



PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	AM10	SITE AREA	1,056 ha.	10,560.0 sq. m.	113,667 sq. ft.
ZONING	REQUIRED	PROVIDED			
BUILDING HEIGHT	BUILDING 'A'	15.0m & 30.0m	32 STOREYS / 102.0m		
	BUILDING 'B'	15.0m & 30.0m	28 STOREYS / 90.0m		
	BUILDING 'C'	15.0m & 30.0m	9 STOREYS / 30.0m		
ALLOWABLE PROJECTION - AMENITY LEVEL: ALL BUILDINGS		0.0m	250m ² / 4.5m		
MAIN STREET FRONTAGE GROUND FLOOR HEIGHT		4.5m	4.5m		
CARLING AVENUE GROUND FLOOR TRANSPARENT GLAZING FOR 4.5m HT.		50.0%	4.0m		
DENSITY - MAXIMUM FLOOR SPACE INDEX (BASED ON 77% CONSTRUCTION AREA)		n.a.	4.35 = 42,747 m ²		
DENSITY - UNITS PER HECTARE		n.a.	761		
TOWER SEPARATION		25.0m	29.4m		
TOWER FOOTPRINT - GFA (GUIDELINE ONLY) NOT INCLUDES BALCONIES		750m ²	760.0m ² / 760.0m ²		
FRONT YARD SETBACK (MIXED USE BUILDING)		0.0m	7.2m		
CORNER YARD SETBACK (MIXED USE BUILDING)		0.0m	3.4m		
INTERIOR SIDE YARD SETBACK (0 to 20m FROM STREET)		3.0m	6.4m		
INTERIOR SIDE YARD SETBACK (OVER 20m FROM STREET)		7.5m	5.0m		
REAR YARD SETBACK (WITHIN 20m ABUTTING A STREET)		3.0m	5.2m		
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT		1.5m	1.9m		
TOTAL RESIDENTIAL UNIT COUNT:			749		
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	ZONING AREA Y	357	448		
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		68	68		
PARKING - COMMERCIAL RESTAURANT - 5.0 PER 100m ² GFA	(UNITS OVER 300m ² GFA)	0	0		
PARKING - COMMERCIAL RETAIL / P.S.B. - 1.25 PER 100m ² GFA	(UNITS OVER 500m ² GFA)	0	0		
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		375	375		
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA		4	12		
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m	6.0m / 6.7m		
AMENITY AREA - TOTAL PER UNIT - 6.0m ²		4,494.0m ²	4,500m ²		
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²		2,247.0m ²	2,250m ²		
PARKLAND DEDICATION AREA - 10% (SITE AREA EXCLUDES LANDS 8.834.7m ²)		10% / 983.47m ²	10% / 983.47m ²		

CAR & BICYCLE PARKING

REQUIRED - TOWER 'A' (336 Units)		
RESIDENCE	-0.5 PER DWELLING UNIT	162
VISITOR	-0.1 PER DWELLING UNIT	30
COMMERCIAL USE	-NOT REQUIRED	0
RESIDENCE: BICYCLE	-0.5 PER DWELLING UNIT	168
TOTAL VEHICLE		198
PROVIDED - TOWER 'A'		
RESIDENCE	-0.65 PER DWELLING UNIT	220
VISITOR	-0.05 PER DWELLING UNIT	30
COMMERCIAL USE	-NOT REQUIRED	0
RESIDENCE: BICYCLE	-0.5 PER DWELLING UNIT	168
TOTAL VEHICLE		250
REQUIRED - TOWER 'B' (291 Units)		
RESIDENCE	-0.5 PER DWELLING UNIT	140
VISITOR	-0.1 PER DWELLING UNIT	28
COMMERCIAL USE	-NOT REQUIRED	0
RESIDENCE: BICYCLE	-0.5 PER DWELLING UNIT	146
TOTAL VEHICLE		168
PROVIDED - TOWER 'B'		
RESIDENCE	-0.51 PER DWELLING UNIT	148
VISITOR	-0.1 PER DWELLING UNIT	28
COMMERCIAL USE	-NOT REQUIRED	0
RESIDENCE: BICYCLE	-0.5 PER DWELLING UNIT	146
TOTAL VEHICLE		176
REQUIRED - TOWER 'C' (122 Units)		
RESIDENCE	-0.5 PER DWELLING UNIT	55
VISITOR	-0.1 PER DWELLING UNIT	11
COMMERCIAL USE	-NOT REQUIRED	0
RESIDENCE: BICYCLE	-0.5 PER DWELLING UNIT	61
TOTAL VEHICLE		66
PROVIDED - TOWER 'C'		
RESIDENCE	-0.78 PER DWELLING UNIT	95
VISITOR	-0.1 PER DWELLING UNIT	13
COMMERCIAL USE	-NOT REQUIRED	0
RESIDENCE: BICYCLE	-0.5 PER DWELLING UNIT	61
TOTAL VEHICLE		108

BUILDING STATISTICS

GROSS BUILDING - AREAS	(CITY OF OTTAWA ZONING AREA)
BUILDING 'A' - 32 Storeys	
TOTAL AREA	18,672.2 sq. m.
TOWER FOOTPRINT	200,986 sq. ft.
TOTAL VEHICLE	760.0 sq. m.
UNIT COUNT	8,180 sq. ft.
VEHICLE PARKING	235 (interior) + 15 (surface) = 250
BICYCLE PARKING	168
COMMERCIAL AREA	189.3 sq. m.
BUILDING 'B' - 28 Storeys	
TOTAL AREA	16,856.0 sq. m.
TOWER FOOTPRINT	181,436 sq. ft.
TOTAL VEHICLE	760.0 sq. m.
UNIT COUNT	8,180 sq. ft.
VEHICLE PARKING - RESIDENTIAL ONLY	161 (interior) + 176 (surface) = 337
BICYCLE PARKING	146
COMMERCIAL AREA	1,902 sq. ft.
BUILDING 'C' - 9 Storeys	
TOTAL AREA	7,219.4 sq. m.
TOWER FOOTPRINT	77,709 sq. ft.
TOTAL VEHICLE	108 (interior) + 0 (surface) = 108
BICYCLE PARKING	68

AMENITY SPACE

AT GRADE EXTERIOR - COMMUNAL =	500.0 sq. m.
INTERIOR 1st AMENITY - COMMUNAL =	400.0 sq. m.
EXTERIOR TERRACES - PRIVATE =	40.0 sq. m.
INTERIOR 5th / 7th AMENITY - COMMUNAL =	700.0 sq. m.
EXTERIOR 5th / 7th TERRACES - COMMUNAL =	700.0 sq. m.
EXTERIOR ROOF TOP - COMMUNAL =	800.0 sq. m.
INTERIOR ROOF TOP - COMMUNAL =	800.0 sq. m.
PRIVATE BALCONIES =	1,200.0 sq. m.
TOTAL =	4,840.0 sq. m.
TOTAL COMMUNAL =	3,600.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (749) =	4,494 sq. m.
REQUIRED COMMUNAL @ 50% =	2,247 sq. m.

LOT COVERAGE

BUILDING FOOTPRINT - 'A' =	926.2 m ²	9.42%
BUILDING FOOTPRINT - 'B' =	1,375.3 m ²	13.98%
BUILDING FOOTPRINT - 'C' =	1,173.5 m ²	11.93%
PARKING GARAGE EXIT STAIR =	19.3 m ²	0.20%
DRIVING SURFACE =	1,640.0 m ²	16.67%
LANDSCAPE SURFACE =	3,716.9 m ²	37.80%
PARKLAND DEDICATION =	983.5 m ²	10.00%
TOTAL =	9,834.7 m ²	100.00%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

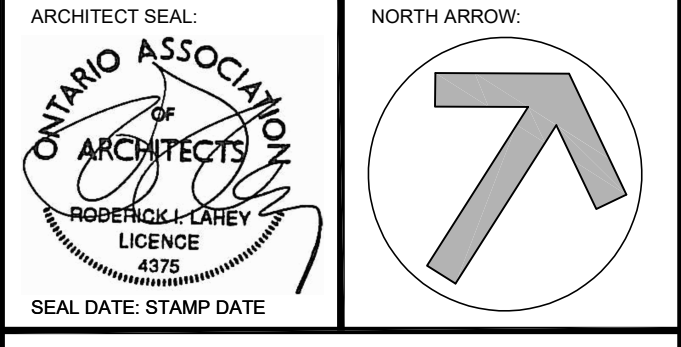
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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- DETAIL NUMBER
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR GENERAL UPDATES	2026 01 27
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 07 10
3	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 06 19
4	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 05 23
5	ISSUED FOR LDRP	2024 12 16
6	ISSUED FOR DISCUSSION	2024 11 15
7	ISSUED FOR PRE-CONSULTATION	2024 08 04



rla / architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
1746 CARLING AVENUE

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V. CHECKED: R.V.
SCALE: 1:250 SHEET No.
PROJECT No: 2210 **SP-1**

