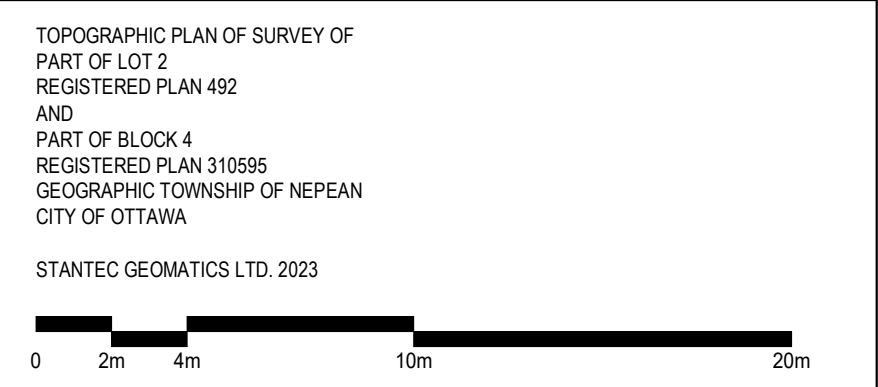


2
SP-01 LOCATION PLAN
SCALE: NTS

SITE PLAN SYMBOLS LEGEND			
	BUILDING ENTRANCE		FIRE DEPARTMENT CONNECTION
	BUILDING EXIT		FIRE HYDRANT
	BICYCLE PARKING		EXISTING UTILITY POLE TO REMAIN
	PROPERTY LINE		RAISED PLANTER
	SETBACK LINE		
	INTERLOCKING STONE PAVERS		



1
SP-01 SURVEY INFO
SCALE: 1 : 200

SITE PLAN NOTES	
1	ASPHALT
2	EXISTING STRUCTURE TO BE DEMOLISHED
3	CONCRETE SIDEWALK
4	SOFT LANDSCAPING
5	DEPRESSED CURB
6	EXISTING RETAINING WALL
7	2m HIGH WOOD PRIVACY FENCE
8	CANOPY/BUILDING ABOVE
9	HARD LANDSCAPING
10	RAILING AROUND PARKING RAMP PERIMETER
11	BENCH
12	PRIVATE TERRACE
13	CURB RAMP

OWNER
INSIDE EDGE PROPERTIES
464 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z3

ARCHITECT
PROJECT1 STUDIO
260 ST. PATRICK ST, SUITE 300
OTTAWA, ON, K1N 5K5

PLANNER
FOTENN PLANNING + DESIGN
396 COOPER ST SUITE, SUITE 300
OTTAWA, ON, K2P 2H7

CIVIL ENGINEER
LRL ENGINEERING
5430 CANOTEK RD
OTTAWA, ON, K1J 9G2

SURVEYOR
STANTEC GEOMATICS LTD.
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ON, K2C 0A9

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1	ISSUED FOR COORDINATION	2023-10-30

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Ottawa, ON K2A 0Y2

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2213	NOTED	JH/BH	RMK

SITE PLAN

SP-01

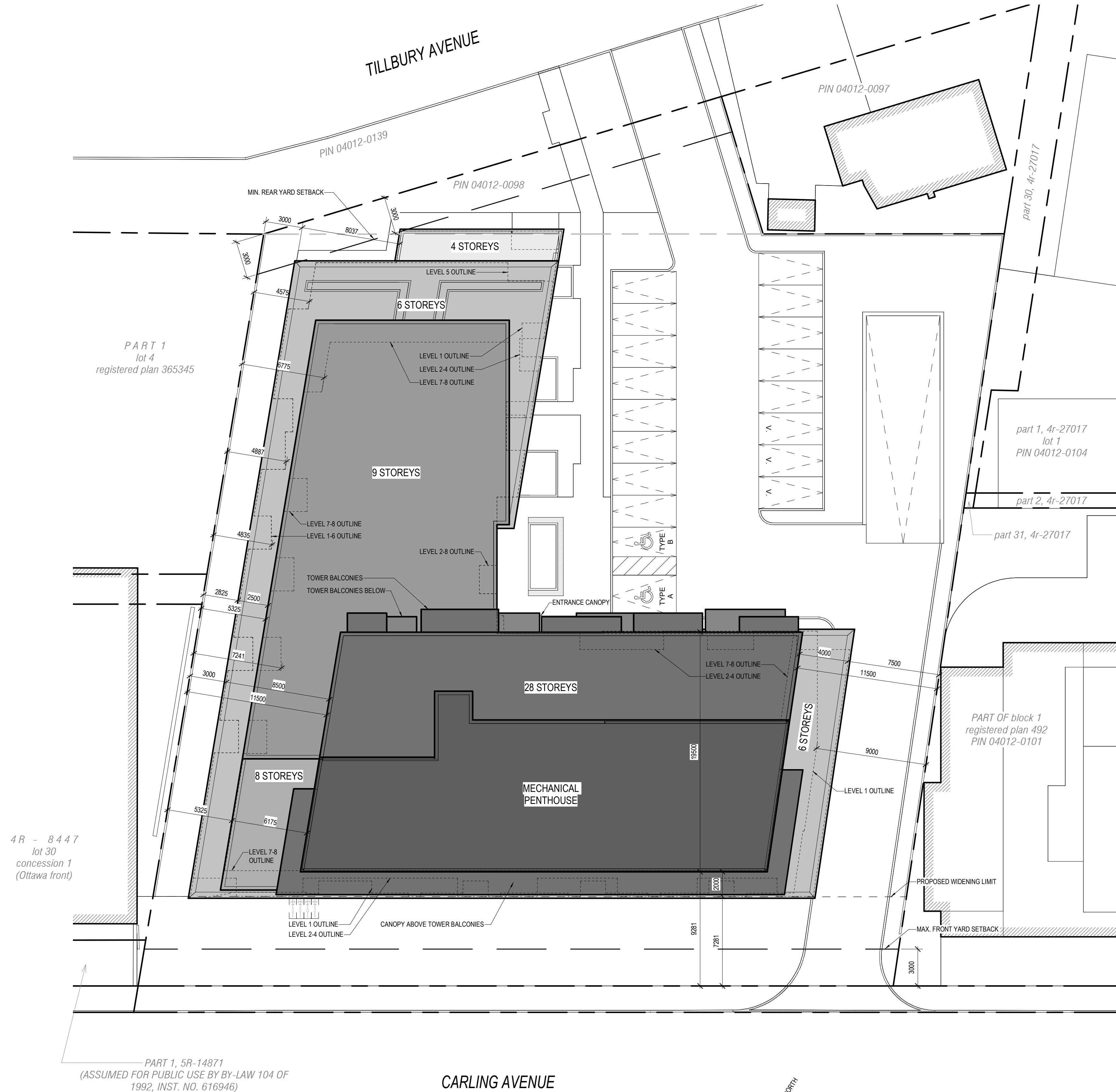
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SP-01 SITE PLAN
SCALE: 1 : 200

UNIT COUNT																															
NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	LVL 08	LVL 09	LVL 10	LVL 11	LVL 12	LVL 13	LVL 14	LVL 15	LVL 16	LVL 17	LVL 18	LVL 19	LVL 20	LVL 21	LVL 22	LVL 23	LVL 24	LVL 25	LVL 26	LVL 27	LVL 28	TOTAL COUNT	PERCENTAGE	
1-BED	3	6	6	6	6	6	8	8	7	5	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	133	36%	
1-BED + DEN	3	7	7	7	7	7	5	5	5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	72	19%	
2-BED	2	5	5	5	6	6	5	5	4	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	136	37%	
2-BED + DEN	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1%		
STUDIO	0	5	5	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	7%		
TOTAL	9	24	24	24	24	24	18	18	16	9	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	370	100%	

RETAIL UNIT COUNT			
NUMBER	UNIT TYPE	AREA	AREA (SF)
R1	RETAIL UNIT 1	91.17 m²	981 SF
R2	RETAIL UNIT 2	93.20 m²	1003 SF
R3	RETAIL UNIT 3	80.98 m²	872 SF
R4	RETAIL UNIT 4	96.43 m²	1027 SF
TOTAL		360.78 m²	3883 SF

PARKING SCH. (VEHICLE)	
TYPE	COUNT
RESIDENT	161
RETAIL/DROP-OFF AT-GRADE	15
VISITOR	36
TOTAL	212

PARKING SCH. (BICYCLE)	
LEVEL	COUNT
LEVEL P1	50
GRADE	4
LEVEL 01	146
TOTAL	202



Site Statistics		
Current Zoning Designation:	AM10	
Lot Width:	61.45m	
Total Lot Area:	3949.9m²	
Average Existing Grade:	173.21m	
Gross Floor Area:	27380.02m²	
Building Area:	1635.5m²	
Floor Space Index:	6.93	
Proposed Development - 28 Storey High-Rise Apartment Building		
No. of units 370 Units		
Zoning Mechanism	Required	Provided
Minimum Lot Area Table 105 (a)	No Minimum	3951.9m²
Minimum Lot Width Table 105 (b)	No Minimum	61.45m
Min. Front Yard Setback Table 105 (c)(i)	No Minimum	7.3m
Max. Front Yard Setback Section 105 (10)(b)(i)	3m	7.3m
Corner Side Yard Setback Table 105 (c)(i)	No Minimum	-
Min. Rear Yard Setback Table 105 (e)(i)	3m	3m
Min. Interior Side Yard Setback Table 105 (d)(i)	No Minimum	7.3m (East) 3m (West)
Maximum Building Height Section 105 (10)(i)	≤20m from a rear lot abutting a R1, R2, R3, R4 : 11m >20m-30m from a rear lot abutting a R1, R2, R3, R4 : 20m Otherwise: 30m	28.7m 28.7m 86.0m
Total Amenity Area Table 137(3)(ii)	2220m² 6m² / unit for 370 units	4595m²
Communal Amenity Area Table 137(5)(iii)	1110m² Min. 50% of Total Amenity Area	1124m²
Parking Requirements (Residential)		
Minimum Parking Spaces 101 (Sch. 1A - Area Y)	161 Spaces 0 spaces for first 12 units - Section 101(4)(b) 0.5 spaces / unit for 358 units - Table 101(R15)(ii) - 10% Section 101(6)(c)	161 Spaces
Minimum Visitor Parking Spaces 101 (Sch. 1A - Area Y)	36 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 358 units - Table 102(ii)	36 Spaces
Parking Requirements (Retail)		
Minimum Parking Spaces 101 (Sch. 1A - Area Y)	0 Spaces Section 101(4)(i)	15 Spaces
Bicycle Parking Rates		
Minimum Bicycle Parking Spaces (Residents) Table 111A (Sch. 1 - Area B)	186 Spaces 0.5 spaces / unit for 370 units(111A(b)(ii))	198 Spaces
Minimum Bicycle Parking Spaces (Retail) Table 111A (Sch. 1 - Area B)	2 Spaces 1 space / 250m² x 368m²(111A(e))	4 Spaces

AMENITY SCHEDULE (COMMUNAL)			
LEVEL	NAME	AREA	AREA (SF)
LEVEL 01	AMENITY - SHARED WORKSPACE	87.44 m²	941 SF
LEVEL 01	EXT. AMENITY AREA	409.38 m²	4407 SF
LEVEL 09	LEVEL 9 AMENITY ROOM	77.92 m²	839 SF
LEVEL 09	LEVEL 9 TERRACE (AMENITY)	78.29 m²	843 SF
LEVEL 10	LEVEL 10 TERRACE (AMENITY)	380.85 m²	4099 SF
LEVEL 10	LEVEL 10 AMENITY ROOM	90.24 m²	971 SF
TOTAL		1124.12 m²	12100 SF

AMENITY SCHEDULE (PRIVATE)		
LEVEL	AREA	AREA (SF)
LEVEL 01	49.37 m²	531 SF
LEVEL 02	92.15 m²	992 SF
LEVEL 03	96.51 m²	1039 SF
LEVEL 04	96.51 m²	1039 SF
LEVEL 05	127.37 m²	1371 SF
LEVEL 06	96.32 m²	1037 SF
LEVEL 07	228.95 m²	2464 SF
LEVEL 08	117.02 m²	1260 SF
LEVEL 09	130.38 m²	1403 SF
LEVEL 10	114.21 m²	1229 SF
LEVEL 11	130.21 m²	1402 SF
LEVEL 12	131.85 m²	1419 SF
LEVEL 13	125.95 m²	1356 SF
LEVEL 14	128.31 m²	1381 SF
LEVEL 15	131.85 m²	1419 SF
LEVEL 16	127.85 m²	1376 SF
LEVEL 17	128.31 m²	1381 SF
LEVEL 18	131.85 m²	1419 SF
LEVEL 19	128.31 m²	1381 SF
LEVEL 20	127.85 m²	1376 SF
LEVEL 21	130.21 m²	1402 SF
LEVEL 22	125.95 m²	1356 SF
LEVEL 23	131.85 m²	1419 SF
LEVEL 24	128.31 m²	1381 SF
LEVEL 25	127.85 m²	1376 SF
LEVEL 26	131.85 m²	1419 SF
LEVEL 27	125.95 m²	1356 SF
LEVEL 28	128.31 m²	1381 SF
TOTAL	3471.44 m²	37366 SF

RENTABLE AREA (RESIDENTIAL)			
LEVEL	AREA	AREA (SF)	TOTAL
LEVEL 01	591.76 m²	6370 SF	9
LEVEL 02	1446.68 m²	15672 SF	24
LEVEL 03	1446.68 m²	15672 SF	24
LEVEL 04	1446.68 m²	15672 SF	24
LEVEL 05	1413.36 m²	15213 SF	24
LEVEL 06	1413.36 m²	15213 SF	24
LEVEL 07	1053.94 m²	11345 SF	18
LEVEL 08	1053.94 m²	11345 SF	18
LEVEL 09	936.22 m²	10077 SF	16
LEVEL 10	557.69 m²	6003 SF	9
LEVEL 11	655.12 m²	7052 SF	10
LEVEL 12	655.12 m²	7052 SF	10
LEVEL 13	655.12 m²	7052 SF	10
LEVEL 14	655.12 m²	7052 SF	10
LEVEL 15	655.12 m²	7052 SF	10
LEVEL 16	655.12 m²	7052 SF	10
LEVEL 17	655.12 m²	7052 SF	10
LEVEL 18	655.12 m²	7052 SF	10
LEVEL 19	655.12 m²	7052 SF	10
LEVEL 20	655.12 m²	7052 SF	10
LEVEL 21	655.12 m²	7052 SF	10
LEVEL 22	655.12 m²	7052 SF	10
LEVEL 23	655.12 m²	7052 SF	10
LEVEL 24	655.12 m²	7052 SF	10
LEVEL 25	655.12 m²	7052 SF	10
LEVEL 26	655.12 m²	7052 SF	10
LEVEL 27	655.12 m²	7052 SF	10
LEVEL 28	655.12 m²	7052 SF	10
TOTAL	23152.50 m²	248211 SF	370

GROSS FLOOR AREA (OBC)		
LEVEL	AREA	AREA (SF)
LEVEL 01	1638.60 m²	17505 SF
LEVEL 02	1634.03 m²	17589 SF
LEVEL 03	1634.03 m²	17589 SF
LEVEL 04	1634.03 m²	17589 SF
LEVEL 05	1600.12 m²	17230 SF
LEVEL 06	1600.72 m²	17230 SF
LEVEL 07	1231.48 m²	13296 SF
LEVEL 08	1231.48 m²	13296 SF
LEVEL 09	1187.00 m²	12777 SF
LEVEL 10	736.41 m²	7927 SF
LEVEL 11	736.41 m²	7927 SF
LEVEL 12	736.41 m²	7927 SF
LEVEL 13	736.41 m²	7927 SF
LEVEL 14	736.41 m²	7927 SF
LEVEL 15	736.41 m²	7927 SF
LEVEL 16	736.41 m²	7927 SF
LEVEL 17	736.41 m²	7927 SF
LEVEL 18	736.41 m²	7927 SF
LEVEL 19	736.41 m²	7927 SF
LEVEL 20	736.41 m²	7927 SF
LEVEL 21	736.41 m²	7927 SF
LEVEL 22	736.41 m²	7927 SF
LEVEL 23	736.41 m²	7927 SF
LEVEL 24	736.41 m²	7927 SF
LEVEL 25	736.41 m²	7927 SF
LEVEL 26	736.41 m²	7927 SF
LEVEL 27	736.41 m²	7927 SF
LEVEL 28	736.41 m²	7927 SF
TOTAL	27380.92 m²	294726 SF

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PROJECT STATISTICS AND
ZONING INFORMATION

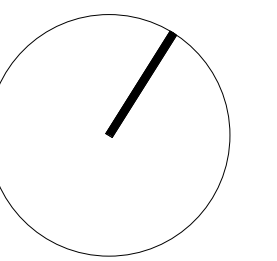


1 FLOOR PLAN - LEVEL 01
A101 SCALE: 1 : 125

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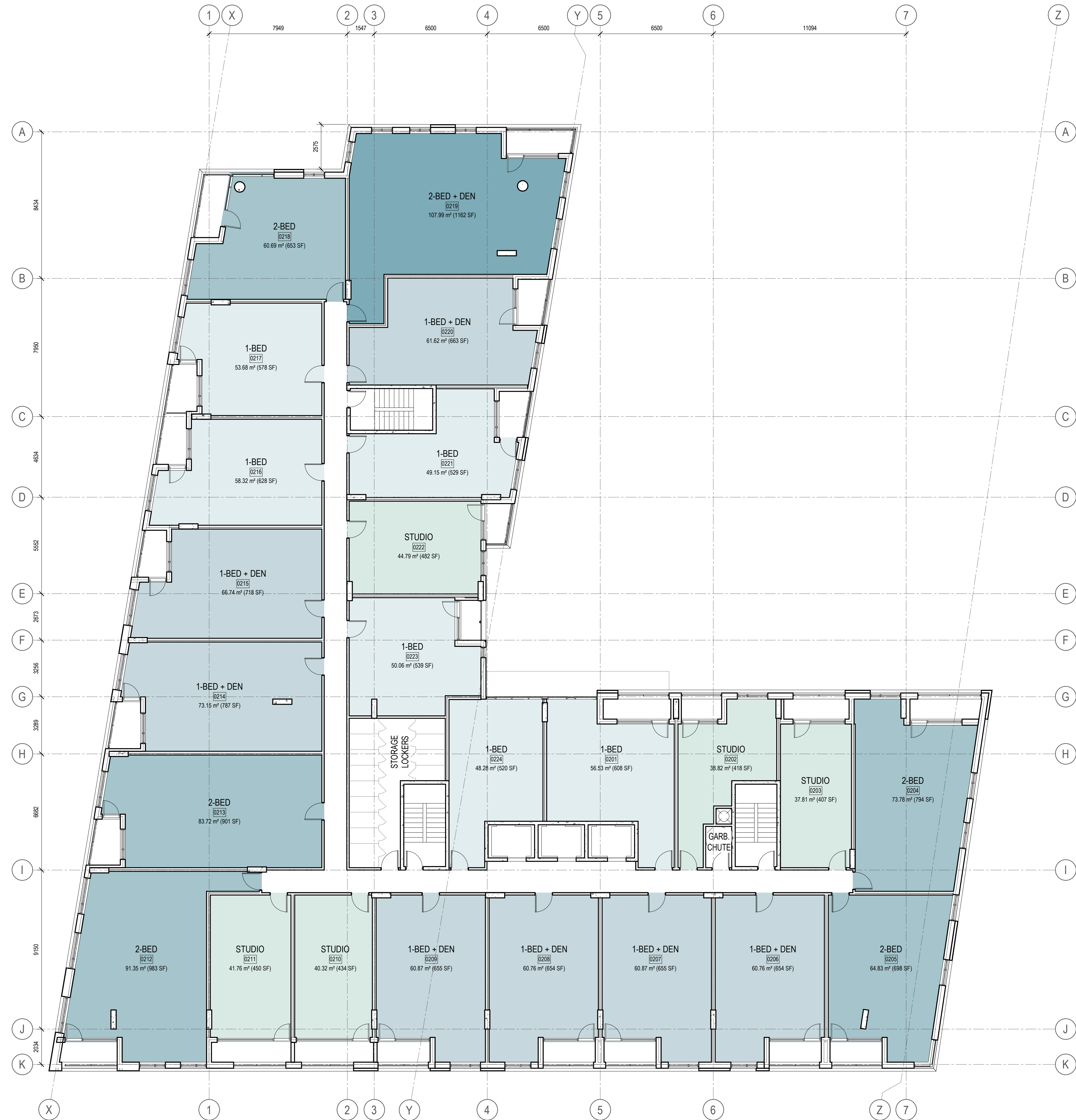
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[613.884.9939] [mail@project1studio.ca]

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FLOOR PLAN LEVEL 01

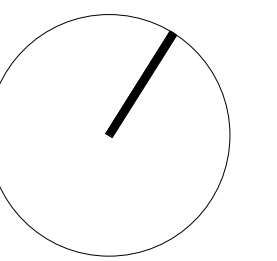
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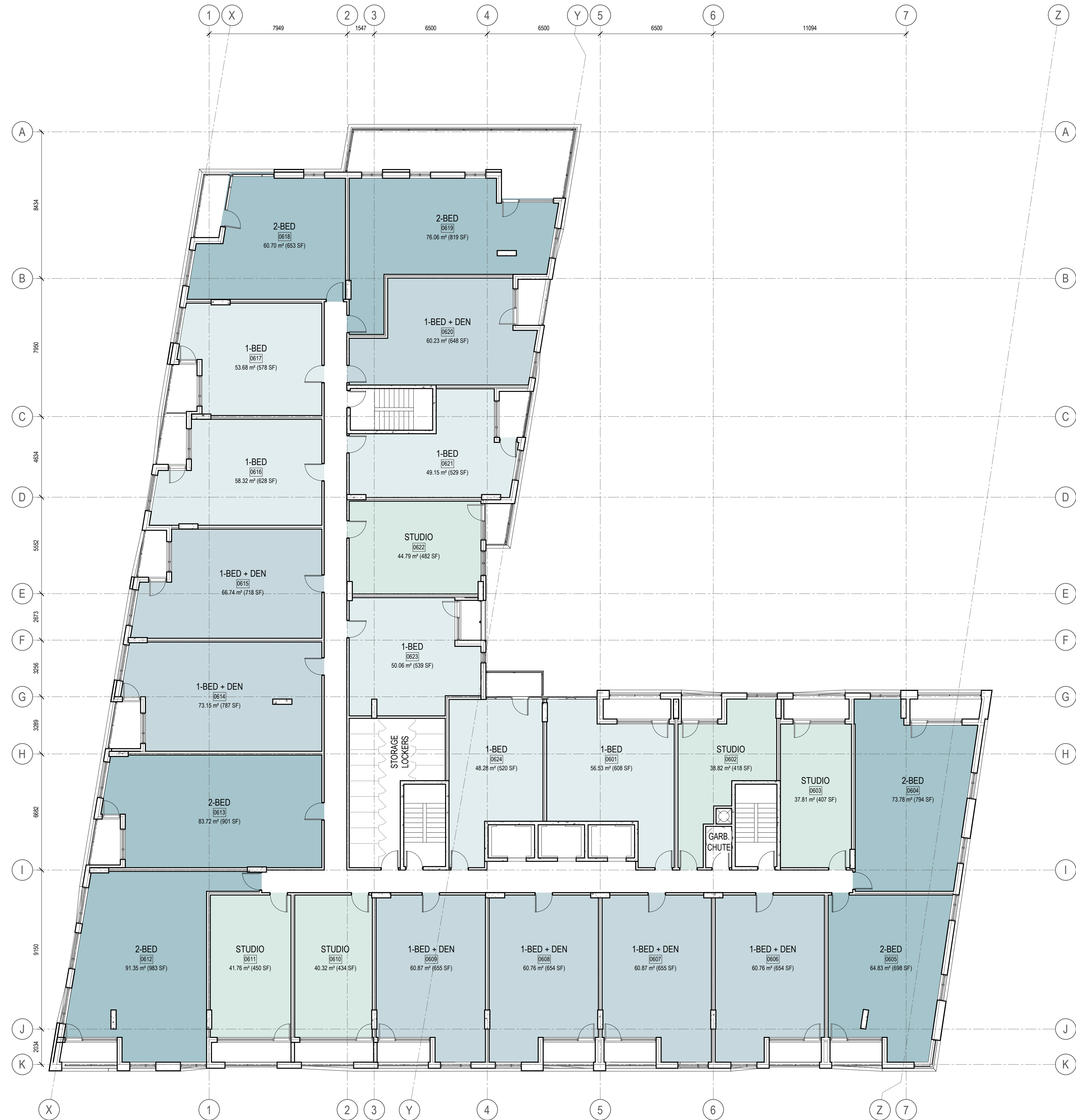
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FLOOR PLAN LEVEL 02-04

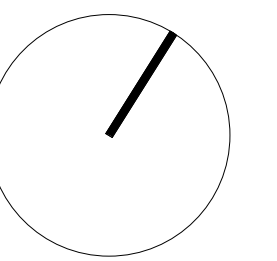
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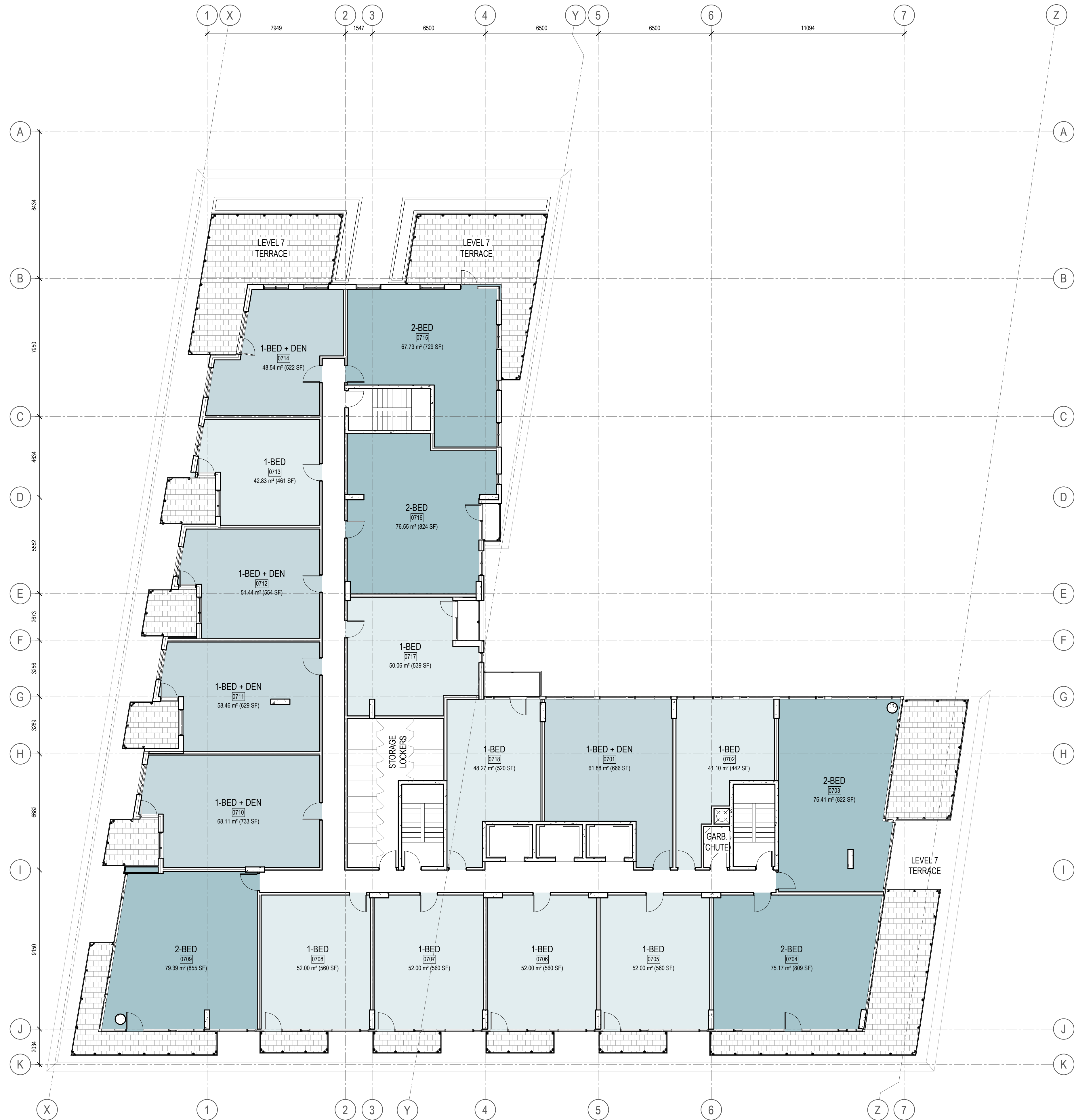
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FLOOR PLAN LEVEL 05-06

A103

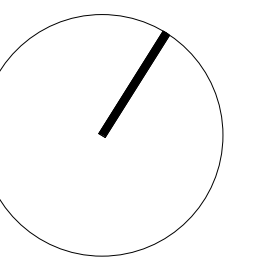


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FLOOR PLAN LEVEL 07-08

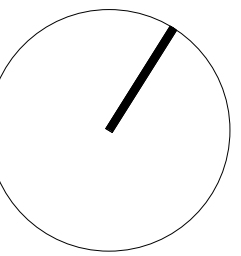


1 FLOOR PLAN - LEVEL 09
A105 SCALE: 1 : 125

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FLOOR PLAN LEVEL 09

A105

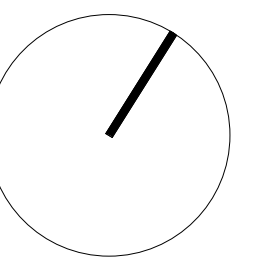


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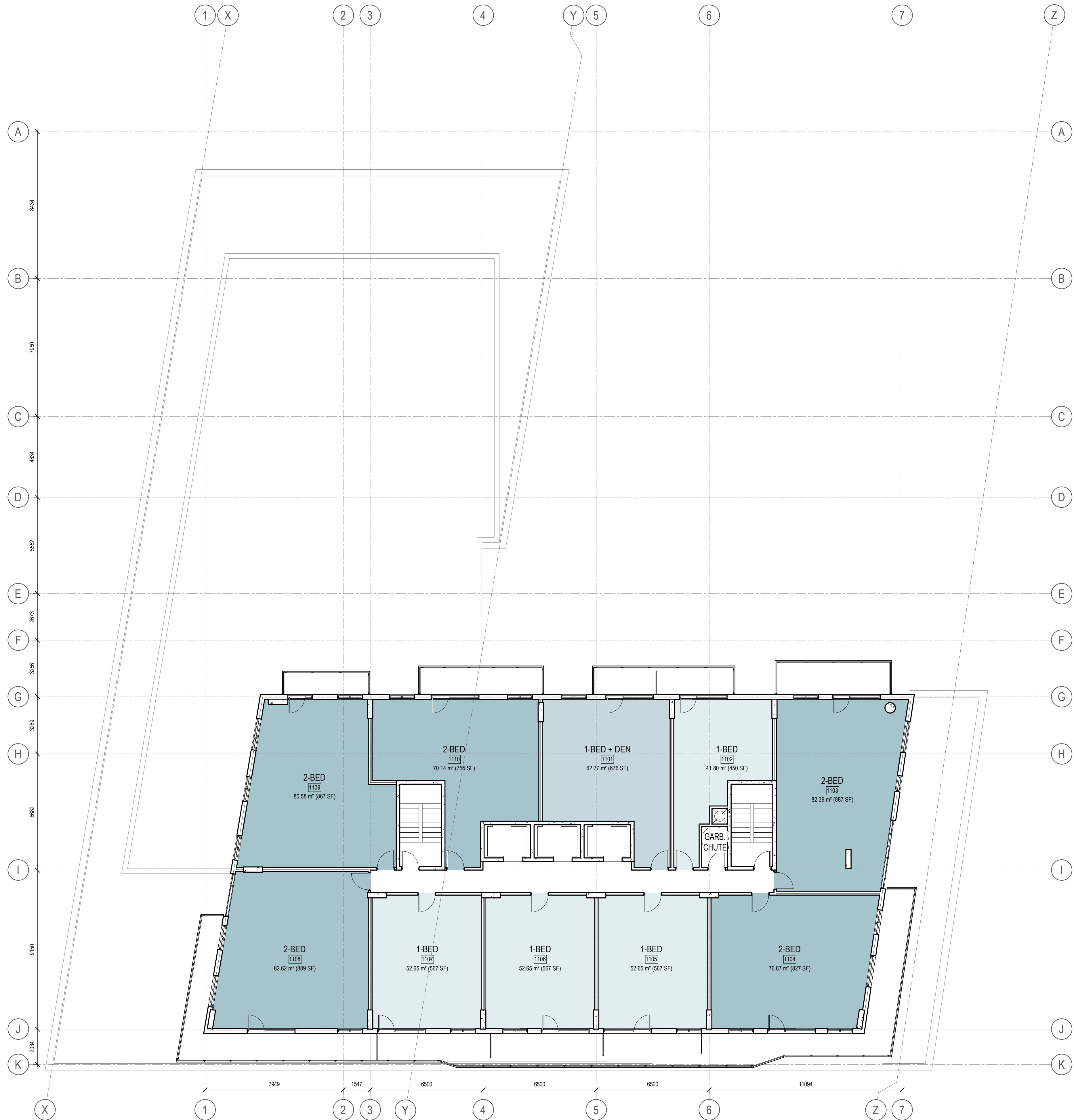
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FLOOR PLAN LEVEL 10

A106



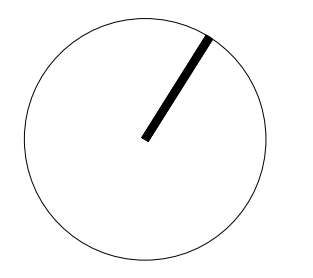
1 FLOOR PLAN - LEVEL 11-28
A107 SCALE: 1 : 125

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3	ISSUED FOR RE-ZONING	2024-05-29
2	ISSUED FOR COORDINATION	2024-03-07
1	ISSUED FOR COORDINATION	2023-10-30

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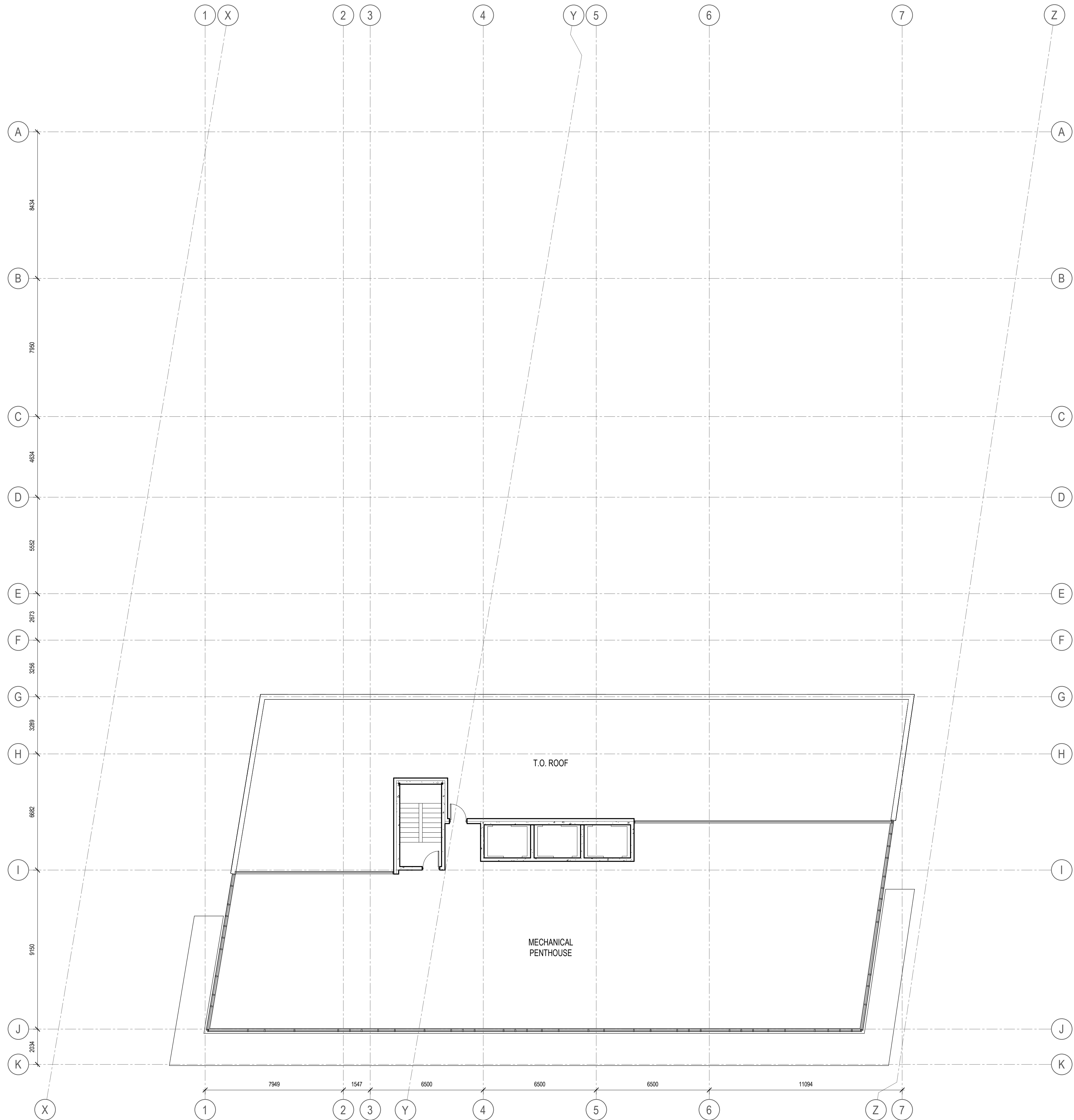
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PROJ	SCALE	DRAWN	REVIEWED
2213	NOTED	JH/BH	RMK

FLOOR PLAN LEVEL 11-28

A107



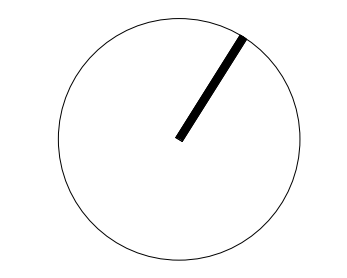
1 ROOF/MECHANICAL PENTHOUSE PLAN
A108 SCALE: 1 : 125

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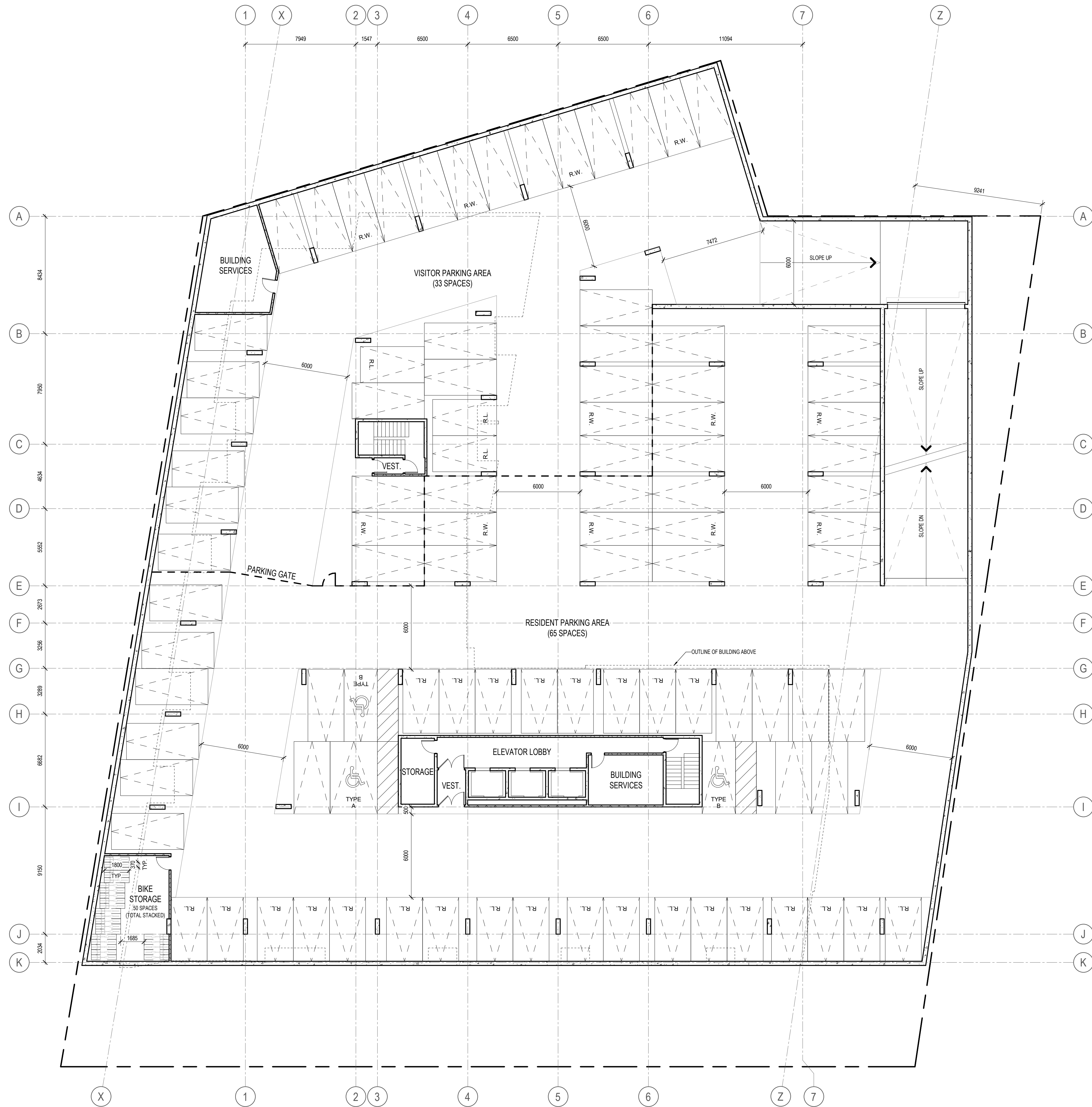
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2213	NOTED	JH/BH	RMK

ROOF/MECHANICAL
PENTHOUSE PLAN

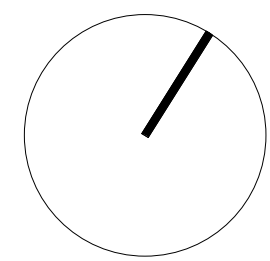
A108



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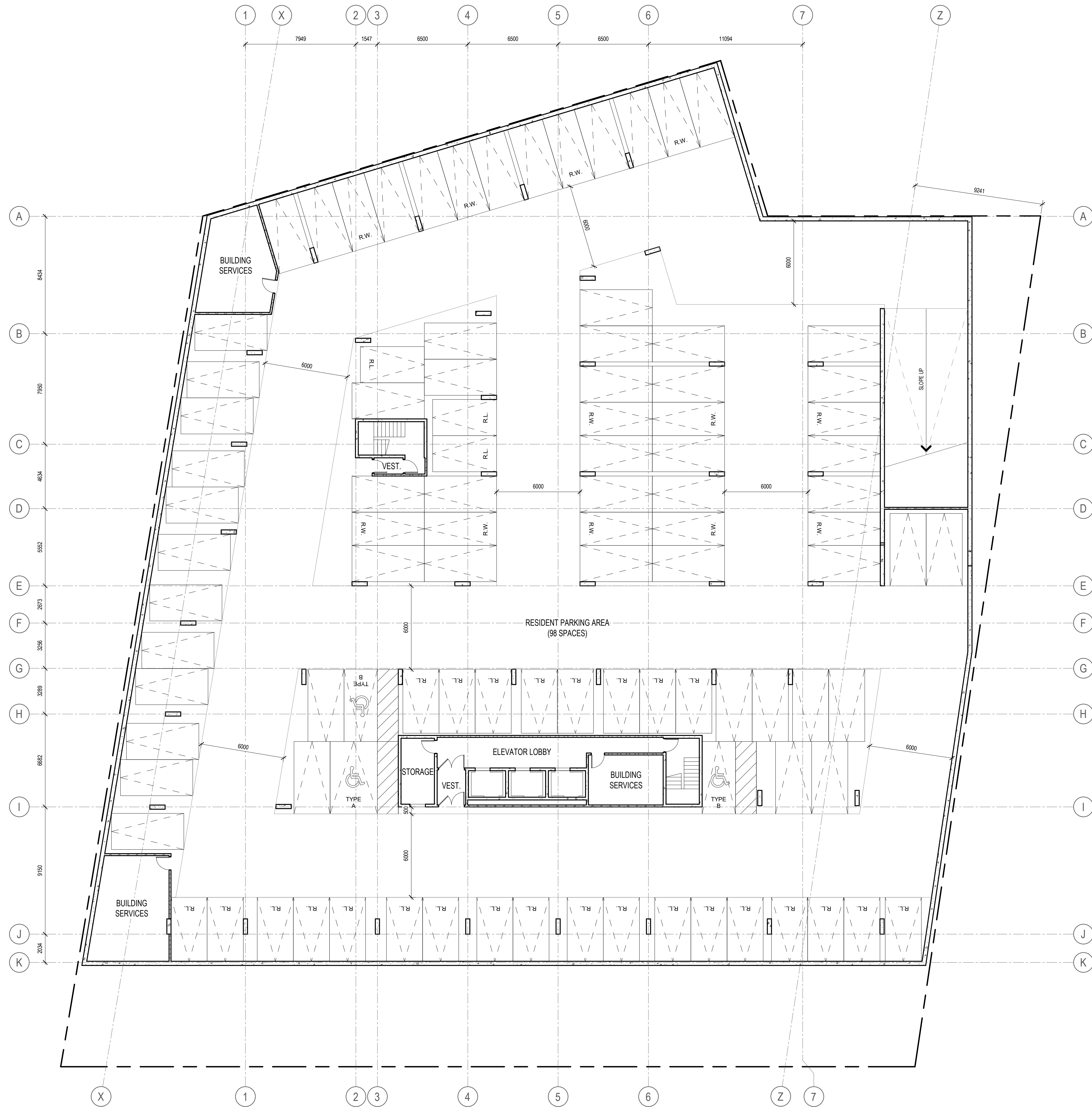
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FLOOR PLAN - PARKING
LEVEL P1

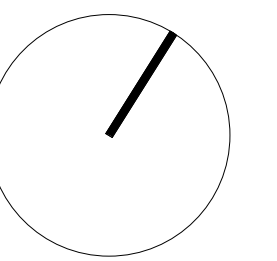
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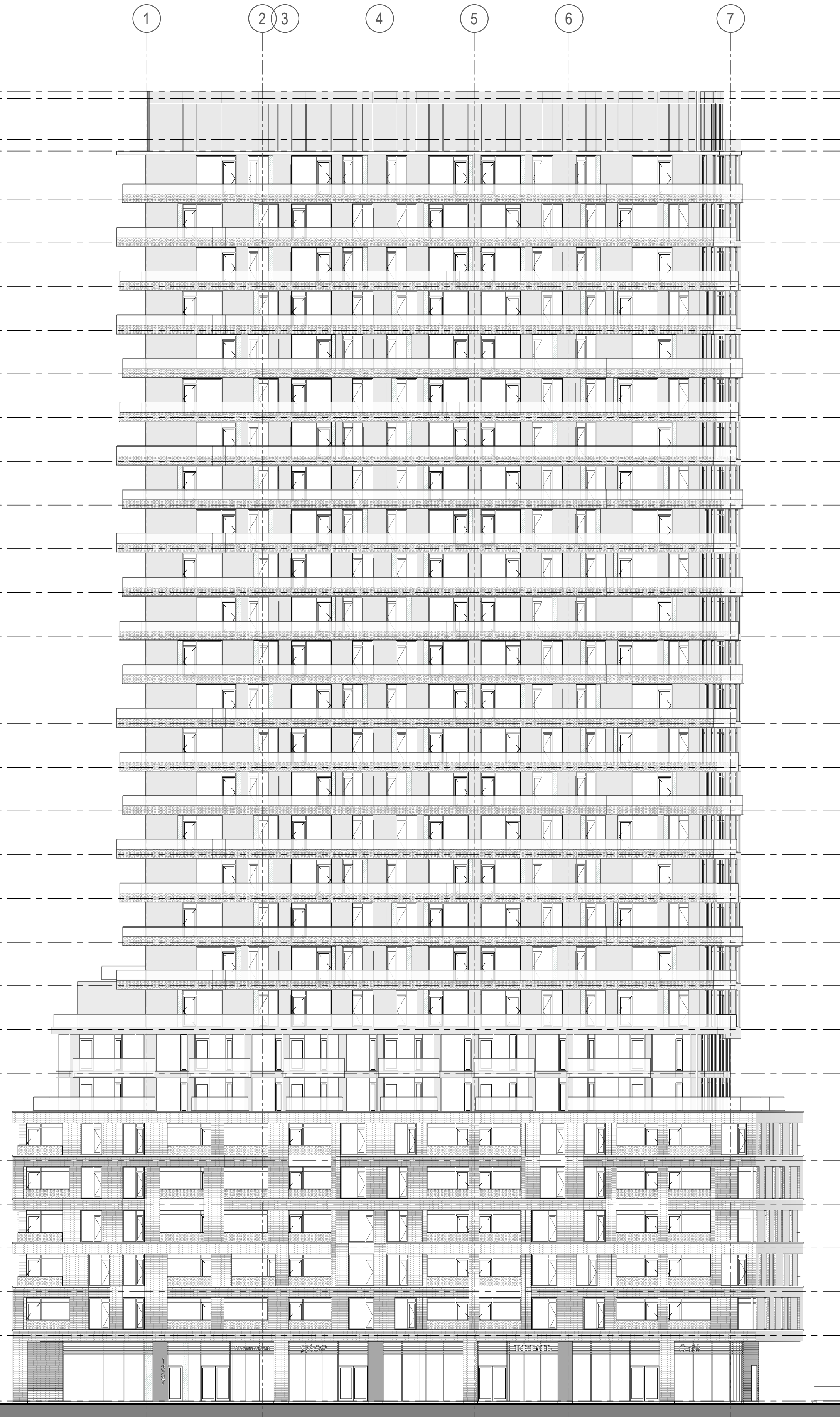
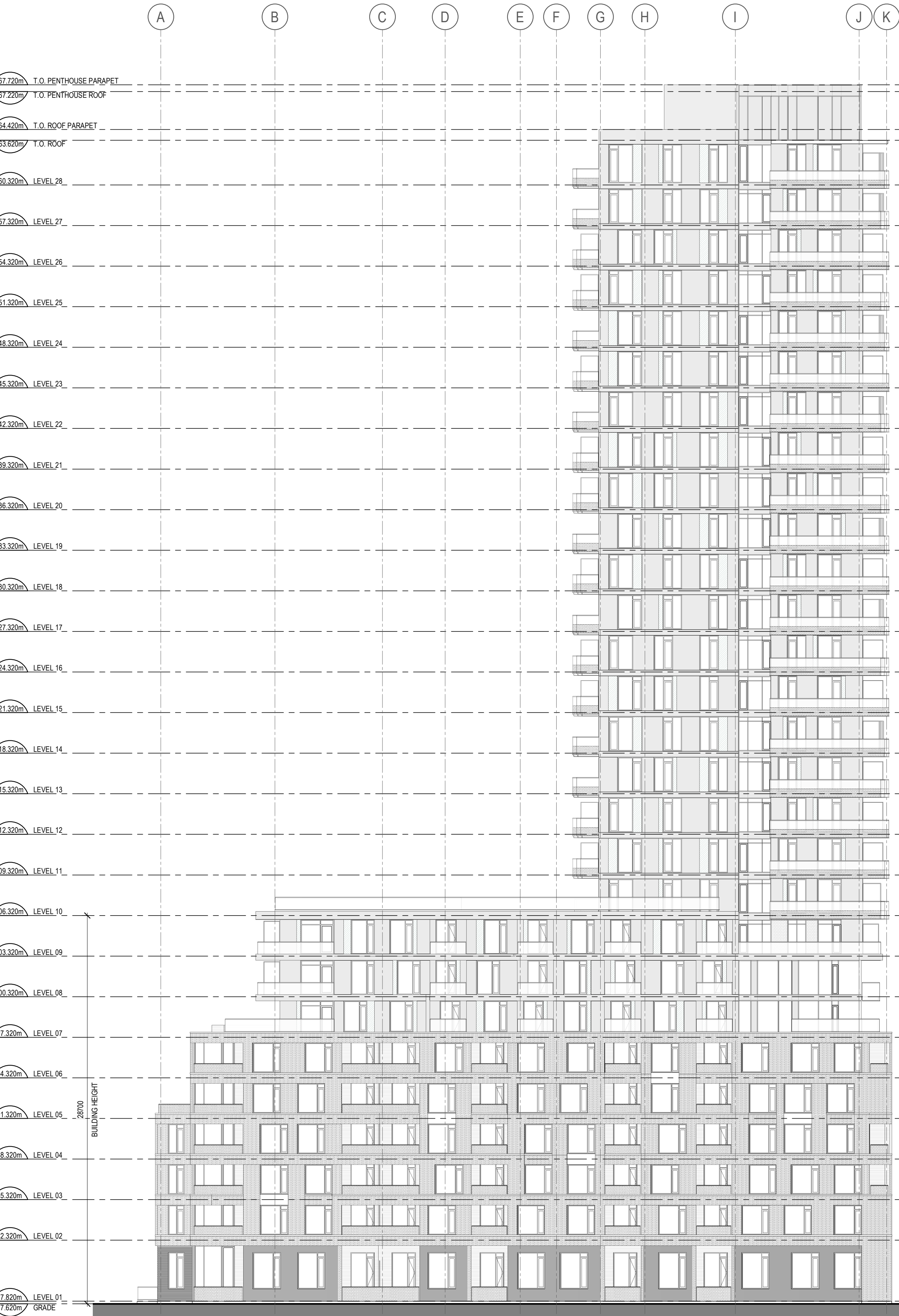
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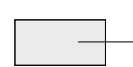
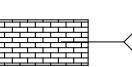

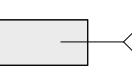
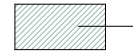
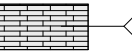
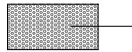
PROJ	SCALE	DRAWN	REVIEWED
2213	NOTED	JH/BH	RMK

**FLOOR PLAN - PARKING
LEVEL P2**

A110



CLADDING LEGEND:

 AL-1	ALUMINUM COMPOSITE PANEL BLACK	 BR-1	BRICK MASONRY GREY	 GL-1	ALUMINUM AND GLASS RAILING	 SP-1	CURTAIN WALL SPANDREL PANEL BLACK
 AL-2	ALUMINUM COMPOSITE PANEL SILVER-BLUE	 BR-2	BRICK MASONRY BLACK	 GL-2	ALUMINUM AND FRITTED GLASS RAILING		

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2213	NOTED	JH/BH	RMK

ELEVATIONS

A201

CLADDING LEGEND:

AL-1	ALUMINUM COMPOSITE PANEL BLACK	BR-1	BRICK MASONRY GREY	GL-1	ALUMINUM AND GLASS RAILING	SP-1	CURTAIN WALL SPANDREL PANEL BLACK
AL-2	ALUMINUM COMPOSITE PANEL SILVER-BLUE	BR-2	BRICK MASONRY BLACK	GL-2	ALUMINUM AND FRITTED GLASS RAILING		

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ELEVATIONS

A202

187.720m T.O. PENTHOUSE PARAPET
187.220m T.O. PENTHOUSE ROOF
184.420m T.O. ROOF PARAPET
183.820m T.O. ROOF
180.320m LEVEL 28
177.320m LEVEL 27
174.320m LEVEL 26
171.320m LEVEL 25
168.320m LEVEL 24
165.320m LEVEL 23
162.320m LEVEL 22
159.320m LEVEL 21
156.320m LEVEL 20
153.320m LEVEL 19
150.320m LEVEL 18
147.320m LEVEL 17
144.320m LEVEL 16
141.320m LEVEL 15
138.320m LEVEL 14
135.320m LEVEL 13
132.320m LEVEL 12
129.320m LEVEL 11
126.320m LEVEL 10
123.320m LEVEL 09
120.320m LEVEL 08
117.320m LEVEL 07
114.320m LEVEL 06
111.320m LEVEL 05
108.320m LEVEL 04
105.320m LEVEL 03
102.320m LEVEL 02
99.320m LEVEL 01

PROPOSED 28-STOREY
BUILDING AT 1657
CARLING AVENUE

AS OF RIGHT
MASSING AT 391
TILLBURY

48.8°
PREVIOUS SUBMISSION
47.9°
PROPOSED
46.8°

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ANGULAR PLANE STUDY

A203