WEST - AM(2022) S303<br>EAST - AM(2022) H(28)                                                  |
| <b>SITE AREA</b>                                                                                                                                                                                                                                                                                                                             | 3,781.87 sq. m.<br>(40,708) sq. ft.                                                                                                                              |                                                                                                |
| <b>BUILDING HEIGHT</b>                                                                                                                                                                                                                                                                                                                       | 52.0 M                                                                                                                                                           |                                                                                                |
| <b>CAMBRIDGE STREET YARD SETBACK</b>                                                                                                                                                                                                                                                                                                         | 3.0 M                                                                                                                                                            |                                                                                                |
| <b>CLEMON AVENUE YARD SETBACK</b>                                                                                                                                                                                                                                                                                                            | 2.0 M                                                                                                                                                            |                                                                                                |
| <b>INTERIOR YARD SETBACK</b>                                                                                                                                                                                                                                                                                                                 | 4.0 M                                                                                                                                                            |                                                                                                |
| <b>AVERAGE GRADE</b>                                                                                                                                                                                                                                                                                                                         | 76.80 GEO. ELEV.                                                                                                                                                 |                                                                                                |
| <b>AMENITY SPACE</b>                                                                                                                                                                                                                                                                                                                         | ROOMING UNIT - 10% GFA =<br>DWELLING UNIT - 6.0 sq. m. PER UNIT =                                                                                                | 175.2 sq. m.<br>708.0 sq. m.                                                                   |
| PROJECT STATISTICS                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                  |                                                                                                |
| <b>BUILDING HEIGHT</b>                                                                                                                                                                                                                                                                                                                       | 52.0 M                                                                                                                                                           |                                                                                                |
| <b>AMENITY SPACE</b>                                                                                                                                                                                                                                                                                                                         | PRIVATE BALCONY =<br>1st FLOOR COMMUNAL EXTERIOR =<br>1st FLOOR COMMUNAL INTERIOR =<br>4th FLOOR COMMUNAL INTERIOR =<br>4th FLOOR COMMUNAL EXTERIOR =<br>TOTAL = | 748.0 sq. m.<br>284.9 sq. m.<br>112.1 sq. m.<br>701.7 sq. m.<br>448.6 sq. m.<br>2,295.5 sq. m. |
| <b>SITE COVERAGE - RETIREMENT HOME LAND ONLY</b>                                                                                                                                                                                                                                                                                             | BUILDING FOOTPRINT =<br>DRIVING SURFACE =<br>LANDSCAPE AREA =<br>TOTAL =                                                                                         | 64.5%<br>2.3%<br>33.2%<br>100.0%                                                               |
|                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                  | 1,369.6 sq. m.<br>48.3 sq. m.<br>704.35 sq. m.<br>2,122.25 sq. m.                              |
| GROSS BUILDING - AREAS                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                  |                                                                                                |
| (CITY OF OTTAWA'S ZONING DEFINITION)                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                  |                                                                                                |
| <b>PARKING LEVEL (TYPICAL)</b>                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                  | 0.0 sq. m.<br>(0) sq. ft.                                                                      |
| <b>GROUND FLOOR</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                  | 0.0 sq. m.<br>(0) sq. ft.                                                                      |
| <b>2nd &amp; 3rd FLOOR</b>                                                                                                                                                                                                                                                                                                                   | 2 x 875.9 sq. m.<br>2 x (6,426) sq. ft.                                                                                                                          | 1,751.8 sq. m.<br>(18,856) sq. ft.                                                             |
| <b>4th FLOOR - AMENITY</b>                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                  | 0.0 sq. m.<br>(0) sq. ft.                                                                      |
| <b>TYPICAL FLOORS (6 - 15)</b>                                                                                                                                                                                                                                                                                                               | 11 x 685.9 sq. m.<br>11 x (7,383) sq. ft.                                                                                                                        | 7,544.9 sq. m.<br>(81,213) sq. ft.                                                             |
| <b>16th FLOOR</b>                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                  | 575.0 sq. m.<br>(6,189) sq. ft.                                                                |
| <b>TOTAL AREA (ABOVE GRADE)</b>                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                  | 9,871.7 sq. m.<br>(106,258) sq. ft.                                                            |
| <b>EXISTING COMMERCIAL</b>                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                  | 3,911.0 sq. m.<br>(42,100) sq. ft.                                                             |
| UNIT STATISTICS                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                  |                                                                                                |
| <b>STUDIO - ROOMING UNIT</b>                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                  | 44                                                                                             |
| <b>1 BEDROOM - DWELLING UNIT</b>                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                  | 24                                                                                             |
| <b>1 BEDROOM + DWELLING UNIT</b>                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                  | 62                                                                                             |
| <b>2 BEDROOM - DWELLING UNIT</b>                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                  | 48                                                                                             |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                  | 168                                                                                            |
| <b>MEDICAL HEALTH / PERSONAL SERVICES</b>                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                  | 941.8 sq. m.<br>10,137 sq. ft.                                                                 |
| <b>MEDICAL HEALTH / PERSONAL SERVICES</b>                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                  | 220.0 sq. m.<br>2,370 sq. ft.                                                                  |
| CAR PARKING ZONING AREA "A"                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                  |                                                                                                |
| <b>REQUIRED</b>                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                  |                                                                                                |
| <b>EX OFFICE BLDG.</b>                                                                                                                                                                                                                                                                                                                       | - 1.0 PER 100m <sup>2</sup> OF G.F.A.                                                                                                                            | 39                                                                                             |
| <b>RESIDENCE</b>                                                                                                                                                                                                                                                                                                                             | - 0.25 PER UNIT (168 UNITS)                                                                                                                                      | 42                                                                                             |
| <b>VISITOR</b>                                                                                                                                                                                                                                                                                                                               | - NOT REQUIRED                                                                                                                                                   | 0                                                                                              |
| <b>MEDICAL HEALTH / PERSONAL SERVICES</b>                                                                                                                                                                                                                                                                                                    | - 1.0 PER 100m <sup>2</sup> OF G.F.A.                                                                                                                            | 9                                                                                              |
| <b>COMMERCIAL</b>                                                                                                                                                                                                                                                                                                                            | - NOT REQUIRED UNDER 500m <sup>2</sup>                                                                                                                           | 0                                                                                              |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                  | 94                                                                                             |
| <b>PROVIDED</b>                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                  |                                                                                                |
| <b>EX OFFICE BLDG.</b>                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                  | 97                                                                                             |
| <b>RESIDENCE</b>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                  | 78                                                                                             |
| <b>VISITOR</b>                                                                                                                                                                                                                                                                                                                               | - NOT REQUIRED                                                                                                                                                   | 12                                                                                             |
| <b>MEDICAL HEALTH / PERSONAL SERVICES</b>                                                                                                                                                                                                                                                                                                    | - 1.0 PER 100m <sup>2</sup> OF G.F.A.                                                                                                                            | 19                                                                                             |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                  | 206                                                                                            |
| LOCATION OF PARKING                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                  |                                                                                                |
| <b>EX OFFICE BUILDING AT GRADE</b>                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                  | 5                                                                                              |
| <b>EX OFFICE BUILDING P1 LEVEL</b>                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                  | 20                                                                                             |
| <b>PROPOSED BUILDING P1 LEVEL</b>                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                  | 16                                                                                             |
| <b>PROPOSED BUILDING P2 LEVEL</b>                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                  | 40                                                                                             |
| <b>PROPOSED BUILDING P3 LEVEL</b>                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                  | 41                                                                                             |
| <b>PROPOSED BUILDING P4 LEVEL</b>                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                  | 41                                                                                             |
| <b>PROPOSED BUILDING P5 LEVEL</b>                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                  | 43                                                                                             |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                  | 206                                                                                            |
| BICYCLE PARKING                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                  |                                                                                                |
| <b>REQUIRED</b>                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                  |                                                                                                |
| <b>ROOMING UNIT</b>                                                                                                                                                                                                                                                                                                                          | - 0.25 PER UNIT (50 UNITS)                                                                                                                                       | 13                                                                                             |
| <b>DWELLING UNIT</b>                                                                                                                                                                                                                                                                                                                         | - 0.25 PER UNIT (118 UNITS)                                                                                                                                      | 30                                                                                             |
| <b>MEDICAL HEALTH / PERSONAL SERVICES</b>                                                                                                                                                                                                                                                                                                    | - 1.0 PER 150m <sup>2</sup> OF G.F.A.                                                                                                                            | 1                                                                                              |
| <b>COMMERCIAL</b>                                                                                                                                                                                                                                                                                                                            | - 1.0 PER 250m <sup>2</sup> OF G.F.A.                                                                                                                            | 1                                                                                              |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                  | 45                                                                                             |
| <b>PROVIDED</b>                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                  |                                                                                                |
| <b>UNDERGROUND</b>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                  | 47                                                                                             |
| <b>EXTERIOR AT GRADE</b>                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                  | 2                                                                                              |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                  | 49                                                                                             |
| PROJECT DEVELOPER                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                |
| <b>Katasa</b><br>69 Rue Jean-Proulx, unit 301<br>Gatineau, QC J8Z 1W2<br>Tel: 819-771-2787<br>Fax: 819-412-0310                                                                                                                                                                                                                              |                                                                                                                                                                  |                                                                                                |
| LEGAL DESCRIPTION                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                |
| TOPOGRAPHICAL PLAN OF<br>LOTS 9, 10, 11, 12 and<br>PART OF LOTS 6, 7, 13, 14 and 15<br>REGISTERED PLAN 54<br>CITY OF OTTAWA<br>Prepared by Annis, O'Sullivan, Vollebek Ltd.                                                                                                                                                                  |                                                                                                                                                                  |                                                                                                |
| 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.<br>ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.<br>THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.<br>DO NOT SCALE DRAWINGS. |                                                                                                                                                                  |                                                                                                |
| <b>ARCHITECT</b>                                                                                                                                                                                                                                                                                                                             | <b>CLIENT</b>                                                                                                                                                    | <b>REVISIONS:</b>                                                                              |
| <b>rla/architecture</b>                                                                                                                                                                                                                                                                                                                      | <b>KATASA</b>                                                                                                                                                    |                                                                                                |
| <b>PROJECT TITLE:</b>                                                                                                                                                                                                                                                                                                                        | <b>275 CARLING AVENUE</b>                                                                                                                                        |                                                                                                |
| <b>SHEET TITLE:</b>                                                                                                                                                                                                                                                                                                                          | <b>SITE PLAN - PROPOSED STREET ALIGNMENT</b>                                                                                                                     |                                                                                                |
| <b>DRAWN:</b>                                                                                                                                                                                                                                                                                                                                | <b>CHECKED:</b>                                                                                                                                                  |                                                                                                |
| <b>RV</b>                                                                                                                                                                                                                                                                                                                                    | <b>R.L.A.</b>                                                                                                                                                    |                                                                                                |
| <b>SCALE:</b>                                                                                                                                                                                                                                                                                                                                | <b>SHEET No.</b>                                                                                                                                                 |                                                                                                |
| <b>1:200</b>                                                                                                                                                                                                                                                                                                                                 | <b>SP-2</b>                                                                                                                                                      |                                                                                                |
| <b>PROJECT No.</b>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                  |                                                                                                |
| <b>1628</b>                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                  |                                                                                                |

**SAIDE SAYAH**  
MANAGER, CENTRAL BRANCH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Saide Sayah at 9:11 am, Nov 18, 2020



APPROVED ☐ REFUSED ☐  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
**SIMON M. DEIACO, MCIP, RPP**  
PLANNER, DEVELOPMENT REVIEW CENTRAL  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA