

UNIT MIX	
Area	Count

1 BEDROOM	
610 ft ²	6
630 ft ²	3
640 ft ²	10
710 ft ²	26
730 ft ²	1

1 BEDROOM + DEN	
790 ft ²	10
890 ft ²	1
	11

1 BEDROOM BF	
710 ft ²	12

2 BEDROOM	
820 ft²	5
950 ft²	16
960 ft²	1
970 ft²	5
980 ft²	5
1010 ft²	3
1030 ft²	5
1040 ft²	21
1060 ft²	11
1080 ft²	2
1120 ft²	2
1170 ft²	7
1180 ft²	1
1220 ft²	3
1230 ft²	1
1250 ft²	3
	92

2 BEDROOM + DEN	
990 ft ²	5
1070 ft ²	1
1080 ft ²	1
1120 ft ²	11
1130 ft ²	1
	19

2 BEDROOM BF	
950 ft ²	19
960 ft ²	2
	21
	201

UNIT MIX/ FLOOR- OBC...	1 BDRM		1 BDRM +DEN		2 BDRM		2 BDRM +DEN		TOTAL		TOTAL
UNIT AREA	(59-68m²)		(74-83m²)		(77-116m²)		(92-105m²)				
		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
TOTAL	48	10	11	0	88	21	23	0	170	31 (15%)	201
TOTAL	58		11		109		23		201		201

LOT COVERAGE		
GROUND FLOOR AREA (Building footprint)	1,332.5 m²	15.4 %
PATIOS	76.75 m²	0.88 %
ASPHALT	1473.75 m² + 208 m² Ramp enclosure	19.43 %
LANDSCAPE AREA (HARDSCAPE)	531 m²	6.13 %
LANDSCAPE AREA (SOFTSCAPE)	1,453 m²	16.8 %
TOTAL DEVELOPED AREA	5,075 m²	58.65 %
UNDEVELOPED (Existing building) AREA	2,752.8 m²	31.82 %
UNDEVELOPED (PARKLAND) AREA	825 m²	9.53 %
TOTAL LOT AREA	8,652.8 m² (including 825 m² PARKLAND)	100 %

BUILDING AREAS				
	GROSS FLOOR AREA	AMINETIES (INDOOR)	BALCONIES	TERRACES (OUTDOOR)
UNDERGROUND PARKING GARAGE L3 & L2	-	-	-	-
UNDERGROUND PARKING GARAGE L1	-	232.25 m ² (Communal)	-	-
GROUND FLOOR AREA	924.5 m ² (9,951.23 ft ²)	-	76.75 m ²	600 m ² (6458.35 ft ²) (Communal)
2ND - 4TH FLOOR AREA (X3 STOREYS)	(1,139 m ² X3 =) 3,417 m ² (12,260.1 X3 = 36,780.3 ft ²)		(91.72m ² X 3 =) 275.16 m ²	-
5TH FLOOR AREA	867 m ² (9,332.3 ft ²)		34.23 m ²	258 m ²
6TH - 9TH FLOOR AREA (X4 STOREYS)	(867 m ² X4 =) 3,468 m ² (9,332.3 X4 = 37,329.2 ft ²)		(76.88 m ² X 4 =) 307.52 m ²	-
10TH FLOOR AREA	711 m ² (7,653.14 ft ²)	175.05 m ² (Communal)	36.48 m ²	193.93 m ² (2087.44 ft ²) (Communal)
TYPICAL FLOOR AREA (11TH - 20TH) (X10 STOREYS)	(697.45 m ² X10 =) 6,974.5 m ² (7507.3 X10= 75,073 ft ²)		57.12 m ²	-
SUM GROSS AREA	16362 m ² (176,119.17 ft ²)	407.3 m ²	780.52m ²	1,051.93 m ²
SUM AMENITIES (Indoor, Balconies and Terraces)	2,239.75 m ² (Including 1,200.93 m ² 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 ² for every Residential Unit 6 x 201 = 1206 m ²	2,238.5 m ²	-
Amenity Area Provided as Commonal Space	MIN. 50 % X 1206 m ² = 603 m ²	1,200.93 m ² (99.5%)	-

Parking Schedule		
Level	Type	Count
PARKING P3	Small Space 2400x4600	1
PARKING P3	Small Space 2400x5200	24
PARKING P3	Small Space 2600x4600	5
PARKING P3	Standard Space 2600x5200	90
PARKING P2	Small Space 2400x4600	1
PARKING P2	Small Space 2400x5200	24
PARKING P2	Small Space 2600x4600	5
PARKING P2	Standard Space 2600x5200	88
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	21
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	16

SMALL SPACES	: 87	374
STANDARD SPACES	: 277	
B.F. SPACES	: 10	

REQUIRED: Minimum Visitor Parking 0.1 spaces/unit
(No parking for the first 24 units)
up to a maximum of 20 spaces per building.
Total required for existing building is 19 spaces.
Total required for the new building is 18 spaces.

PROPOSED : 374 SPACES	251-300
169 SPACES TO REPLACE THE EXISTING SPACES	301-350
205 NEW SPACES FOR 201 UNITS = 1.02 PARKING RATE	351-400

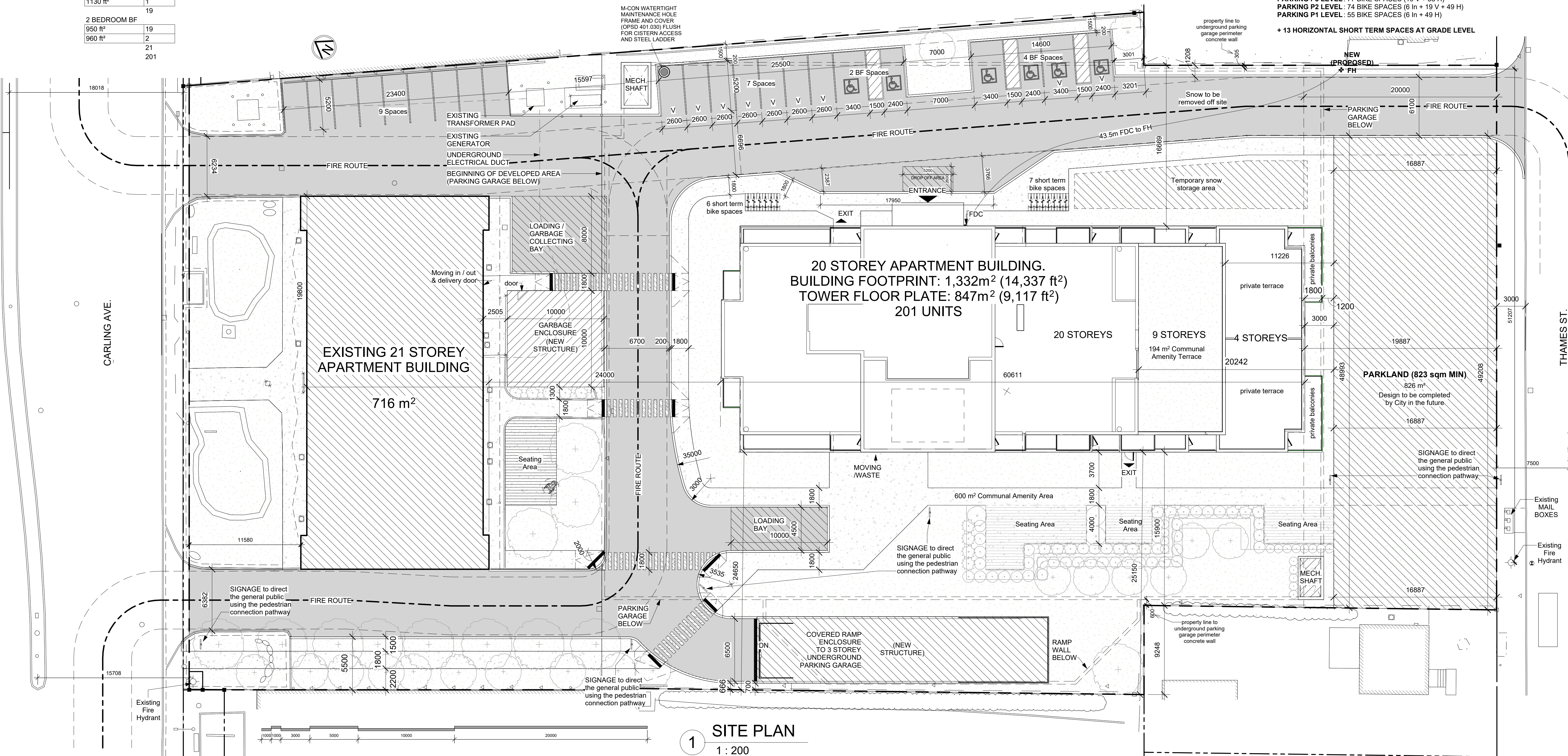
BICYCLE SPACES :
REQUIRED : 201 LONG TERM SPACES
+ 13 SHORT TERM SPACES

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



DO NOT SCALE DRAWINGS

CHECK AND VERIFY ALL DIMENSIONS BEFORE
PROCEEDING WITH THE WORK.

DRAWINGS NOT TO BE USED FOR CONSTRUCTION
UNLESS STAMPED AND SIGNED BY THE
CONSULTANT.

THESE DRAWINGS HAVE BEEN DESIGNED IN
COMFORMANCE WITH THE ONTARIO BUILDING
CODE.

Revisions		
No.	Date	Description

2	27-03-2026	Issued for ZBA
3	16-09-2026	Issued for Comments

Project
1316 CARLING AVE
APARTMENTS

1316 CARLING AVE.,
OTTAWA, ON

SITE PLAN

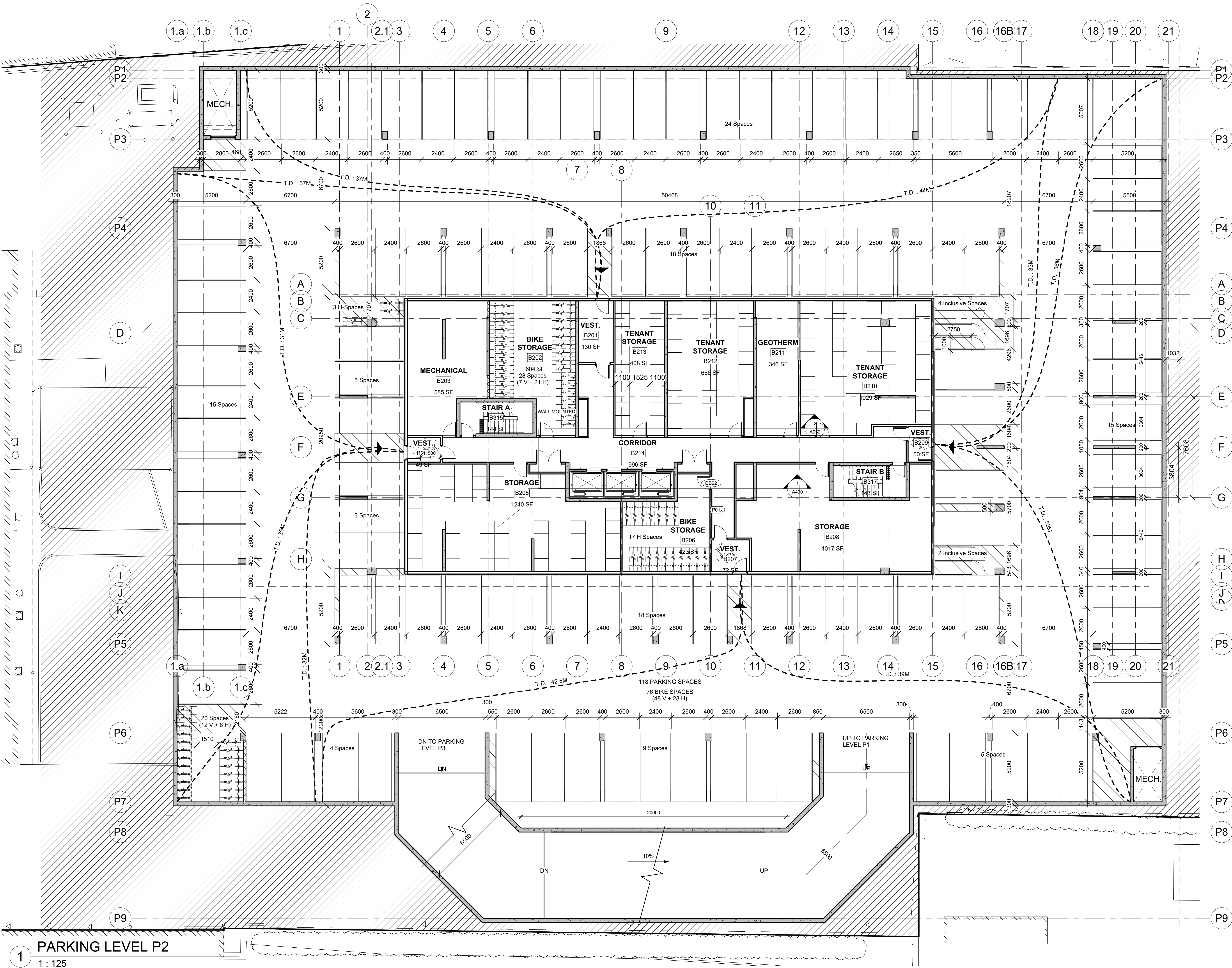
Drawn By
FAHD A Z

Scale	Date
1 : 200	05/13/25

Project No.	Revision
2513	3

Drawing No. **A010**





PARKING LEVEL P2
1 : 125

DO NOT SCALE DRAWINGS
CHECK AND VERIFY ALL DIMENSIONS BEFORE
PROCEEDING WITH THE WORK.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION
UNLESS STAMPED AND SIGNED BY THE
CONSULTANT.
THESE DRAWINGS HAVE BEEN DESIGNED IN
CONFORMANCE WITH THE ONTARIO BUILDING
CODE.

Revisions		
No.	Date	Description
2	27-03-2026	Issued for ZBA
3	16-09-2026	Issued for Comments

Parking Schedule		
Level	Type	Count
PARKING P3	Small Space 2400x4600	1
PARKING P3	Small Space 2400x5200	24
PARKING P3	Small Space 2600x4600	5
PARKING P3	Standard Space 2600x5200	90
PARKING P2	Small Space 2400x4600	1
PARKING P2	Small Space 2400x5200	24
PARKING P2	Small Space 2600x4600	5
PARKING P2	Standard Space 2600x5200	88
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	21
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	16
		374

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



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

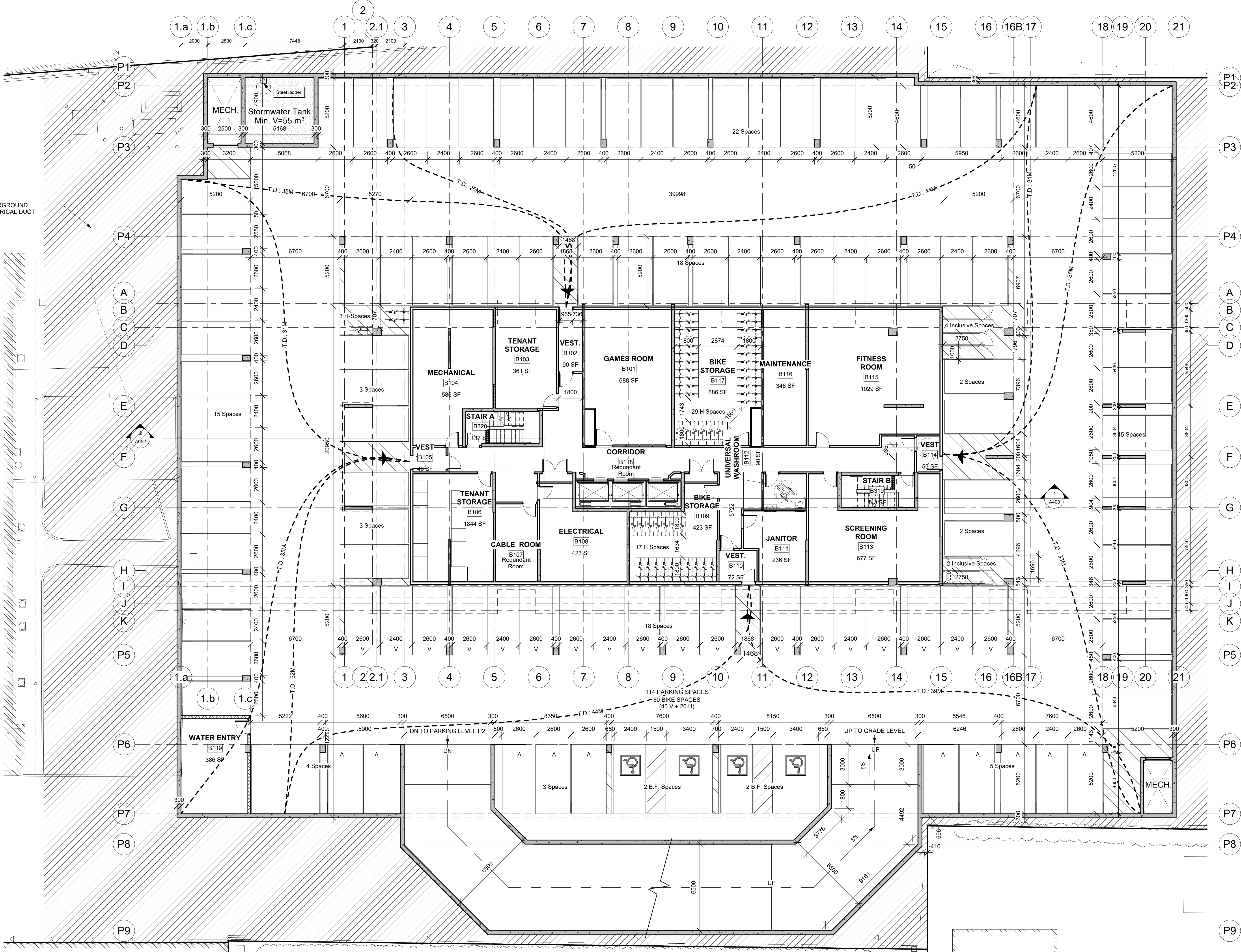
Stamp

Project
**1316 CARLING AVE
APARTMENTS**

1316 CARLING AVE.,
OTTAWA, ON

Drawing
PARKING LEVEL P2

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



DO NOT SCALE DRAWINGS
CHECK AND VERIFY ALL DIMENSIONS BEFORE
PROCEEDING WITH THE WORK.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION
UNLESS STAMPED AND SIGNED BY THE
CONSULTANT.
THESE DRAWINGS HAVE BEEN DESIGNED IN
CONFORMANCE WITH THE ONTARIO BUILDING
CODE.

Revisions		
No.	Date	Description
2	27-03-2026	Issued for ZBA
3	16-09-2026	Issued for Comments

Parking Schedule		
Level	Type	Count
PARKING P3	Small Space 2400x4600	1
PARKING P3	Small Space 2400x5200	24
PARKING P3	Small Space 2600x4600	5
PARKING P3	Standard Space 2600x5200	90
PARKING P2	Small Space 2400x4600	1
PARKING P2	Small Space 2400x5200	24
PARKING P2	Small Space 2600x4600	5
PARKING P2	Standard Space 2600x5200	88
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	21
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	16
		374

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

HOMESTEAD

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

Stamp

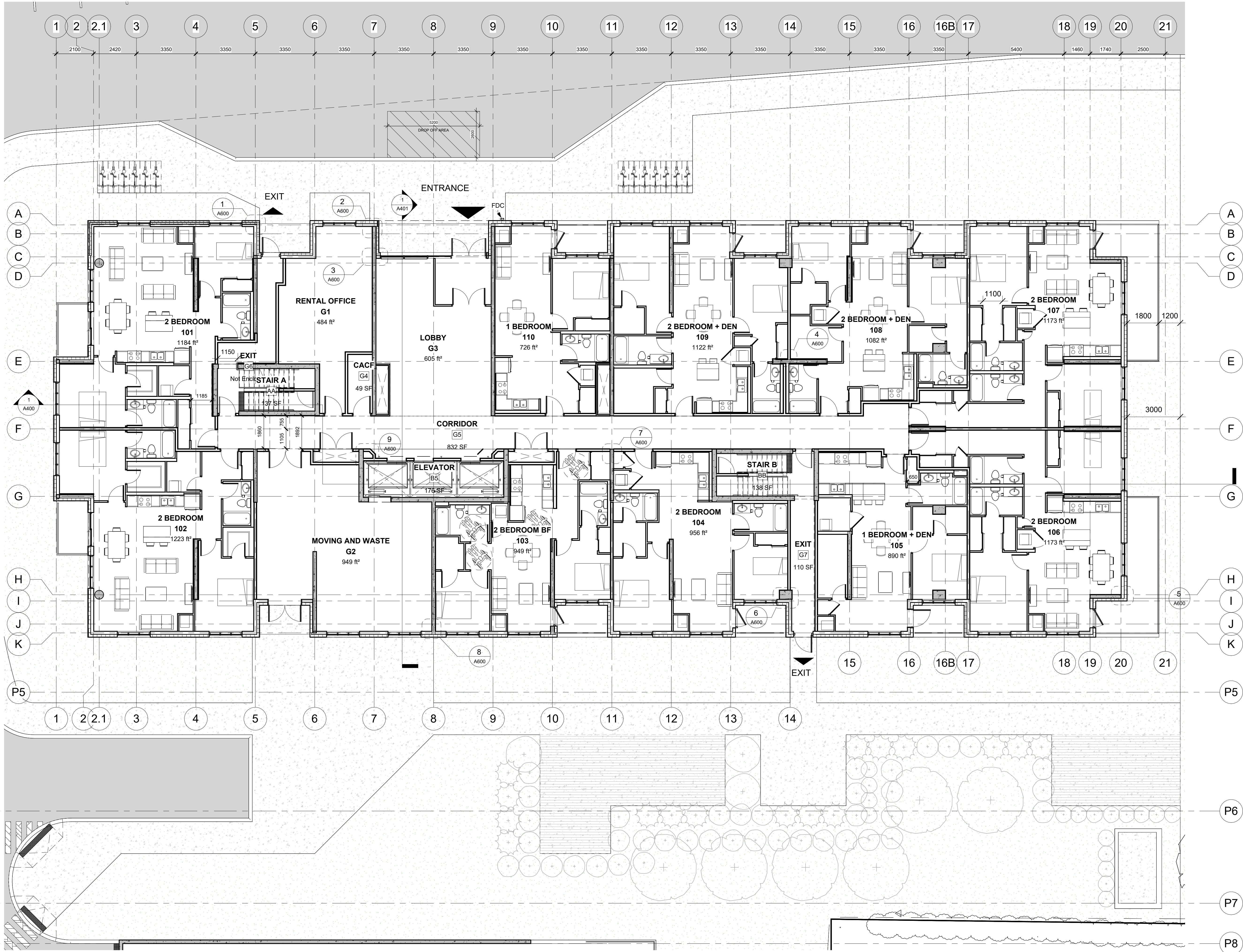
Project
**1316 CARLING AVE
APARTMENTS**

1316 CARLING AVE.,
OTTAWA, ON

Drawing
PARKING LEVEL P1

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 125	Date	05/13/25
Project No.	2513	Revision	3
Drawing No.	A100. 1		

UNITS BY FLOOR		UNITS BY FLOOR	
Comments	Count	Comments	Count
GROUND FLOOR			
1 BEDROOM	1	1 BEDROOM	2
1 BEDROOM + DEN	1	1 BEDROOM + DEN	1
2 BEDROOM	5	1 BEDROOM BF	1
2 BEDROOM + DEN	2	2 BEDROOM	3
2 BEDROOM BF	2	2 BEDROOM + DEN	1
	10	2 BEDROOM BF	1
SECOND FLOOR		THIRTEENTH FLOOR	
1 BEDROOM	3	1 BEDROOM	2
2 BEDROOM	7	1 BEDROOM + DEN	1
2 BEDROOM + DEN	2	1 BEDROOM BF	1
2 BEDROOM BF	13	2 BEDROOM	3
THIRD FLOOR		FOURTEENTH FLOOR	
1 BEDROOM	2	1 BEDROOM	2
1 BEDROOM BF	1	1 BEDROOM + DEN	1
2 BEDROOM	9	1 BEDROOM BF	1
2 BEDROOM BF	1	2 BEDROOM	3
FOURTH FLOOR		FIFTEENTH FLOOR	
1 BEDROOM	2	1 BEDROOM	2
1 BEDROOM BF	1	1 BEDROOM + DEN	1
2 BEDROOM	9	1 BEDROOM BF	1
2 BEDROOM BF	1	2 BEDROOM	3
FIFTH FLOOR		SIXTEENTH FLOOR	
1 BEDROOM	3	1 BEDROOM	2
2 BEDROOM	6	1 BEDROOM + DEN	1
2 BEDROOM + DEN	1	1 BEDROOM BF	1
2 BEDROOM BF	1	2 BEDROOM	3
SIXTH FLOOR		SEVENTEENTH FLOOR	
1 BEDROOM	3	1 BEDROOM	2
2 BEDROOM	6	1 BEDROOM + DEN	1
2 BEDROOM + DEN	1	1 BEDROOM BF	1
2 BEDROOM BF	11	2 BEDROOM	3
SEVENTH FLOOR		EIGHTEENTH FLOOR	
1 BEDROOM	3	1 BEDROOM	2
2 BEDROOM	6	1 BEDROOM + DEN	1
2 BEDROOM + DEN	1	1 BEDROOM BF	1
2 BEDROOM BF	11	2 BEDROOM	3
EIGHTH FLOOR		NINETEENTH FLOOR	
1 BEDROOM	3	1 BEDROOM	2
2 BEDROOM	6	1 BEDROOM + DEN	1
2 BEDROOM + DEN	1	1 BEDROOM BF	1
2 BEDROOM BF	11	2 BEDROOM	3
NINTH FLOOR		TWENTIETH FLOOR	
1 BEDROOM	3	1 BEDROOM	2
2 BEDROOM	6	1 BEDROOM + DEN	1
2 BEDROOM + DEN	1	1 BEDROOM BF	1
2 BEDROOM BF	11	2 BEDROOM	3
TENTH FLOOR			
1 BEDROOM	3		
2 BEDROOM	2		
2 BEDROOM BF	7		
ELEVENTH FLOOR			
1 BEDROOM	2		
1 BEDROOM + DEN	1		
1 BEDROOM BF	1		
2 BEDROOM	3		
2 BEDROOM + DEN	1		
2 BEDROOM BF	9		



1 GROUND FLOOR PLAN
1 : 100

DO NOT SCALE DRAWINGS
CHECK AND VERIFY ALL DIMENSIONS BEFORE
PROCEEDING WITH THE WORK.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION
UNLESS STAMPED AND SIGNED BY THE
CONSULTANT.
THESE DRAWINGS HAVE BEEN DESIGNED IN
CONFORMANCE WITH THE ONTARIO BUILDING
CODE.

Revisions		
No.	Date	Description
2	27-03-2026	Issued for ZBA
3	16-09-2026	Issued for Comments



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
GROUND FLOOR PLAN

Drawn By	FAHD A.Z.	Checked By	-
Scale	1 : 100	Date	05/16/25
Project No.	2513	Revision	3
Drawing No.	A101		