



KEY PLAN

PROPERTY DESCRIPTION

24-STORY RESIDENTIAL BUILDING
 CITY OF OTTAWA PIN NUMBER: 04002 0008
 MUNICIPAL ADDRESS: 1330 Carling Avenue
 PART 1, PART OF BLOCK 8 REGISTERED PLAN 221 AND LOT 8 AND PART OF LOT 7 REGISTERED PLAN 529

SITE INFORMATION

LOT AREA: 1,968m²
 LOT FRONTAGE: 39.62m
 LOT DEPTH: 49.68m

BUILDING INFORMATION

BUILDING AREA: 1,106m²
 GROSS FLOOR AREA: 16,025m²
 PROPOSED USE: MIXED-USE RESIDENTIAL, HIGH-RISE

UNIT BREAKDOWN:

FLOORS 2:	9 UNITS	7- 1BD, 2- 2BD
FLOORS 3-5:	12 UNITS	1- STUDIO, 9- 1BD, 2- 2BD
FLOOR 6:	4 UNITS	1- STUDIO, 1- 1BD, 2- 2BD
TYPICAL FLOORS 7-24:	7 UNITS	2- STUDIO, 1- 1BD, 4- 2BD
TOTAL:	175 UNITS	40- STUDIO, 53- 1 BD, 82- 2 BD

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
LOT AREA	No minimum	
LOT WIDTH	No minimum	
FRONT YARD SETBACK	0m	0m (as per road widening)
MINIMUM INTERIOR SIDE YARD SETBACK	0m	0.4m
MINIMUM REAR YARD SETBACK	3m for the first 20m from Archibald, 7.5m otherwise	13.9m
MAXIMUM BUILDING HEIGHT	Within 20m of rear lot line: 18.5m Beyond 20m of rear lot line: 77m	Commercial Ground Floor 1(5.8m) Residential 23(70.6m) Total 24(76.4m)
GROUND FLOOR HEIGHT/GLAZING	4.5m & min. 50% glazing on Carling and Archibald	4.5m ground floor height 74% glazing on Carling Avenue 52% glazing on Archibald Street
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	15% = 295m ² 3m buffer between parking lots and lot lines (10-99 parking spaces)	17.8% = 350.8m ²
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	Residential: 0.22 spaces/unit [175 x 0.22 = 39] Residential visitor: 0.1 unit after first 12 units [163 x 0.1 = 16] Min. 2 and Max. 8 parking spaces for non-residential uses.	63 SPACES TOTAL VISITOR = 16 RESIDENTIAL = 39 COMMERCIAL = 8 PARKING AREA: 498m ² LANDSCAPE AREA: 92m ²
LOADING	1 space for 2,000-4,999m ² non-residential GFA	1 SPACE
AMENITY AREA REQUIREMENTS	6m ² per unit 50% communal and at least one area of min. 54m ² Total = 1,050m ²	COMMUNAL AMENITY: 525m ² BALCONIES: 815m ² TOTAL AMENITY: 1,362m ²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 88 1/250m ² non-residential GFA	172 SPACES + 4 EXTERIOR

LEGEND

- ASPHALT PAVING
- CONCRETE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW BOARD FENCE REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FIRE HYDRANT: REFER TO CIVIL
- CATCH BASIN
- MANHOLE
- FLOOR DRAIN
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- LIGHT STANDARD
- DEPRESSED CURB
- SOFT LANDSCAPING REFER TO LANDSCAPE
- UNIT PAVERS REFER TO LANDSCAPE
- EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
- NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
- FIRE DEPARTMENT CONNECTION
- EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
- NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'E INDICATES EXISTING TO REMAIN

No.	Date	Émis par / Issued
1	2020-01-24	PRECONSULTATION
2	2020-02-26	COORDINATION
3	2020-03-26	COORDINATION
4	2020-04-17	SITE PLAN CONTROL
5	2020-11-26	SITE PLAN CONTROL RESPONSE
6	2021-08-16	COORDINATION
7	2021-09-26	COORDINATION
8	2021-12-22	SITE PLAN CONTROL RESPONSE

PROPOSED SITE

Gino J. Aiello landscape architect
 www.GJALA.com
 GINO@GJALA.COM (613) 852-1343
 110 Dicksbury Road Unit #9 | Ottawa, Ontario | K2T1C2

McINTOSH PERRY

figuri

FIGURIO ASSOCIATION OF ARCHITECTS
 ROBERTO CAMPOS LUCENCE 7401

MIXED-USE RESIDENTIAL BUILDING

1330 Carling Avenue
Ottawa, ON

SITE PLAN

Designé par / Drawn by: MD
 Vérifié par / Verified by: RC
 Échelle / Scale: AS SHOWN

No. projet / Project number: 1956
 No. dessin / Drawing number: [blank]
 Révision / Revision: [blank]

Date de création du dessin / Drawing creation date: 2020-01-06

A-105