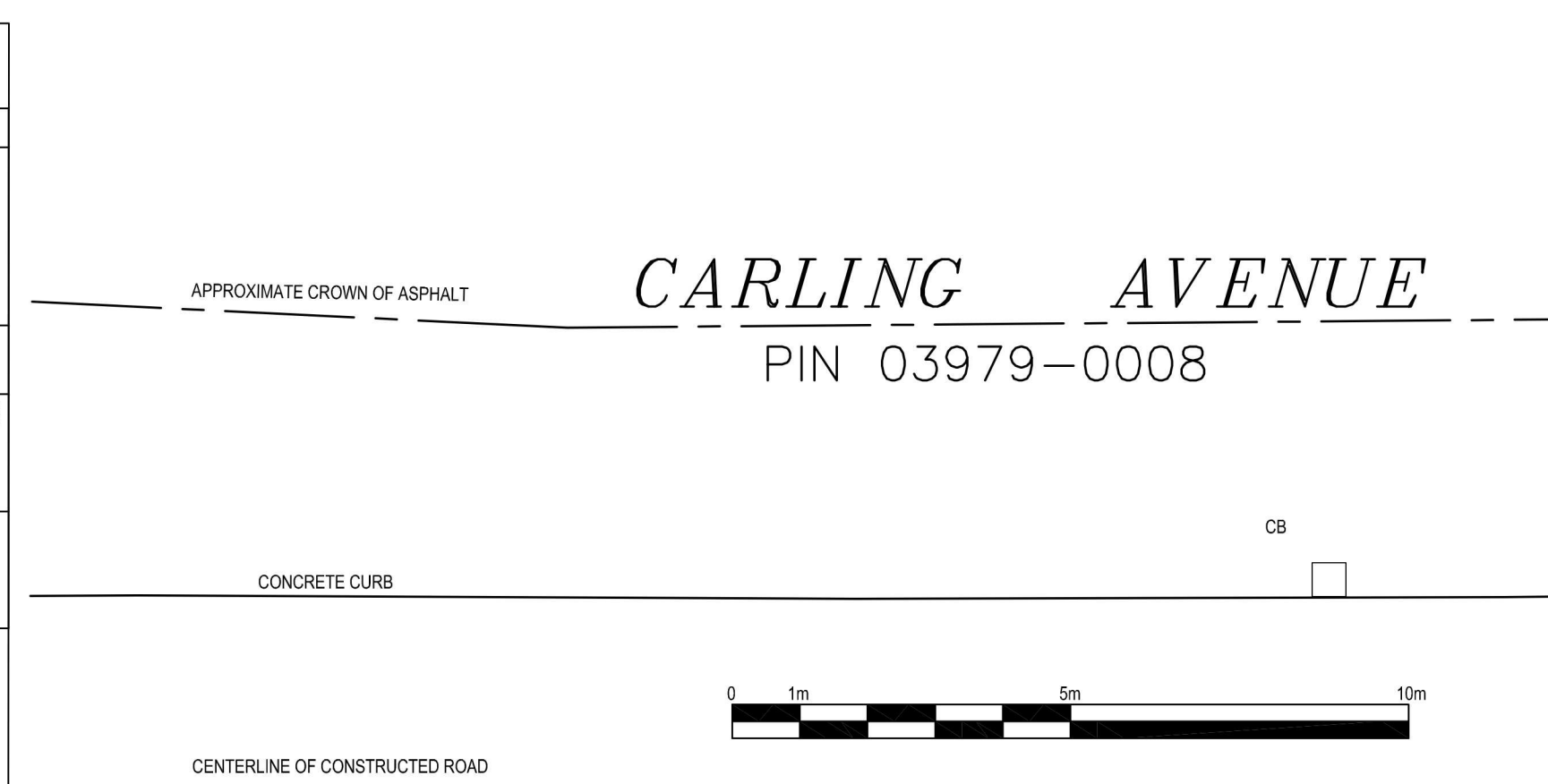


LOT INFORMATION		
APARTMENT DWELLING ON LOT		
PROPOSED (NEW):	21 UNITS	
1983, 1967, 1951 CARLING:	35 UNITS	
TOTAL:	56 UNITS	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 12	27 SPACES (EXIST.) 1 ACCESSIBLE 5 SPACES (NEW)
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 5 SPACES	2 SPACES (EXIST.) 1 SPACE (NEW)



PROPERTY DESCRIPTION

3-STORY RESIDENTIAL BUILDING
CITY OF OTTAWA PIN NUMBER: 03979-0011
MUNICIPAL ADDRESS: 1983 Carling Avenue

SITE INFORMATION

LOT AREA: ORIGINAL LOT = 4713.41m² / PROPOSED SEVERED LOT = 991.95m²
LOT FRONTAGE: 124.33m
LOT DEPTH: 39.02m (E) and 39.65m (W)

BUILDING INFORMATION

BUILDING AREA: 383m²
BUILDING FLOOR AREA: 1584m²
PROPOSED USE: APARTMENT DWELLING, LOW-RISE

UNIT BREAKDOWN:
BASEMENT FLOOR: 4 UNITS
FIRST FLOOR: 5 UNITS
SECOND FLOOR: 6 UNITS
THIRD FLOOR: 6 UNITS
TOTAL: 21 UNITS

ZONING TABLE	AM10 H(20)	REQUIRED	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250			
MINIMUM LOT AREA	NONE		4713.41m ²
MINIMUM LOT WIDTH	NONE		39.02m
FRONT YARD SETBACK	0m		6.79m to property line 0m to road widening 2.695m
CORNER YARD SETBACK			
MINIMUM INTERIOR SIDE YARD SETBACK	Abutting a street: 3m All other cases: NONE Abutting a residential zone: 7.5m		1.81m
MINIMUM REAR YARD SETBACK	7.5m		8.23m
MAXIMUM BUILDING HEIGHT	In area up to and including 20m from property line: 11m In area over 20m from property line: 20m		11.98m
HYDRO SETBACK	5m		5.00m
MAXIMUM FLOOR SPACE INDEX	N/A		
GLAZING REQUIREMENTS	50% OF FRONT FACADE, MEASURED FROM GRADE TO 4.5m HEIGHT		37m ² of 74.6m ² 50%
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 5 SPACES		5 SPACES
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 1 SPACE		1 SPACES
PARKING AREA AND SURROUNDING LANDSCAPING	15% MIN OF 486m ² = 72.9m ²		16.5% = 80m ²
AMENITY AREA REQUIREMENTS	Table 137 - Apartment building, low-high rise over 4 units: 6m ² per dwelling unit = 126m ² 50% Communal = 63m ²		150m ² EXTERIOR ROOFTOP AMENITY
BICYCLE PARKING SPACES	Table 111a - Apartment dwelling, low-rise: 0.5 per dwelling unit = 11		6 STACKED INTERIOR STORAGE SPACES (12 TOTAL)

LEGEND

- SOFT LANDSCAPING
- UNIT PAVERS REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- RIVERSTONE REFER TO LANDSCAPE
- 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
- 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)
- EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No. Date Émis pour / Object

1	19/02/2018	CLIENT REVIEW
2	16/09/2021	SITE PLAN CONTROL
3	29/04/2022	CLIENT REVIEW
4	13/02/2022	CLIENT REVIEW
5	23/08/2022	CLIENT REVIEW
6	12/02/2022	SPC RESPONSE 1

PROPOSED SITE

PROPOSED 3-STORY RESIDENTIAL BUILDING

1983 CARLING AVENUE

ARCHITECTE / ARCHITECT
Roberto Campos
7401

PROJET / PROJECT
3-STORY RESIDENTIAL BUILDING

1983 CARLING AVENUE

TITRE / TITLE
SITE PLAN

Construé par / Drawn by: No. projet / Project number: 2044
Auteur
Vérifié par / Verified by: No. dessin / Drawing number: 6
Checkeur
Échelle / Scale

Date de création du dessin / Drawing creation date: 05/23/18

A105