

UNIT MIX	
Area	Count

1 BEDROOM	
610 ft²	6
630 ft²	3
640 ft²	10
710 ft²	26
730 ft²	1
	46

1 BEDROOM + DEN	
790 ft²	10
890 ft²	1
	11

1 BEDROOM BF	
710 ft²	12
	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	2
1220 ft²	3
1230 ft²	1
1250 ft²	3
	92

2 BEDROOM + DEN	
990 ft²	5
1070 ft²	1
1080 ft²	1
1120 ft²	11
1130 ft²	1
	19

2 BEDROOM BF	
950 ft²	19
960 ft²	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 m² (Communal)	-	-
GROUND FLOOR AREA	924.5 m² (9,951.23 ft²)	-	76.75 m²	600 m² (6458.35 ft²) (Communal)
2ND - 4TH FLOOR AREA (X3 STOREYS)	(1,139 m² X3 =) 3,417 m² (12,260.1 X3 = 36,780.3 ft²)		(91.72m² X 3 =) 275.16 m²	-
5TH FLOOR AREA	867 m² (9,332.3 ft²)		34.23 m²	258 m²
6TH - 9TH FLOOR AREA (X4 STOREYS)	(867 m² X4 =) 3,468 m² (9,332.3 X4 = 37,329.2 ft²)		(76.88 m² X 4 =) 307.52 m²	-
10TH FLOOR AREA	711 m² (7,653.14 ft²)	175.05 m² (Communal)	36.48 m²	193.93 m² (2087.44 ft²) (Communal)
TYPICAL FLOOR AREA (11TH - 20TH) (X10 STOREYS)	(697.45 m² X10 =) 6,974.5 m² (7507.3 X10= 75,073 ft²)		57.12 m²	-
SUM GROSS AREA	16362 m² (176,119.17 ft²)	407.3 m²	780.52m²	1,051.93 m²
SUM AMENITIES (Indoor, Balconies and Terraces)	2,239.75 m² (Including 1,200.93 m² 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 m² for every Residential Unit	6 x 201 = 1206 m²	2,238.5 m²	-
Amenity Area Provided as Commnal Space	MIN. 50 % X 1206 m² = 603 m²		1,200.93 m² (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
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
169 SPACES TO REPLACE THE EXISTING SPACES
205 NEW SPACES FOR 201 UNITS = 1.02 PARKING RATE

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

# SPACES	A	B	TOTAL
251-300	4	4	8
301-350	4	5	9
351-400	5	5	10

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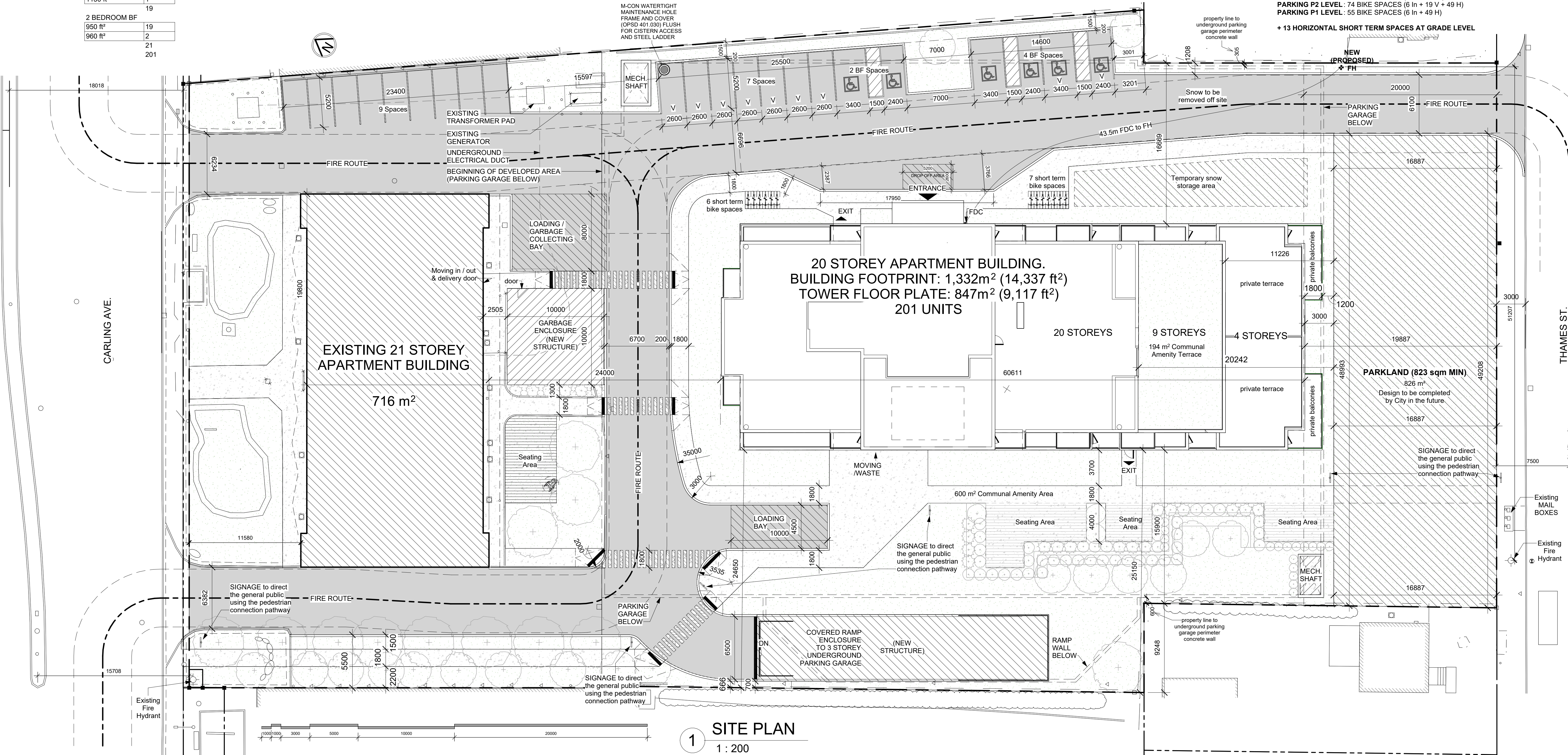
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Revisions		
No.	Date	Description

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



1 SITE PLAN
1 : 200

HOMESTEAD

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Stamp

Project
1316 CARLING AVE
APARTMENTS

1316 CARLING AVE.,
OTTAWA, ON

Drawing
SITE PLAN

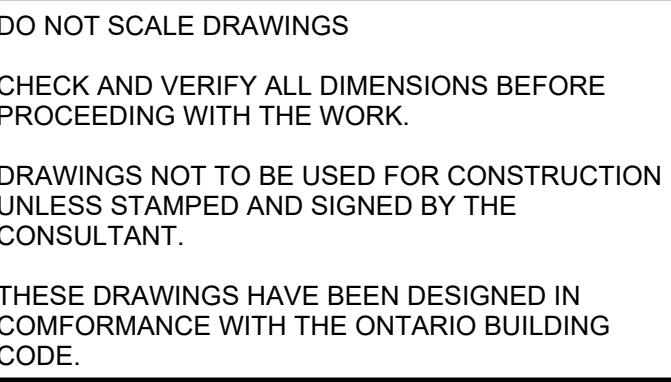
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Scale 1 : 200 Date 05/13/25

Project No. 2513 Revision 3

Drawing No. A010





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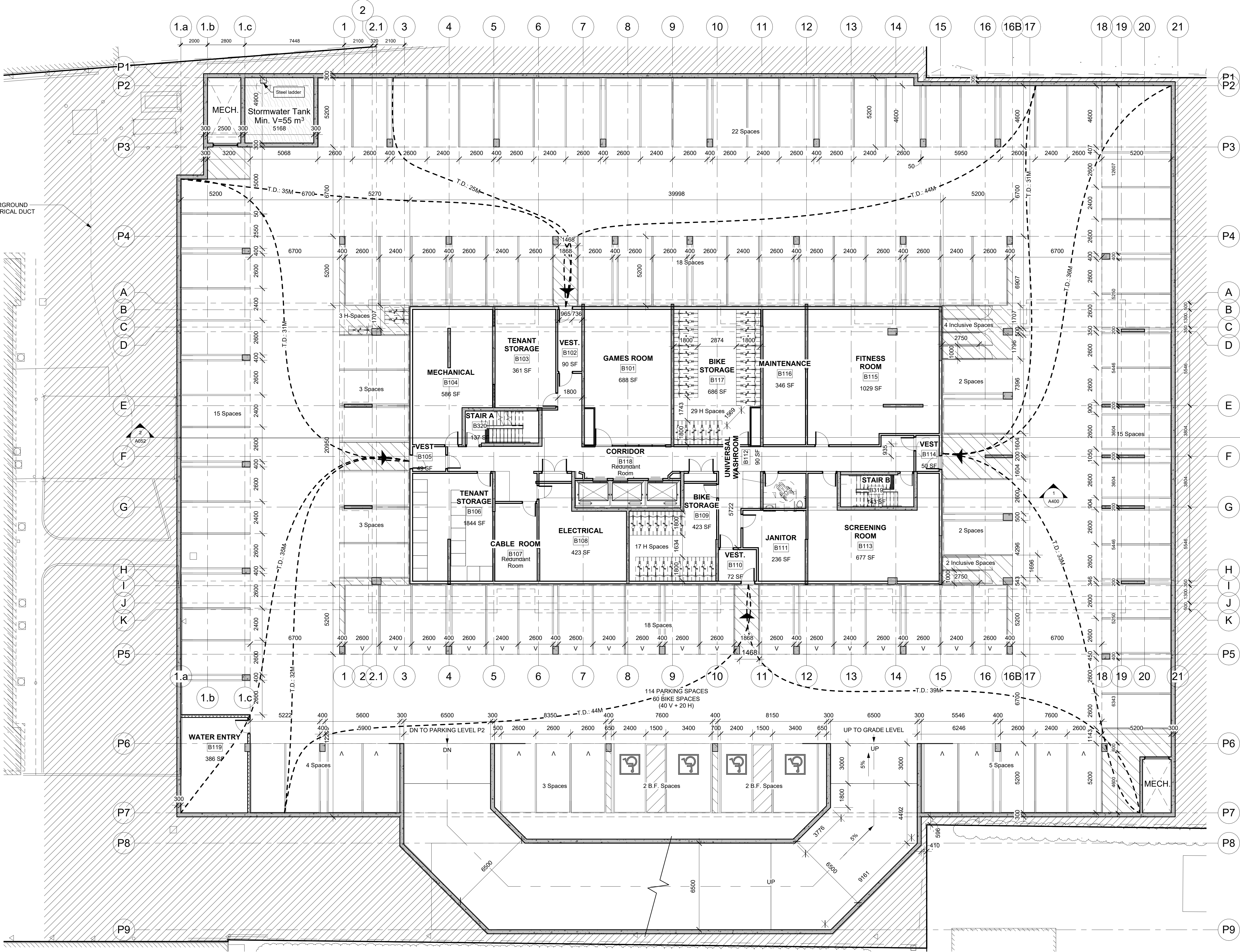
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PARKING LEVEL P2

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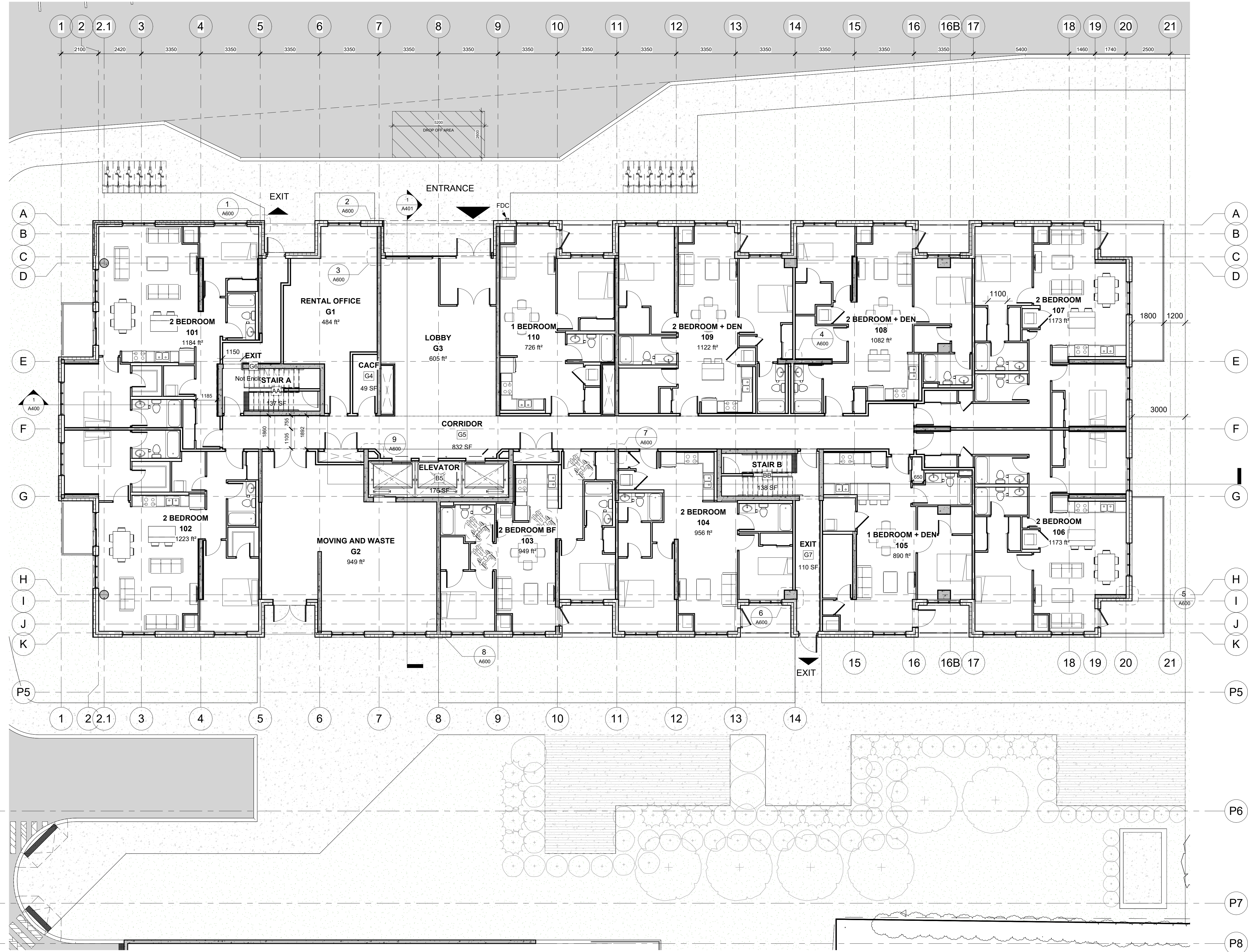
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APARTMENTS**
1316 CARLING AVE.,
OTTAWA, ON
Drawing
PARKING LEVEL P1

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Project No.
2513
Drawing No.
A100. 1
Checked By
Date
05/13/25
Revision
3
1:1

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	1	2 BEDROOM	3
	13	2 BEDROOM + DEN	1
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
	13	2 BEDROOM + DEN	1
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
	13	2 BEDROOM + DEN	1
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
	11	2 BEDROOM + DEN	1
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	1	2 BEDROOM	3
	11	2 BEDROOM + DEN	1
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	1	2 BEDROOM	3
	11	2 BEDROOM + DEN	1
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	1	2 BEDROOM	3
	11	2 BEDROOM + DEN	1
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	1	2 BEDROOM	3
	11	2 BEDROOM + DEN	1
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		



1 GROUND FLOOR PLAN
1 : 100

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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		