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Revisions

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



3 SOUTH EAST PERSPECTIVE



2 NORTH WEST PERSPECTIVE



Alexander Wilson Architect Inc
Admiralty Place
103-20 Gore Street
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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		

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

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

LOT COVERAGE	
GROUND FLOOR AREA (Building footprint)	1,332.5 m ²
LANDSCAPE AREA	4,567.5 m ² (including 825 m ² PARKLAND + 76.75 m ² Patios + 531 m ² Hardscape + 208 m ² Ramp enclosure + 1,453 m ² Softscape + 1473.75 m ² Asphalt)
TOTAL DEVELOPED AREA	5,900 m²
UNDEVELOPED (Existing building) AREA	2,752.8 m ²
TOTAL LOT AREA	8,652.8 m² (including 825 m² PARKLAND)

BUILDING AREAS			
	GROSS FLOOR AREA	AMINITIES (INDOOR)	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)	-	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
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)	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 m² (176,119.17 ft²)	407.3 m²	1,051.93 m²
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 Communal 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	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	

BARRIER-FREE PARKING		
OTTAWA BY-LAW 2017-301		
TYPE A: 3400mm WIDE		
TYPE B: 2400mm WIDE		
# SPACES	A	B TOTAL
251-300	4	4 8
301-350	4	5 9
351-400	5	5 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

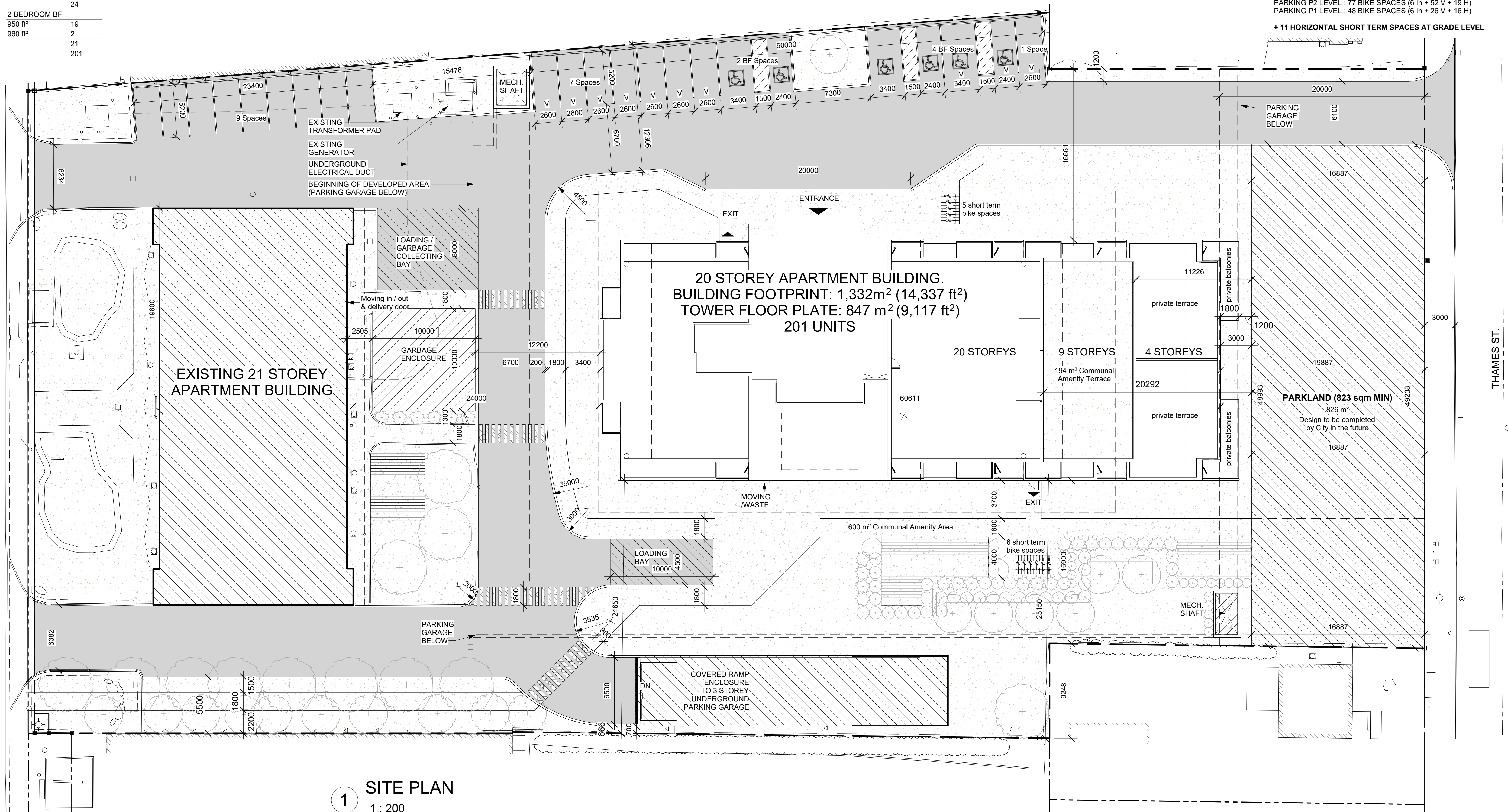
BICYCLE SPACES :
REQUIRED - 201 LONG TERM SPACES
+ 11 SHORT TERM SPACES

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

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



1 SITE PLAN
1 : 200



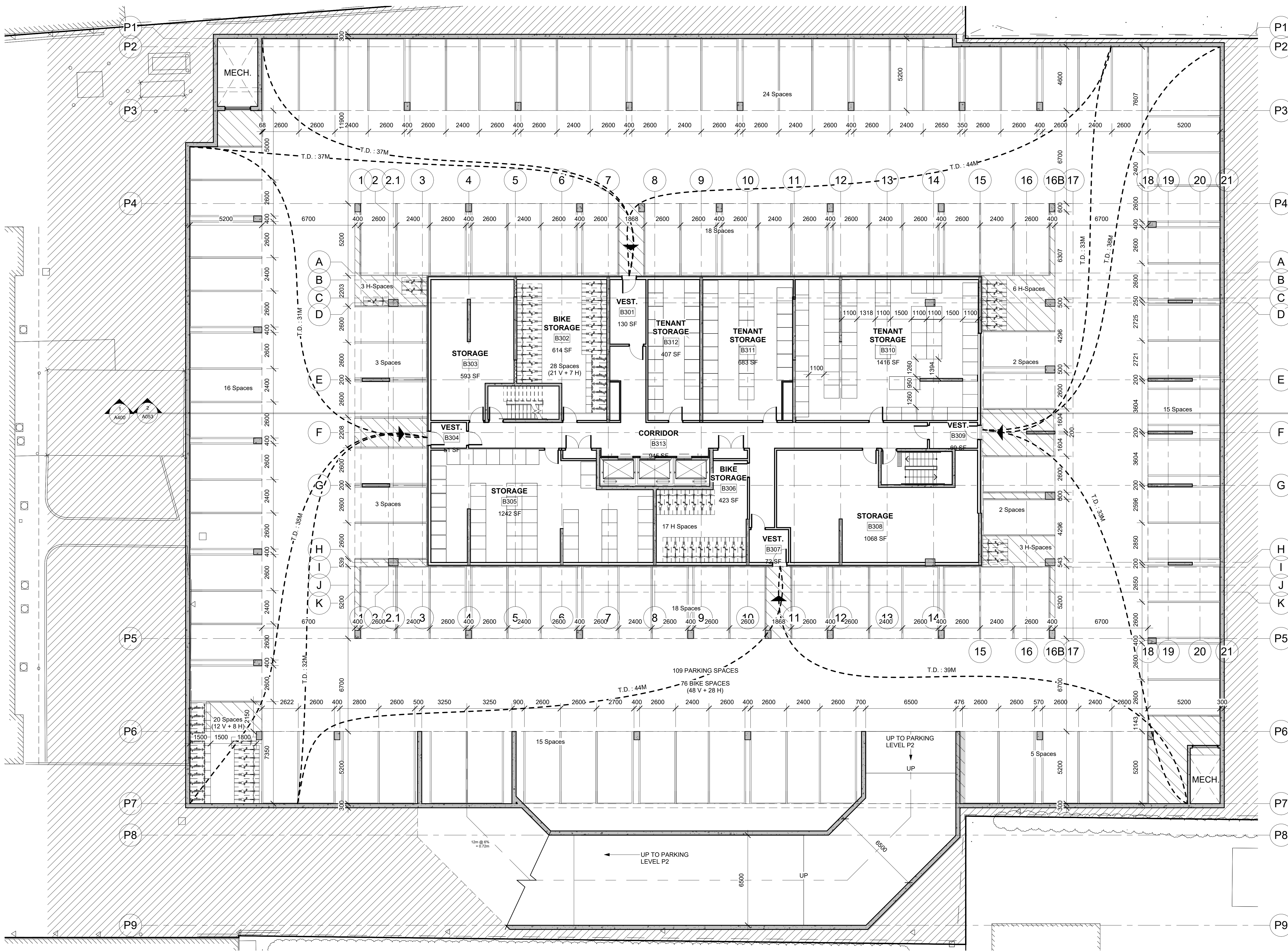
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Project
1316 CARLING AVE APARTMENTS

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.	A010		



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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
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GROUND FLOOR	BF Space Type A 3400x5200	3
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GROUND FLOOR	Standard Space 2600x5200	17
		377

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.	A100-3		

1 PARKING LEVEL P3
 1 : 125

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PARKING P2	Small Space 2400x5200	25
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PARKING P1	BF Space Type B 2750x6000	2
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PARKING P1	Small Space 2400x5200	23
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+ 13 HORIZONTAL SHORT TERM SPACES AT GRADE LEVEL



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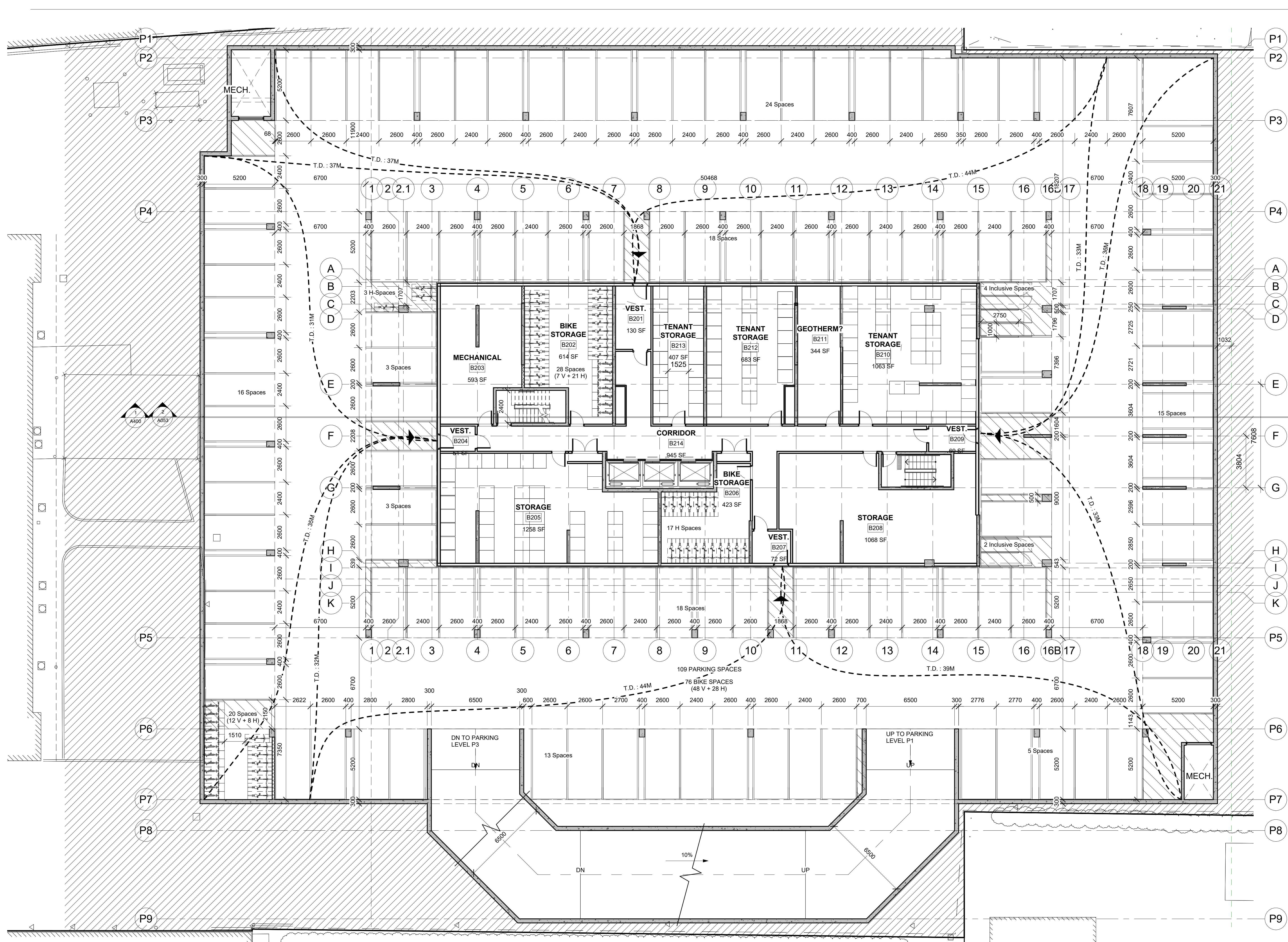
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Project
1316 CARLING AVE APARTMENTS

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.	A100.2		

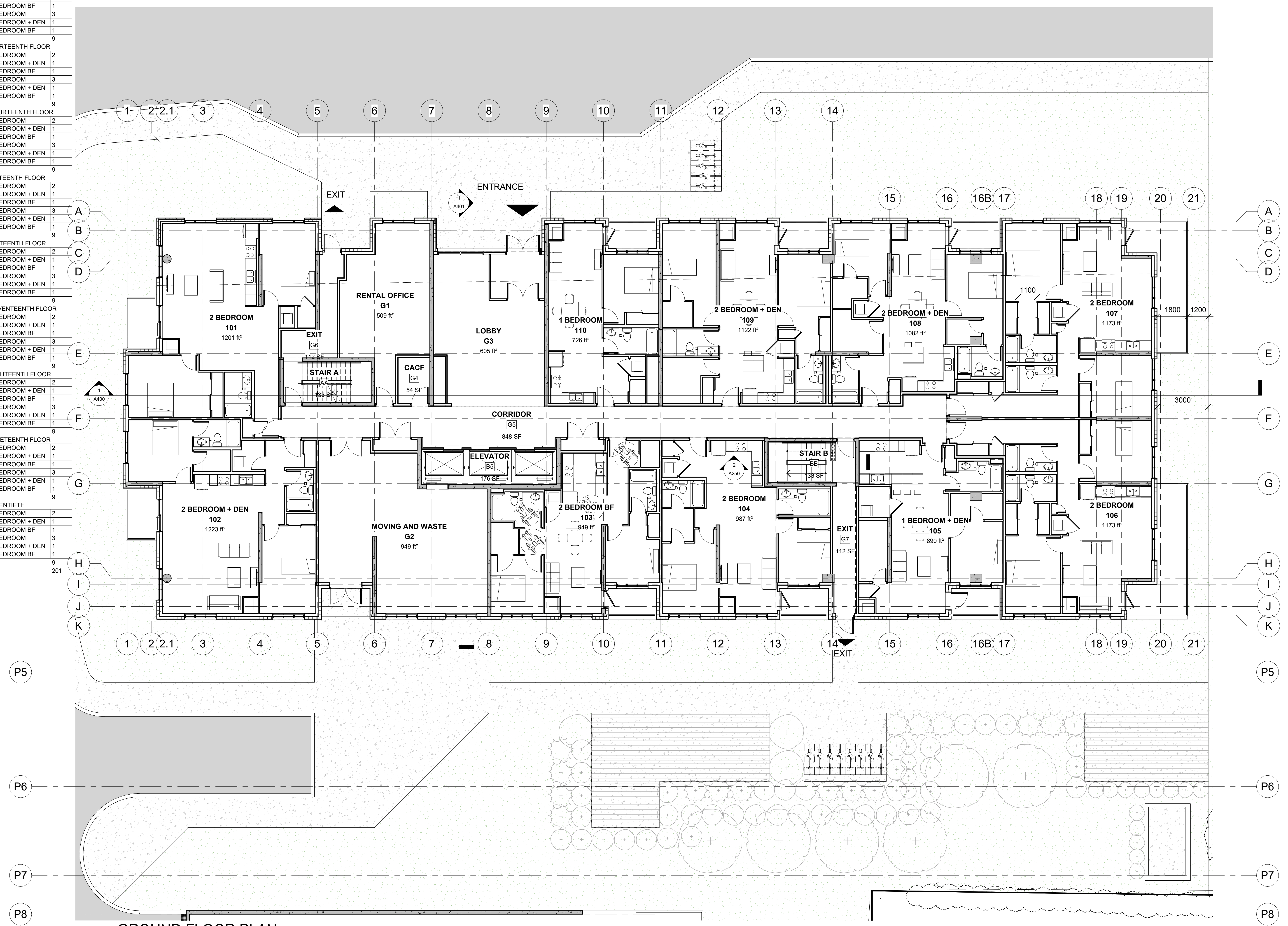


1 PARKING LEVEL P2
1 : 125

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	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
SECOND FLOOR			
1 BEDROOM	3	THIRTEENTH FLOOR	
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
THIRD FLOOR			
1 BEDROOM	3	FOURTEENTH FLOOR	
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
FOURTH FLOOR			
1 BEDROOM	3	FIFTEENTH FLOOR	
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
FIFTH FLOOR			
1 BEDROOM	3	SIXTEENTH FLOOR	
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
SIXTH FLOOR			
1 BEDROOM	3	SEVENTEENTH FLOOR	
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
SEVENTH FLOOR			
1 BEDROOM	3	EIGHTEENTH FLOOR	
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
EIGHTH FLOOR			
1 BEDROOM	3	NINETEENTH FLOOR	
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
NINTH FLOOR			
1 BEDROOM	3	TWENTIETH FLOOR	
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
TENTH FLOOR			
1 BEDROOM	3		
2 BEDROOM	2		
2 BEDROOM BF	2		
	7		
ELEVENTH FLOOR			
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. **A101**

1 GROUND FLOOR PLAN
 1 : 100

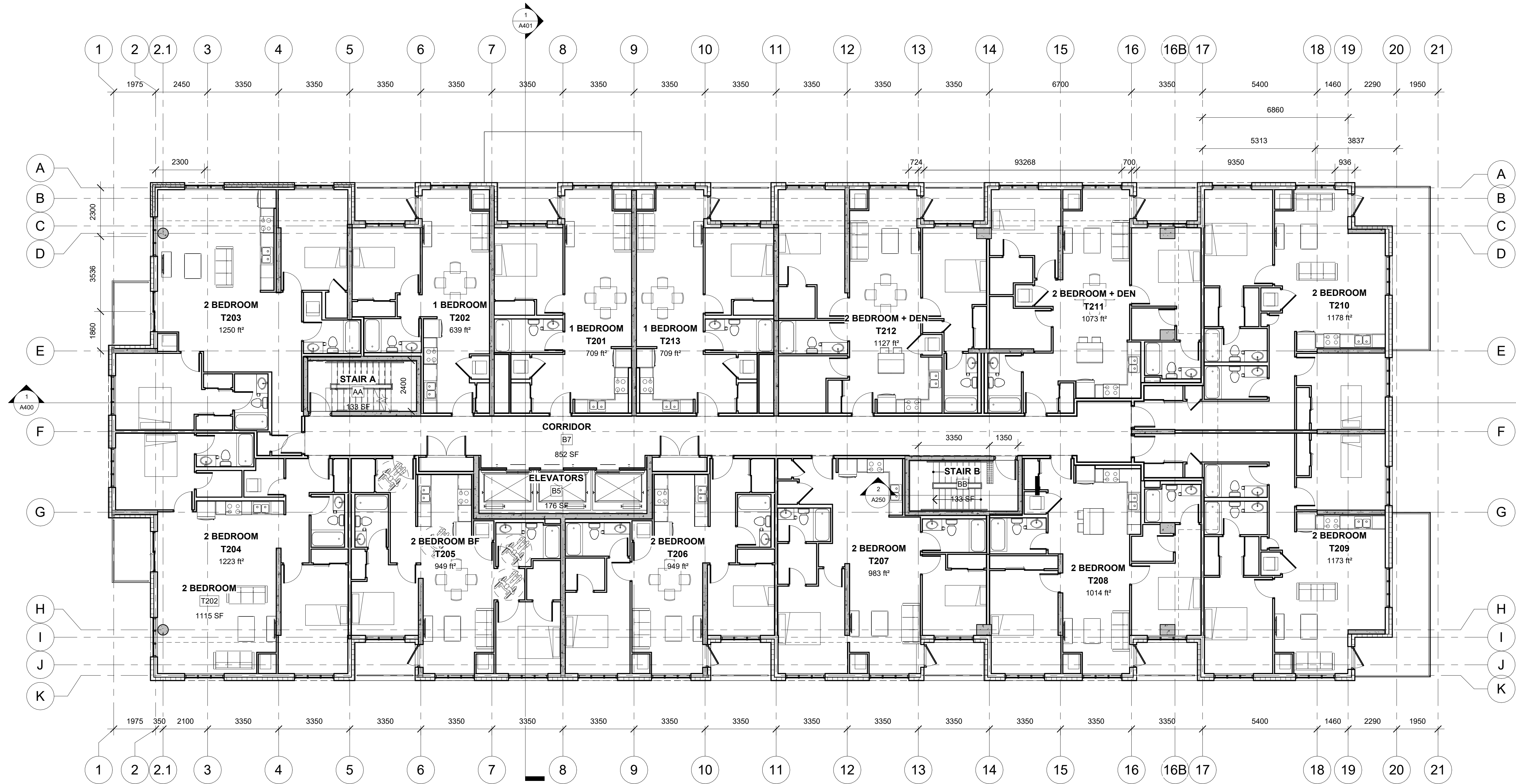
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1 SECOND TO FOURTH FLOORS PLAN
1 : 100



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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.	A102		

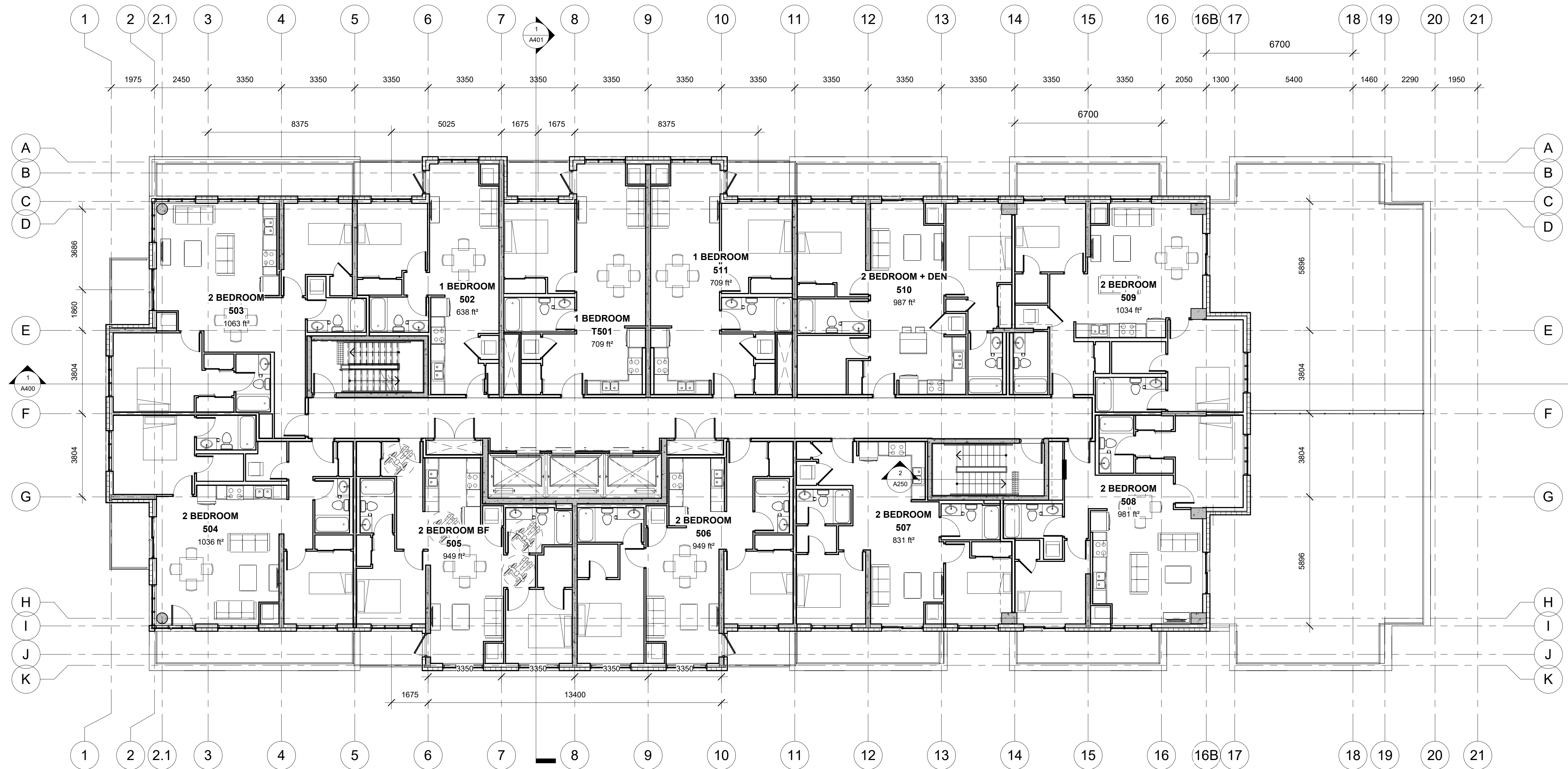
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1 FIFTH FLOOR PLAN
1 : 100



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Stamp

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**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.	A103		

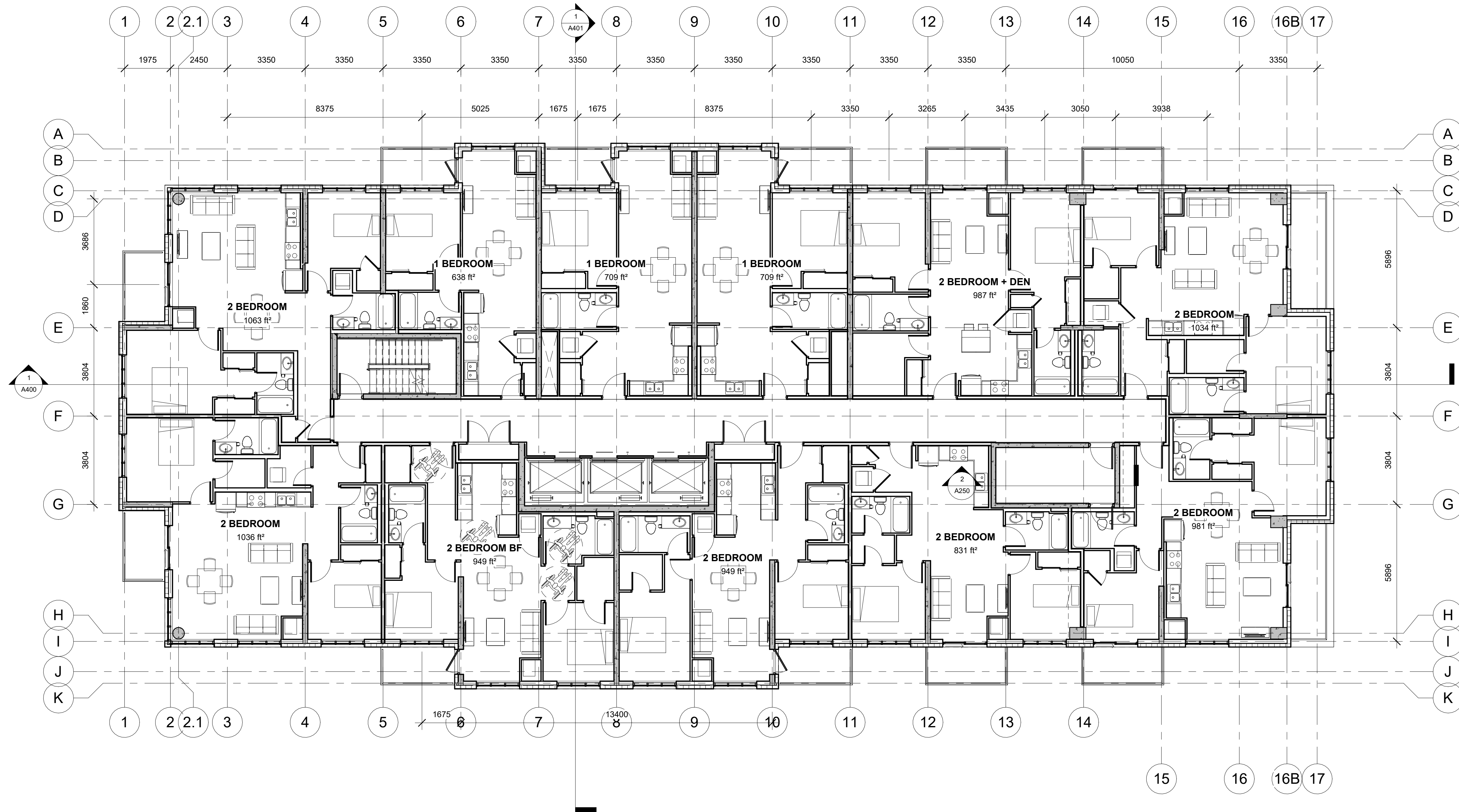
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1 SIXTH TO NINTH FLOORS PLAN
1 : 100



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**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.	A104		

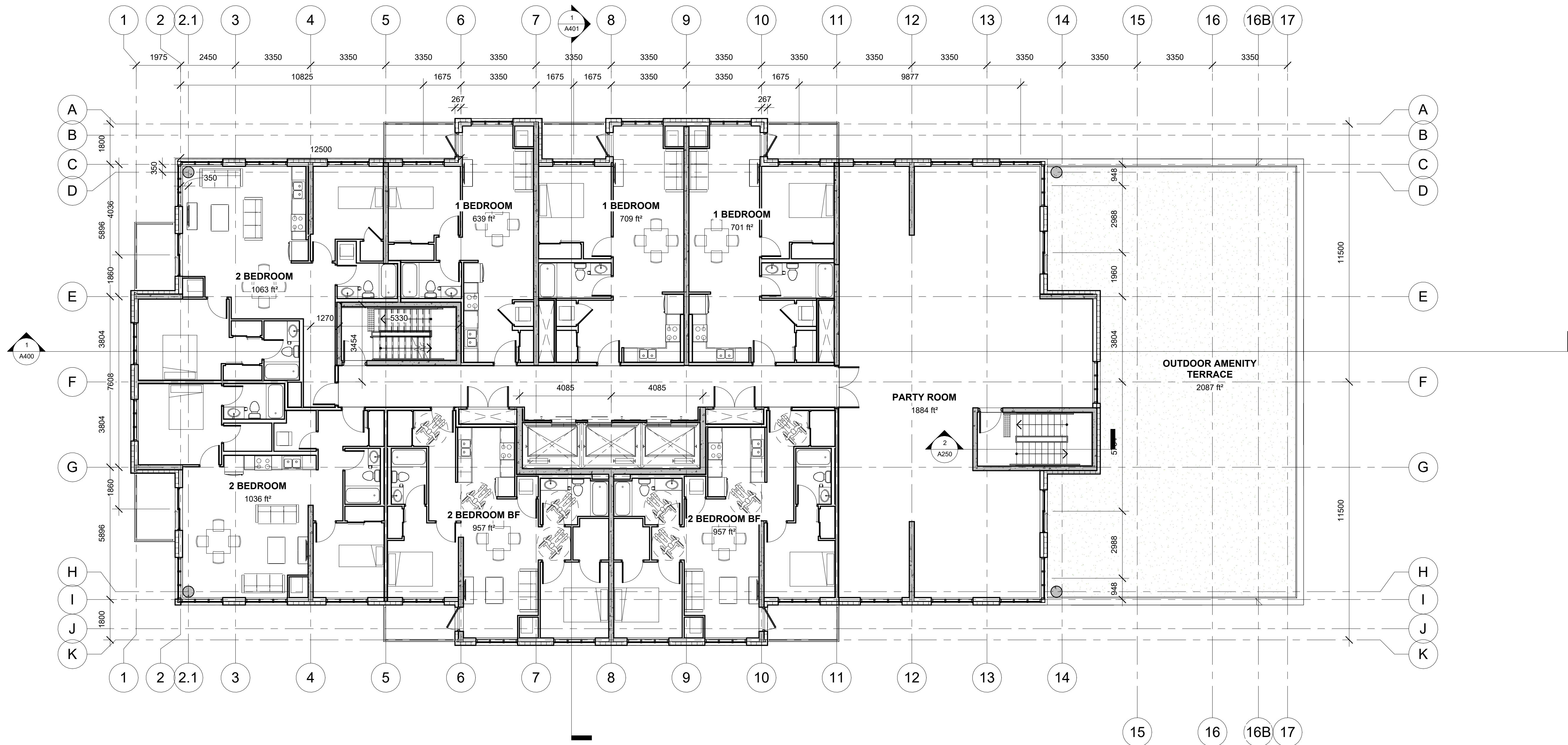
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1 TENTH FLOOR PLAN
1 : 100



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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.	A105		

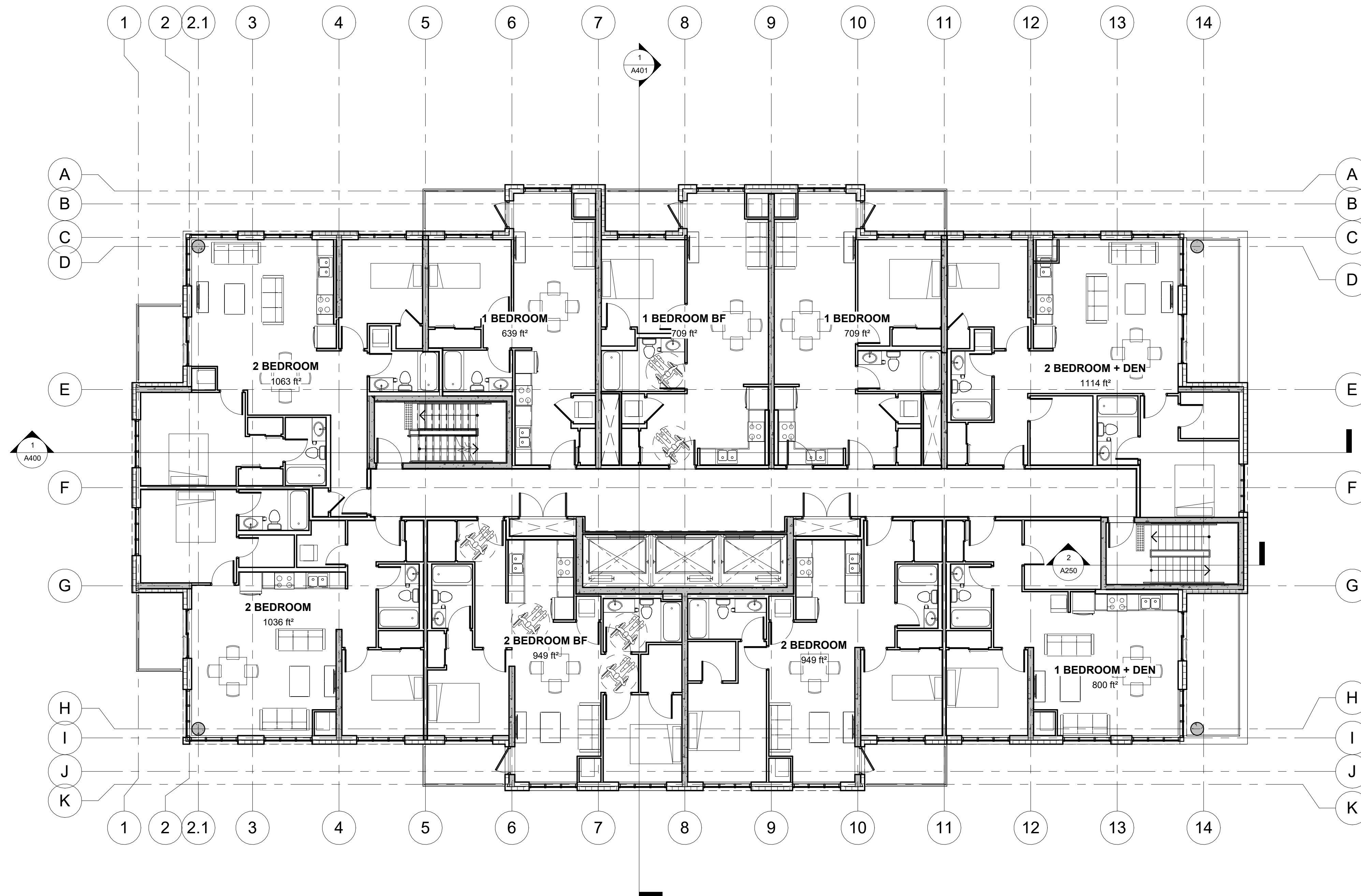
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1 ELEVENTH TO TWENTIETH FLOORS PLAN
1 : 100



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Project
**1316 CARLING AVE
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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.	A106		

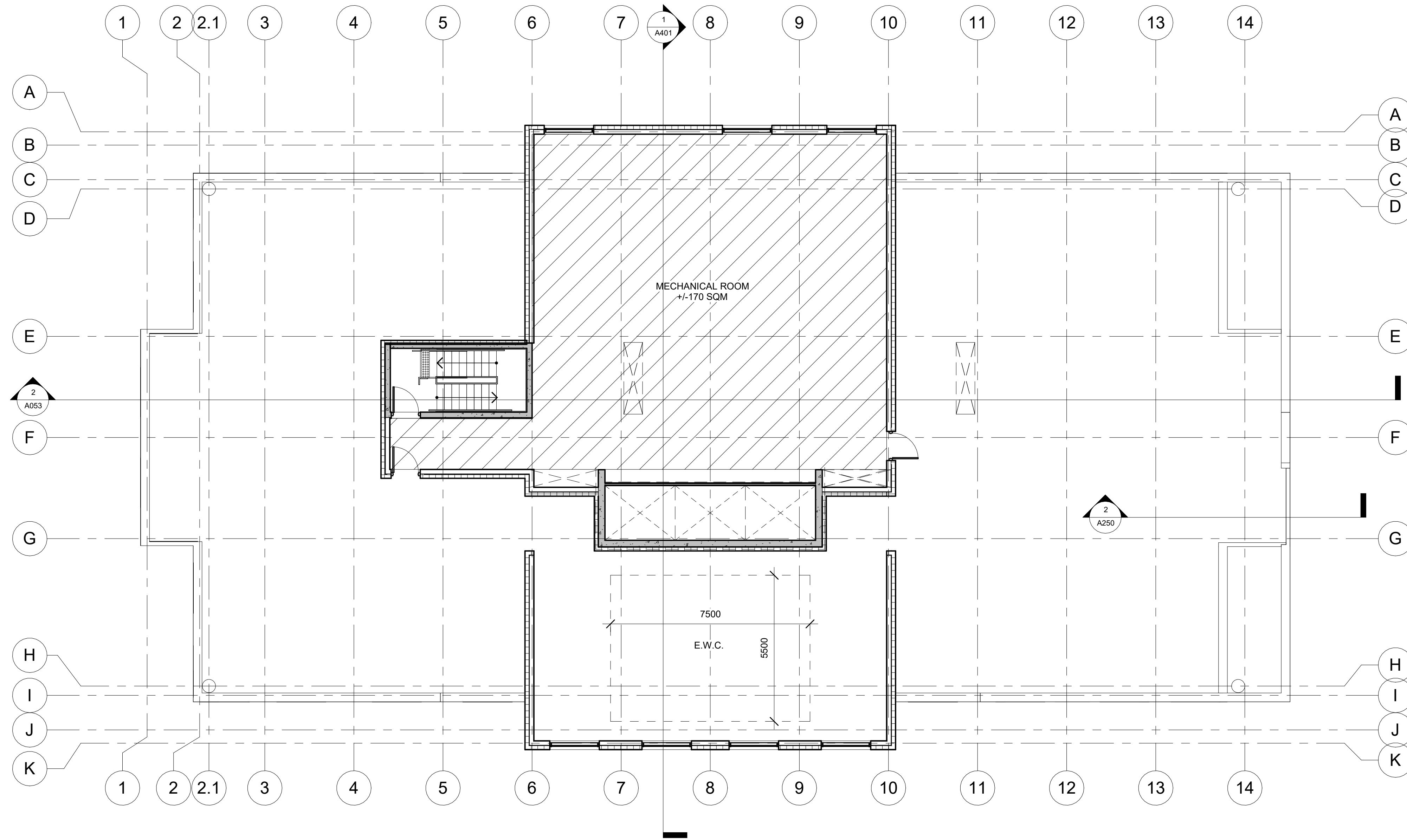
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Revisions		
No.	Date	Description
2	27-03-2026	Issued for ZBA



1 MECHANICAL PENTHOUSE FLOOR PLAN
1 : 100



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f. 613-545-1411

Stamp

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.	A107		

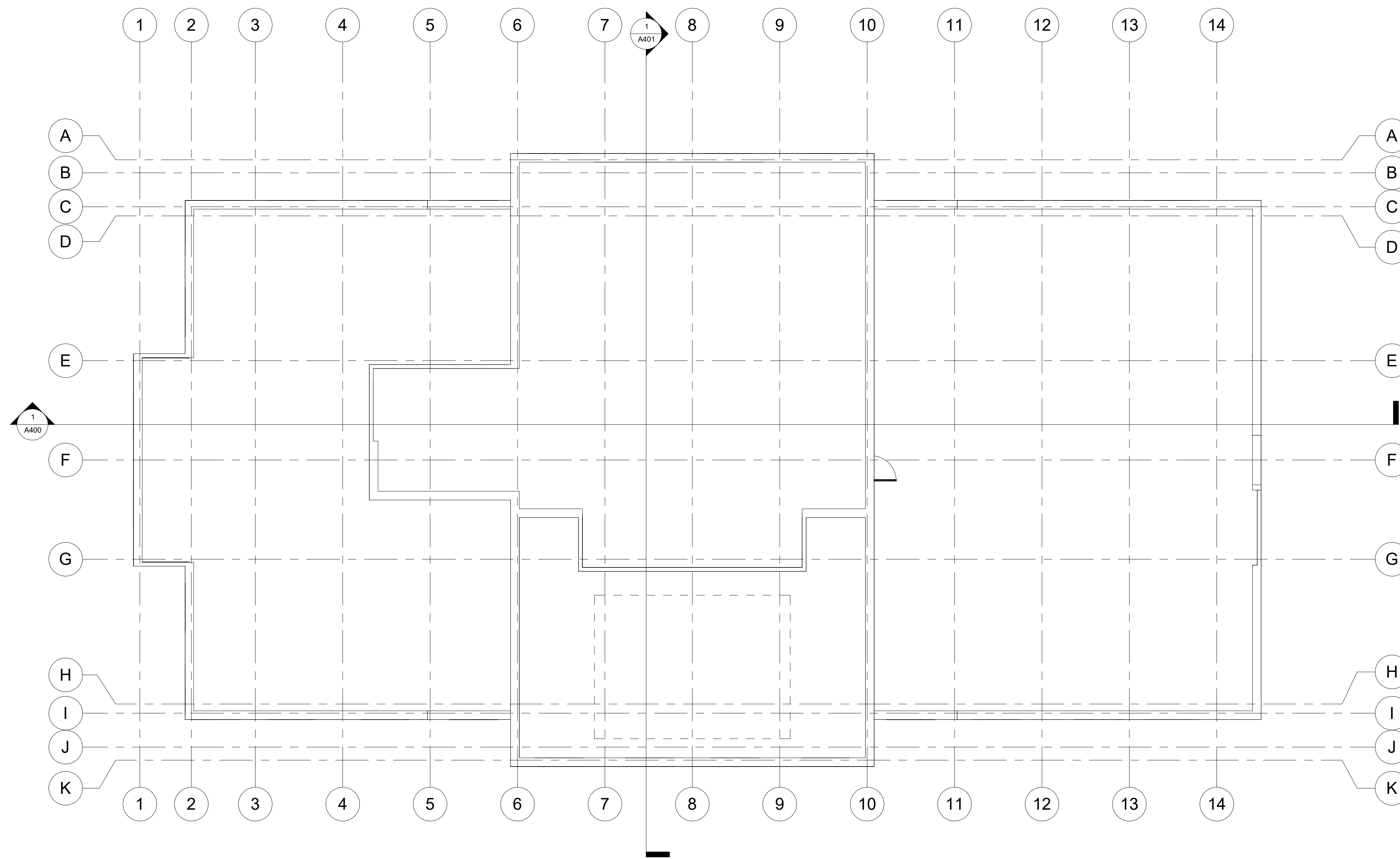
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2	27-03-2026	Issued for ZBA



1 MECHANICAL ROOF PLAN
1 : 100



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Project
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APARTMENTS**

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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.	A108		

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1 EAST ELEVATION
1:150



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Drawing
EAST ELEVATION

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

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Revisions		
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.	A302		

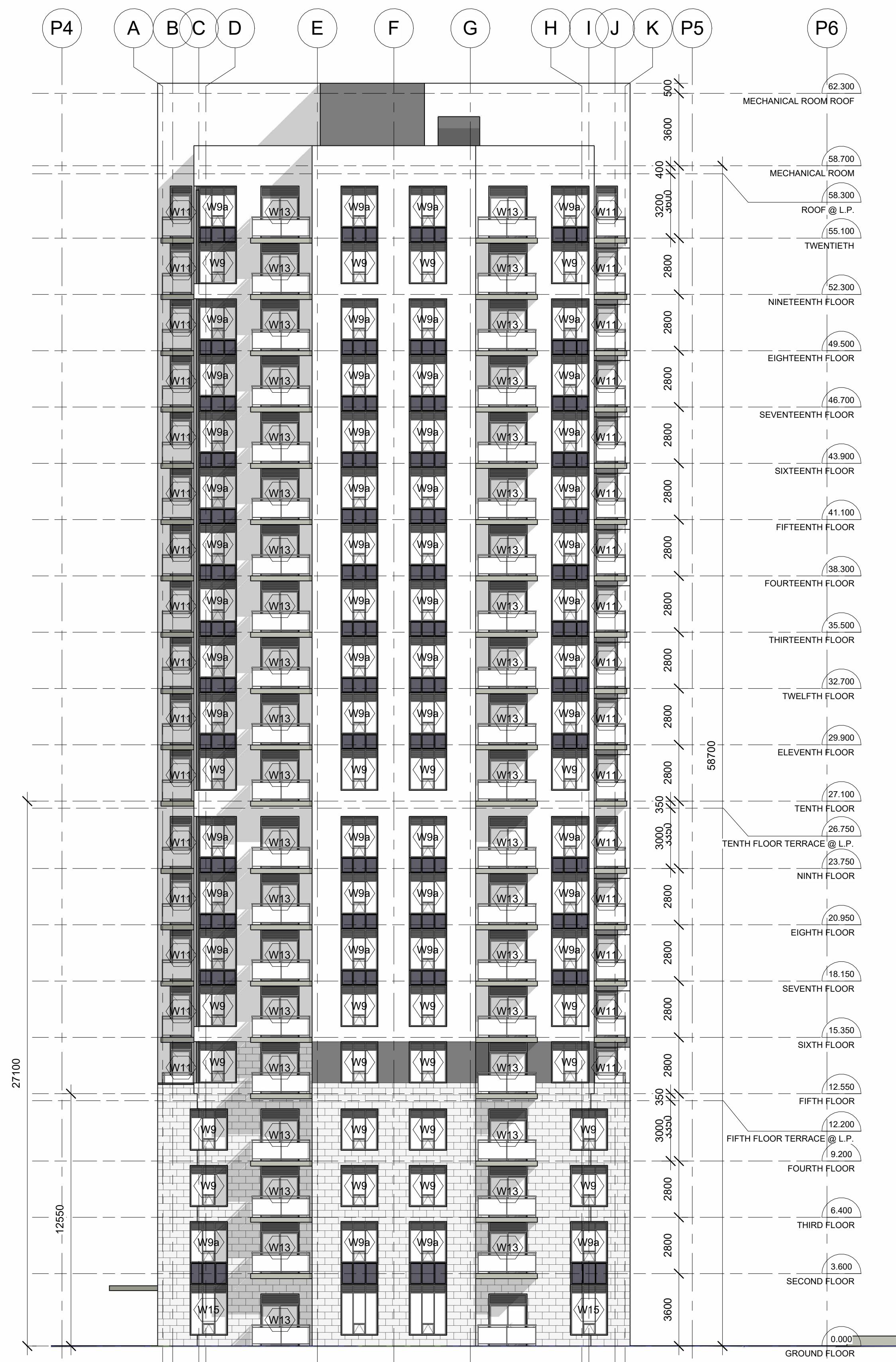
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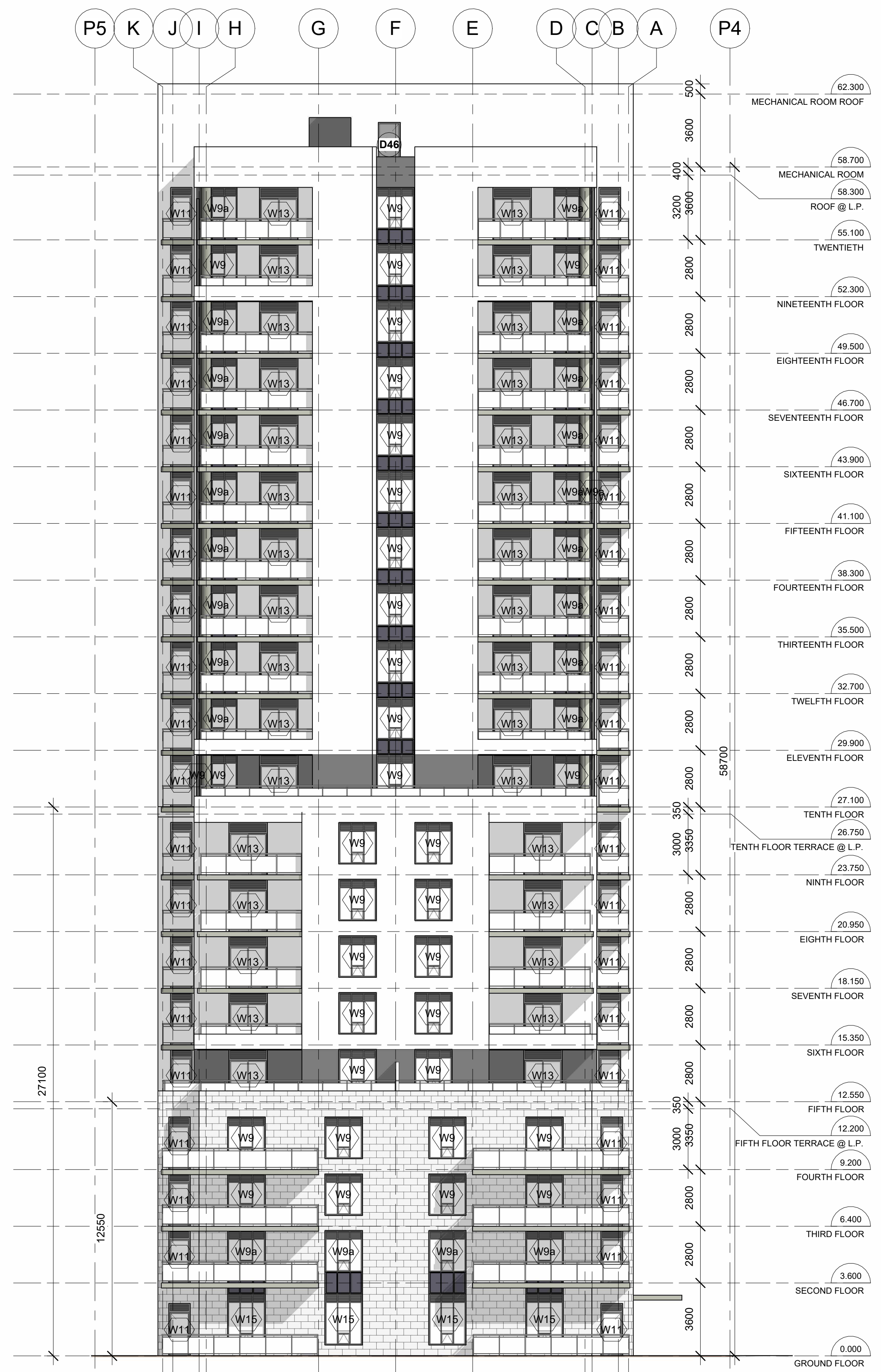
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No.	Date	Description
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1 NORTH ELEVATION
1: 150



2 SOUTH ELEVATION
1: 150



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Project
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.	A303		

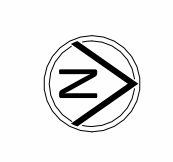
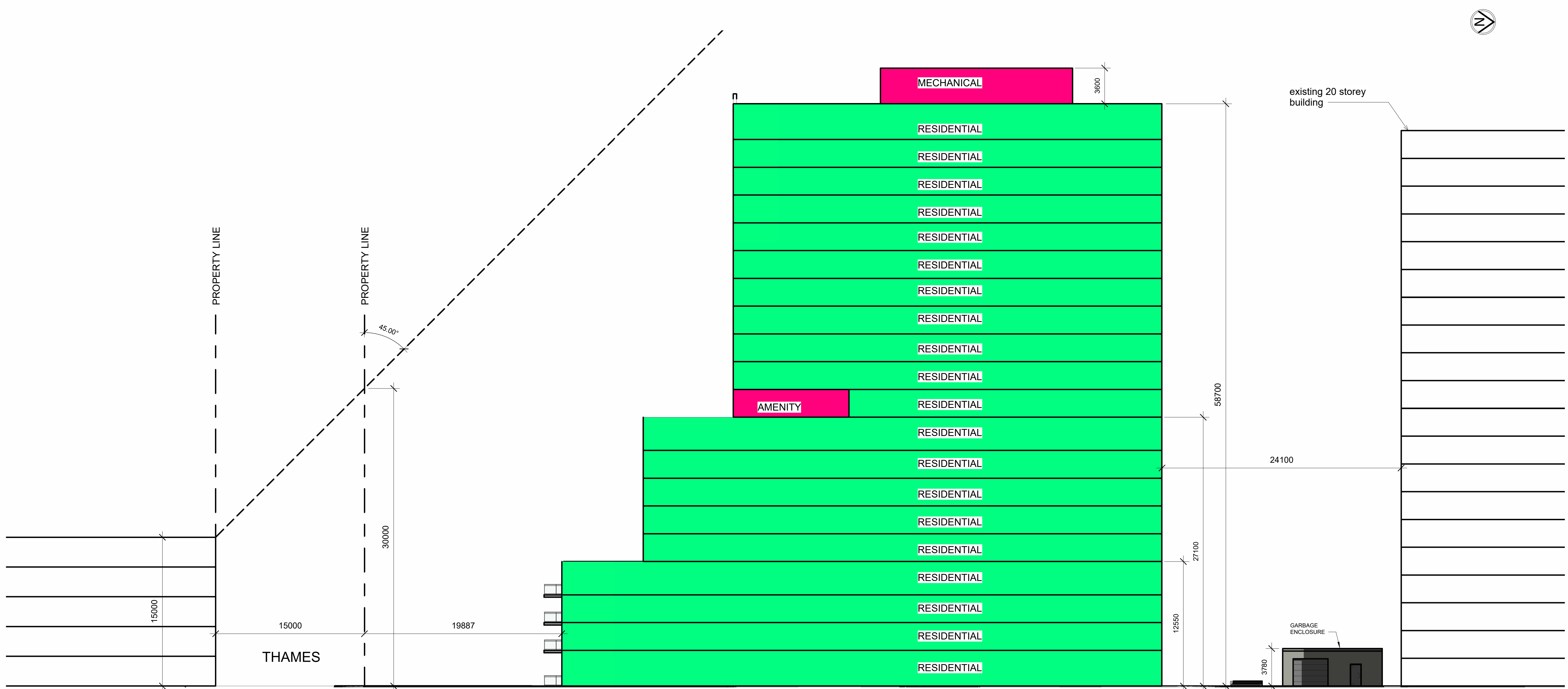
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Project
1316 CARLING AVE APARTMENTS

1316 CARLING AVE.,
OTTAWA, ON

Drawing
TRANSITION DIAGRAM (South - North)

Drawn By FAHD A.Z. Checked By

Scale 1 : 200 Date 08/28/25

Project No. 2513 Revision 2

Drawing No. **A310**

1 TRANSITION (South - North)
1 : 200

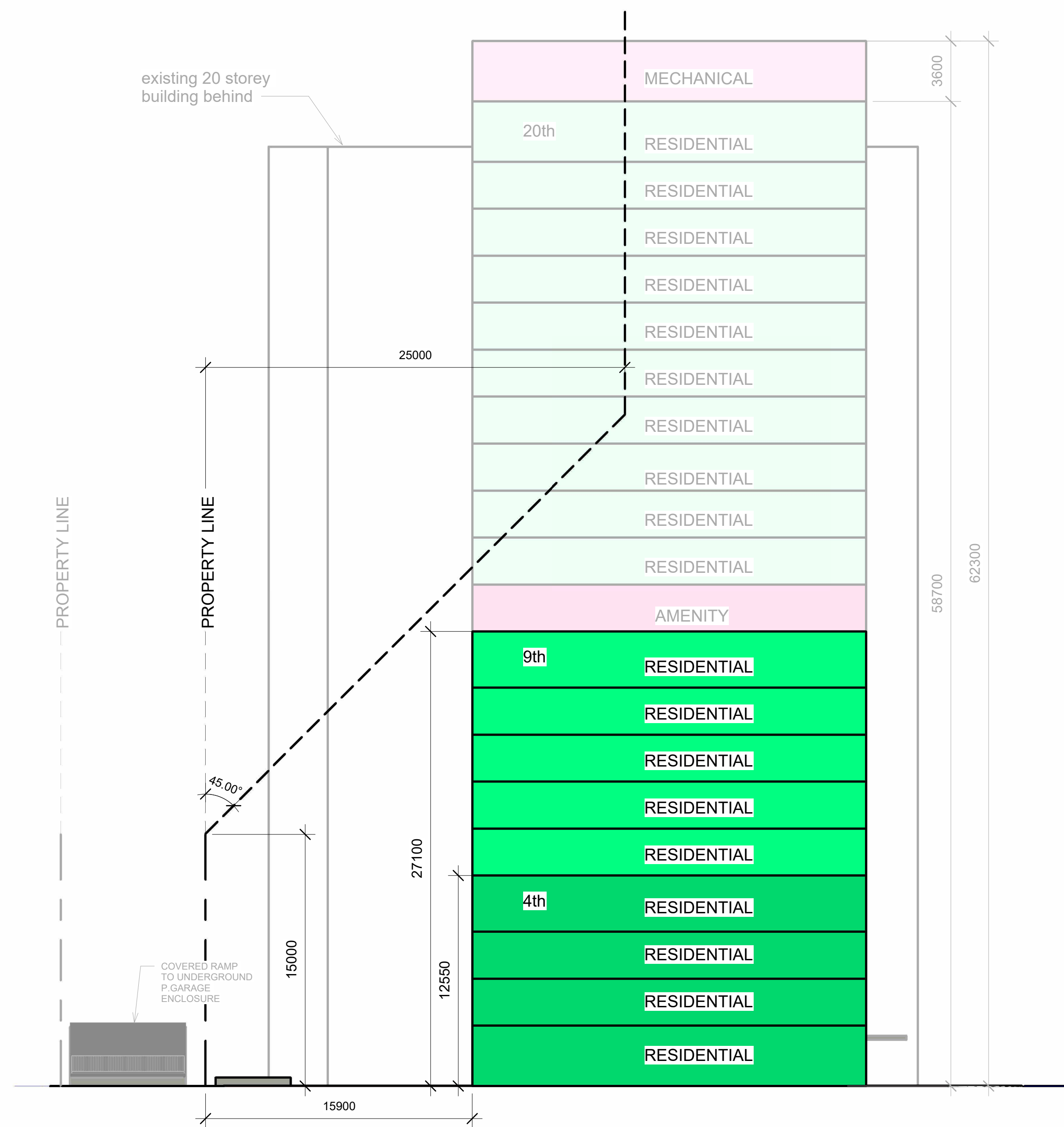
DO NOT SCALE DRAWINGS

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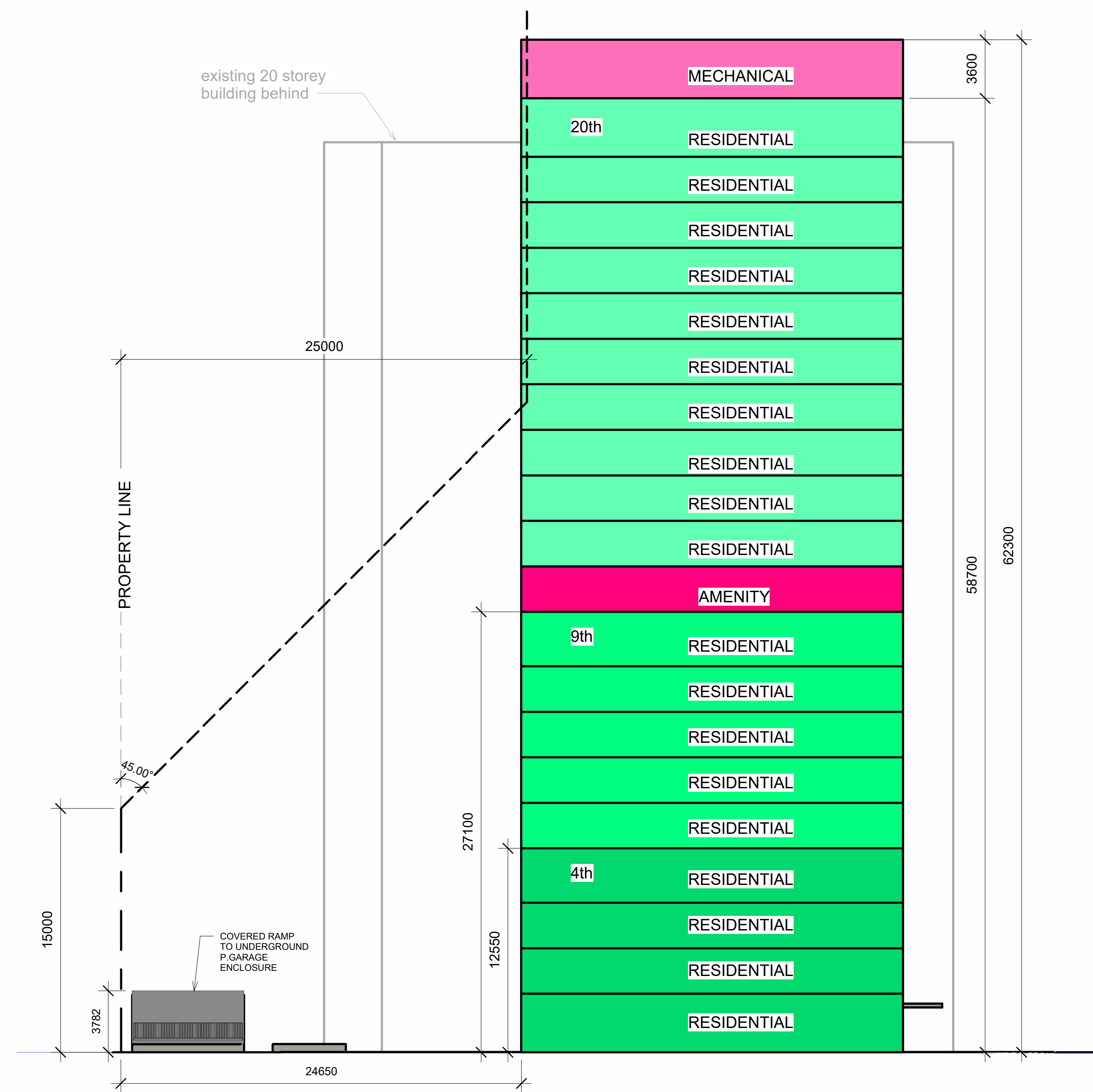
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No.	Date	Description
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1 TRANSITION DIAGRAM (West - East) Copy 1
1 : 200



2 TRANSITION DIAGRAM (West - East)
1 : 200



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Project
**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		