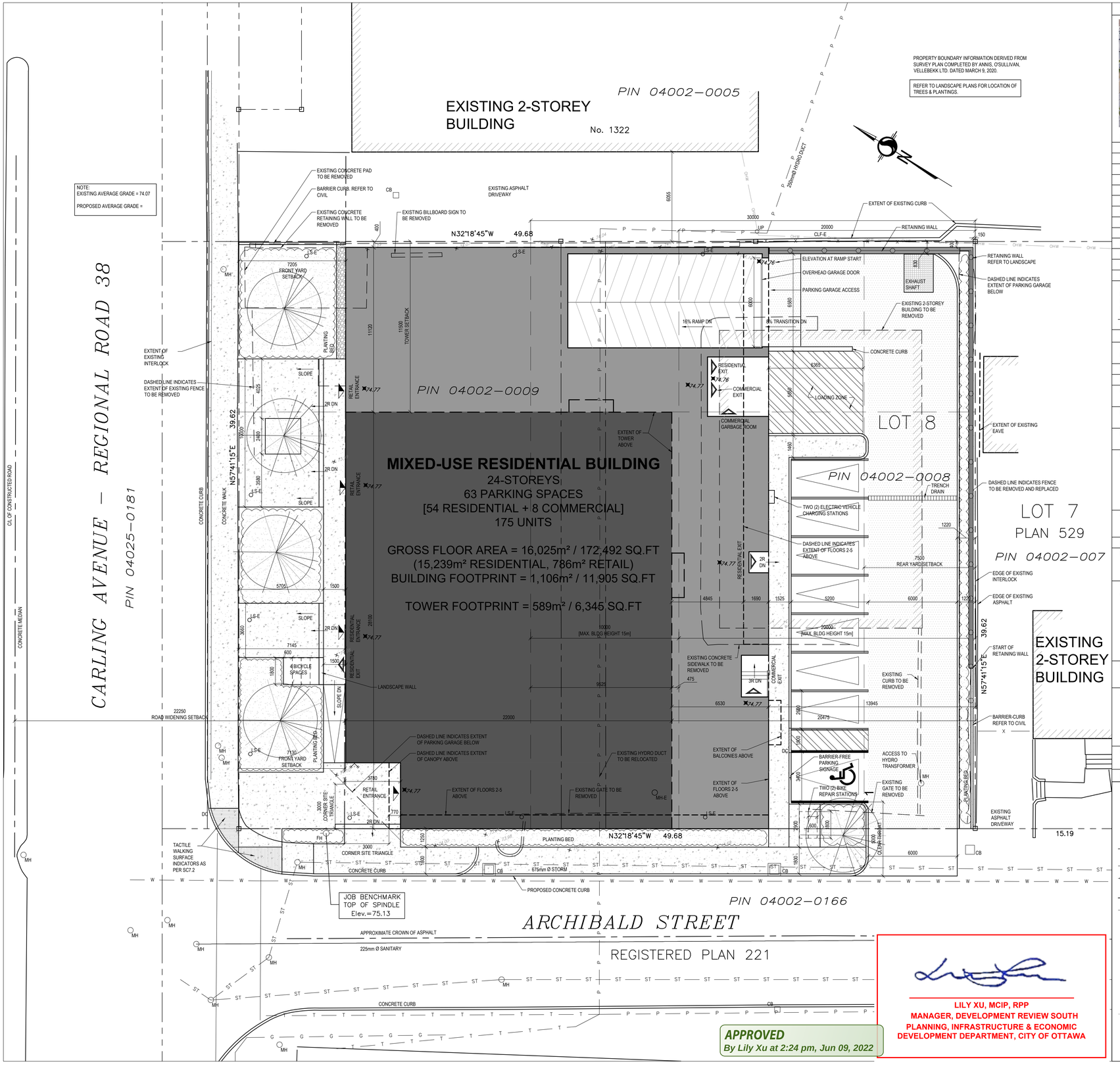


APPROVED
By Lily Xu at 2:24 pm, Jun 09, 2022

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

## KEY PLAN

## PROPERTY DESCRIPTION

| | |
|---|---|
| 24-STOREY 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: | 1,969m² |
| 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 — AM10

| 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<br>Beyond 20m of rear lot line: 77m | Commercial Ground Floor 1(5.8m)<br>Residential 23(70.6m)<br>Total 24(76.4m)<br><br>Within 20m of R4 zone: 18.3m<br>20-30m from R4 zone: 74.8m |
| GROUND FLOOR HEIGHT/GLAZING | 4.5m & min. 50% glazing on Carling and Archibald | 4.5m ground floor height<br>74% glazing on Carling Avenue<br>52% glazing on Archibald Street |
| MAXIMUM FLOOR SPACE INDEX | N/A | |
| LANDSCAPED AREA | 15% = 295m²<br>3m buffer between parking lots and lot lines (10-99 parking spaces) | 17.8% = 350.8m² |
| VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A) | Residential: 0.22 spaces/unit [175 x 0.22 = 39]<br>Residential visitor: 0.1/unit after first 12 units [163 x 0.1 = 16]<br><br>Min. 2 and Max. 8 parking spaces for non-residential uses. | 63 SPACES TOTAL<br>VISITOR = 16<br>RESIDENTIAL = 39<br>COMMERCIAL = 8<br><br>PARKING AREA: 498m²<br>LANDSCAPE AREA: 92m² |
| LOADING | 1 space for 2,000-4,999m² non-residential GFA | 1 SPACE |
| AMENITY AREA REQUIREMENTS | 6m² per unit<br>50% communal and at least one area of min. 54m²<br>Total = 1,050m² | COMMUNAL AMENITY: 525m²<br>BALCONIES: 815m²<br>TOTAL AMENITY: 1,362m² |
| BICYCLE PARKING SPACES | 0.5 per dwelling unit =88<br>1/250m² non-residential GFA | 172 SPACES + 4 EXTERIOR |

## LEGEND

- ASPHALT PAVING
- HEAVY DUTY ASPHALT
- CONCRETE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW BOARD FENCE REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH — FIRE HYDRANT. REFER TO CIVIL
- CB — CATCH BASIN
- MH — MANHOLE
- FLOOR DRAIN
- UTILITY POLE
- OHW — OVERHEAD UTILITY WIRES
- L.S. — LIGHT STANDARD
- DC — 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
- 77.70 — EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- 58.84 — NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

| No. | Date | Émis pour / Object |
|---|---|---|
| 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 |
| 9 | 2022-03-11 | SITE PLAN CONTROL RESPONSE |
| – | --- | --- |
| – | --- | --- |
| – | --- | --- |
| – | --- | --- |
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| – | --- | --- |
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| – | --- | --- |

Ingénieur / Engineer
(Mécanique & Électricité / Mechanical & Electrical )

Ingénieur / Engineer
(Structure / Structure )

Architecte/ Architect
(paysagiste / Landscape)

Gino J. Aiello landscape architect
www.GJALA.com
GINO@GJALA.com (613) 852 1345
110 Didsbury Road Unit #9 | Ottawa Ontario | K2T0C2

Ingénieur / Engineer
(Civil / Civil )

McINTOSH PERRY

Client / Client

Architecte / Architect
fig. 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

Collectif d'architectes / Architects Collective

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613 695-6122

www.figurr.ca

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Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

*Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.*

Projet / Project

# MIXED-USE RESIDENTIAL BUILDING

1330 Carling Avenue

Ottawa, ON

Titre / Title

## SITE PLAN

| | |
|---|---|
| Dessiné par / Drawn by: MD | No. projet / Project number: 1956 |
| Vérifié par / Verified by: RC | No. dessin / Drawing number: A-105 |
| Échelle / Scale: AS SHOWN | Révision / Revision: 0 |
| Date de création du dessin / Drawing creation date: 2020-01-06 | |

D07-12-20-0063

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