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Revisions

No.	Date	Description
2	24-03-2026	Issued for ZBA



Alexander Wilson Architect Inc  
Admiralty Place  
103-20 Gore Street  
Kingston, Ontario, K7L 2L1  
t. 613-545-3744  
f. 613-545-1411

Stamp

Project  
**1316 CARLING AVE  
APARTMENTS**

1316 CARLING AVE.,  
OTTAWA, ON

Drawing

**PERSPECTIVES**

Drawn By FAHD A.Z. Checked By

Scale Date 08/29/25

Project No. 2513 Revision 2

Drawing No. **A600**

3 SOUTH EAST PERSPECTIVE

2 NORTH WEST PERSPECTIVE

UNIT MIX	
Area	Count
<b>1 BEDROOM</b>	
640 ft <sup>2</sup>	19
700 ft <sup>2</sup>	1
710 ft <sup>2</sup>	27
730 ft <sup>2</sup>	1
	48
<b>1 BEDROOM + DEN</b>	
800 ft <sup>2</sup>	10
890 ft <sup>2</sup>	1
	11
<b>1 BEDROOM BF</b>	
710 ft <sup>2</sup>	10
	10
<b>2 BEDROOM</b>	
830 ft <sup>2</sup>	5
950 ft <sup>2</sup>	18
980 ft <sup>2</sup>	8
990 ft <sup>2</sup>	1
1010 ft <sup>2</sup>	3
1030 ft <sup>2</sup>	5
1040 ft <sup>2</sup>	16
1060 ft <sup>2</sup>	16
1170 ft <sup>2</sup>	5
1180 ft <sup>2</sup>	3
1200 ft <sup>2</sup>	1
1220 ft <sup>2</sup>	3
1250 ft <sup>2</sup>	3
	87
<b>2 BEDROOM + DEN</b>	
990 ft <sup>2</sup>	5
1070 ft <sup>2</sup>	3
1080 ft <sup>2</sup>	1
1110 ft <sup>2</sup>	10
1120 ft <sup>2</sup>	1
1130 ft <sup>2</sup>	3
1220 ft <sup>2</sup>	1
	24
<b>2 BEDROOM BF</b>	
950 ft <sup>2</sup>	19
960 ft <sup>2</sup>	2
	21
	201

UNIT MIX/ FLOOR- OBC...	1 BDRM		1 BDRM +DEN		2 BDRM		2 BDRM +DEN		TOTAL		TOTAL
	(59-68m <sup>2</sup> )		(74-83m <sup>2</sup> )		(77-116m <sup>2</sup> )		(92-105m <sup>2</sup> )				
UNIT AREA	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	
LEVEL 1	1	0	1	0	5	1	2	0	9	1	10
LEVEL 2-4 (X3 floors)	3X3=9	0	0	0	7X3=21	1X3=3	2X3=6	0	12X3=36	1X3=3	13X3=39
LEVEL 5-9 (X5 floors)	3X5=15	0	0	0	6X5=30	1X5=5	1X5=5	0	10X5=50	1X5=5	11X5=55
LEVEL 10	3	0	0	0	2	2	0	0	5	2	7
LEVEL 11-20 (X10 floors)	2X10=20	1X10=10	1X10=10	0	3X10=30	1X10=10	1X10=10	0	7X10=70	2X10=20	9X10=90
<b>TOTAL</b>	<b>48</b>	<b>10</b>	<b>11</b>	<b>0</b>	<b>88</b>	<b>21</b>	<b>23</b>	<b>0</b>	<b>170</b>	<b>31 (15%)</b>	<b>201</b>
<b>TOTAL</b>	<b>58</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>109</b>	<b>23</b>	<b>23</b>	<b>0</b>	<b>201</b>	<b>201</b>	

LOT COVERAGE	
GROUND FLOOR AREA (Building footprint)	1,332.5 m <sup>2</sup>
LANDSCAPE AREA	4,567.5 m <sup>2</sup> (including 825 m <sup>2</sup> PARKLAND + 76.75 m <sup>2</sup> Patios + 531 m <sup>2</sup> Hardscape + 208 m <sup>2</sup> Ramp enclosure + 1,453 m <sup>2</sup> Softscape + 1473.75 m <sup>2</sup> Asphalt)
<b>TOTAL DEVELOPED AREA</b>	<b>5,900 m<sup>2</sup></b>
UNDEVELOPED (Existing building) AREA	2,752.8 m <sup>2</sup>
<b>TOTAL LOT AREA</b>	<b>8,652.8 m<sup>2</sup> (including 825 m<sup>2</sup> PARKLAND)</b>

BUILDING AREAS			
	GROSS FLOOR AREA	AMINITIES (INDOOR )	TERRACES (OUTDOOR)
UNDERGROUND PARKING GARAGE L3 & L2	-	-	-
UNDERGROUND PARKING GARAGE L1	-	232.25 m <sup>2</sup> (Communal)	-
GROUND FLOOR AREA	924.5 m <sup>2</sup> (9,951.23 ft <sup>2</sup> )	-	600 m <sup>2</sup> (6458.35 ft <sup>2</sup> ) (Communal)
2ND - 4TH FLOOR AREA (X3 STOREYS)	(1,139 m <sup>2</sup> X3 =) 3,417 m <sup>2</sup> (12,260.1 X3 = 36,780.3 ft <sup>2</sup> )	-	( 91.72m <sup>2</sup> X 3 =) 275.16 m <sup>2</sup>
5TH FLOOR AREA	867 m <sup>2</sup> (9,332.3 ft <sup>2</sup> )	-	34.23 m <sup>2</sup>
6TH - 9TH FLOOR AREA (X4 STOREYS)	(867 m <sup>2</sup> X4 =) 3,468 m <sup>2</sup> (9,332.3 X4 = 37,329.2 ft <sup>2</sup> )	-	(76.88 m <sup>2</sup> X 4 =) 307.52 m <sup>2</sup>
10TH FLOOR AREA	711 m <sup>2</sup> (7,653.14 ft <sup>2</sup> )	175.05 m <sup>2</sup> (Communal)	193.93 m <sup>2</sup> (2087.44 ft <sup>2</sup> ) (Communal)
TYPICAL FLOOR AREA (11TH - 20TH) (X10 STOREYS)	(697.45 m <sup>2</sup> X10 =) 6,974.5 m <sup>2</sup> (7507.3 X10 = 75,073 ft <sup>2</sup> )	-	57.12 m <sup>2</sup>
<b>SUM GROSS AREA</b>	<b>16362 m<sup>2</sup> (176,119.17 ft<sup>2</sup>)</b>	<b>407.3 m<sup>2</sup></b>	<b>1,051.93 m<sup>2</sup></b>
SUM AMENITIES (Indoor, Balconies and Terraces)	2,239.75 m <sup>2</sup> (Including 1,200.93 m <sup>2</sup> communal)		
NUMBER OF STOREYS (above grade)	20 storeys		

City of Ottawa Zoning By-Law 2008-250			
ZONING MECHANISM	REQUIRED /PERMITTED	PROPOSED	RELIEF REQ'D
AMENITIES			
Amenity Area for Residential Development (MIN.)	6 m <sup>2</sup> for every Residential Unit 6 x 201 = 1206 m <sup>2</sup>	2,238.5 m <sup>2</sup>	-
Amenity Area Provided as Communal Space	MIN. 50 % X 1206 m <sup>2</sup> = 603 m <sup>2</sup>	1,200.93 m <sup>2</sup> (99.5%)	-

Parking Schedule		
Level	Type	Count
PARKING P3	Small Space 2400x4600	1
PARKING P3	Small Space 2400x5200	25
PARKING P3	Small Space 2600x4600	5
PARKING P3	Standard Space 2600x5200	89
PARKING P2	Small Space 2400x4600	1
PARKING P2	Small Space 2400x5200	25
PARKING P2	Small Space 2600x4600	5
PARKING P2	Standard Space 2600x5200	87
PARKING P1	BF Space Type A 3400x5200	2
PARKING P1	BF Space Type B 2750x6000	2
PARKING P1	Small Space 2400x4600	1
PARKING P1	Small Space 2400x5200	23
PARKING P1	Small Space 2600x4600	5
PARKING P1	Standard Space 2600x5200	83
GROUND FLOOR	BF Space Type A 3400x5200	3
GROUND FLOOR	BF Space Type B 2750x6000	3
GROUND FLOOR	Standard Space 2600x5200	17
		377
SMALL SPACES :	97	
STANDARD SPACES :	270	
B.F. SPACES :	10	

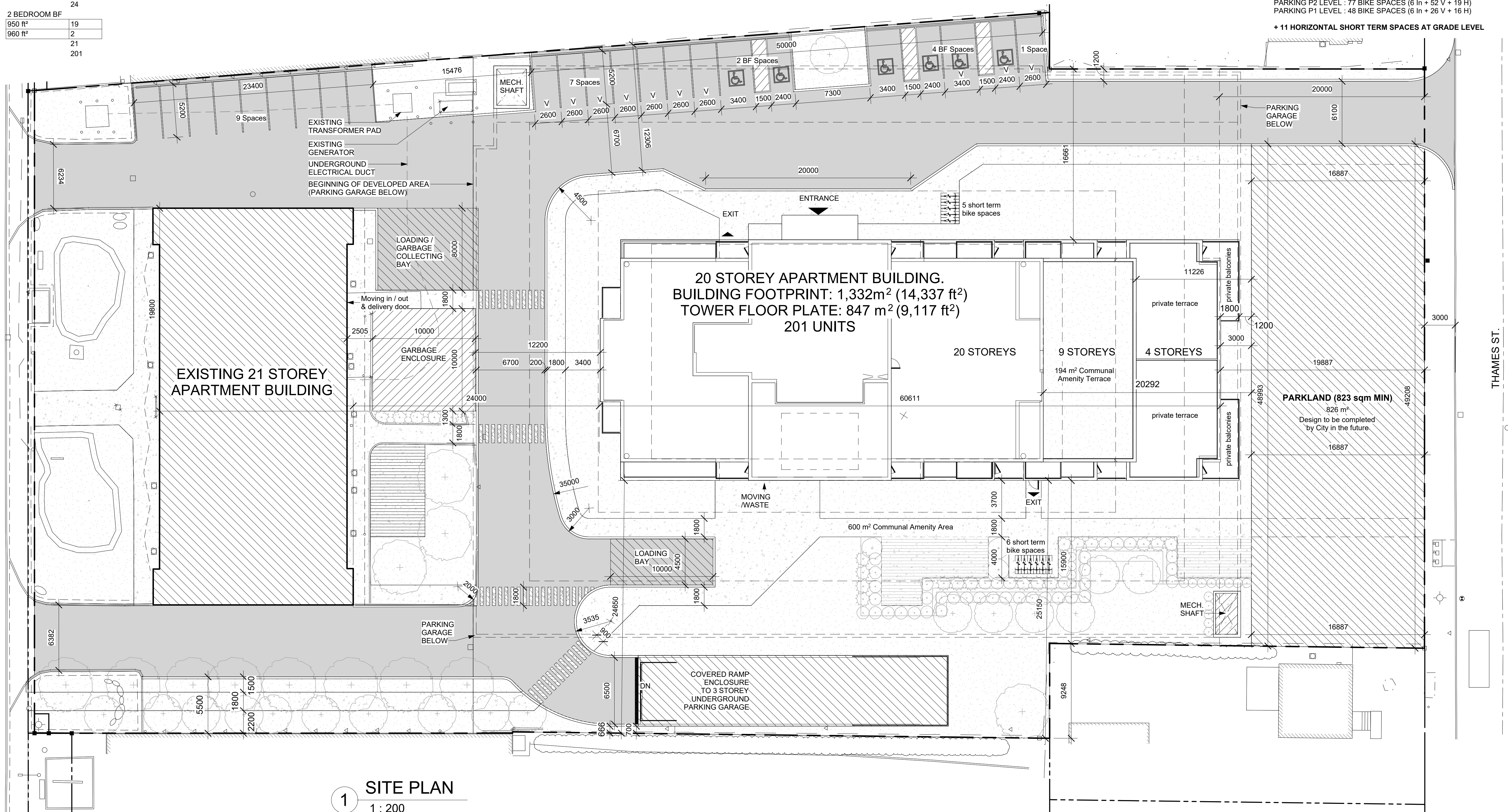
**REQUIRED: TABLE 101 R12 HIGH-RISE AREA XY**  
0.5 RESIDENT / DWELLING + 0.1 VISITOR = 0.6  
(No parking for first 12 units)  
189 UNITS x 0.6 = 113 SPACES REQUIRED  
(19 VISITOR + 94 RESIDENTIAL)

**PROPOSED : 377 SPACES**  
169 SPACES TO REPLACE THE EXISTING SPACES  
**208 NEW SPACES FOR 201 UNITS = 1.03 PARKING RATE**

**BICYCLE SPACES :**  
**REQUIRED - 201 LONG TERM SPACES + 11 SHORT TERM SPACES**  
**PROPOSED : 205 LONG TERM SPACES (UNDERGROUND)**  
(12 Inclusive spaces + 130 Vertical spaces + 63 Horizontal spaces)  
PARKING P3 LEVEL : 80 BIKE SPACES (52 V + 28 H)  
PARKING P2 LEVEL : 77 BIKE SPACES (6 In + 52 V + 19 H)  
PARKING P1 LEVEL : 48 BIKE SPACES (6 In + 26 V + 16 H)  
**+ 11 HORIZONTAL SHORT TERM SPACES AT GRADE LEVEL**

Revisions		
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**1 SITE PLAN**  
1 : 200



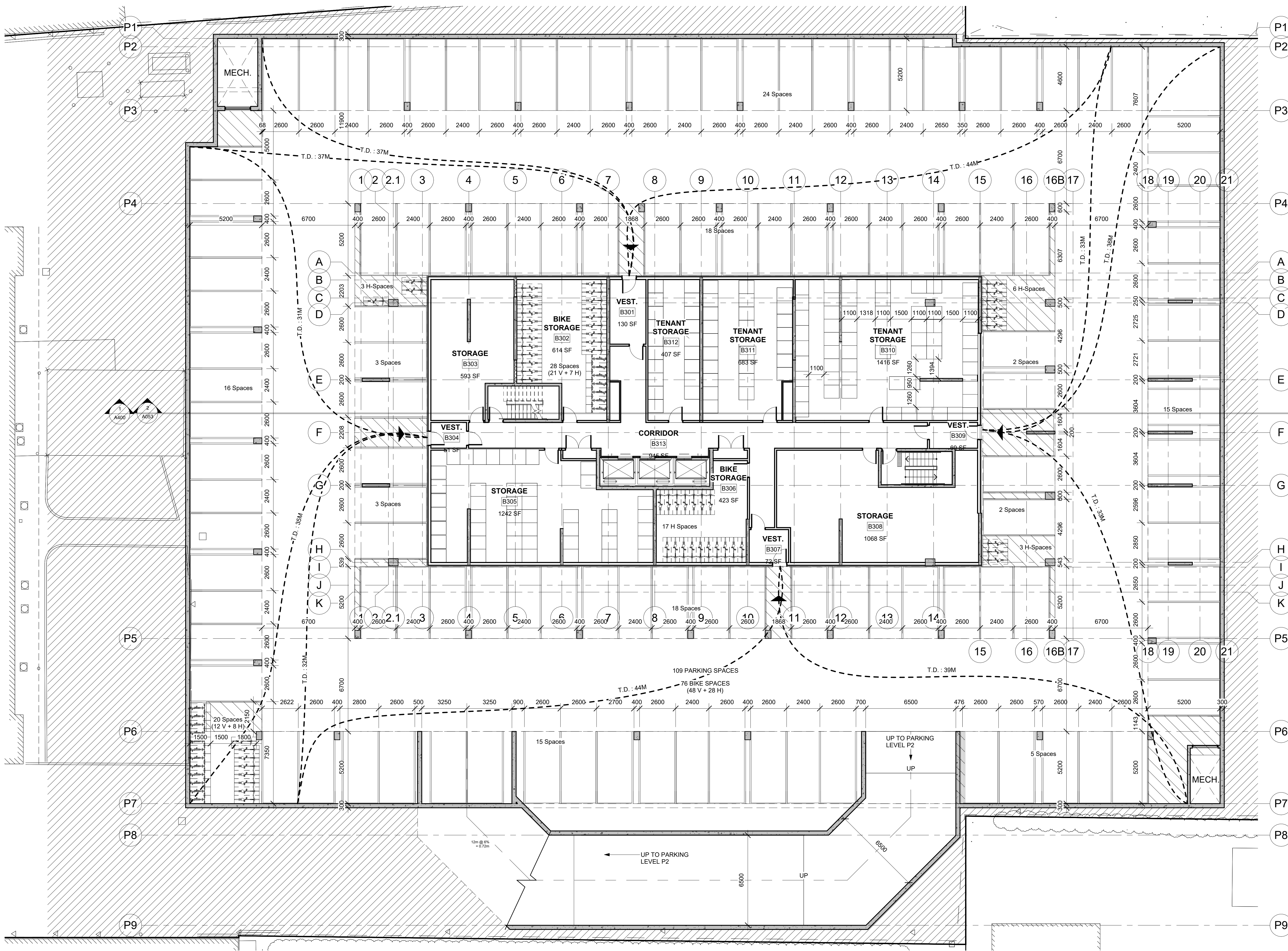
**Alexander Wilson Architect Inc**  
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Project  
**1316 CARLING AVE APARTMENTS**

1316 CARLING AVE.,  
OTTAWA, ON

Drawing  
**SITE PLAN**

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 200	Date	05/13/25
Project No.	2513	Revision	2
Drawing No.	<b>A010</b>		



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**BICYCLE SPACES :**  
 REQUIRED : 201 LONG TERM SPACES  
 + 13 SHORT TERM SPACES  
**PROPOSED : 206 LONG TERM SPACES (UNDERGROUND)**  
 12 Inclusive spaces (1m x 2.75m x 2m)  
 + 38 Vertical spaces (0.6m x 1.5m x 2m)  
 + 156 Horizontal spaces (77.6%) (0.6m x 1.8m x 2m)  
**PARKING P3 LEVEL : 77 BIKE SPACES (19 V + 58 H)**  
**PARKING P2 LEVEL : 74 BIKE SPACES (6 In + 19 V + 49 H)**  
**PARKING P1 LEVEL : 55 BIKE SPACES (6 In + 49 H)**  
 + 13 HORIZONTAL SHORT TERM SPACES AT GRADE LEVEL



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Project  
**1316 CARLING AVE APARTMENTS**

1316 CARLING AVE.,  
 OTTAWA, ON

Drawing  
**PARKING LEVEL P3**

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 125	Date	05/27/25
Project No.	2513	Revision	2
Drawing No.	<b>A100-3</b>		

**1** PARKING LEVEL P3  
 1 : 125

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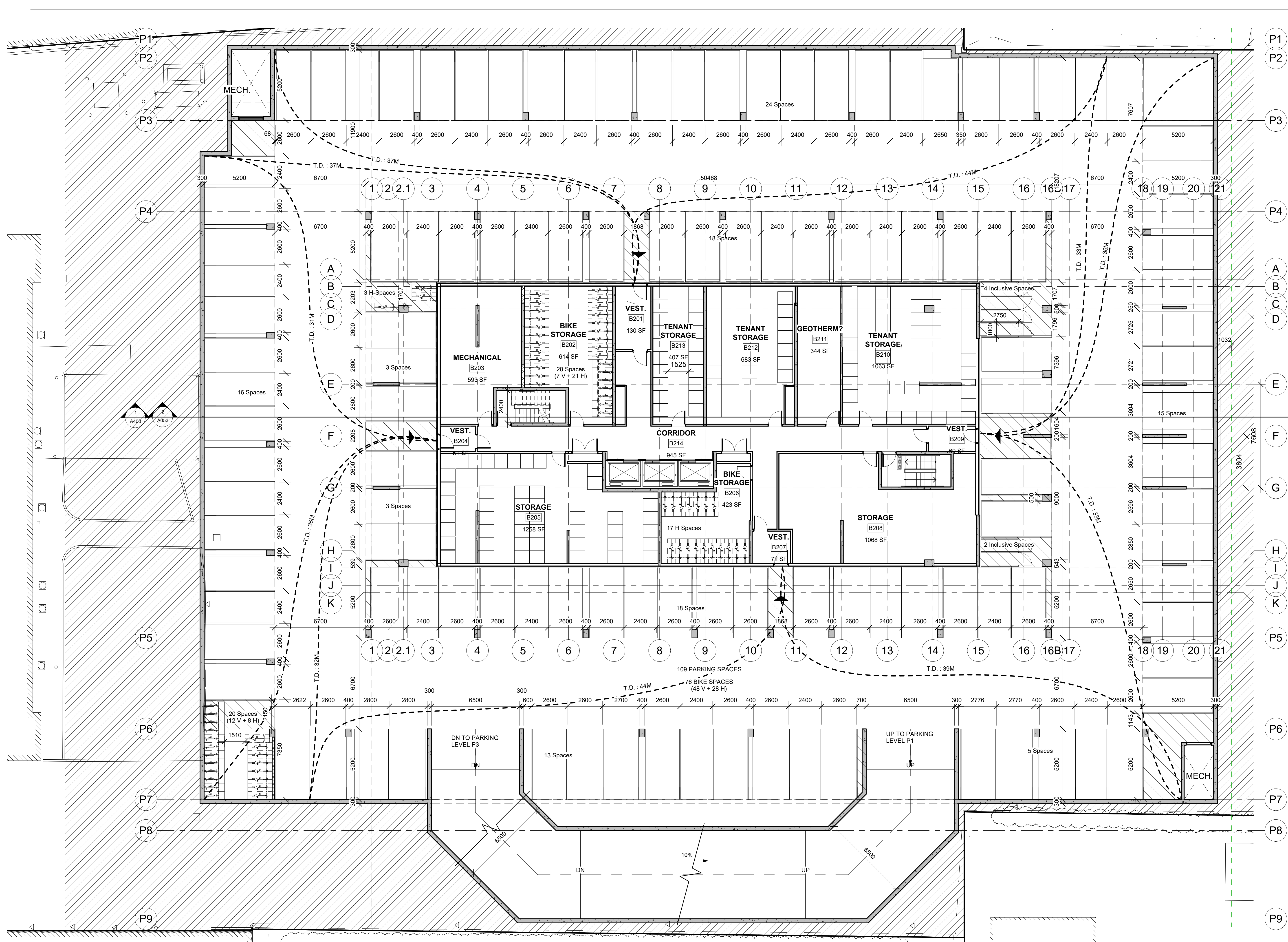
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Project  
**1316 CARLING AVE APARTMENTS**

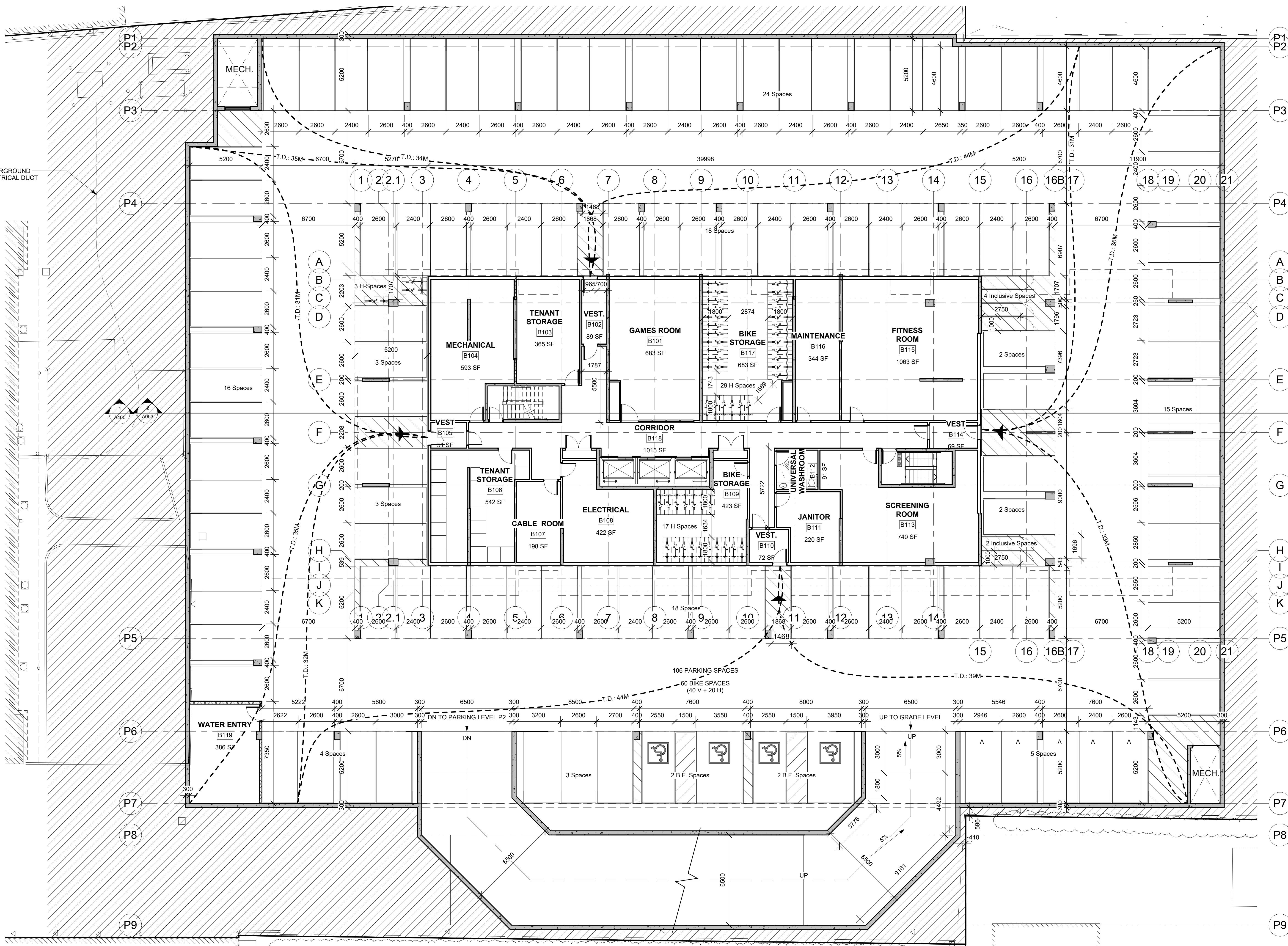
1316 CARLING AVE.,  
 OTTAWA, ON

Drawing  
**PARKING LEVEL P2**

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 125	Date	05/27/25
Project No.	2513	Revision	2
Drawing No.	<b>A100.2</b>		



**1** PARKING LEVEL P2  
 1 : 125



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Project  
**1316 CARLING AVE  
 APARTMENTS**

1316 CARLING AVE.,  
 OTTAWA, ON

Drawing  
**PARKING LEVEL P1**

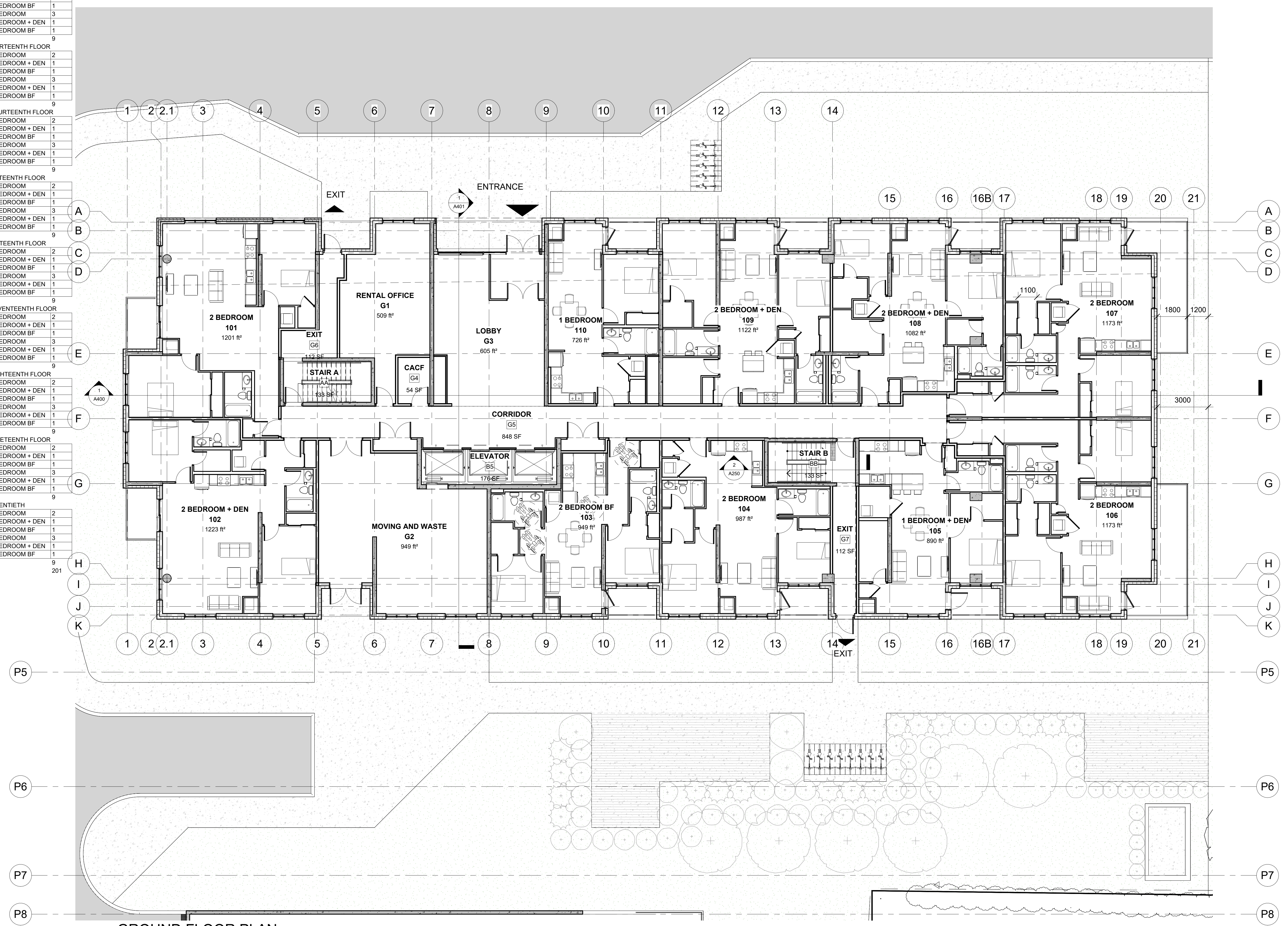
Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 125	Date	05/13/25
Project No.	2513	Revision	2
Drawing No.	<b>A100. 1</b>		

**1** PARKING LEVEL P1  
 1 : 125

UNITS BY FLOOR		UNITS BY FLOOR	
Comments	Count	Comments	Count
<b>GROUND FLOOR</b>			
1 BEDROOM	1	1 BEDROOM	2
1 BEDROOM + DEN	1	1 BEDROOM + DEN	1
2 BEDROOM	4	1 BEDROOM BF	1
2 BEDROOM + DEN	3	2 BEDROOM	3
2 BEDROOM BF	1	2 BEDROOM + DEN	1
	10	2 BEDROOM BF	1
			9
<b>SECOND FLOOR</b>			
1 BEDROOM	3	<b>THIRTEENTH FLOOR</b>	
2 BEDROOM	7	1 BEDROOM	2
2 BEDROOM + DEN	2	1 BEDROOM + DEN	1
2 BEDROOM BF	1	1 BEDROOM BF	1
	13	2 BEDROOM	3
		2 BEDROOM + DEN	1
		2 BEDROOM BF	1
			9
<b>THIRD FLOOR</b>			
1 BEDROOM	3	<b>FOURTEENTH FLOOR</b>	
2 BEDROOM	7	1 BEDROOM	2
2 BEDROOM + DEN	2	1 BEDROOM + DEN	1
2 BEDROOM BF	1	1 BEDROOM BF	1
	13	2 BEDROOM	3
		2 BEDROOM + DEN	1
		2 BEDROOM BF	1
			9
<b>FOURTH FLOOR</b>			
1 BEDROOM	3	<b>FIFTEENTH FLOOR</b>	
2 BEDROOM	7	1 BEDROOM	2
2 BEDROOM + DEN	2	1 BEDROOM + DEN	1
2 BEDROOM BF	1	1 BEDROOM BF	1
	13	2 BEDROOM	3
		2 BEDROOM + DEN	1
		2 BEDROOM BF	1
			9
<b>FIFTH FLOOR</b>			
1 BEDROOM	3	<b>SIXTEENTH FLOOR</b>	
2 BEDROOM	6	1 BEDROOM	2
2 BEDROOM + DEN	1	1 BEDROOM + DEN	1
2 BEDROOM BF	1	1 BEDROOM BF	1
	11	2 BEDROOM	3
		2 BEDROOM + DEN	1
		2 BEDROOM BF	1
			9
<b>SIXTH FLOOR</b>			
1 BEDROOM	3	<b>SEVENTEENTH FLOOR</b>	
2 BEDROOM	6	1 BEDROOM	2
2 BEDROOM + DEN	1	1 BEDROOM + DEN	1
2 BEDROOM BF	1	1 BEDROOM BF	1
	11	2 BEDROOM	3
		2 BEDROOM + DEN	1
		2 BEDROOM BF	1
			9
<b>SEVENTH FLOOR</b>			
1 BEDROOM	3	<b>EIGHTEENTH FLOOR</b>	
2 BEDROOM	6	1 BEDROOM	2
2 BEDROOM + DEN	1	1 BEDROOM + DEN	1
2 BEDROOM BF	1	1 BEDROOM BF	1
	11	2 BEDROOM	3
		2 BEDROOM + DEN	1
		2 BEDROOM BF	1
			9
<b>EIGHTH FLOOR</b>			
1 BEDROOM	3	<b>NINETEENTH FLOOR</b>	
2 BEDROOM	6	1 BEDROOM	2
2 BEDROOM + DEN	1	1 BEDROOM + DEN	1
2 BEDROOM BF	1	1 BEDROOM BF	1
	11	2 BEDROOM	3
		2 BEDROOM + DEN	1
		2 BEDROOM BF	1
			9
<b>NINTH FLOOR</b>			
1 BEDROOM	3	<b>TWENTIETH FLOOR</b>	
2 BEDROOM	6	1 BEDROOM	2
2 BEDROOM + DEN	1	1 BEDROOM + DEN	1
2 BEDROOM BF	1	1 BEDROOM BF	1
	11	2 BEDROOM	3
		2 BEDROOM + DEN	1
		2 BEDROOM BF	1
			9
<b>TENTH FLOOR</b>			
1 BEDROOM	3		
2 BEDROOM	2		
2 BEDROOM BF	2		
	7		
<b>ELEVENTH FLOOR</b>			
1 BEDROOM	2		
1 BEDROOM + DEN	1		
1 BEDROOM BF	1		
2 BEDROOM	3		
2 BEDROOM + DEN	1		
2 BEDROOM BF	1		
	9		

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Project  
**1316 CARLING AVE APARTMENTS**

1316 CARLING AVE.,  
 OTTAWA, ON

Drawing  
**GROUND FLOOR PLAN**

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 100	Date	05/16/25
Project No.	2513	Revision	2
Drawing No.	<b>A101</b>		

**1 GROUND FLOOR PLAN**  
 1 : 100

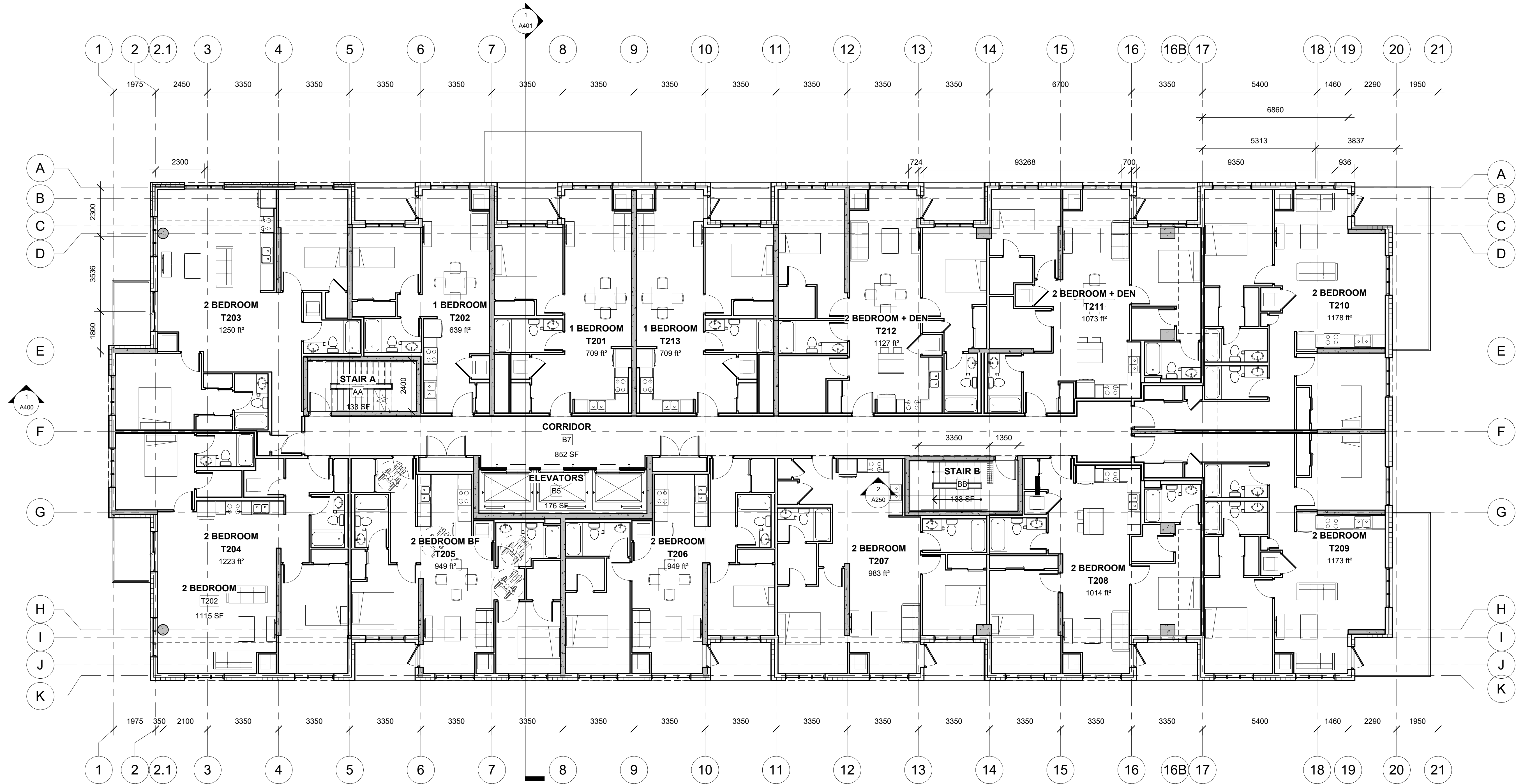
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**1 SECOND TO FOURTH FLOORS PLAN**  
1 : 100



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Project  
**1316 CARLING AVE APARTMENTS**

1316 CARLING AVE.,  
OTTAWA, ON

Drawing  
**SECOND TO FOURTH FLOORS**

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 100	Date	05/16/25
Project No.	2513	Revision	2
Drawing No.	<b>A102</b>		

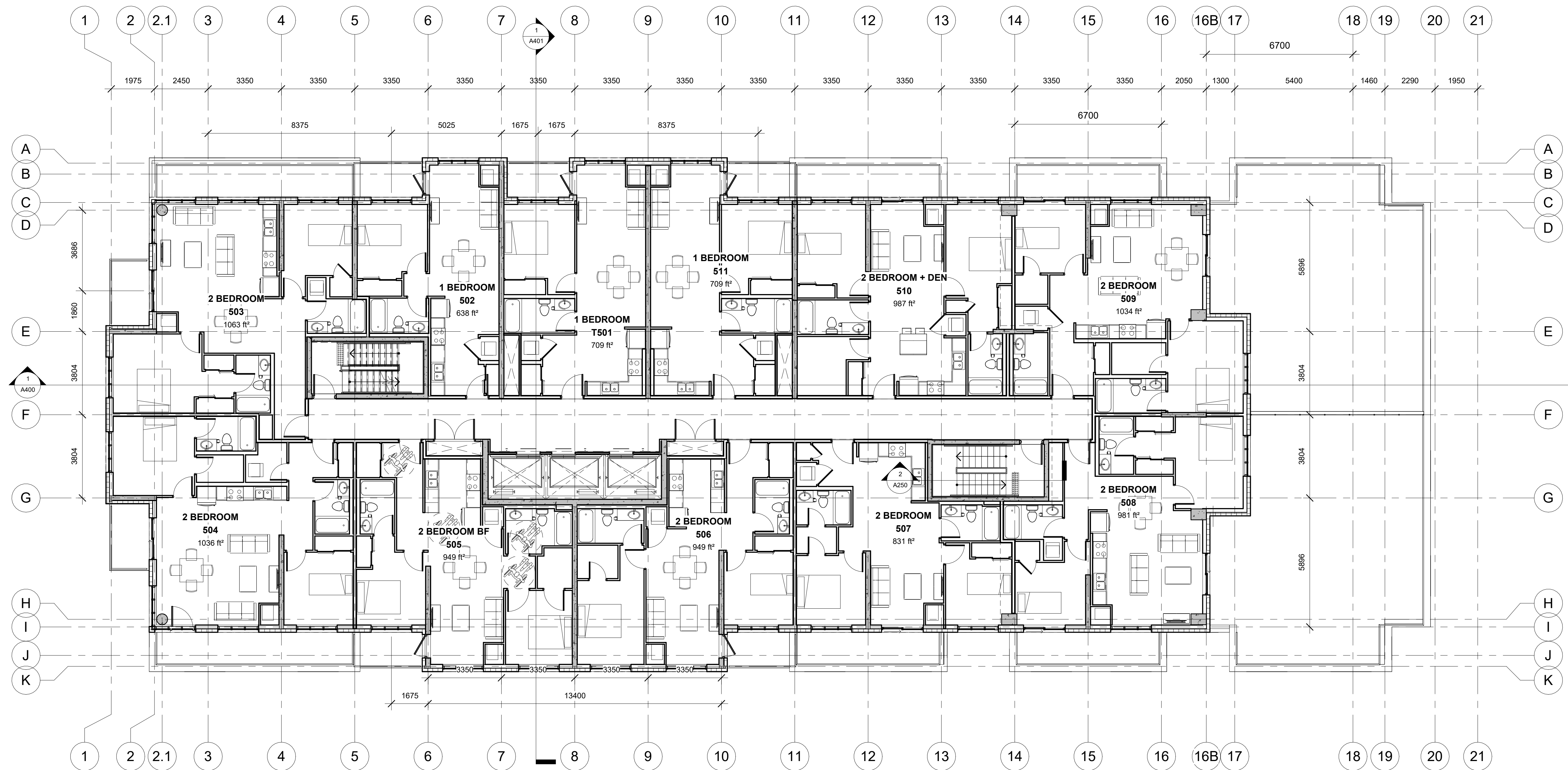
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**1 FIFTH FLOOR PLAN**  
1 : 100



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Project  
**1316 CARLING AVE APARTMENTS**

1316 CARLING AVE.,  
OTTAWA, ON

Drawing  
**FIFTH FLOOR**

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 100	Date	07/25/25
Project No.	2513	Revision	2
Drawing No.	<b>A103</b>		

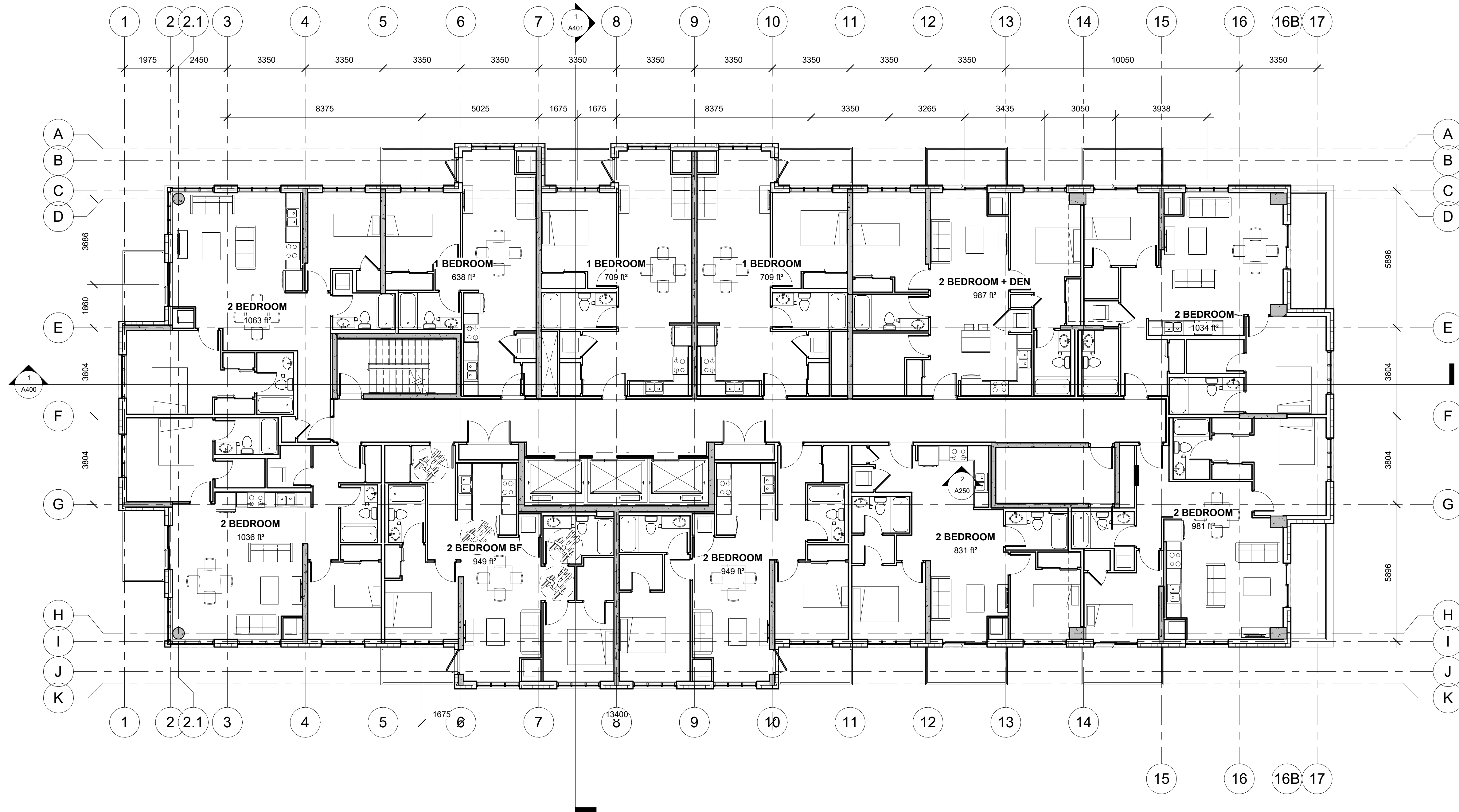
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1 SIXTH TO NINTH FLOORS PLAN  
1 : 100



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Project  
**1316 CARLING AVE  
APARTMENTS**

1316 CARLING AVE.,  
OTTAWA, ON

Drawing  
**SIXTH TO NINTH FLOOR**

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 100	Date	07/25/25
Project No.	2513	Revision	2
Drawing No.	<b>A104</b>		

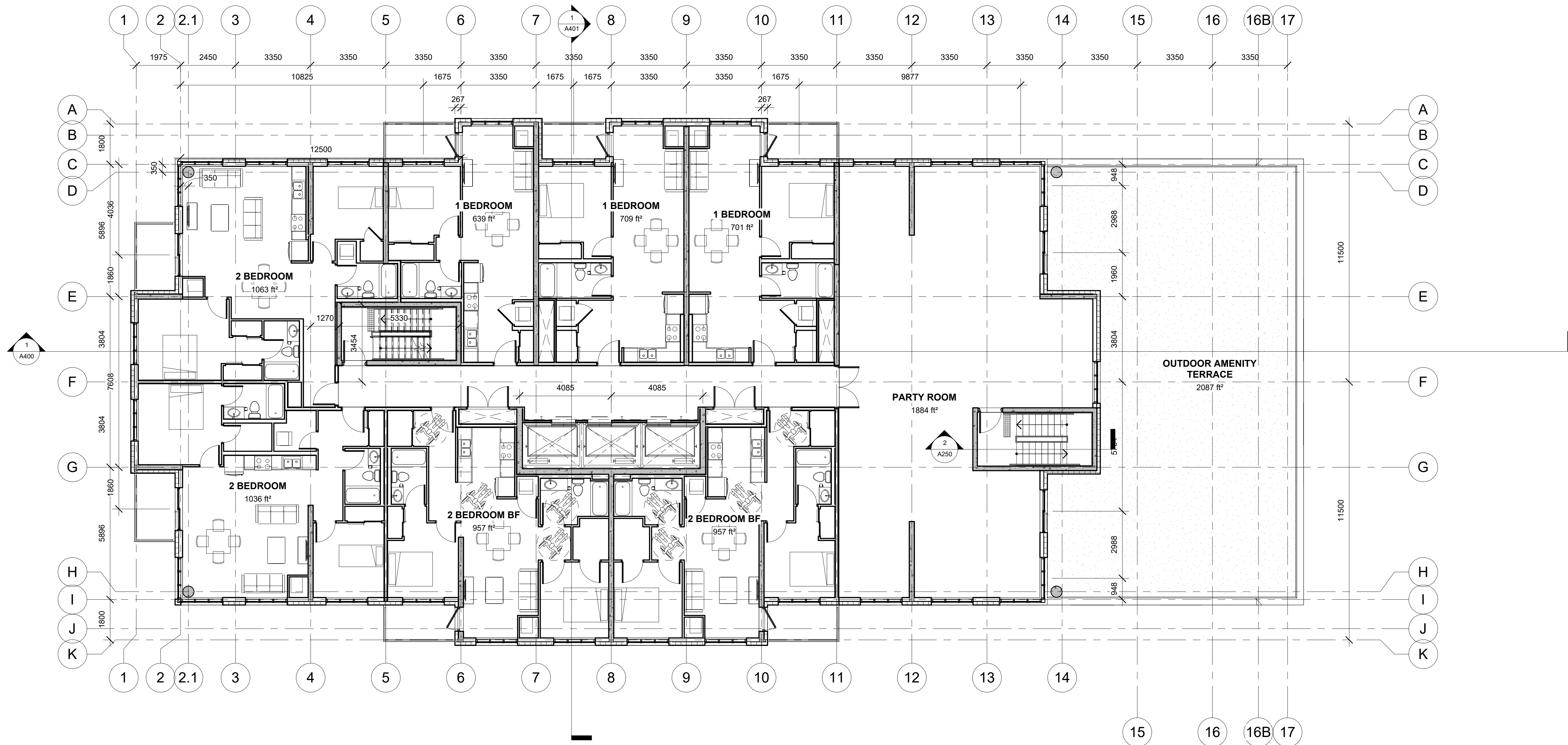
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1 TENTH FLOOR PLAN  
1 : 100



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Project  
**1316 CARLING AVE  
APARTMENTS**

1316 CARLING AVE.,  
OTTAWA, ON

Drawing  
**TENTH FLOOR TO ROOF**

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 100	Date	08/29/25
Project No.	2513	Revision	2
Drawing No.	<b>A105</b>		

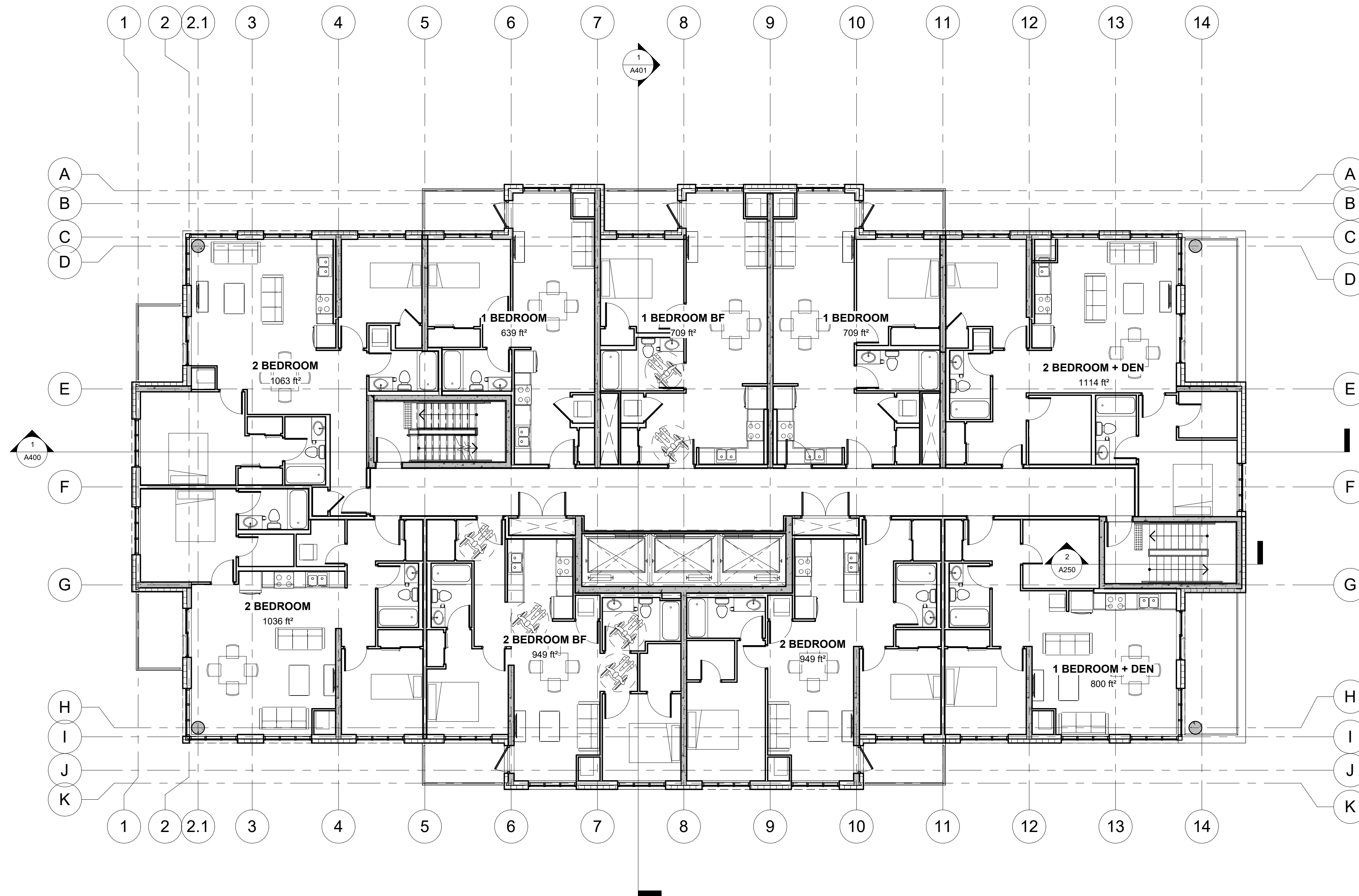
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1 ELEVENTH TO TWENTIETH FLOORS PLAN  
1 : 100



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Project  
**1316 CARLING AVE  
APARTMENTS**

1316 CARLING AVE.,  
OTTAWA, ON

Drawing  
**ELEVENTH TO  
TWENTIETH FLOOR**

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 100	Date	08/29/25
Project No.	2513	Revision	2
Drawing No.	<b>A106</b>		

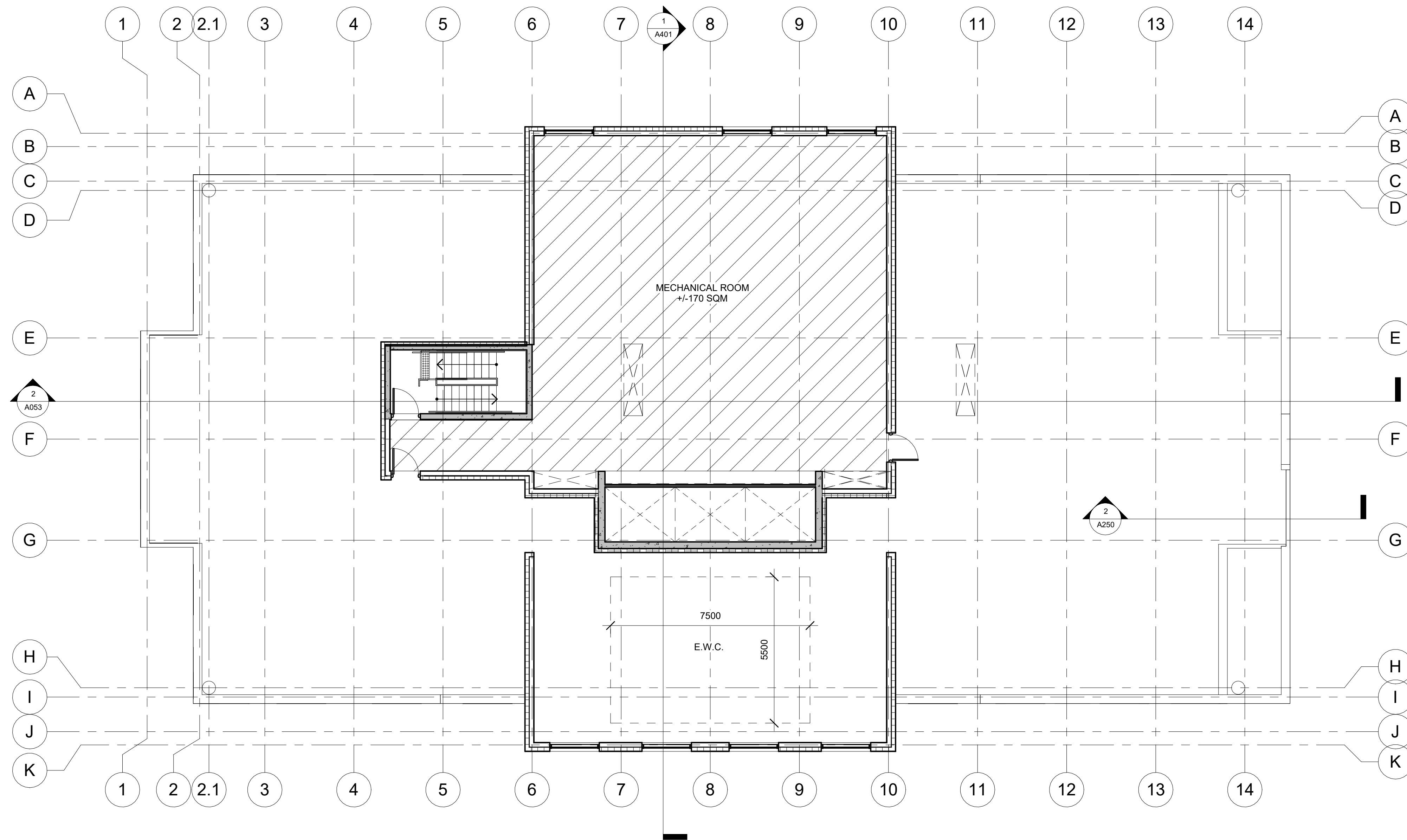
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1 MECHANICAL PENTHOUSE FLOOR PLAN  
1 : 100



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Project  
**1316 CARLING AVE APARTMENTS**

1316 CARLING AVE.,  
 OTTAWA, ON

Drawing  
**MECHANICAL PENTHOUSE FLOOR**

Drawn By	FAHD A.Z.	Checked By	-
Scale	1 : 100	Date	08/29/25
Project No.	2513	Revision	2
Drawing No.	<b>A107</b>		

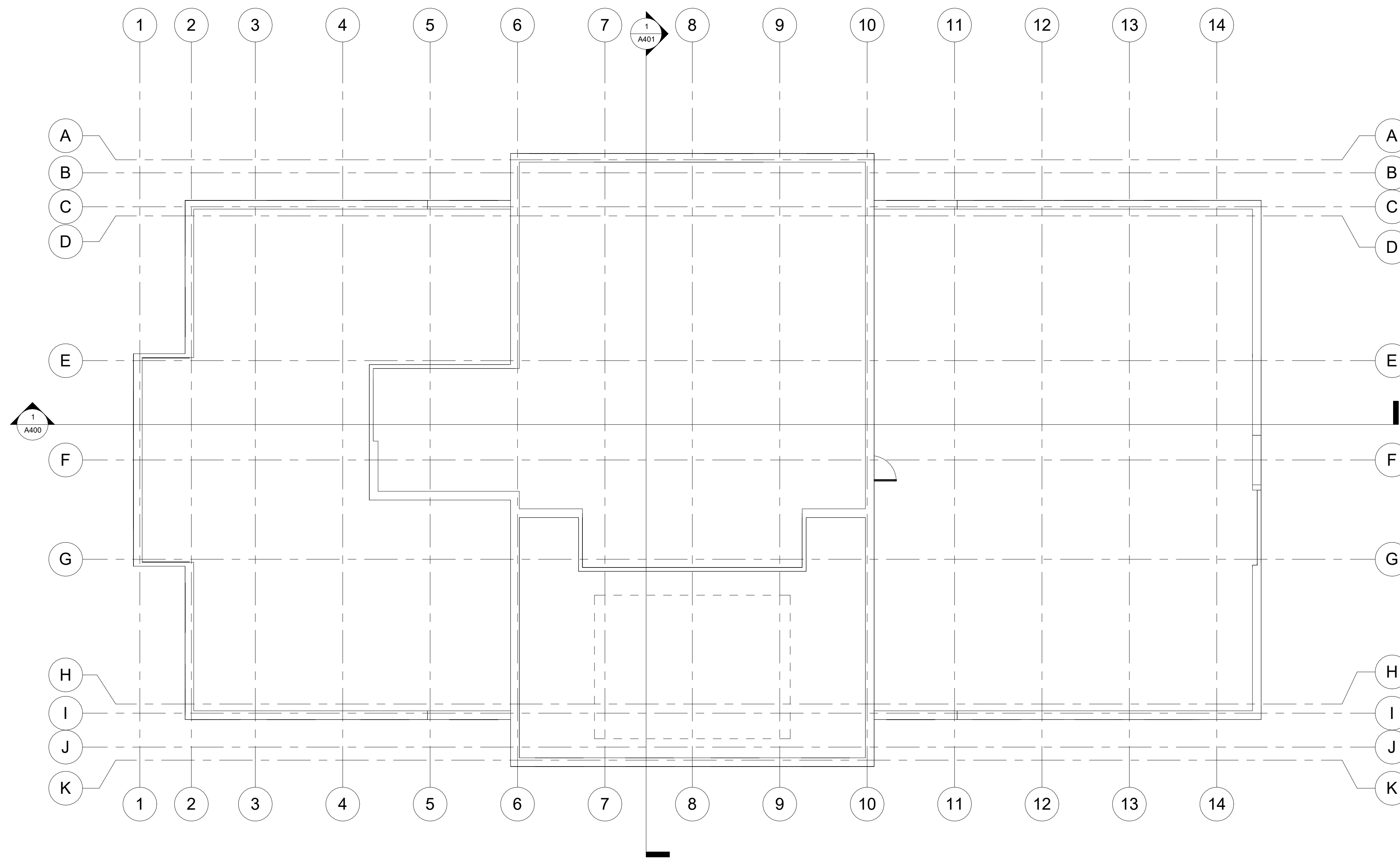
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1 MECHANICAL ROOF PLAN  
1 : 100



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Project  
**1316 CARLING AVE  
APARTMENTS**

1316 CARLING AVE.,  
OTTAWA, ON

Drawing  
**ROOF PLAN**

Drawn By	FAHD A.Z.	Checked By	-
Scale	1 : 100	Date	08/29/25
Project No.	2513	Revision	2
Drawing No.	<b>A108</b>		

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1 EAST ELEVATION  
1:150



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Project  
**1316 CARLING AVE  
 APARTMENTS**

1316 CARLING AVE.,  
 OTTAWA, ON

Drawing  
**EAST ELEVATION**

Drawn By	FAHD A.Z.	Checked By	
Scale	1:150	Date	06/28/25
Project No.	2513	Revision	2
Drawing No.	<b>A301</b>		

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No.	Date	Description
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1 WEST ELEVATION  
1 : 150



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Project  
**1316 CARLING AVE  
 APARTMENTS**

1316 CARLING AVE.,  
 OTTAWA, ON

Drawing  
**WEST ELEVATION**

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 150	Date	06/28/25
Project No.	2513	Revision	2
Drawing No.	<b>A302</b>		

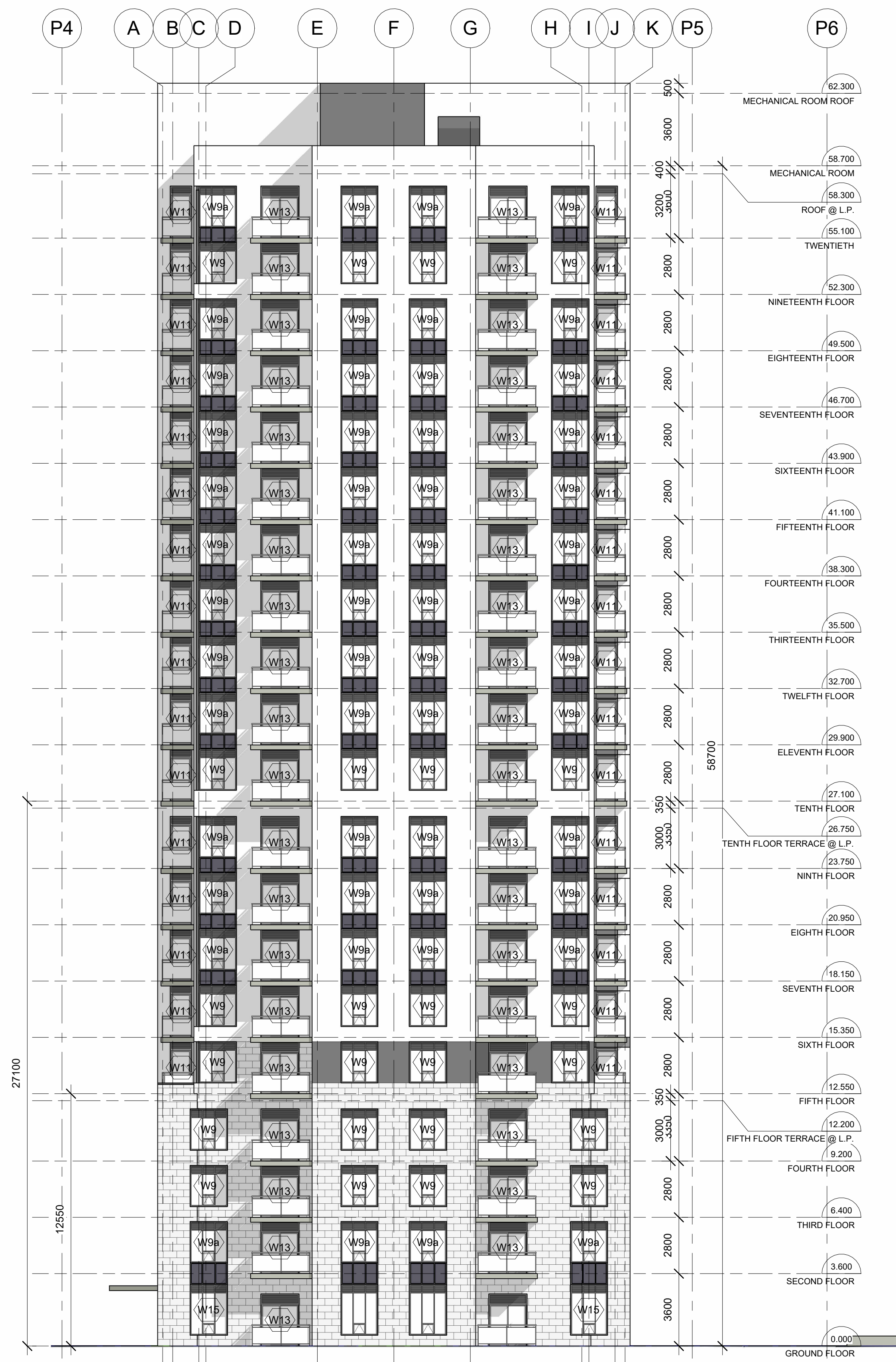
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1 NORTH ELEVATION  
1: 150



2 SOUTH ELEVATION  
1: 150



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**1316 CARLING AVE  
 APARTMENTS**

1316 CARLING AVE.,  
 OTTAWA, ON

Drawing  
**NORTH & SOUTH  
 ELEVATIONS**

Drawn By	FAHD A.Z.	Checked By	
Scale	1: 150	Date	06/28/25
Project No.	2513	Revision	2
Drawing No.	<b>A303</b>		

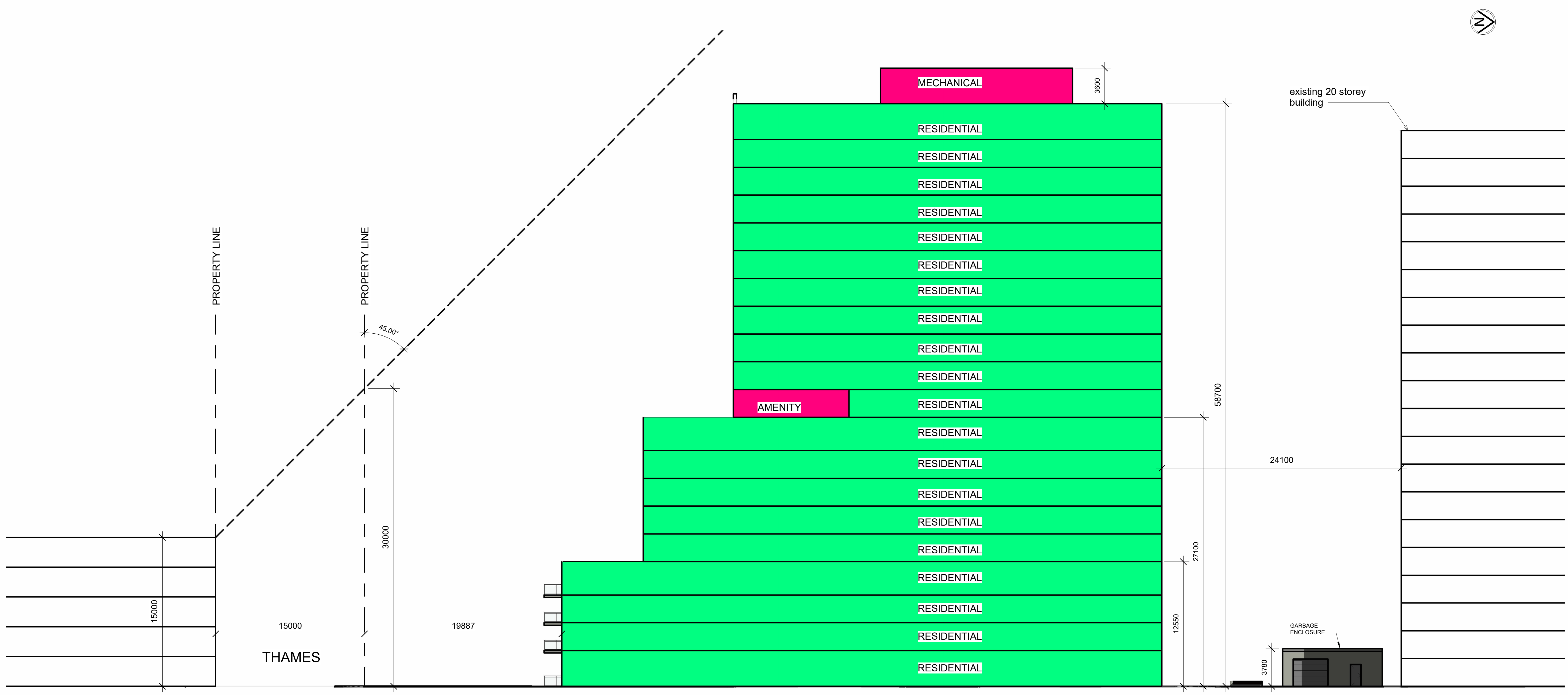
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**1316 CARLING AVE APARTMENTS**

1316 CARLING AVE.,  
 OTTAWA, ON

Drawing  
**TRANSITION DIAGRAM (South - North)**

Drawn By: FAHD A.Z. Checked By: \_\_\_\_\_

Scale: 1 : 200 Date: 06/28/25

Project No.: 2513 Revision: 2

Drawing No.: **A310**

**1** TRANSITION (South - North)  
 1 : 200

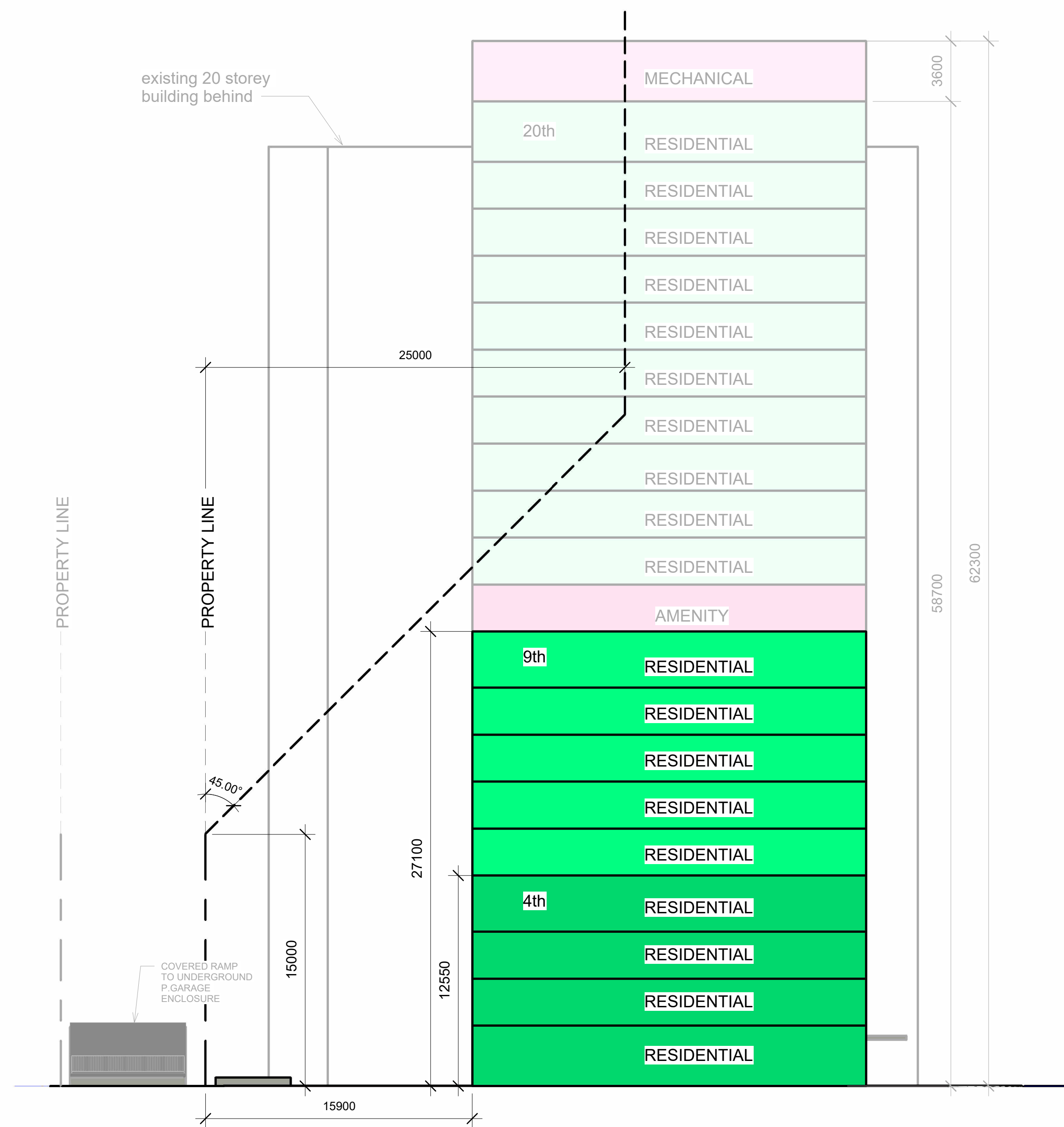
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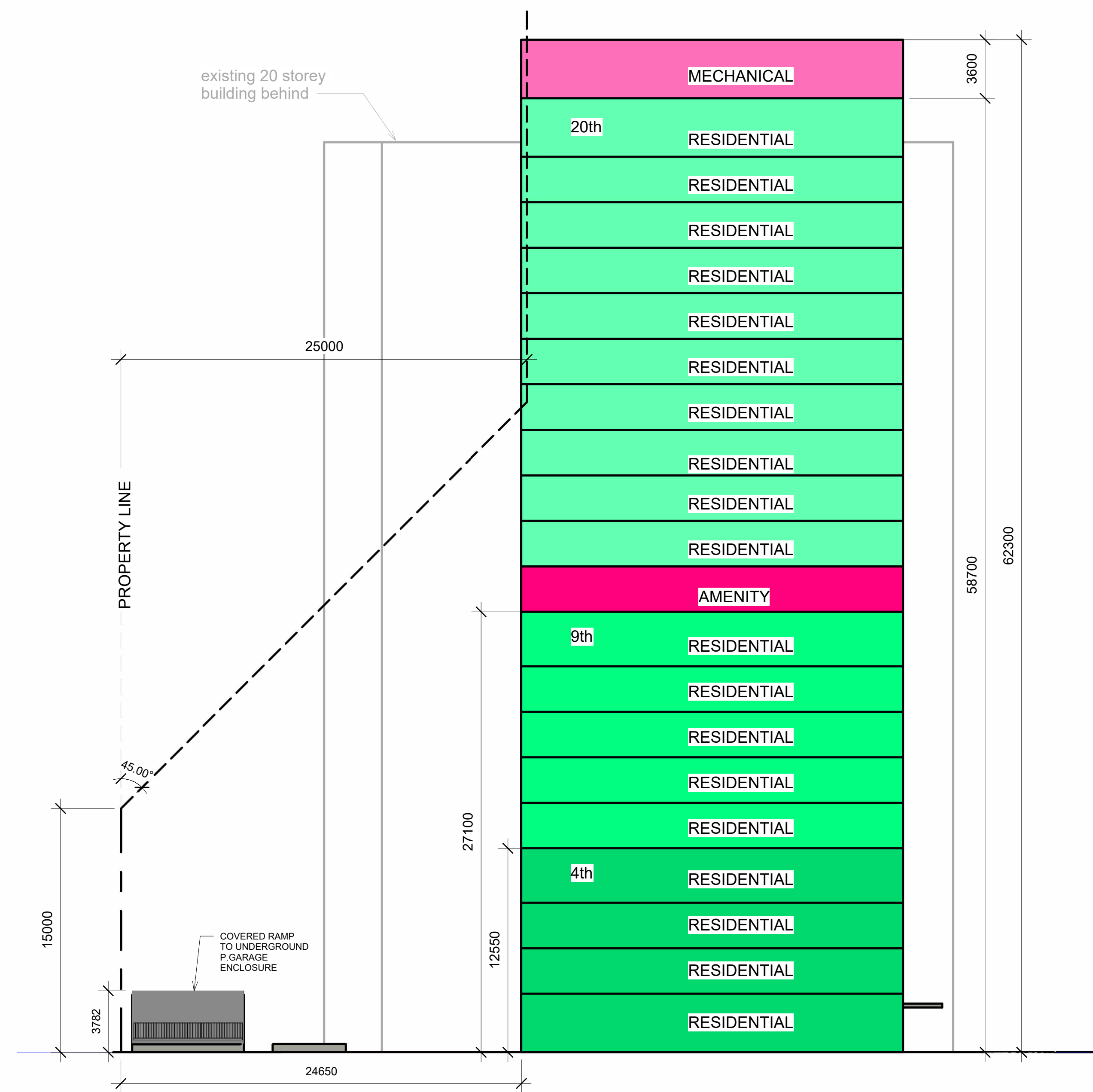
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1 TRANSITION DIAGRAM (West - East) Copy 1  
1 : 200



2 TRANSITION DIAGRAM (West - East)  
1 : 200



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**1316 CARLING AVE  
APARTMENTS**

1316 CARLING AVE.,  
OTTAWA, ON

Drawing  
**TRANSITION DIAGRAM  
(West - East)**

Drawn By FAHD A.Z. Checked By

Scale 1 : 200 Date 06/28/25

Project No. 2513 Revision 2

Drawing No. **A311**