



DEVELOPMENT STATISTICS

ZONING		AM10
SITE AREA		
Total Site Area:		18,559m²
SETBACKS		REQUIRED PROVIDED
F.Y.	0m	Road widening
C.Y. (A/B)	0m	3.5m
C.Y. (C/D)	3m	5m
R.Y.	7.5m	11.5m/26m
HEIGHT		Storeys
Commercial Ground Floor:		1(6m)
A/B/C		20/22/20
D/C		8
Total:		20

RESIDENTIAL UNITS	
Building A	195
Building B	215
Building C	273
Building D	108
Building E	108

TOTAL: 899  
\*Unit counts as provided by the architects

ESTIMATED GFA	RETAIL	RESIDENTIAL
Building A	850m²	12,589m²
Building B	645m²	13,804m²
Building C	1,109m²	16,571m²
Building D		7,715m²
Building E		8,051m²

TOTAL: 2,604m² 58,730m²  
\*Assumes an 85% efficiency

PARKING	Above Ground
	49

NOTES

- Assumes a typical residential floor height of 3m. Assumes a minimum commercial ground floor height of 6m.
- For the purposes of this concept, an average unit size of 75m² (800sf) is used to calculate the approximate number of units.
- GFA: Assumes 85% efficiency for apartment buildings. Areas are approximate.  
\* Building includes interior amenity areas for the residents;

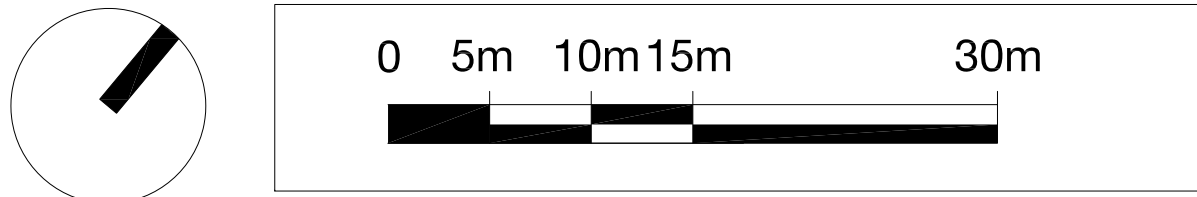
APPROVED  
By herweydo at 3:29 pm, Jan 16, 2019

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PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

1354-1376  
CARLING AVE,  
OTTAWA  
CONCEPT SITE PLAN

LEGEND

- PROPERTY LINE
- PHASING LINE
- EXISTING HOTEL
- ORIGINAL PROPERTY LINE
- ROAD WIDENING (477m²)
- SEWER EASEMENT (116m²)



8	UPDATED STATS	2018.06.20	EL
8	ADJUSTED BUILDING B	2018.05.23	EL
7	UPDATED UNIT COUNTS	2018.04.20	RP
6	ACCESS ROAD THROAT	2018.04.18	RP
5	FOR CLIENT REVIEW	2018.01.30	EL
4	FOR CLIENT REVIEW	2017.11.10	RP
3	FOR CLIENT REVIEW	2017.09.13	RP
2	REVIEW	2017.09.12	RP
1	DRAWING	2017.09.07	RP

CREATED BY: RP  
REVIEWED BY: PB  
DATE: 2018.04.20

CLIENT  
HOLLOWAY LODGING CORPORATION

FOTENN  
Planning + Design

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