

1316 Carling Avenue & 1251 Thames Street

Urban Design Brief
April 2026

HOMESTEAD

FOTENN
Planning + Design

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INTRODUCTION

01

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Introduction

This Urban Design Brief has been prepared to satisfy the requirements of a Zoning By-law Amendment application to facilitate the proposed development at 1316 Carling Avenue and 1251 Thames Street. This Urban Design Brief has been prepared by Fotenn Planning + Design, with architectural graphics provided by Alexander Wilson Architect Inc.

We trust that the contents of this Urban Design Brief are satisfactory.

Sincerely,



Patricia Warren, MCIP RPP
Senior Planner

PROJECT DESCRIPTION

02

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Project Statistics

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 m ²
UNDEVELOPED (Existing building) AREA	2,752.8 m ²
TOTAL LOT AREA	8,652.8 m ² (including 825 m ² PARKLAND)

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

SMALL SPACES : 91
STANDARD SPACES : 276
B.F. SPACES : 10

REQUIRED: TABLE 101 R12 HIGH-RISE AREA X/Y
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)

BARRIER-FREE PARKING
OTTAWA BY-LAW 2017-301
TYPE A: 3400mm WIDE
TYPE B: 2400mm WIDE

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

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

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

UNIT MIX/ FLOOR- OBC...	1 BDRM		1 BDRM +DEN		2 BDRM		2 BDRM +DEN		TOTAL		TOTAL
UNIT AREA	(59-68m ²)		(74-83m ²)		(77-116m ²)		(92-105m ²)				
		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

Project Statistics

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			

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%)	-

DESIGN DIRECTIVES

03

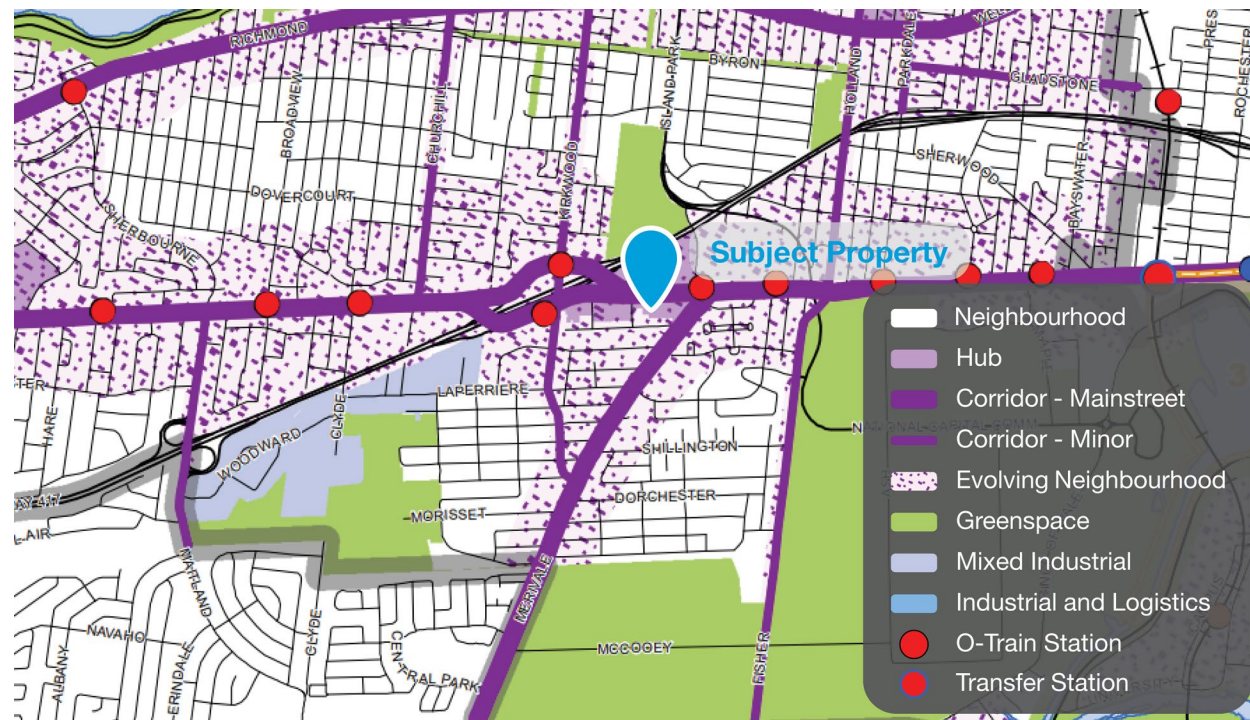
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Response to Applicable Urban Design Policies & Guidelines

City of Ottawa Official Plan

The subject lands are located in the Inner Urban Transect of the City of Ottawa Official Plan. This area includes pre-World War II neighbourhoods that immediately surround the Downtown Core, and the earliest post-World War II areas directly adjacent to them.

The subject lands are designated Hub and Mainstreet Corridor on Schedule B2 of the City of Ottawa Official Plan, with the Mainstreet Corridor designation applying to the portion of the lands not designated Hub.



The Inner Urban Transect is generally planned for mid- and high-density development, subject to proximity to frequent street transit or rapid transit; limits on building heights and massing per the underlying functional designation and the separation of tower elements; and the resolution of any constraints in water, sewer, and stormwater capacity. Inner Urban Hubs and Mainstreets are permitted building heights up to high-rise (40 storeys), with direction for the tallest heights and highest densities to be located closest to a rapid transit station or corridor, with heights and densities decreasing as you move further away from a station and/or corridor.

Section 4.6 provides urban design direction for development within the City. Section 4.6.5 provides direction for effective site planning, including internalizing all servicing and loading areas, mechanical equipment, and utilities into the design of the building; locate development to frame adjacent streets

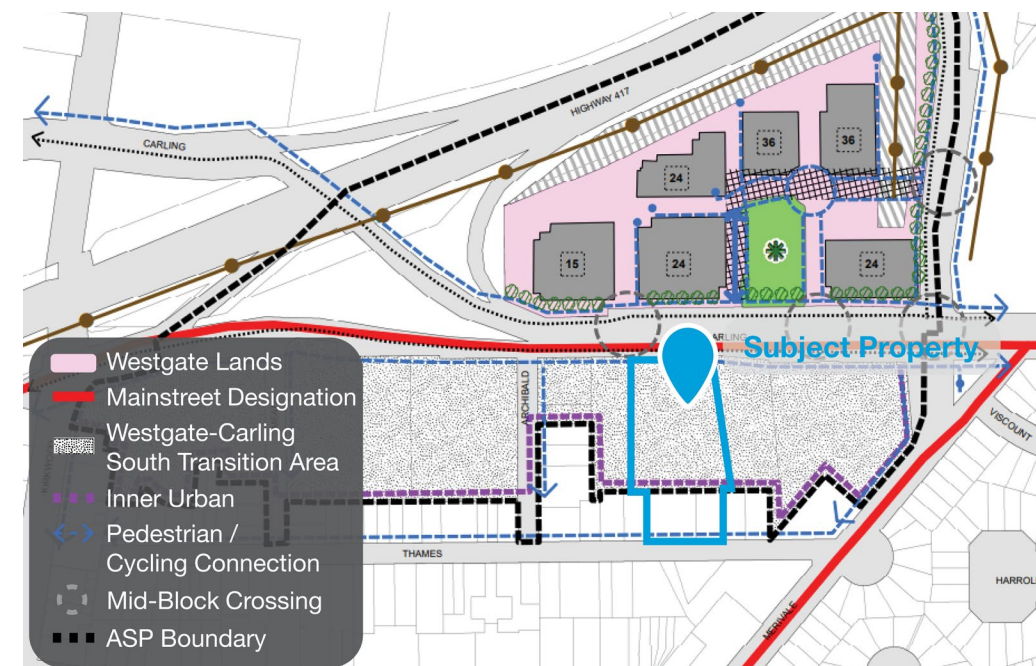
April 2026

and parks; and provide appropriate setbacks within the street context. Section 4.6.6 provides direction for the integration of new development into neighbourhoods, including the transition of mid- and high-rise buildings to adjacent properties designated as Neighbourhood; provide a variation in building height amongst high-rise buildings with shorter heights directed to the edge of a cluster of high-rise buildings; generally limit the floorplate of residential buildings to 750 square metres with a 23 metre tower separation distance (desired, however a smaller separation may be permitted in accordance with Council-approved design guidelines).

The proposed development is a 20-storey high-rise building that transitions down in height towards Thames Street, consistent with the policies for Inner Urban Hubs and Mainstreet Corridors as well as the Official Plan's urban design policies. Vehicular access to the site is proposed from Thames Street, with all loading and servicing internalized on the site and within the proposed building where possible. The proposed development frames the proposed municipal park along Thames Street, contributing to the transition in building height from Carling Avenue to Thames Street.

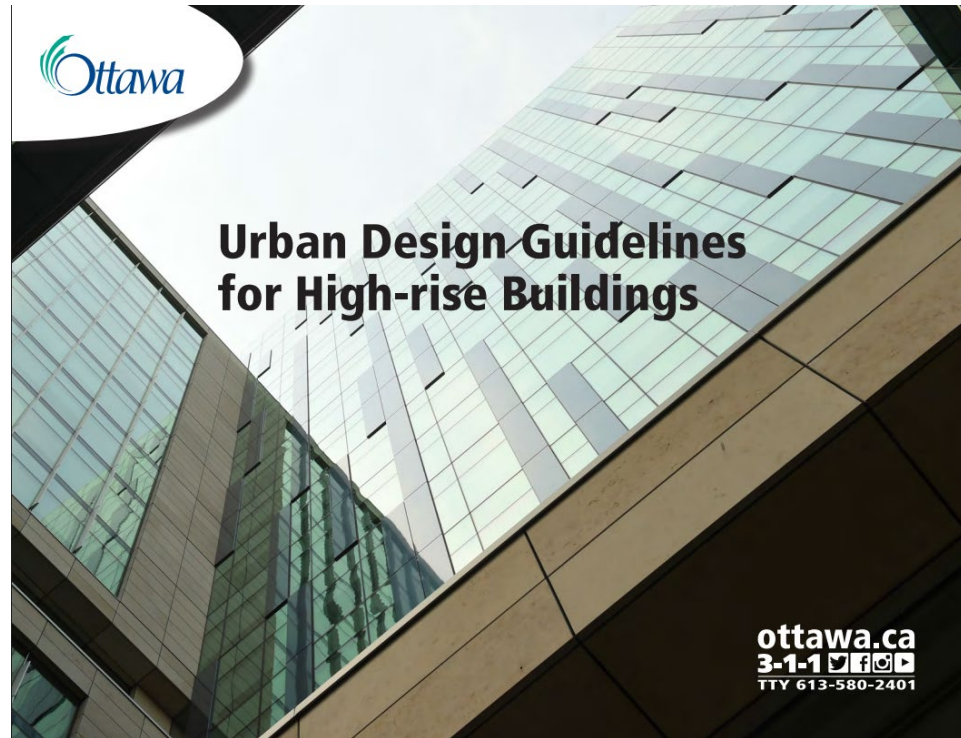
Area-Specific Policy 31 - Westgate

A portion of the subject lands are located within the boundaries of the Westgate Area-Specific Policy 31. The north portion of the subject lands are located within the Westgate-Carling South Transition Area designation. Development within this designation shall demonstrate that the area south of the Neighbourhood Line provides an appropriate transition in terms of building height and uses, setbacks, and landscaping, to protect the lower-profile character of the area.



1316 Carling Ave. & 1251 Thames St.
Urban Design Brief

Response to Applicable Urban Design Policies & Guidelines



City of Ottawa Urban Design Guidelines for High-Rise Buildings

The Urban Design Guidelines for High-rise Buildings address the design of high-rise buildings (10+ storeys) in relation to their context, built form, and impact on the pedestrian realm. The following design guidelines are applicable to the development, among others:

- / The application of an angular plane, typically 45°, measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas (Guideline 1.13);
- / The application of a base-middle-top approach (Guideline 2.3);
- / Encouragement of small tower floor plates to minimize shadow and wind impacts, loss of skyviews, and allow for the passage of natural light into interior spaces (Guideline 2.24);
- / Orient and shape the tower to minimize shadow and wind impacts on the public and private spaces (Guideline 2.31);
- / Internalize and integrate servicing, loading, and other required utilities into the design of the base of the building, where possible (Guideline 3.16).

City of Ottawa Urban Design Guidelines for Development along Arterial Mainstreets

The Urban Design Guidelines for Development along Arterial Mainstreets address development along Arterial Mainstreets

in relation to streetscape, built form, pedestrians and cyclists, vehicles and parking, landscape and environment, signs, and servicing and utilities. While the subject property at 1316 Carling Avenue abuts Carling Avenue, a designated Arterial Road, the proposed development primarily orients itself internally to the site and towards Thames Street. Despite this, the guidelines have been reviewed and the following design guidelines are applicable to the development, among others:

- / Use buildings, landscaping and other streetscape elements to create continuous streetscapes (Guideline 4);
- / Design the built form in relation to the adjacent properties to create coherent streetscapes (Guideline 12);
- / Create a transition in the scale and density of the built form on the site when located next to lower density neighbourhoods to mitigate any potential impact (Guideline 14);
- / Locate surface parking spaces at the side or rear of buildings. Provide only the minimum number of parking spaces required by the Zoning By-law (Guideline 27);

The proposed development has considered the applicable urban design guidelines and will continue to use these guidelines to inform modifications to the proposal throughout the development application process. A future Site Plan Control application will review the applicable design guidelines in greater detail.

Response to Urban Design Directions from Previous Pre-Consultation Meetings

The following urban design comments were provided at the January 2025 Pre-Consultation meeting with City staff. Project Team responses are provided in **blue**.

Submission Requirements:

1. An Urban Design Brief is required. Please see attached customized Terms of Reference to guide the preparation of the submission.
 - a) The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 - Contents of these Terms of Reference.
 - b) Please note that the Urban Design Brief will also serve as the submission to the Urban Design Review Panel (see notes below).

Response: The Urban Design Brief has been prepared in accordance with the customized Terms of Reference and has been structured by the headings within the Terms of Reference.

2. Additional drawings and studies are required as shown on the SPIL. Please follow the terms of reference to prepare these drawings and studies. See Urban Design Brief TOR.

Response: Acknowledged.

Urban Design Review Panel Review and Report:

1. The site is located within a Design Priority Area and is subject to review by the Urban Design Review Panel. UDRP review occurs within the Preconsultation stage. To proceed with a UDRP review, please contact udrp@ottawa.ca.

Response: The proposed development was presented to the UDRP on November 7, 2025.

2. The submission of a UDRP report is a requirement for deeming an application complete. Please follow the instructions provided in the Terms of Reference available here: [Urban Design Review Panel Report \(ottawa.ca\)](#)

Response: Acknowledged. A UDRP Report will be provided with the forthcoming Zoning By-law Amendment application.

Comments on Preliminary Design:

1. The following elements of the preliminary design are appreciated:
 - a) The gradual lowering of the built form to a low-rise expression facing the residential community to the south.

Response: Acknowledged.

Recommendations:

1. We recommend preparing for and attending the UDRP at the earliest convenience.

Response: The proposed development was presented to the UDRP on November 7, 2025.

2. We recommend consulting the City's High-rise Guidelines for massing sculpting of the tower and podium.

Response: The City's High-rise Guidelines have been reviewed and considered. The proposed development respects and enhances the overall character of the neighbourhood and the skyline by maintaining a harmonious relationship with the neighbouring buildings through means such as height transition, fenestration patterns, neutral colouring and crisply detail authentic materials. The angular plane and transition towards the south is enhanced through the location of a new municipal park on Thames Street. Abutting the future park is a four-storey "street wall" that addresses the low-rise character of Thames Street.

3. We recommend height of a new tower transition down towards the south towards the residential community context.

Response: The proposed tower transitions from a high-rise building located centrally to the property, to nine (9) storeys and four (4) storeys. A municipal park is proposed abutting Thames Street, providing additional transition toward the residential community context.

SITE CONTEXT & ANALYSIS

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Development Proposals on Adjacent Lands

The subject lands are adjacent to properties subject to active development applications as well as properties that have received Site Plan Control approval for forthcoming development. The ongoing development in the area includes:

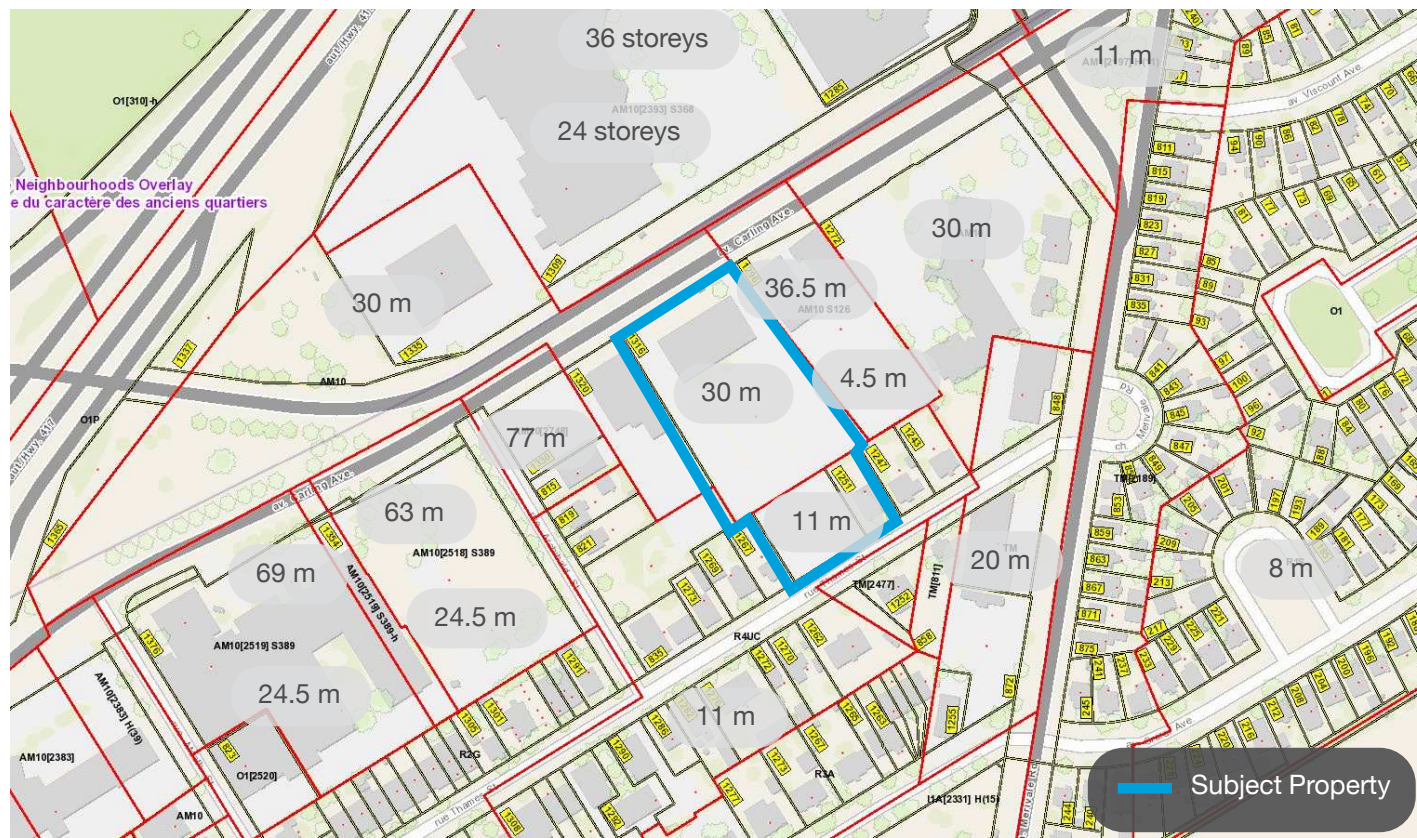
- 1. 1309 Carling Avenue** - An active Site Plan Control application to demolish the Westgate Shopping Centre except for the portion containing the Shoppers Drug Mart, and to construct a one-storey retail food store between the remaining portion of the mall and Highway 417, as well as 250 surface parking spaces.
- 2. 1330 Carling Avenue & 815 Archibald Street** - Site Plan Control approval has been granted for a 24-storey mixed use building consisting of 175 units and 729 square metres of commercial space.
- 3. 1354 & 1376 Carling Avenue** - Zoning By-law Amendment approval for a 22-storey building, two 20-storey buildings, and two 8-storey buildings consisting of approximately 900 units. Phase 1, consisting of a 20-storey and 8-storey building has received Site Plan Control approval.
- 4. 1296 & 1300 Carling Avenue** - Zoning By-law Amendment application for a mixed-use 28-storey building along Carling Avenue and an 8-storey residential building situated atop a common 2-storey podium. A total of 323 residential units are proposed with 223 vehicle parking spaces and 323 bicycle parking spaces.



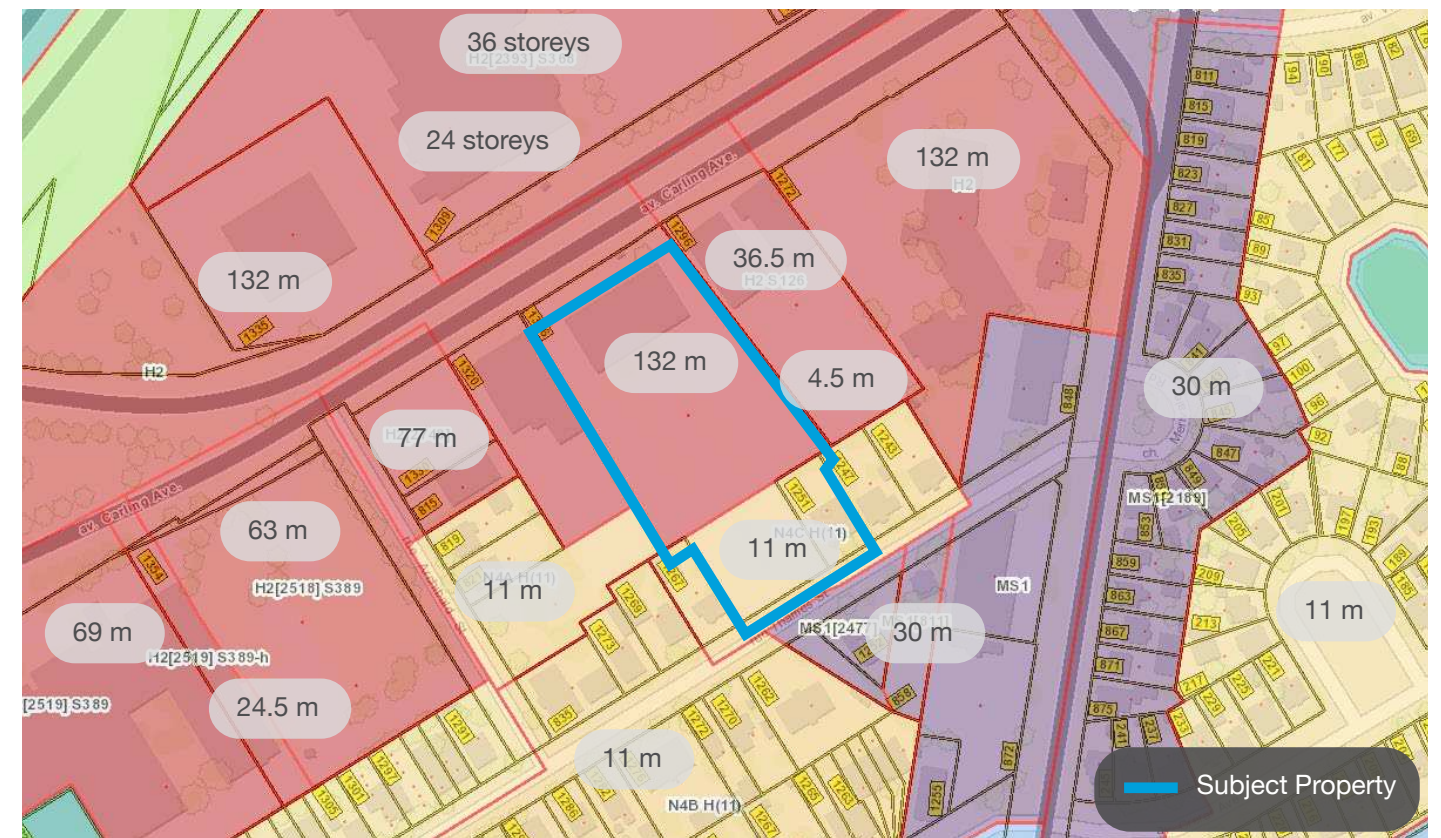
Planned Functions of Surrounding Area

The planned function of the surrounding area is generally guided by the City of Ottawa Comprehensive Zoning By-law (2008-250) and the Westgate Area-Specific Policy. The City of Ottawa has recently adopted a new Zoning By-law (2026-50) that will replace the current Zoning By-law. The new Zoning By-law implements the 2022 Official Plan, including approved Secondary Plans and Area-Specific Policies. For the purpose of assessing the planned function of the surrounding area, the existing Zoning By-law and the New Zoning By-law have been reviewed.

As illustrated below and in previous sections of this report, the area has been subject to development approvals in the past for heights up to 36 storeys. In the new Zoning By-law, the previously approved building heights are carried forward, along with additional permissions for heights up to 132 metres, including on a portion of the subject lands. The low-rise areas to the south of the subject lands are currently permitted heights up to 11 metres in the current Zoning By-law, which is proposed to be carried forward in the new Zoning By-law.



Existing Zoning Map (By-law 2008-250) with permitted heights labeled



Proposed Zoning Map (By-law 2026-50) with permitted heights labeled

DESIGN RESEARCH

05

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Massing of the Proposed Development in the Current Context



View of proposed development from the north



View of proposed development from the south

Massing of the Proposed Development in the Current Context



View of proposed development from the east



View of proposed development from the west

Massing of the Proposed Development in the Current Context



View of proposed development at ground-level on Carling Avenue from the west



View of proposed development from at ground-level on Carling Avenue from the east

Massing of the Proposed Development in the Planned Context



View of proposed development from the north



View of proposed development from the south

Massing of the Proposed Development in the Planned Context



View of proposed development from the east

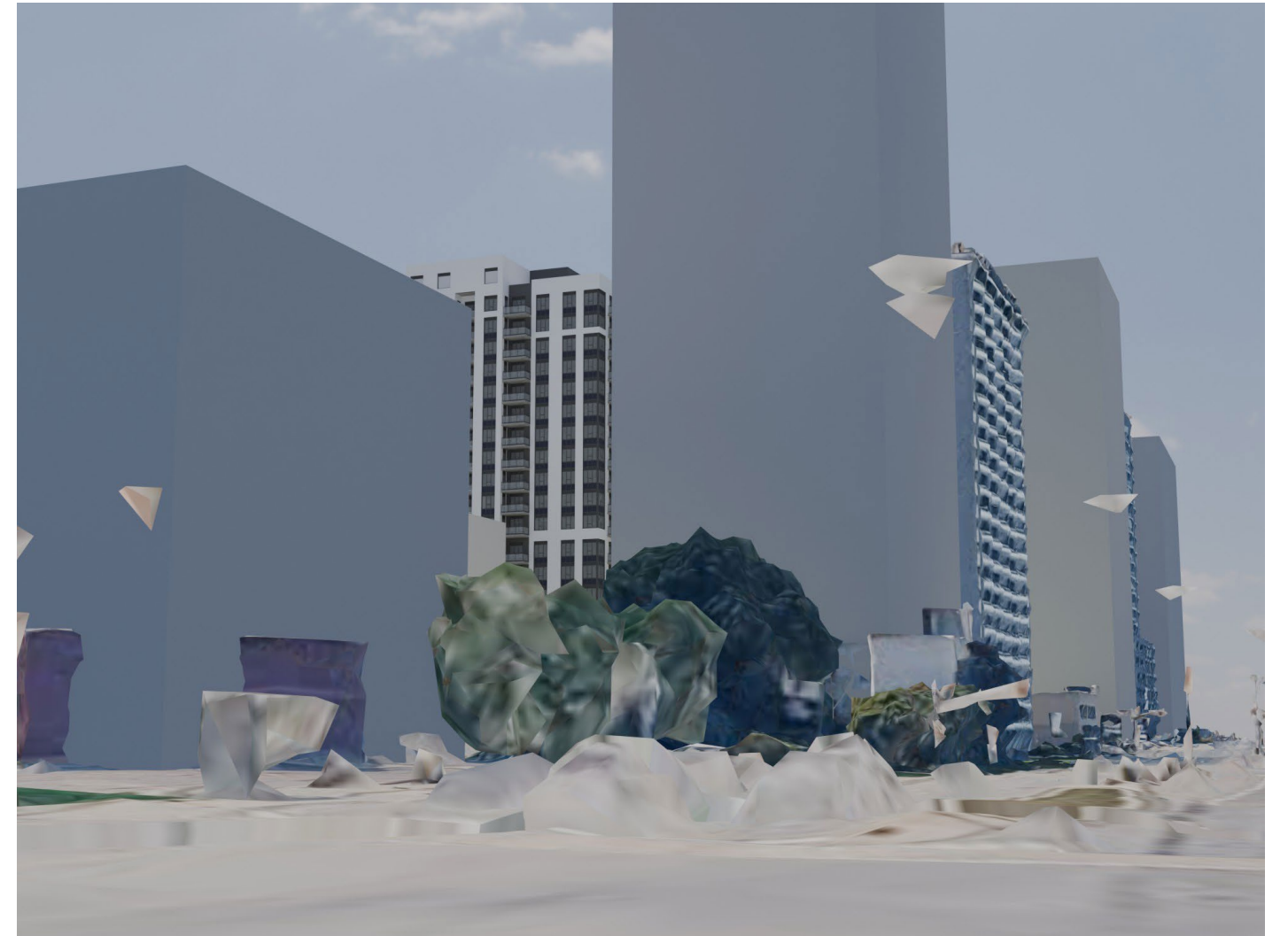


View of proposed development from the west

Massing of the Proposed Development in the Planned Context



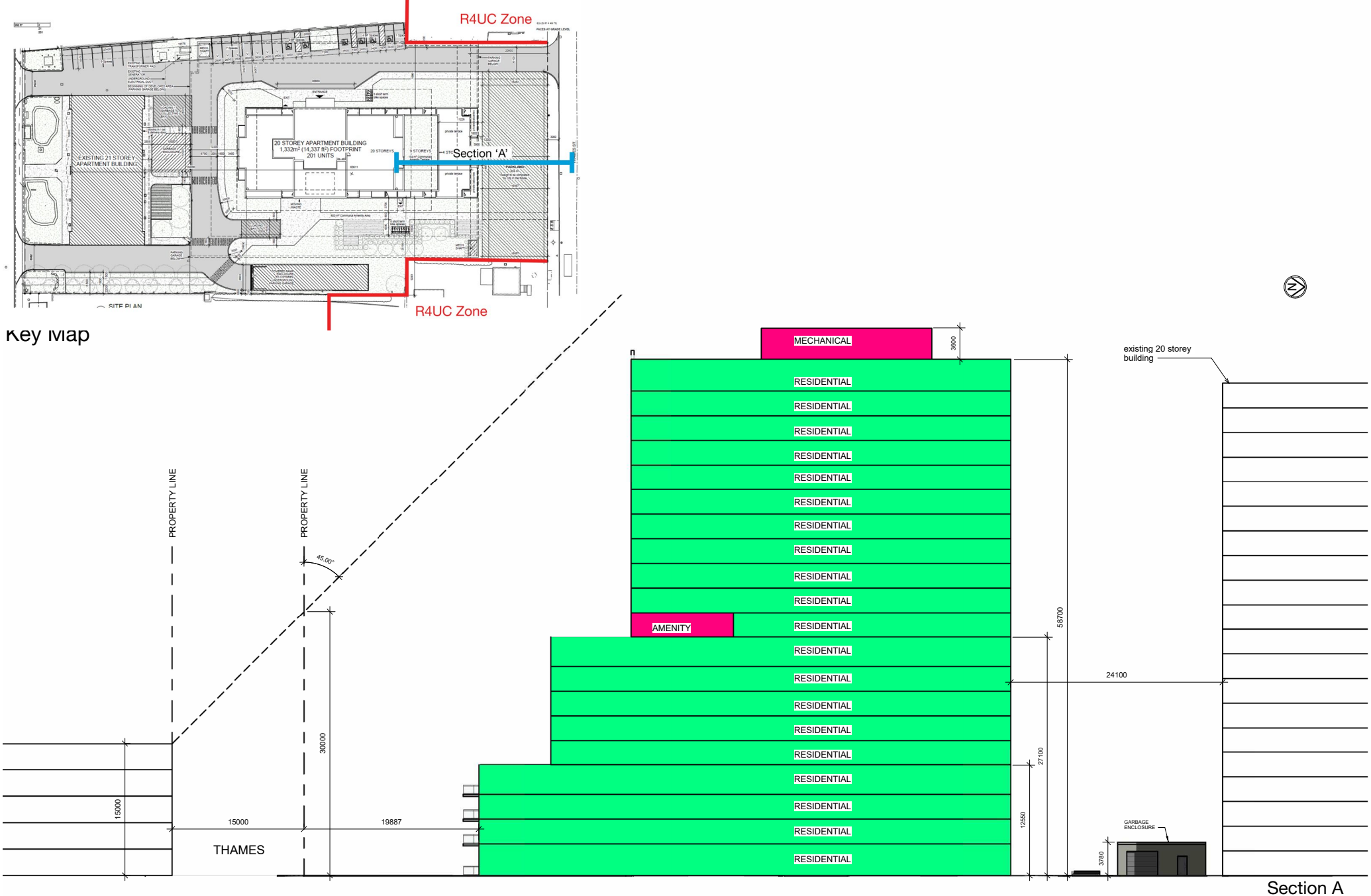
View of proposed development at ground-level on Carling Avenue from the west



View of proposed development from at ground-level on Carling Avenue from the east

Built Form Transition

The proposed development has been designed to transition down in height towards Thames Street, in accordance with the policy direction of the Official Plan and the Westgate Area-Specific Policy 31. A setback of approximately 37.1 metres is proposed between the property line along Thames Street and the high-rise portion of the proposed development. The transition towards the low-rise neighbourhood is enhanced through the location of a new municipal park immediately abutting Thames Street. As illustrated in the graphic below, the proposed development is fully within the 45-degree angular plane taken from Thames Street in accordance with the transition requirements of the new Zoning By-law.

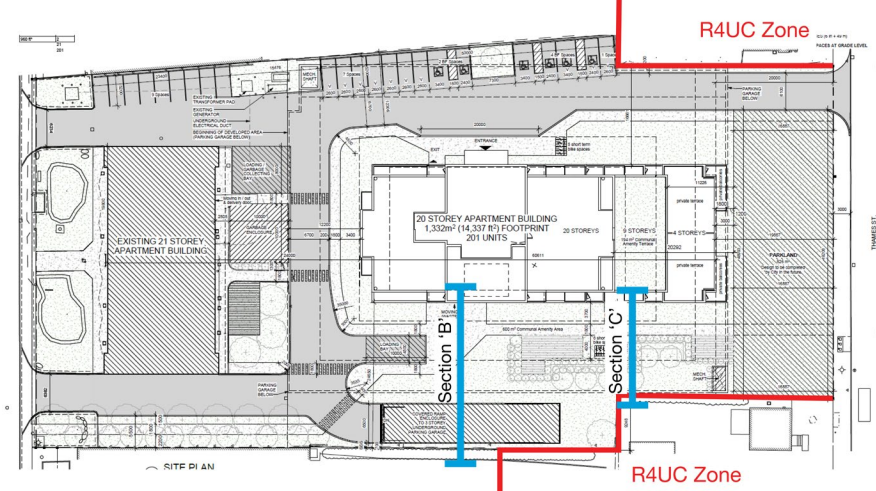


Transition diagram from the southern property line

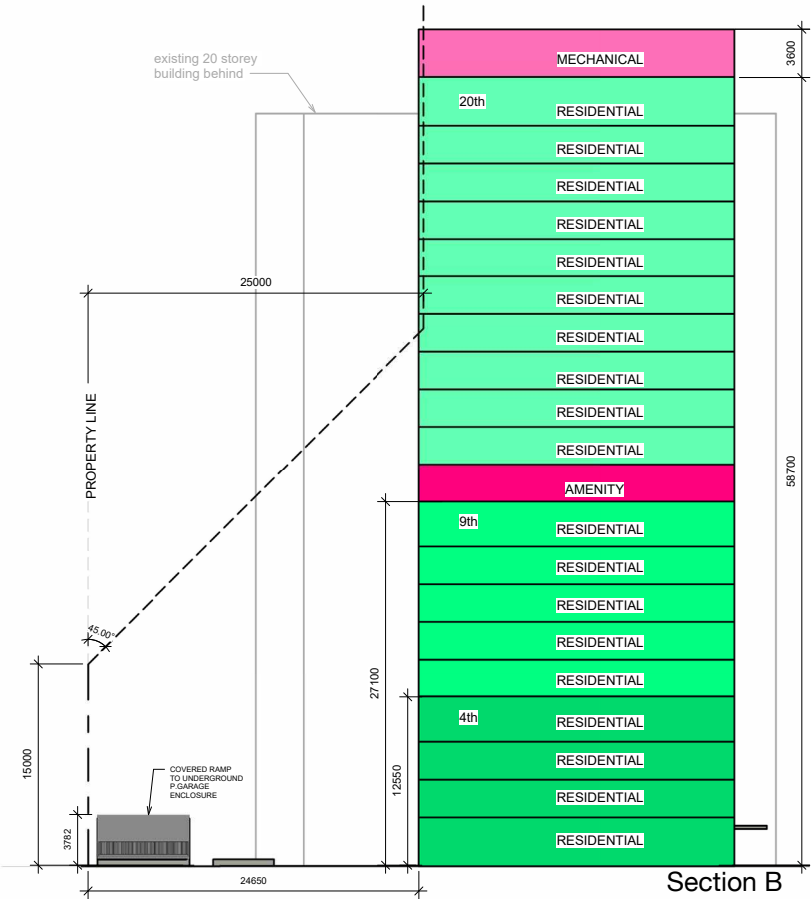
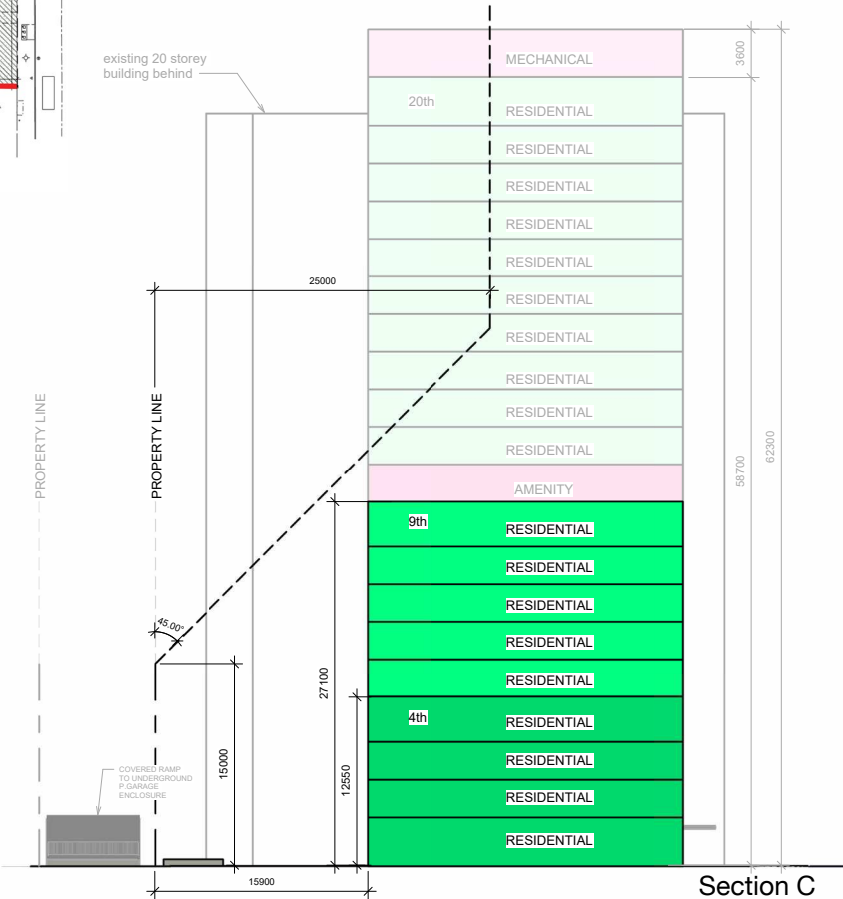
Built Form Transition

The proposed development has also been designed to site the tower portion of the building as far away as possible from the eastern and western property lines that abut a residential zone. As illustrated below, the portion of the proposed building that is closest to a property line abutting a residential zone is a mid-rise built form fully contained within a 45-degree angular plane. The property line jogs where the high rise tower begins, allowing for a larger setback from the residential zone on the western side of the site. As illustrated below, the high-rise tower marginally projects into the 45-degree angular plane when setback 25 metres from the western property line.

The high-rise portion of the building has been designed to maximize the setbacks from the interior lot lines, proposing a 24.6 metre setback from the west interior property line and a 18.4 metre setback from the east interior property line. The shorter portions of the building are setback 15.9 metres from the west interior property line and 16.6 metres from the east property line.



Key Map



Transition diagram from the western property line for the high-rise portion of the building

APPENDIX A

SITE PLAN

UNIT MIX	
Area	Count
1 BEDROOM	
640 ft ²	19
700 ft ²	1
710 ft ²	27
730 ft ²	1
	48
1 BEDROOM + DEN	
800 ft ²	10
890 ft ²	1
	11
1 BEDROOM BF	
710 ft ²	10
	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
	87
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
	24
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
	(59-68m ²)		(74-83m ²)		(77-116m ²)		(92-105m ²)				
UNIT AREA	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
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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)
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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	-	-
SUM GROSS AREA	16362 m² (176,119.17 ft²)	407.3 m²	780.52m²
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
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 Common Space	MIN. 50 % X 1206 m ² = 603 m ²	1,200.93 m ² (99.5%)	-

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 Common 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

REQUIRED: TABLE 101 R12 HIGH-RISE AREA X/Y
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

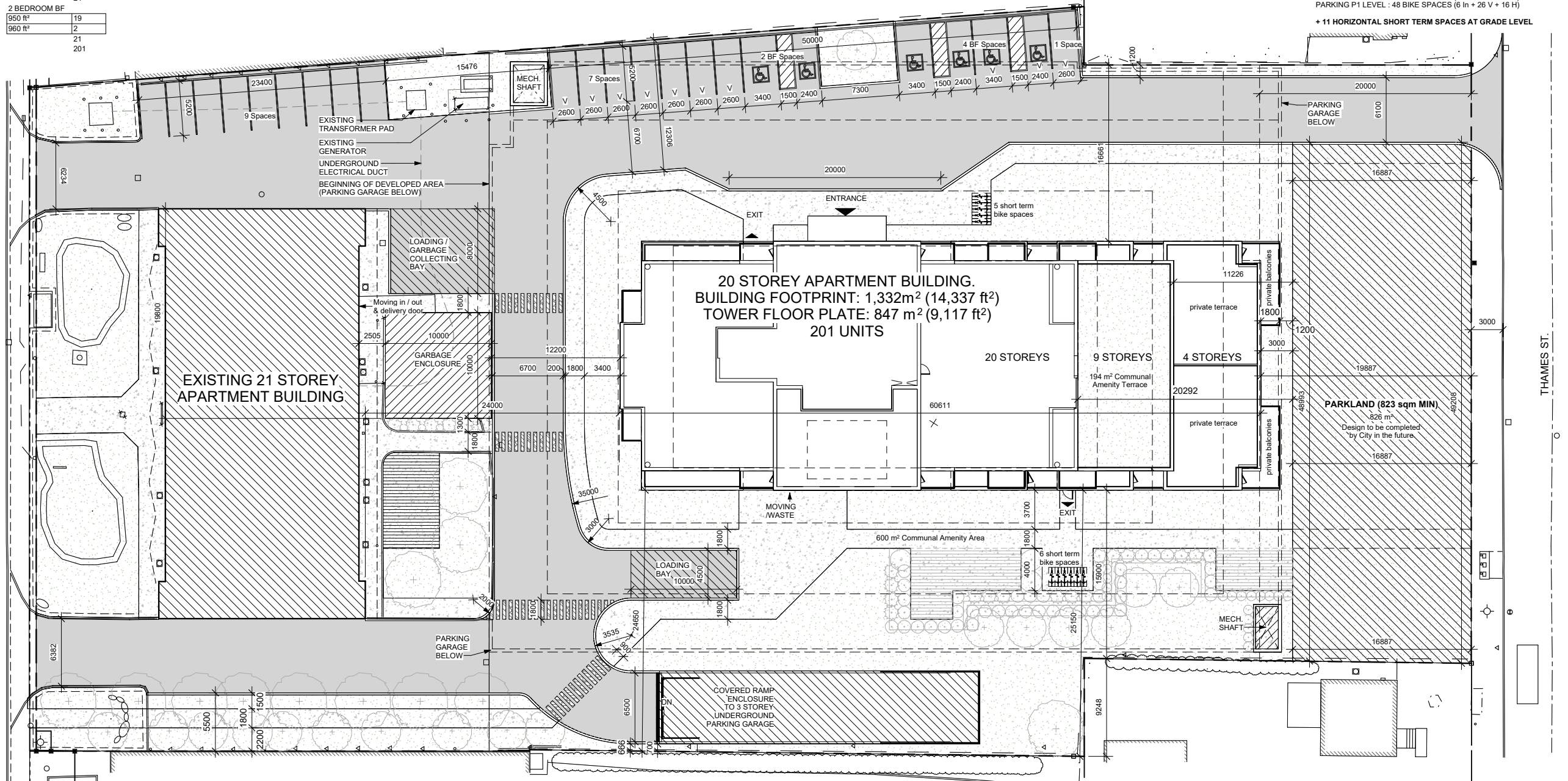
BARRIER-FREE PARKING
OTTAWA BY-LAW 2017-301
TYPE A: 3400mm WIDE
TYPE B: 2400mm WIDE

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

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



1 SITE PLAN
1 : 200



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

Project
1316 CARLING AVE APARTMENTS

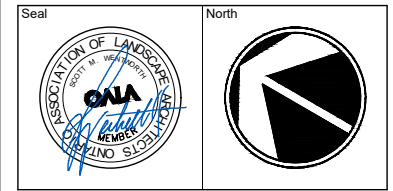
1316 CARLING AVE.,
OTTAWA, ON

Drawing
SITE PLAN

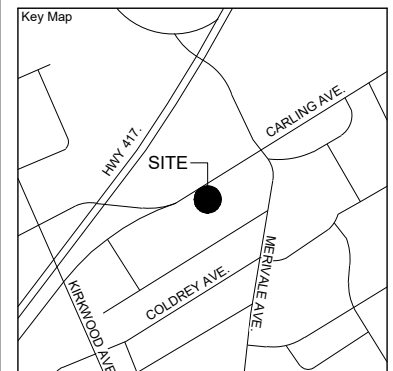
Drawn By	Checked By
FAHD A.Z.	
Scale	Date
1 : 200	05/13/25
Project No.	Revision
2513	2
Drawing No.	
A010	

APPENDIX B

LANDSCAPE PLAN



No.	Issues and Revisions	Date
1.	ISSUED FOR ZBLA	2026-03-24



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 Base plan information taken from Site Plan provided by:
 Company Name: r/a architecture
 Dated: March 24, 2022

Wentworth Landscapes
 13392 Loyalist Parkway R.R.1, Picton ON K0K 2T0
 613.547.3772

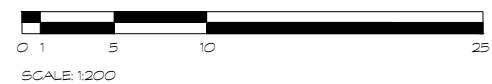
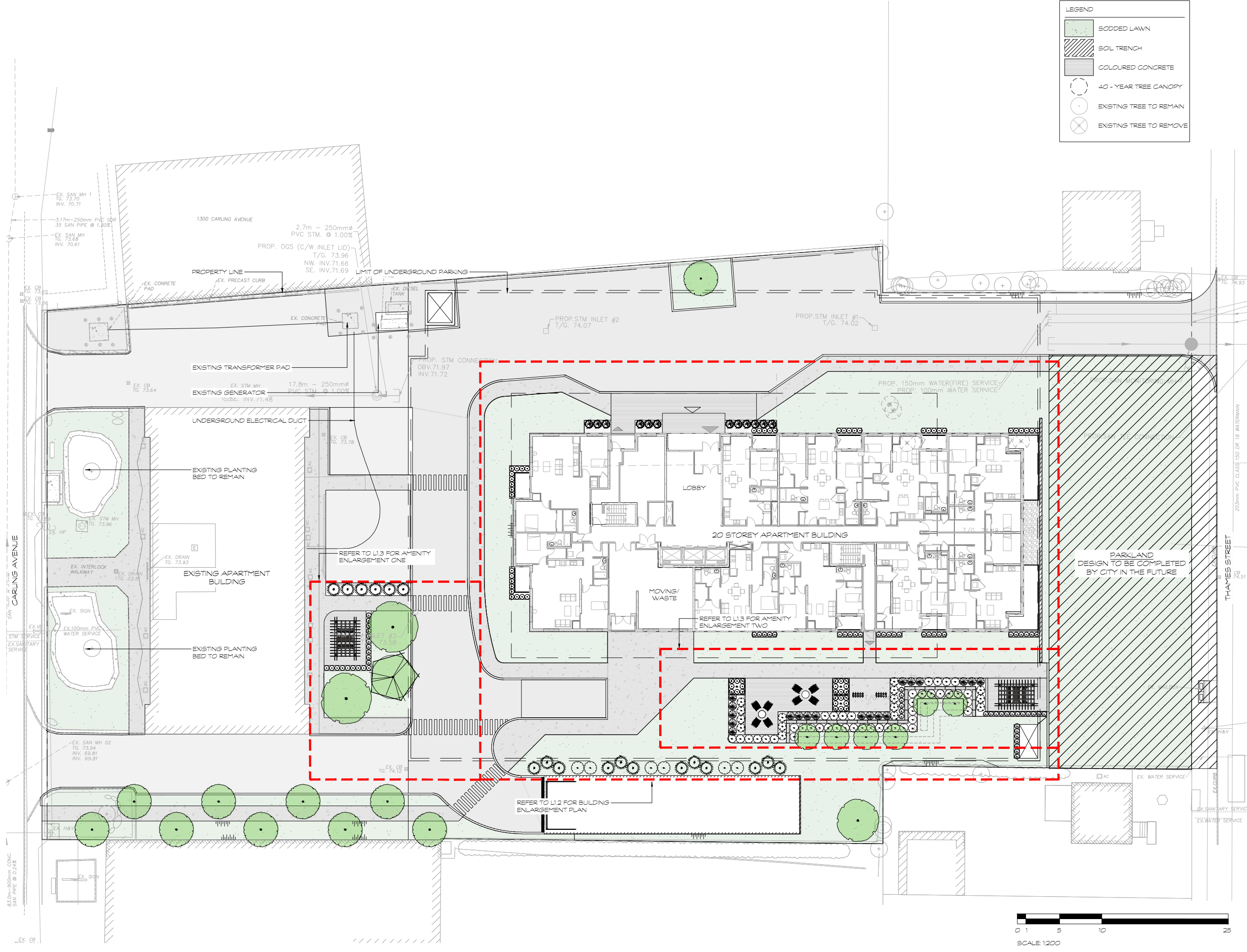
Consultants



Client HOMESTEAD LAND HOLDINGS	
Project 1316 CARLING AVENUE	
Project Location 1316 CARLING AVENUE OTTAWA, ON	
Drawing Title OVERALL PLAN	
Scale 1:200	
Date 2025-10-07	Plot Date 2026-03-24
Designed By MH	Drawn By PL
Approved By SW	Drawing Number
Project Number 25029-DC	L1.0

LEGEND

	SODDED LAWN
	SOIL TRENCH
	COLOURED CONCRETE
	40 - YEAR TREE CANOPY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMOVE



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SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	NATIVE	BIODIVERSITY FACTOR	SUPPORTS POLLINATORS	ATTRACTS BIRDS
Deciduous Trees										
Acr	6	Amelanchier canadensis 'Rainbow Pillar'	Rainbow Pillar Serviceberry	160cm	WB Clump	3m O.C.	Native	124		Yes
CcF	8	Corpinus betulus Frans Fontaine	Frans Fontaine Hornbeam	60mm cal.	WB	As Shown	Ornamental	78		Yes
GHS	1	Gleditsia triacanthos var. inermis 'Street Keeper'	Street Keeper Honey Locust	60mm cal.	WB	As Shown	Native			
Ov	3	Ostrya virginiana	Ironwood	60mm cal.	WB	As Shown	Native	20		Yes

* Biodiversity Value represents the number of butterfly and moth species the plant hosts. This is essential as caterpillars are the foundation for building the food web and enhancing biodiversity, being the primary food for nesting birds to feed their young. Based upon the research of Dr. Douglas Tallamy, University of Delaware.

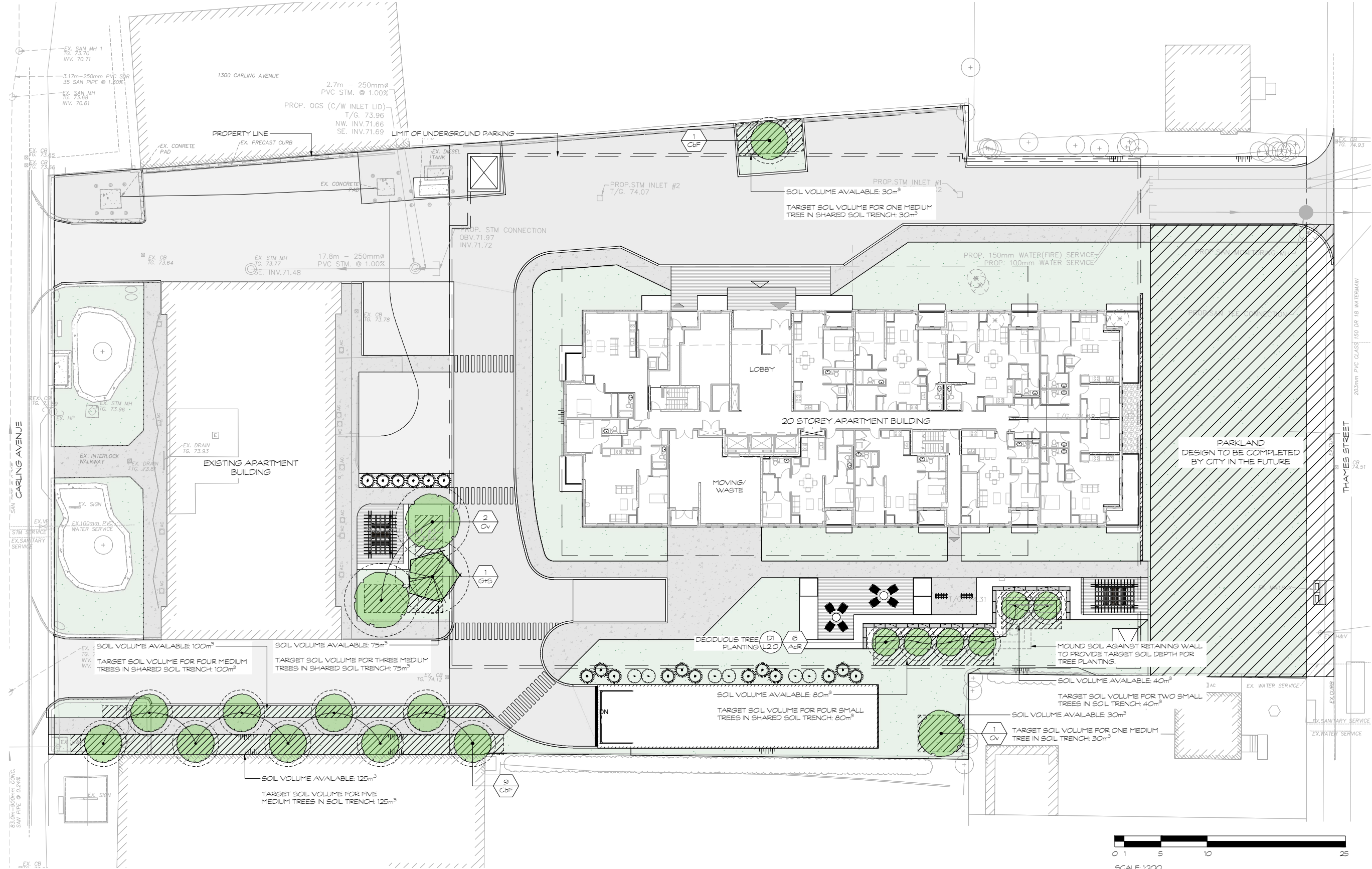
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TREE TYPE/ SINGLE TREE SIZE	MULTIPLE TREE SOIL VOLUME (m³)
Acr	6	Amelanchier canadensis 'Rainbow Pillar'	Rainbow Pillar Serviceberry	160cm	Small	25
CcF	8	Corpinus betulus Frans Fontaine	Frans Fontaine Hornbeam	60mm	Medium	30
GHS	1	Gleditsia triacanthos 'Street Keeper'	Street Keeper Honey Locust	60mm	Medium	30
Ov	3	Ostrya virginiana	Ironwood	60mm	Medium	30

NOTE
 TARGET SOIL VOLUMES BASED ON CITY OF OTTAWA TREE PLANTING GUIDELINES.
 CALCULATIONS ASSUME 1.5m SOIL DEPTH.

LEGEND

- SODDED LAWN
- SOIL TRENCH
- COLOURED CONCRETE
- 40-YEAR TREE CANOPY
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE

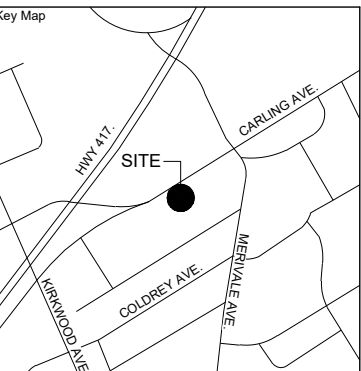
40 YEAR PROPOSED CANOPY CALCULATIONS:
 8667m² TOTAL SITE AREA
 (6) Amelanchier canadensis 'Rainbow Pillar' (12.5m²ea) 75m²
 (8) Corpinus betulus Frans Fontaine' (19.6m²ea) 196m²
 (1) Gleditsia triacanthos 'Street Keeper' (50.2m²ea) 50.2m²
 (3) Ostrya virginiana (50.2m²ea) 150.6m²
 TOTAL CANOPY COVER 471.8m² or 5.44%



Seal: ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO (ONA) with signature and date 2026-03-24.

North arrow pointing towards the top right.

No.	Issues and Revisions	Date
1.	ISSUED FOR ZBLA	2026-03-24



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 Base plan information taken from Site Plan provided by: Company Name: ria architecture Dated: March 24, 2022

Wentworth Landscapes
 13992 Loyalist Parkway R.R.1, Picton ON K0K 2T0
 613.547.3772

Consultants



Client HOMESTEAD LAND HOLDINGS	Project 1316 CARLING AVENUE
Project Location 1316 CARLING AVENUE OTTAWA, ON	Drawing Title TREE PLANTING PLAN
Scale 1:150	Plot Date 2026-03-24
Date 2025-10-07	Drawn By PL
Designed By MH	Drawing Number SW
Approved By SW	Project Number 25029-DC



PLANT MATERIAL SCHEDULE										
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	NATIVE	BIODIVERSITY FACTOR	SUPPORTS POLLINATORS	ATTRACTS BIRDS
Coniferous Trees										
Ta	12	Thuja occidentalis 'American Pillar'	Full Speed a Hedge Cedar	250cm/3gal	Potted	As Shown	Native	46		Yes
JsS	6	Juniperus chinensis 'Fairview'	Fairview Juniper	175cm HT.	15gal	As Shown	Ornamental			
Shrubs										
IgS	12	Ilex glabra 'Gem Box'	Gem Box Inkberry Holly	60cm/3gal	Potted	80-100cm O.C.	Native	45		Yes
Perennials										
EpP	42	Echinacea purpurea 'Powwow'	Powwow White Coneflower	1gal	Potted	40cm O.C.	Native		Yes	Yes
Ornamental Grasses										
CaK	139	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2gal	Potted	80cm O.C.	Ornamental	5		
Pv	33	Panicum virgatum	Switch Grass	2gal	Potted	100cm O.C.	Native	25		Yes

* Biodiversity Value represents the number of butterfly and moth species the plant hosts. This is essential as caterpillars are the foundation for building the food web and enhancing biodiversity, being the primary food for nesting birds to feed their young. Based upon the research of Dr. Douglas Tallamy, University of Delaware.

LEGEND

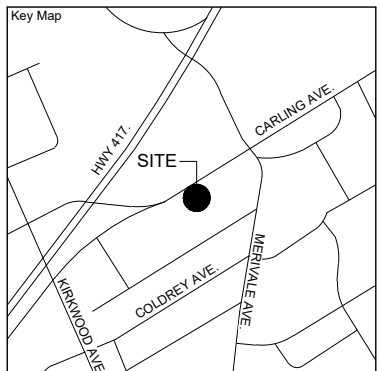
- SODDED LAWN
- SOIL TRENCH
- COLOURED CONCRETE
- 40-YEAR TREE CANOPY
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE

HOMESTEAD

Seal:

North:

No.	Issues and Revisions	Date
1.	ISSUED FOR ZBLA	2026-03-24



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Company Name: ria architecture
Dated: March 24, 2022

Wentworth Landscapes
13952 Loyalist Parkway R.R.1, Picton ON K0K 2T0
613.547.3772

Consultants



Client HOMESTEAD LAND HOLDINGS	
Project 1316 CARLING AVENUE	
Project Location 1316 CARLING AVENUE OTTAWA, ON	
Drawing Title BUILDING ENLARGEMENT	
Scale 1:150	Plot Date 2026-03-24
Date 2025-10-07	Designed By MH
Approved By SW	Drawn By PL
Project Number 25029-DC	Drawing Number L1.2

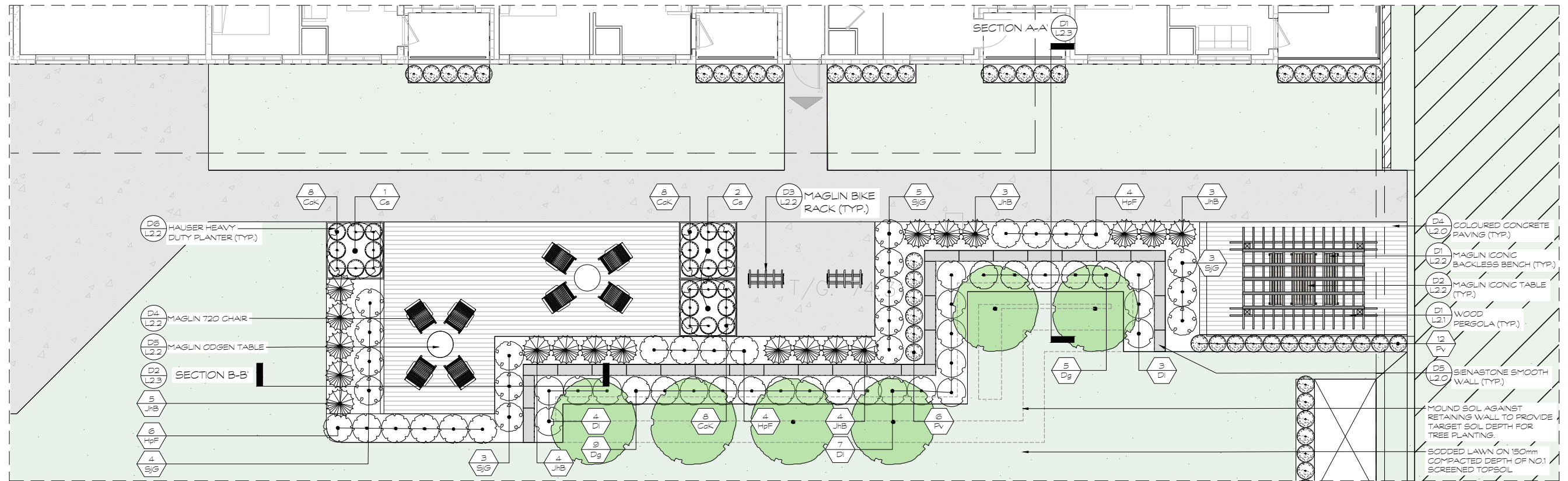
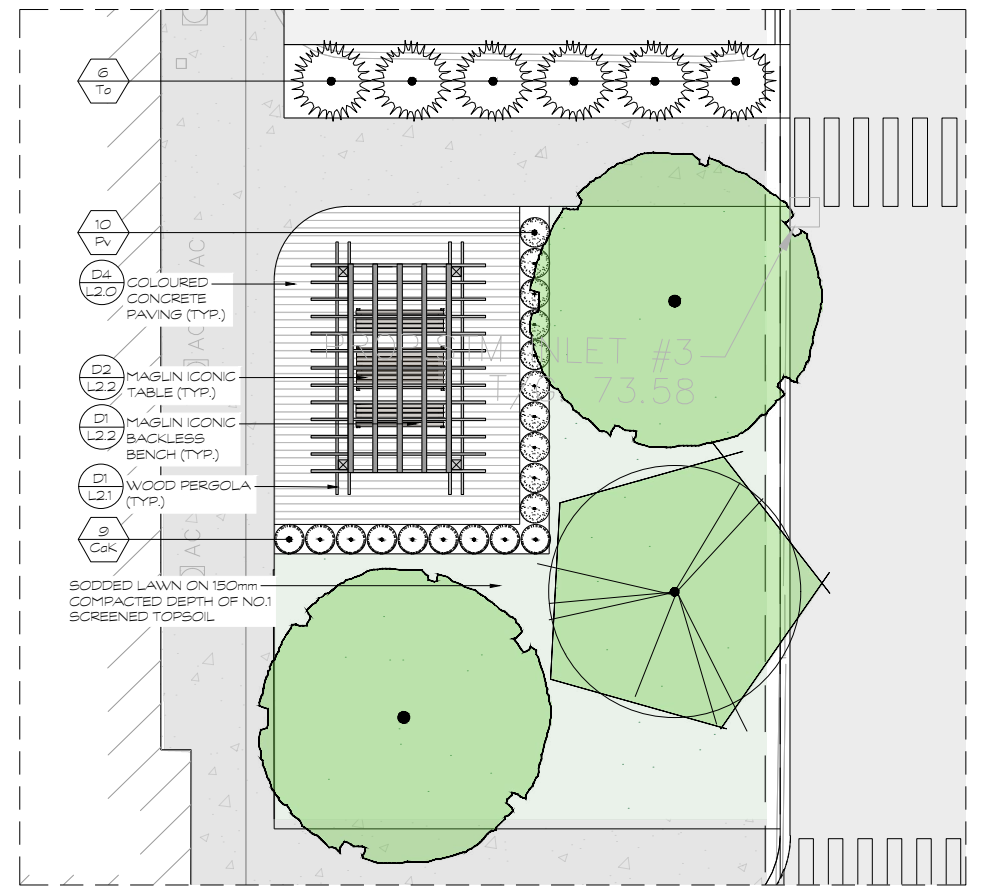
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SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	NATIVE	BIODIVERSITY FACTOR	SUPPORTS POLLINATORS	ATTRACTS BIRDS
Coniferous Trees										
To	6	Thuja occidentalis 'American Pillar'	Full Speed a Hedge Cedar	250cm/3gal	Potted	As Shown	Native	46		Yes
Shrubs										
Cs	3	Cornus sericea	Red Osier Dogwood	50cm/3gal	Potted	175-200cm O.C.	Native	129		Yes
Dg	14	Deutzia gracilis	Slender Deutzia	50cm	3gal	80-100cm O.C.	Ornamental			
DI	14	Diervilla lonicera	Northern Bush Honeysuckle	50cm	3gal	100-125cm O.C.	Native	4	Yes	
HpF	14	Hydrangea paniculata 'Flare'	Flare Hydrangea	3gal	Potted	60-90cm O.C.	Ornamental		Yes	No
JhB	21	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	50cm	3gal	150-200cm O.C.	Native			
S/G	15	Spiraea japonica 'Goldflame'	Goldflame Spirea	60cm	3gal	125cm O.C.	Ornamental			
Ornamental Grasses										
Cok	33	Calamagrostis acutiflora Karl Foerster'	Karl Foerster Feather Reed Grass	2gal	Potted	80cm O.C.	Ornamental	5		
Pv	28	Panicum virgatum	Switch Grass	2gal	Potted	100cm O.C.	Native	25		Yes

* Biodiversity Value represents the number of butterfly and moth species the plant hosts. This is essential as caterpillars are the foundation for building the food web and enhancing biodiversity, being the primary food for nesting birds to feed their young. Based upon the research of Dr. Douglas Tallamy, University of Delaware.

LEGEND

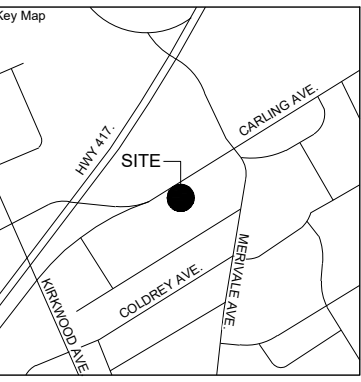
- SODDED LAWN
- SOL TRENCH
- COLOURED CONCRETE
- 40 - YEAR TREE CANOPY
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE



Seal: ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO (Landscape Architect Seal)

North: [North Arrow]

No.	Issues and Revisions	Date
1.	ISSUED FOR ZBLA	2026-03-24



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Dated: March 24, 2022

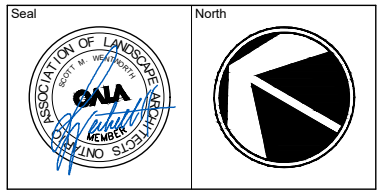
Wentworth Landscapes
13952 Loyalist Parkway R.R.1, Picton ON K0K 2T0
613.547.3772

Consultants



Client HOMESTEAD LAND HOLDINGS	
Project 1316 CARLING AVENUE	
Project Location 1316 CARLING AVENUE OTTAWA, ON	
Drawing Title AMENITY ENLARGEMENTS	
Scale 1:75	Plot Date 2026-03-24
Date 2025-10-07	Designed By MH
Designed By MH	Drawn By PL
Approved By SW	Drawing Number
Project Number 25029-DC	

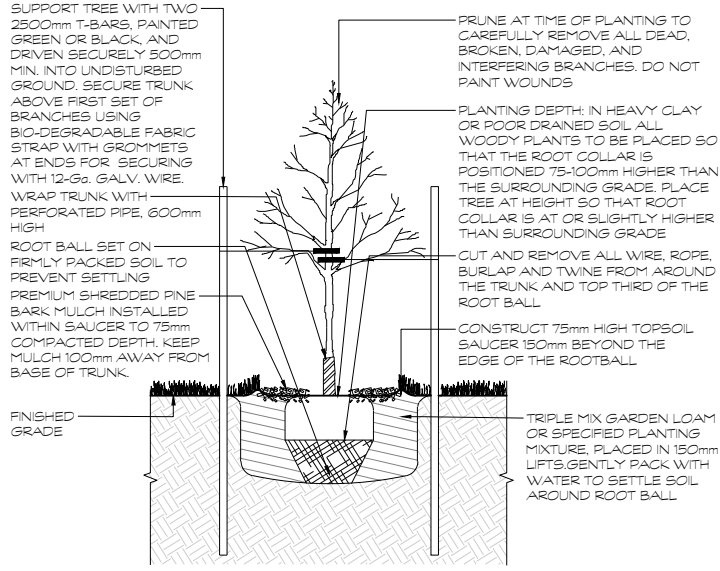
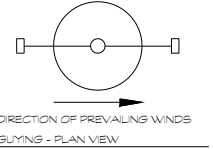
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No.	Issues and Revisions	Date
1.	ISSUED FOR ZBLA	2026-03-24

PLANT MATERIAL QUALITY STANDARDS
 ALL PLANT MATERIAL TO CONFORM TO THE LEVELS OF STANDARDS ESTABLISHED BY THE CANADIAN STANDARDS FOR NURSERY STOCK, EIGHTH EDITION, PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

WATERING
 ENSURE TREES ARE THOROUGHLY WATERED AT TIME OF PLANTING. CONTINUE WATERING AS REQUIRED TO PROVIDE ADEQUATE MOISTURE FOR THE DURATION OF THE SPECIFIED MAINTENANCE DURING ESTABLISHMENT PERIOD.

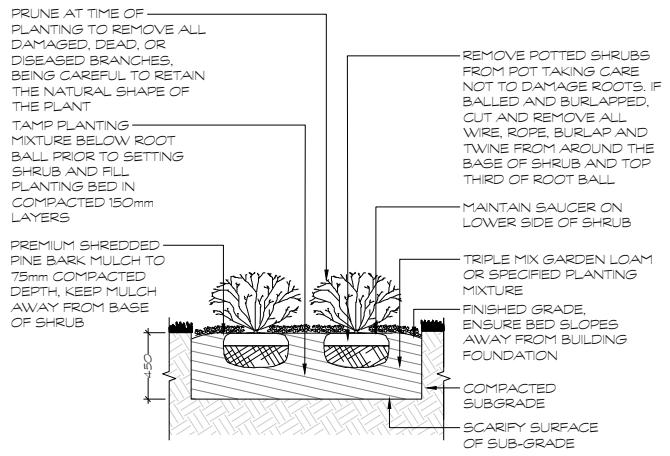


D1 DECIDUOUS TREE PLANTING
1:25

NOTES
 -SHRUBS AS DETAILED REPRESENTS BOTH CONIFEROUS AND DECIDUOUS SPECIES
 -PLACE MULCH TO EVEN HORIZONTAL GRADE
 -SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS PLANTING BEDS, REFER TO LANDSCAPE LAYOUT PLANS
 -SHRUB BEDS TO BE BACKFILLED WITH TRIPLE MIX GARDEN LOAM PLANTING MIXTURE, OR AS SPECIFIED TO A COMPACTED DEPTH OF 450mm
 -FIRMLY COMPACTED BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT

PLANT MATERIAL QUALITY STANDARDS
 ALL PLANT MATERIAL TO CONFORM TO THE LEVELS OF STANDARDS ESTABLISHED BY THE CANADIAN STANDARDS FOR NURSERY STOCK, NINTH EDITION, PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

WATERING
 ENSURE SHRUBS ARE THOROUGHLY WATERED AT TIME OF PLANTING. CONTINUE WATERING AS REQUIRED TO PROVIDE ADEQUATE MOISTURE FOR THE DURATION OF THE SPECIFIED MAINTENANCE DURING ESTABLISHMENT PERIOD.

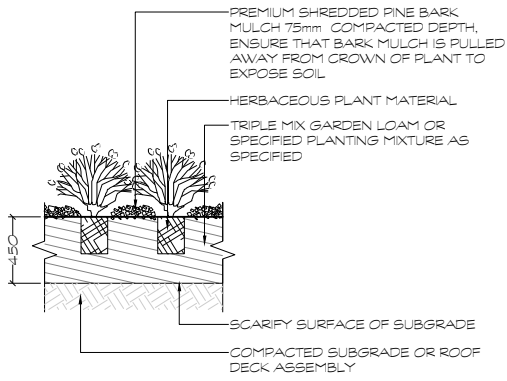


D2 SHRUB PLANTING
1:25

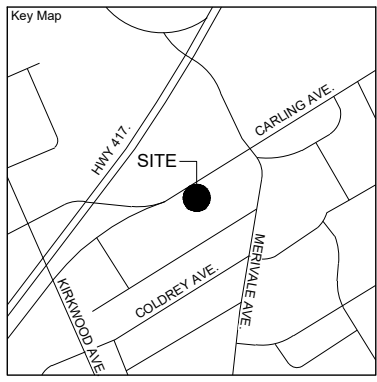
NOTES
 -PLACE MULCH TO EVEN HORIZONTAL GRADE
 -FIRMLY COMPACTED BACKFILLED TRIPLE MIX GARDEN LOAM OR SPECIFIED PLANTING MIXTURE TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.

PLANT MATERIAL QUALITY STANDARDS
 ALL PLANT MATERIAL TO CONFORM TO THE LEVELS OF STANDARDS ESTABLISHED BY THE CANADIAN STANDARDS FOR NURSERY STOCK, EIGHTH EDITION, PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

WATERING
 ENSURE HERBACEOUS PLANTS ARE THOROUGHLY WATERED AT TIME OF PLANTING. CONTINUE WATERING AS REQUIRED TO PROVIDE ADEQUATE MOISTURE FOR THE DURATION OF THE SPECIFIED MAINTENANCE DURING ESTABLISHMENT PERIOD.



D3 HERBACEOUS PLANTING
1:25



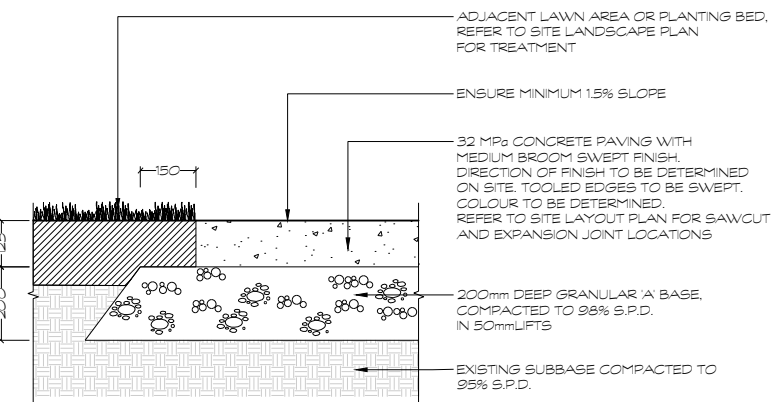
Project Notes
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 Dated: March 24, 2022

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 613.547.3772

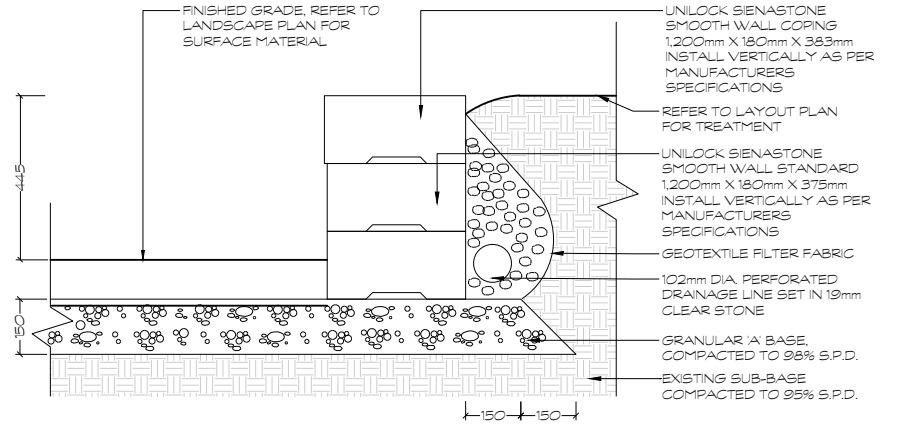
Consultants



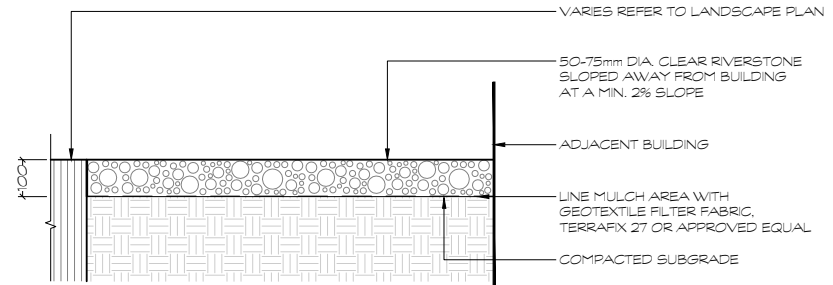
Client HOMESTEAD LAND HOLDINGS	
Project 1316 CARLING AVENUE	
Project Location 1316 CARLING AVENUE OTTAWA, ON	
Drawing Title PLANTING AND PAVING DETAILS	
Scale AS NOTED	
Date 2025-10-07	Plot Date 2026-03-24
Designed By MH	Drawn By PL
Approved By SW	Drawing Number
Project Number 25029-DC	



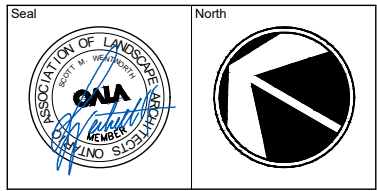
D4 COLOURED CONCRETE PAVING
1:10



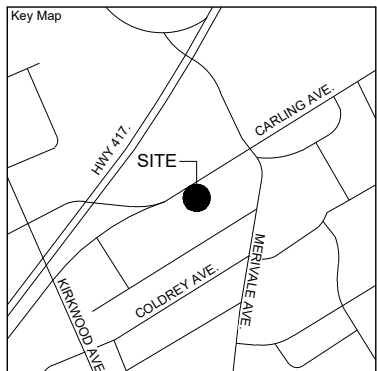
D5 SIENASTONE SMOOTH PRECAST CONCRETE PLANTER WALL
1:10



D6 RIVERSTONE MULCH
1:10



No.	Issues and Revisions	Date
1.	ISSUED FOR ZBLA	2026-03-24



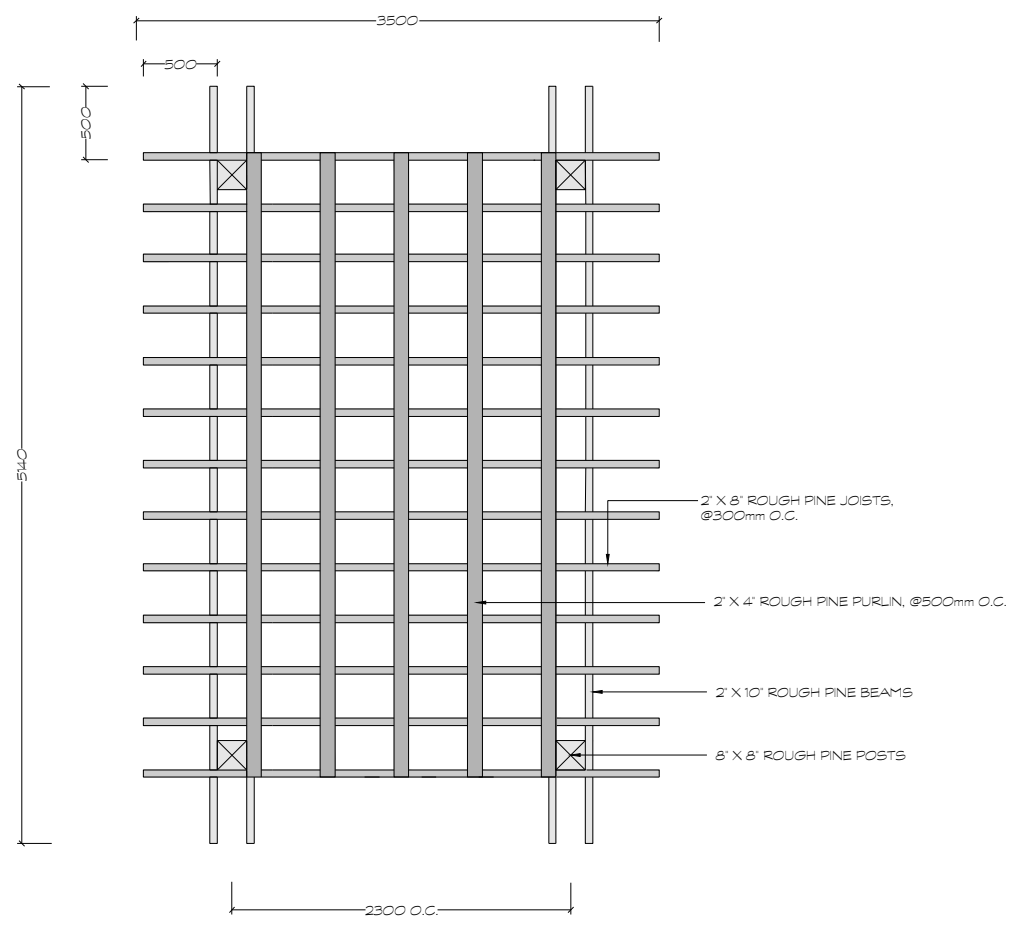
Project Notes
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Wentworth Landscapes
 13992 Loyalist Parkway R.R.1, Picton ON K0K 2T0
 613.547.3772

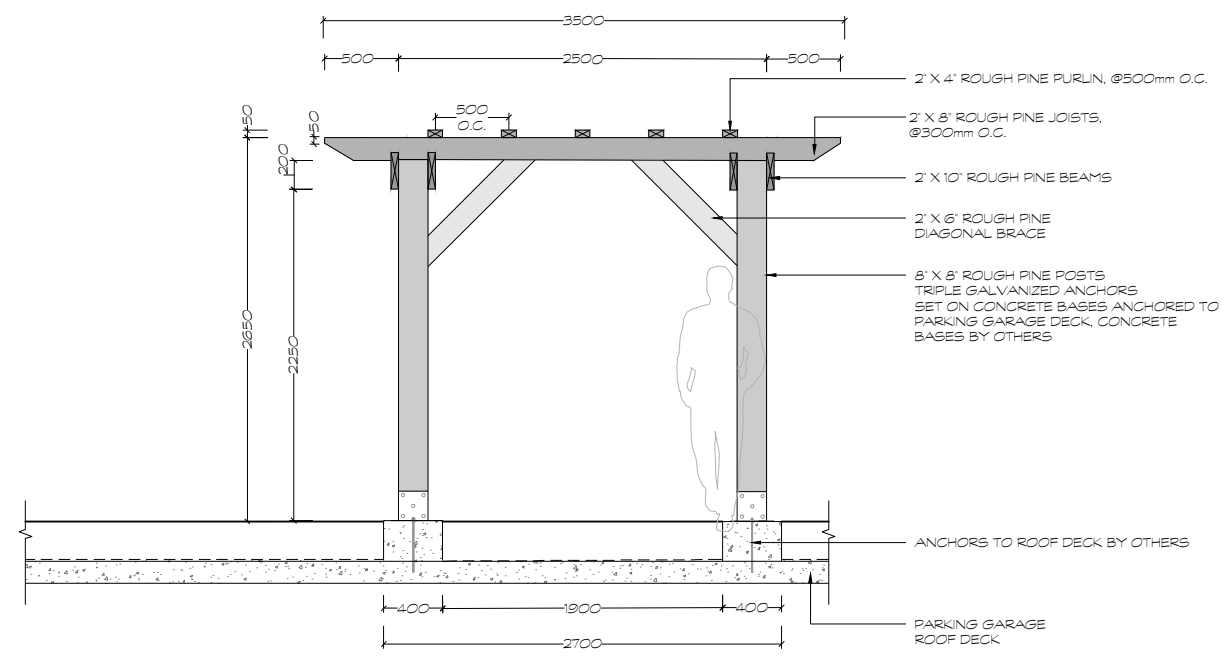
Consultants



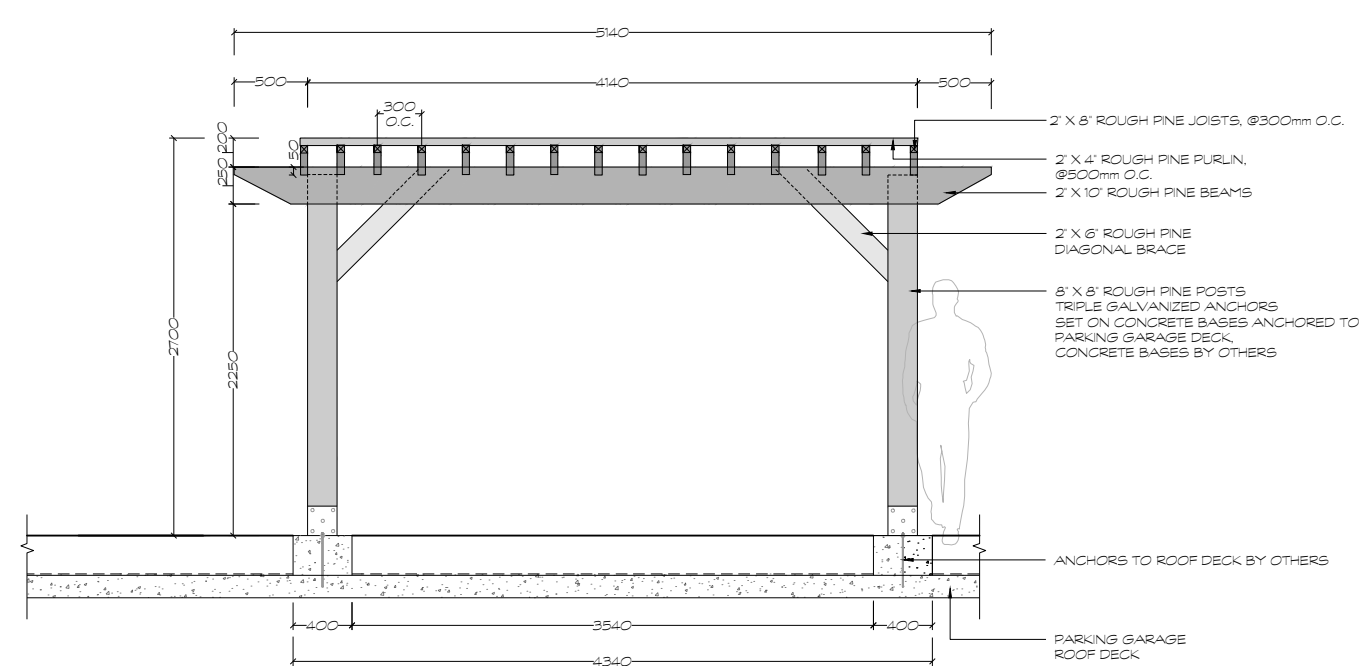
Client HOMESTEAD LAND HOLDINGS	
Project 1316 CARLING AVENUE	
Project Location 1316 CARLING AVENUE OTTAWA, ON	
Drawing Title PERGOLA DETAILS	
Scale AS NOTED	
Date 2025-10-07	Plot Date 2026-03-24
Designed By MH	Drawn By PL
Approved By SW	Drawing Number
Project Number 25029-DC	L2.1



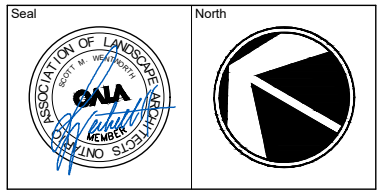
D1 WOODEN PERGOLA - PLAN VIEW
 1/25



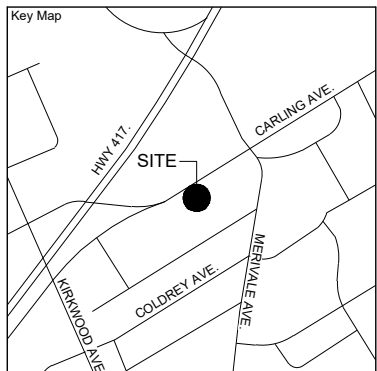
D2 WOODEN PERGOLA - FRONT ELEVATION
 1/25



D3 WOODEN PERGOLA - SIDE ELEVATION
 1/25



No.	Issues and Revisions	Date
1.	ISSUED FOR ZBLA	2026-03-24



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 Company Name: ria architecture
 Dated: March 24, 2022

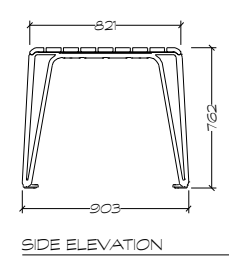
Wentworth Landscapes
 13992 Loyalist Parkway R.R.1, Picton ON K0K 2T0
 613.547.3772

Consultants

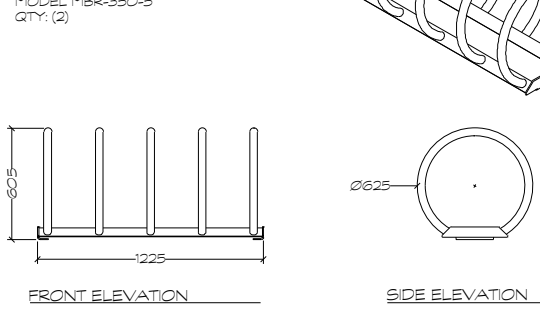


Client HOMESTEAD LAND HOLDINGS	
Project 1316 CARLING AVENUE	
Project Location 1316 CARLING AVENUE OTTAWA, ON	
Drawing Title SITE FURNISHING DETAILS	
Scale AS NOTED	
Date 2025-10-07	Plot Date 2026-03-24
Designed By MH	Drawn By PL
Approved By SW	Drawing Number
Project Number 25029-DC	

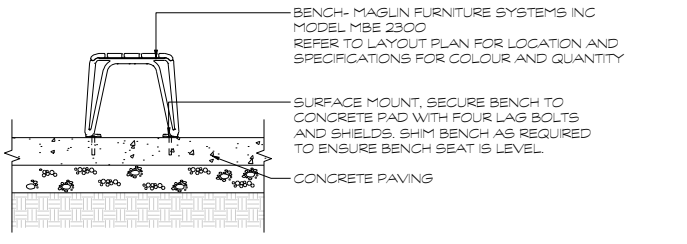
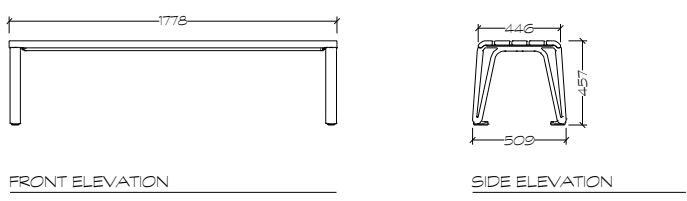
MAGLIN FURNITURE SYSTEMS INC.
 TOLL FREE: 1-800-716-5506
 WWW.MAGLIN.COM
 MODEL: MTB-2300-00003
 QTY: (2)



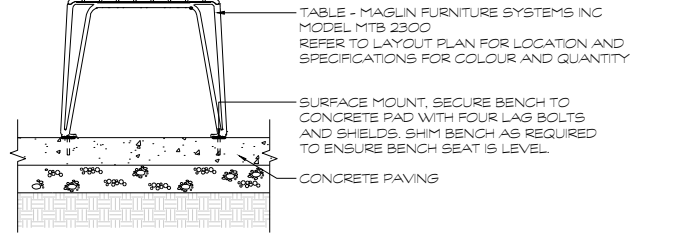
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 TOLL FREE: 1-800-716-5506
 WWW.MAGLIN.COM
 MODEL: MBR-350-5
 QTY: (2)



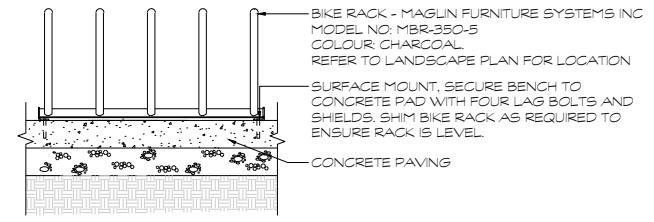
MAGLIN FURNITURE SYSTEMS INC.
 TOLL FREE: 1-800-716-5506
 WWW.MAGLIN.COM
 MODEL: MBE-2300-00025
 QTY: (4)



D1 ICONIC BACKLESS BENCH
 1:20

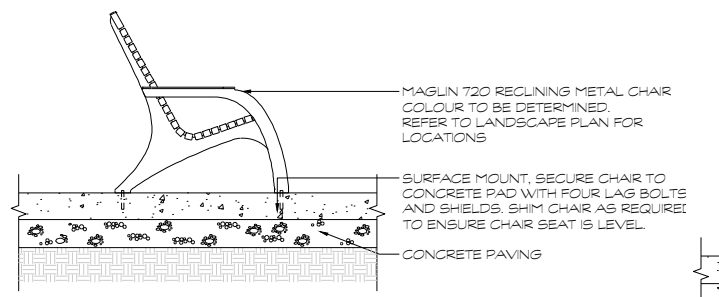
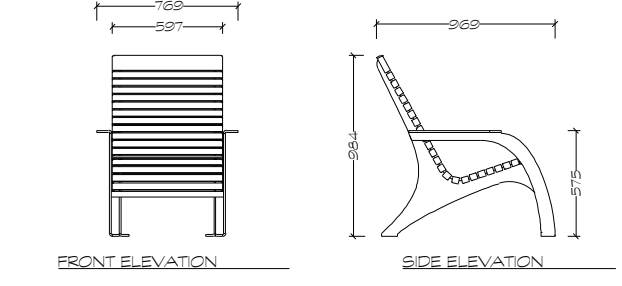


D2 ICONIC TABLE
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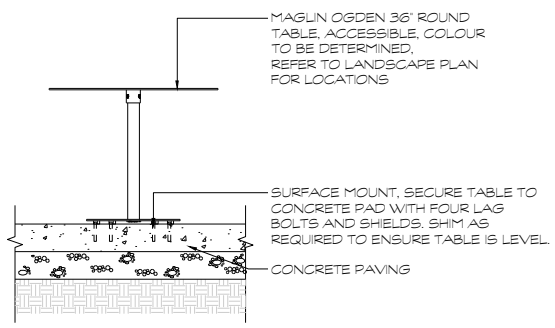
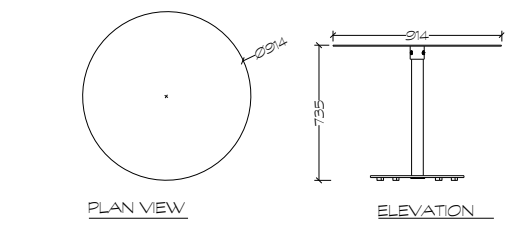
D3 BIKE RACK
 1:20

MAGLIN FURNITURE SYSTEMS INC.
 TOLL FREE: 1-800-716-5506
 WWW.MAGLIN.COM
 MODEL: MCH-0720-00001
 QTY: (6)



D4 MAGLIN 720 CHAIR
 1:20

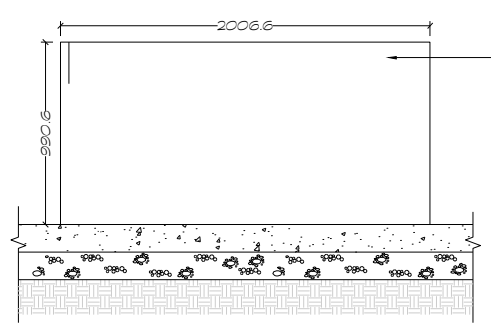
MAGLIN FURNITURE SYSTEMS INC.
 TOLL FREE: 1-800-716-5506
 WWW.MAGLIN.COM
 MODEL: MTB-1900-00005
 QTY: (2)



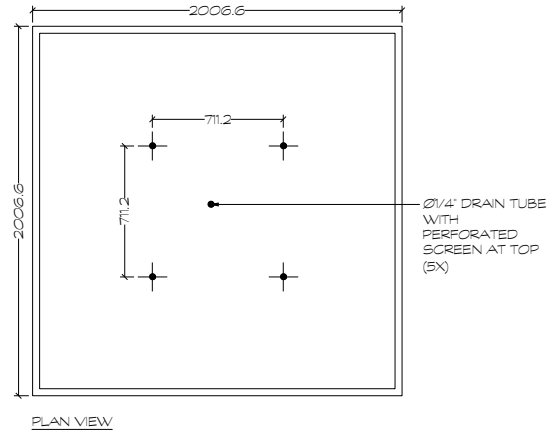
D5 MAGLIN OGDEN TABLE
 1:20

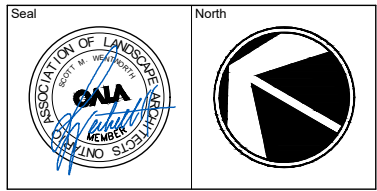
HAUSER
 SITE FURNITURE
 HAUSER INDUSTRIES INC.
 TOLL FREE: 1-800-268-7328
 WWW.HAUSERSITE.COM

SKU: PS-210-24-HD-79x79-39
 QTY: (3)

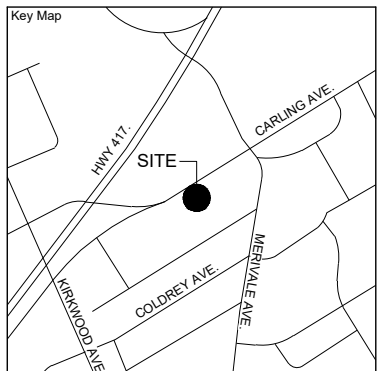


D6 HAUSER HEAVY DUTY PLANTER
 1:20





No.	Issues and Revisions	Date
1.	ISSUED FOR ZBLA	2026-03-24



Project Notes

This design and drawing are the property of The Scott Wentworth Landscape Group Ltd. and are not to be copied or used for construction purposes without the Landscape Architect's express written consent.

The contractor shall check and verify all dimensions and report any discrepancies, error, or omissions to the Landscape Architect prior to commencing work.

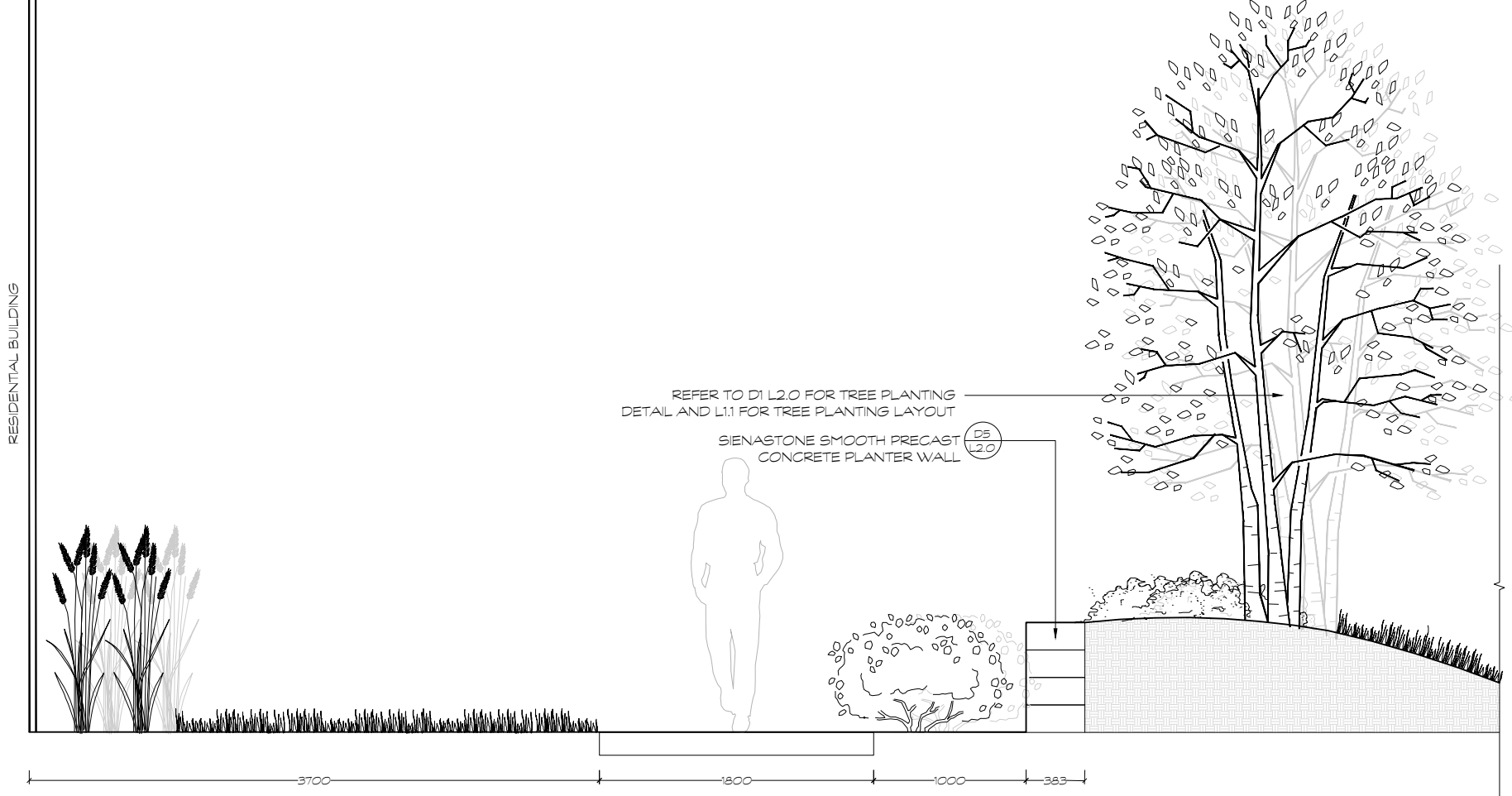
Base plan information taken from Site Plan provided by:
 Company Name: ria architecture
 Dated: March 24, 2022

Wentworth Landscapes
 13992 Loyalist Parkway R.R.1, Picton ON K0K 2T0
 613.547.3772

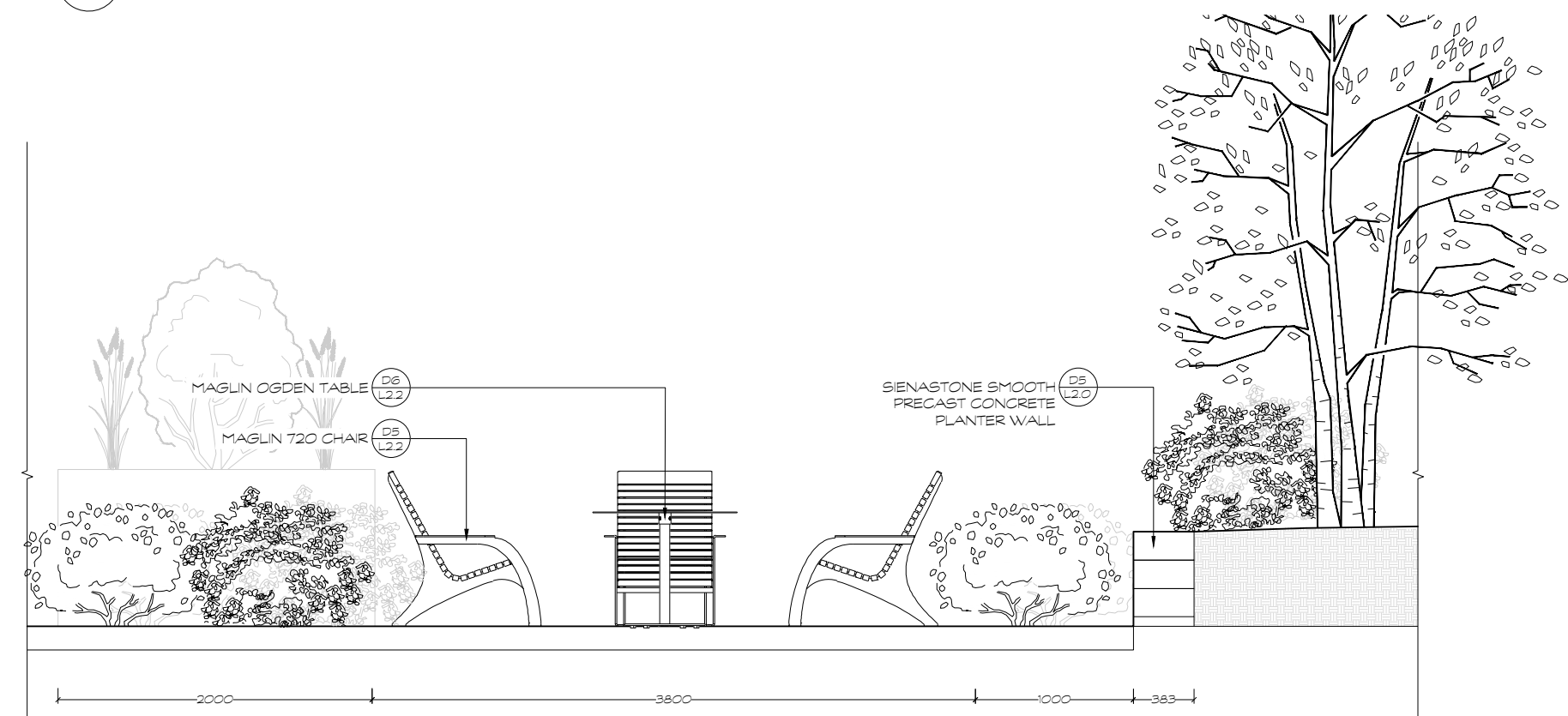
Consultants



Client HOMESTEAD LAND HOLDINGS	
Project 1316 CARLING AVENUE	
Project Location 1316 CARLING AVENUE OTTAWA, ON	
Drawing Title AMENITY AREA CROSS SECTIONS	
Scale AS NOTED	
Date 2025-10-07	Plot Date 2026-03-24
Designed By MH	Drawn By PL
Approved By SW	Drawing Number
Project Number 25029-DC	L2.3



D1 PATHWAY AND BERM PLANTING SECTION A-A'
1:20



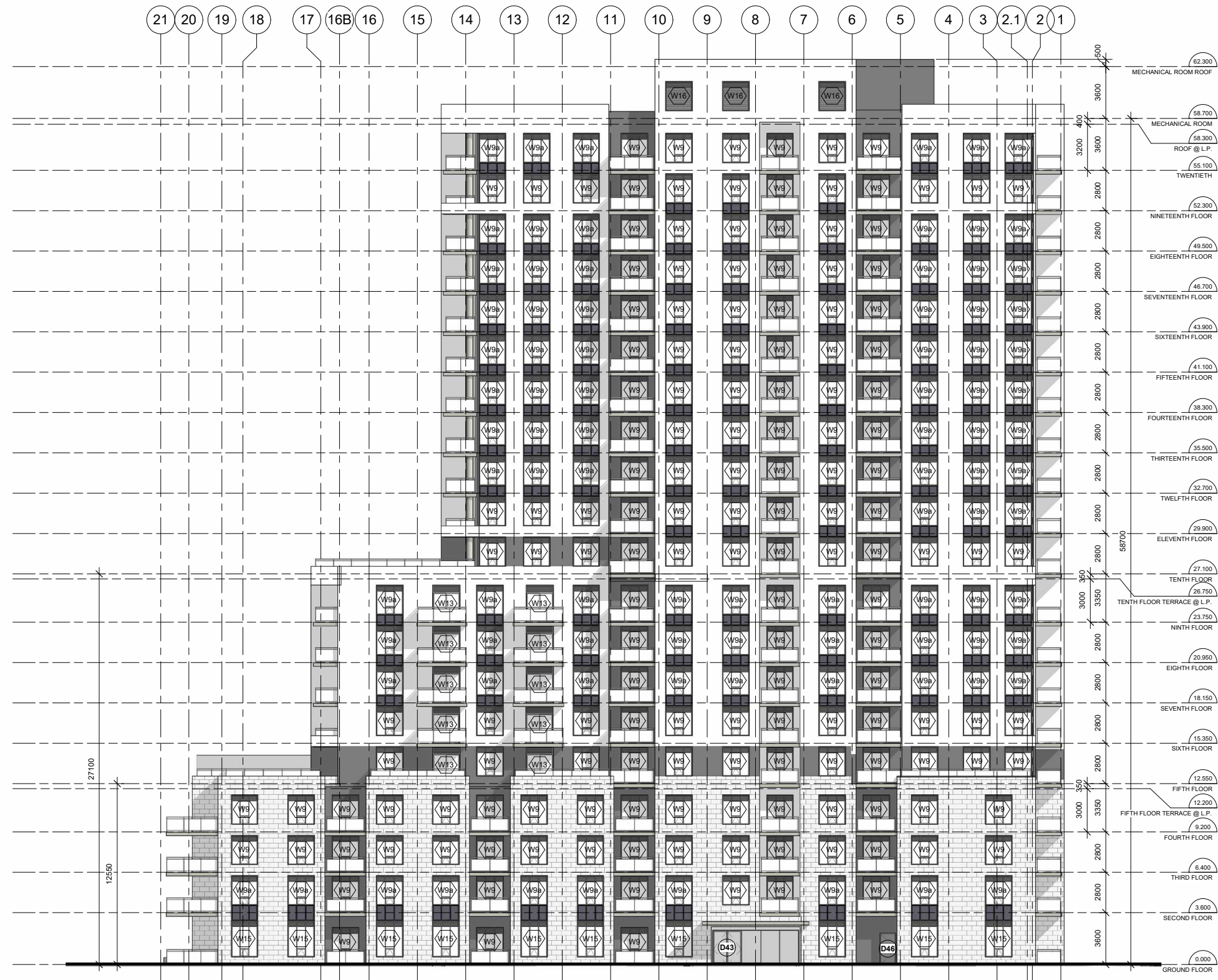
D2 PERGOLA SEATING AREA SECTION B-B'
1:20

APPENDIX C

BUILDING ELEVATIONS

DO NOT SCALE DRAWINGS
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Revisions		
No.	Date	Description
2	27-03-2026	Issued for ZBA



1 EAST ELEVATION
 1 : 150



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 f: 613-545-1411

Stamp

Project
1316 CARLING AVE APARTMENTS

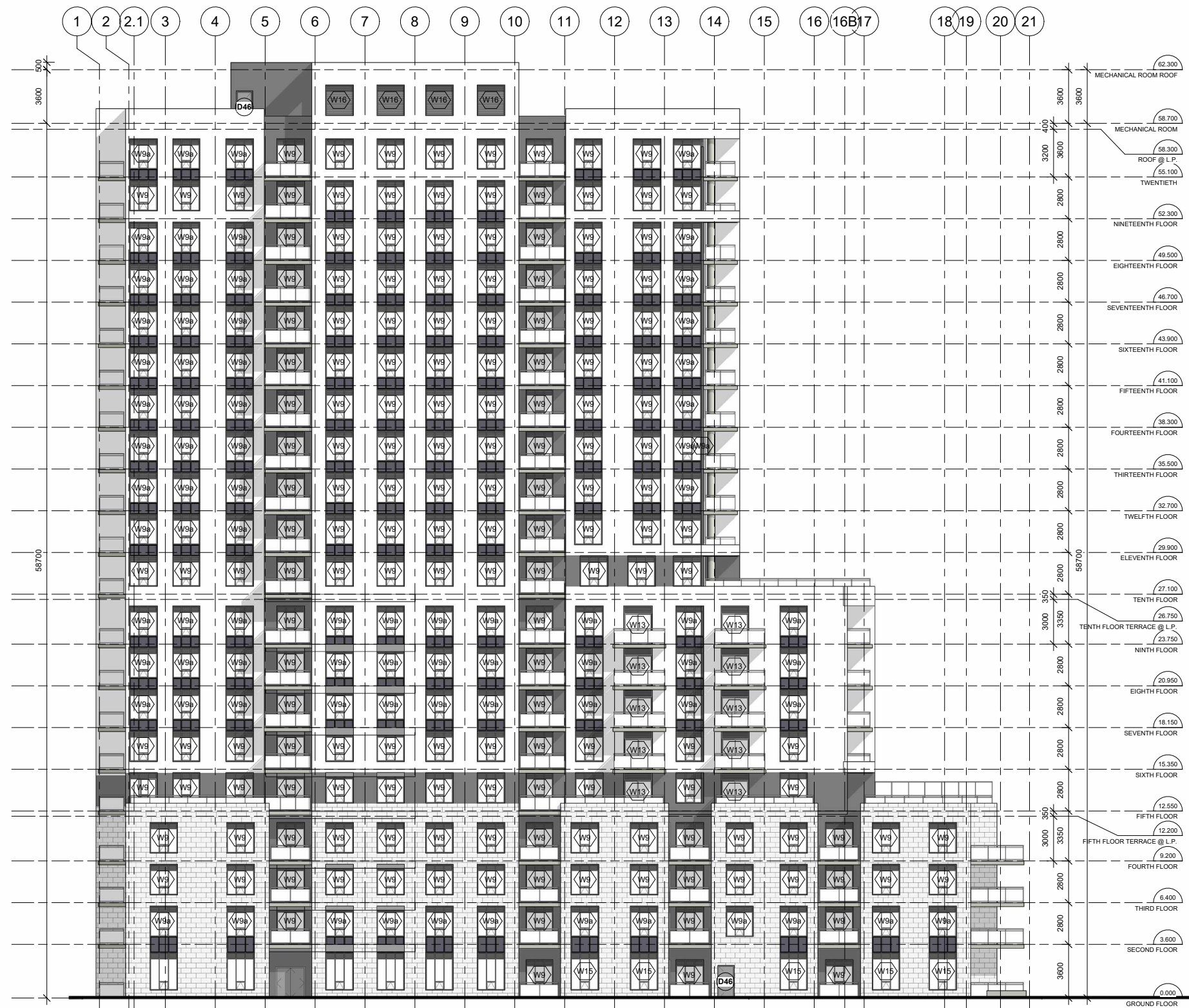
1316 CARLING AVE.,
 OTTAWA, ON

Drawing
EAST ELEVATION

Drawn By	Checked By
FAHD A.Z.	
Scale	Date
1 : 150	08/28/25
Project No.	Revision
2513	2
Drawing No.	A301

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



1 WEST ELEVATION
 1 : 150



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Project
1316 CARLING AVE APARTMENTS

1316 CARLING AVE.,
 OTTAWA, ON

Drawing
WEST ELEVATION

Drawn By	Checked By
FAHD A.Z.	
Scale	Date
1 : 150	08/28/25
Project No.	Revision
2513	2
Drawing No.	A302

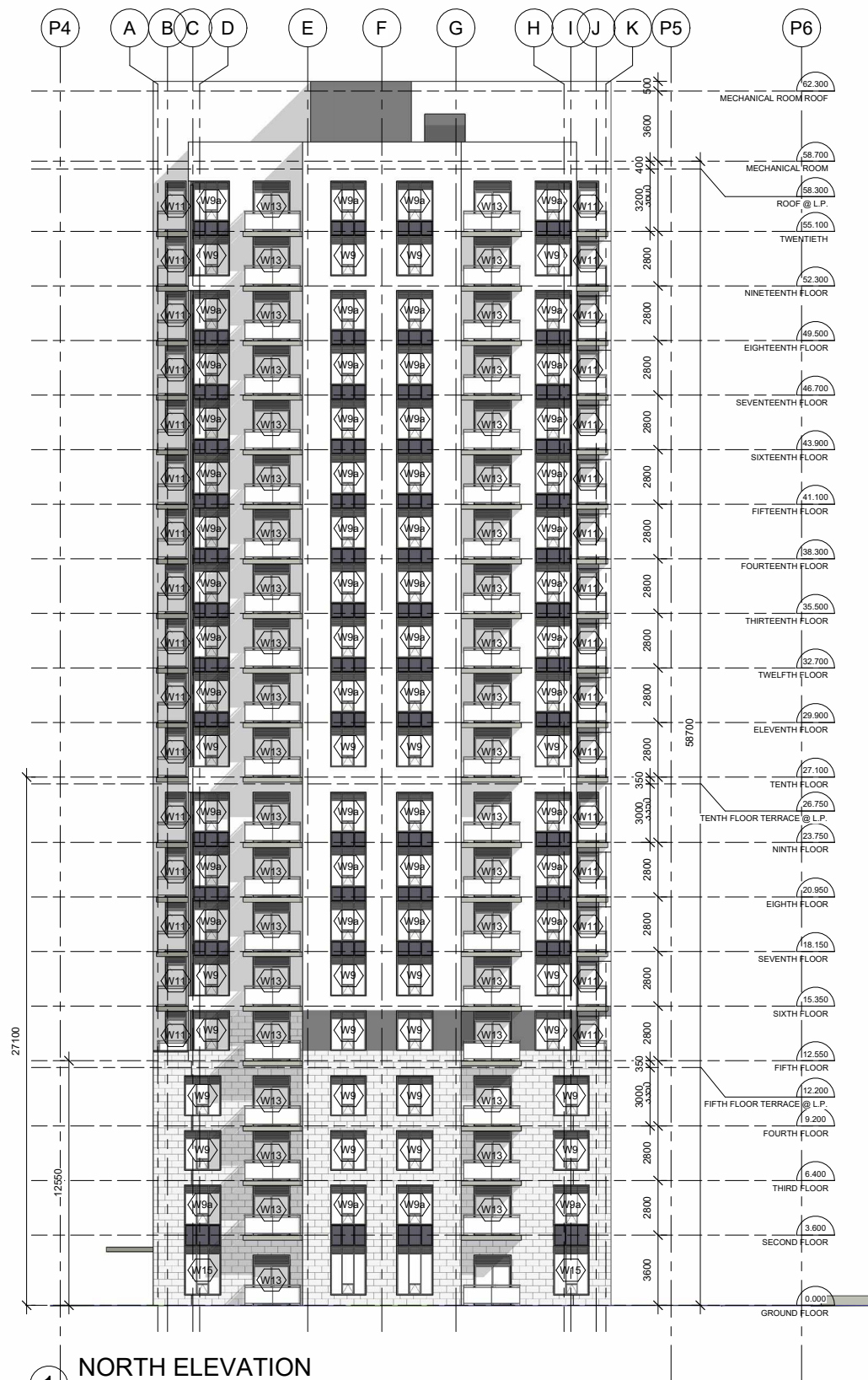
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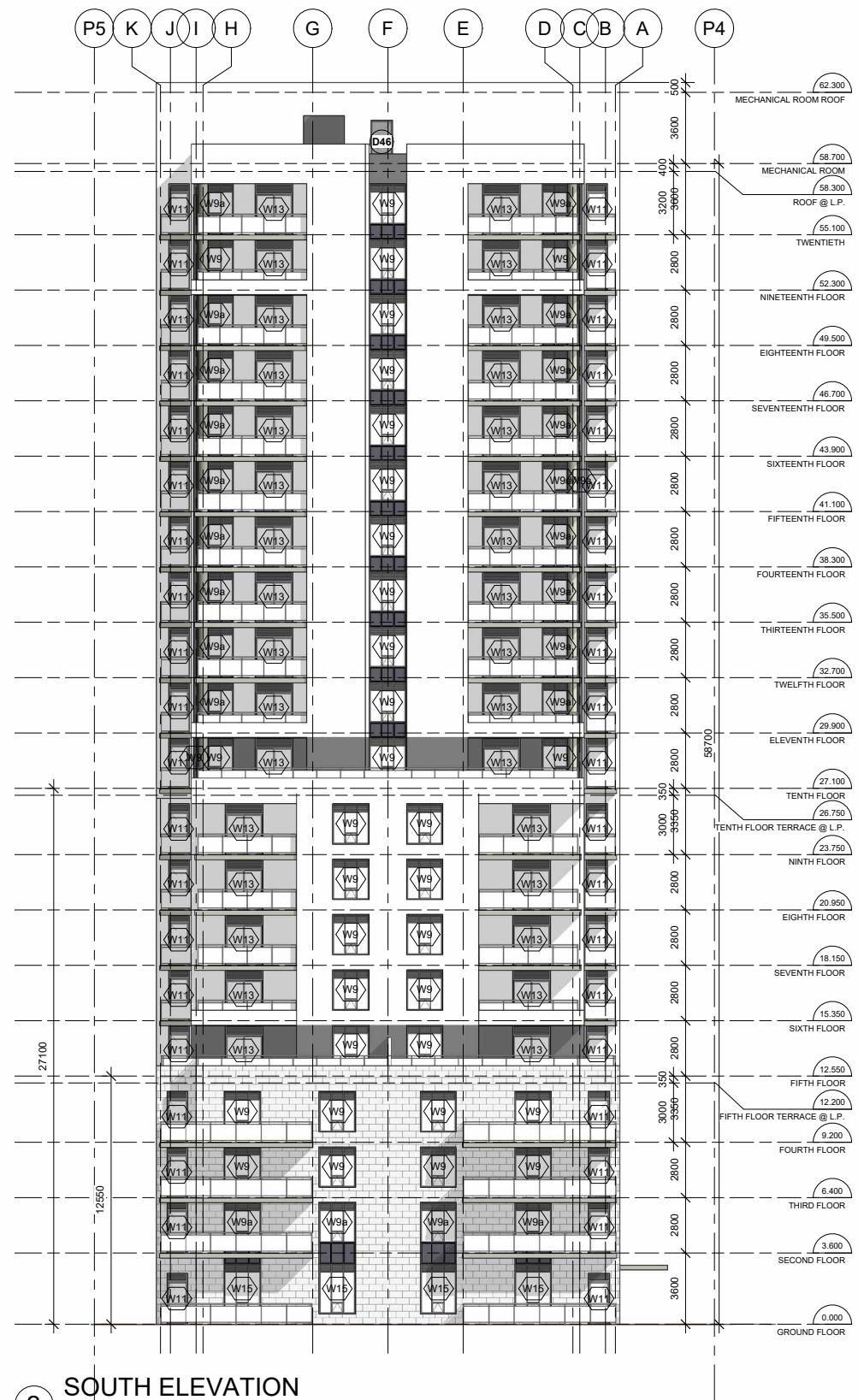
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Revisions		
No.	Date	Description
2	27-03-2026	Issued for ZBA



1 NORTH ELEVATION
1 : 150



2 SOUTH ELEVATION
1 : 150



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Project
**1316 CARLING AVE
 APARTMENTS**

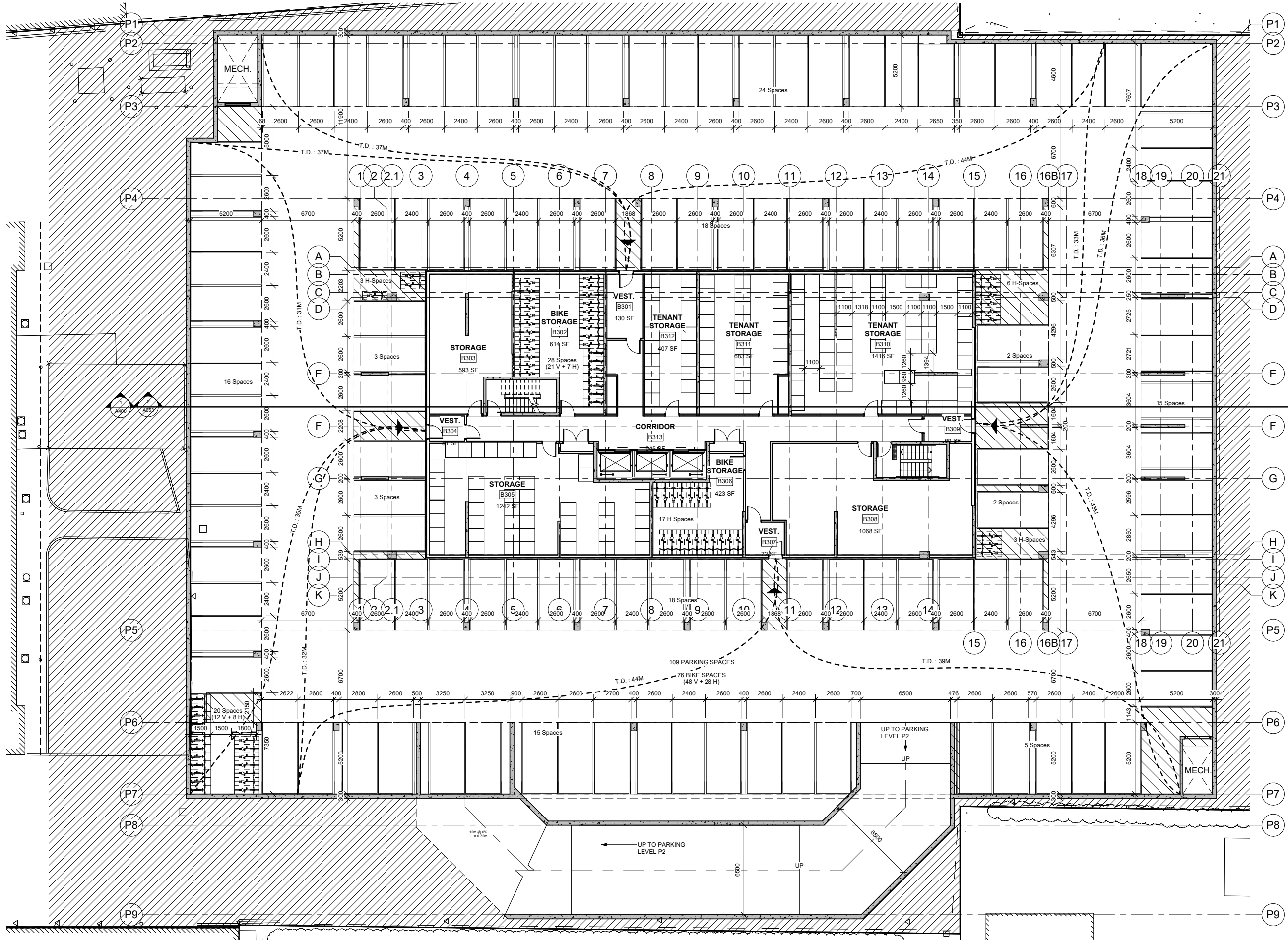
1316 CARLING AVE.,
 OTTAWA, ON

Drawing
**NORTH & SOUTH
 ELEVATIONS**

Drawn By	Checked By
FAHD A.Z.	
Scale	Date
1 : 150	08/28/25
Project No.	Revision
2513	2
Drawing No.	A303

APPENDIX D

CONCEPTUAL FLOOR PLANS



DO NOT SCALE DRAWINGS
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 CODE.

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

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

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



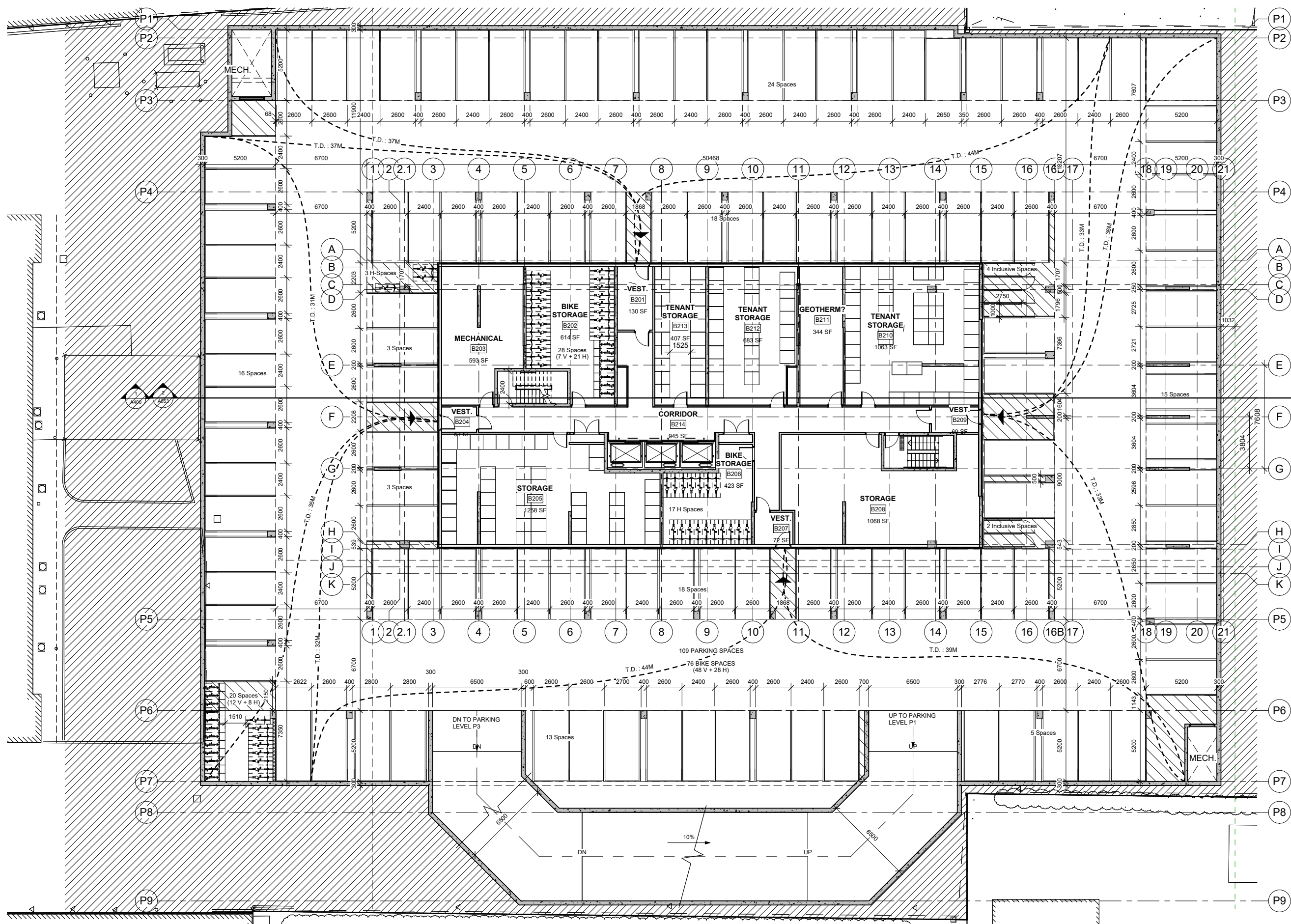
Alexander Wilson Architect Inc
 Admiralty Place
 103-20 Gore Street
 Kingston, Ontario, K7L 2L1
 t: 613-545-3744
 f: 613-545-1411

Project
**1316 CARLING AVE
 APARTMENTS**
 1316 CARLING AVE.,
 OTTAWA, ON

Drawing
PARKING LEVEL P3

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

1 PARKING LEVEL P3
 1 : 125



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

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

BICYCLE SPACES:
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 + 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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 f: 613-545-1411

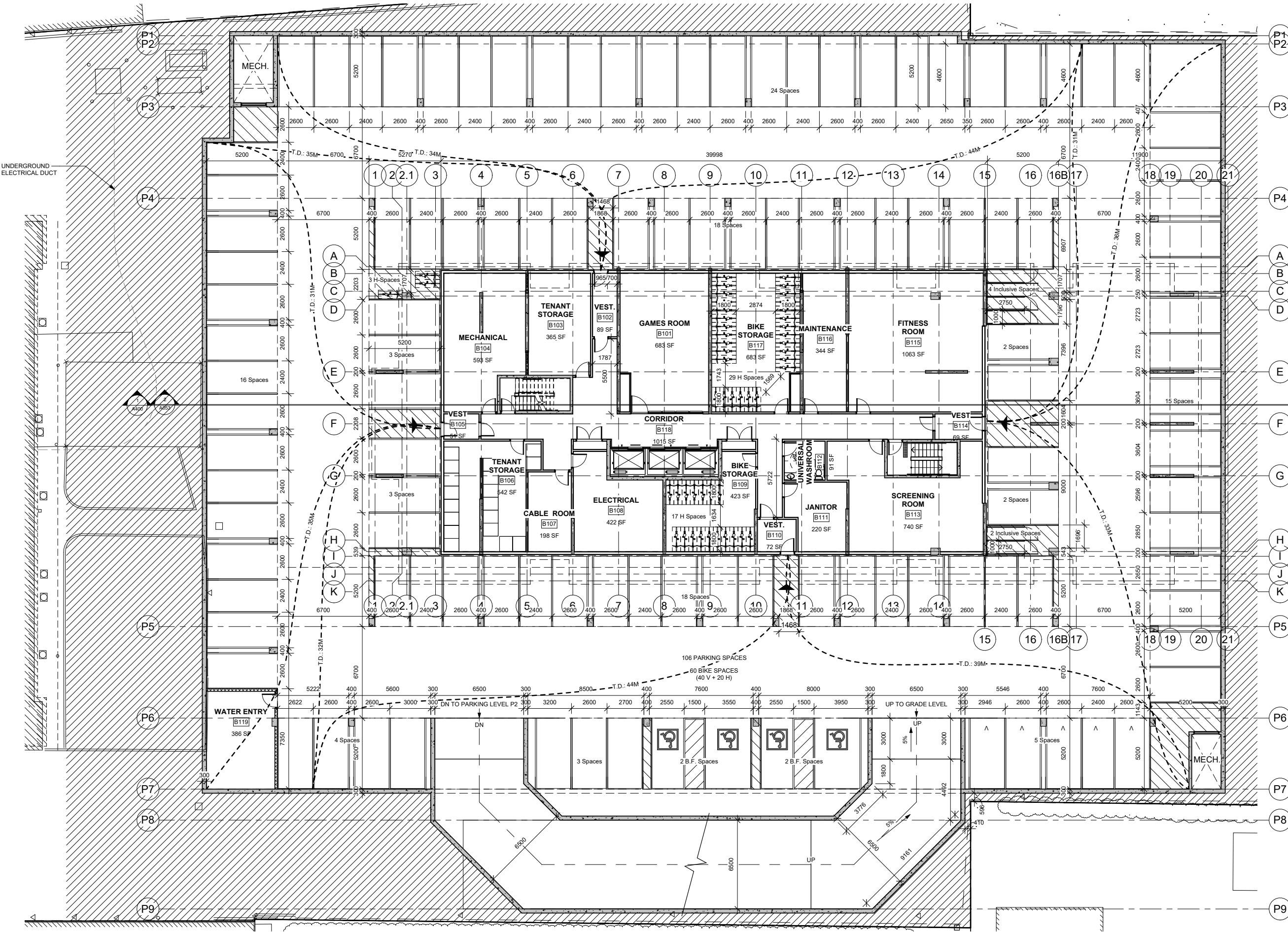
1316 CARLING AVE APARTMENTS

1316 CARLING AVE.,
 OTTAWA, ON

PARKING LEVEL P2

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

1 PARKING LEVEL P2
 1:125



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

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

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

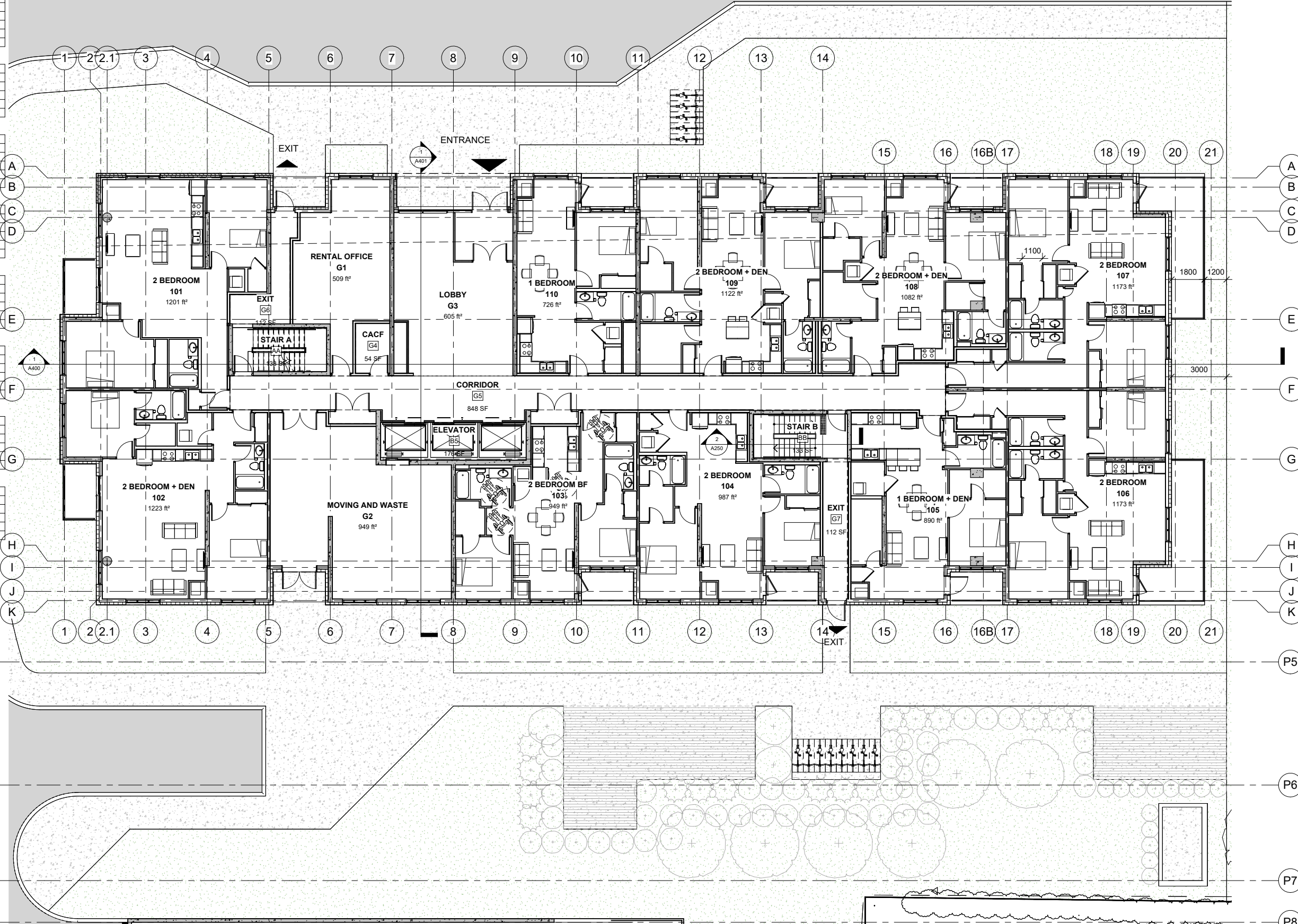
1 PARKING LEVEL P1
 1 : 125

UNITS BY FLOOR		UNITS BY FLOOR	
Comments	Count	Comments	Count

GROUND FLOOR		TWELFTH 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		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
		2 BEDROOM BF	1
THIRD FLOOR		FOURTEENTH 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
		2 BEDROOM BF	1
FOURTH FLOOR		FIFTEENTH 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
		2 BEDROOM BF	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
		2 BEDROOM BF	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
		2 BEDROOM BF	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
		2 BEDROOM BF	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
		2 BEDROOM BF	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
		2 BEDROOM BF	1
TENTH FLOOR			9
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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Revisions		
No.	Date	Description
2	27-03-2026	Issued for ZBA



1 GROUND FLOOR PLAN
 1 : 100

HOMESTEAD

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 103-20 Gore Street
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 t: 613-545-3744
 f: 613-545-1411

Project
1316 CARLING AVE APARTMENTS

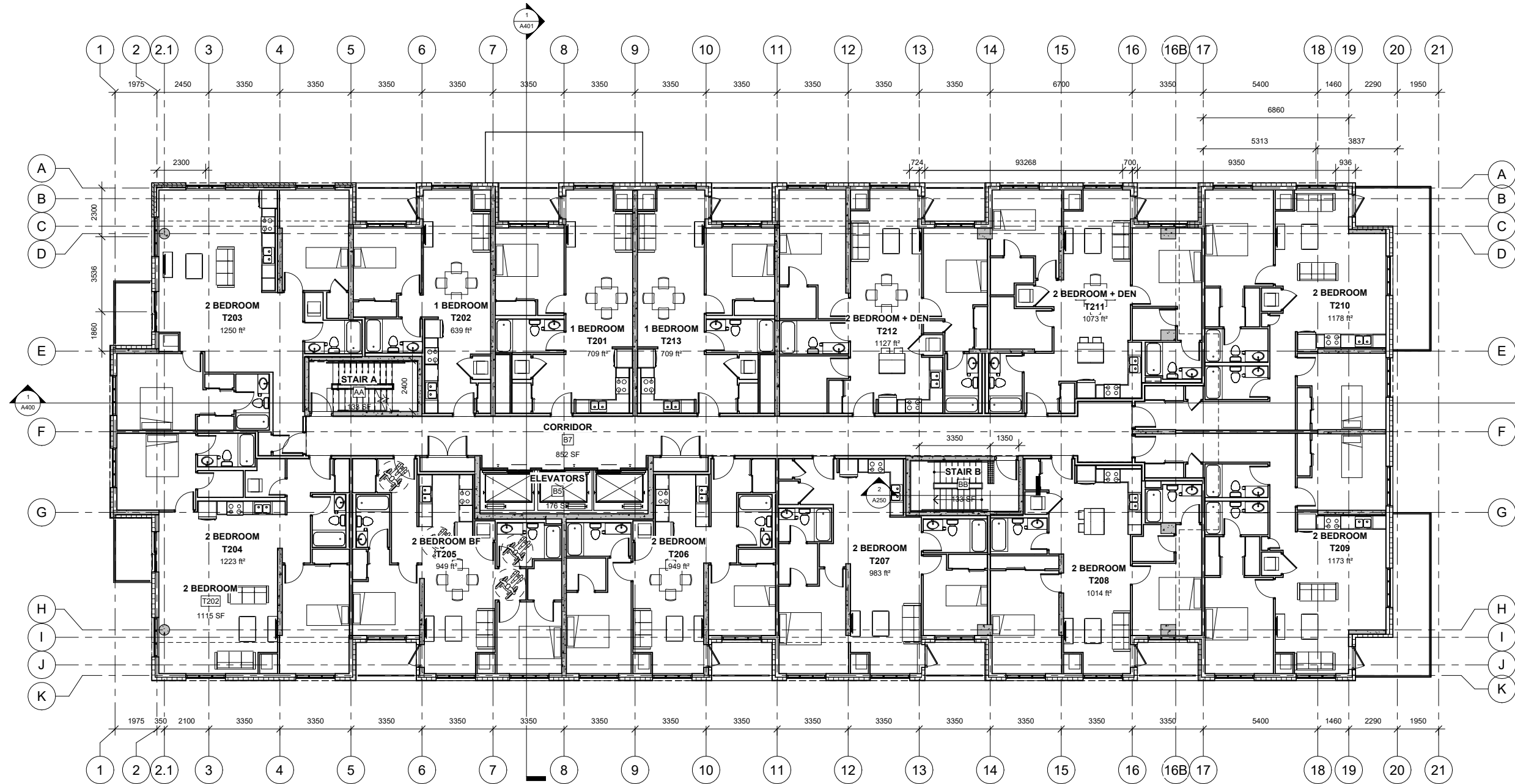
1316 CARLING AVE.,
 OTTAWA, ON

Drawing
GROUND FLOOR PLAN

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

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



1 SECOND TO FOURTH FLOORS PLAN
 1 : 100

HOMESTEAD

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 f: 613-545-1411

Project
1316 CARLING AVE APARTMENTS

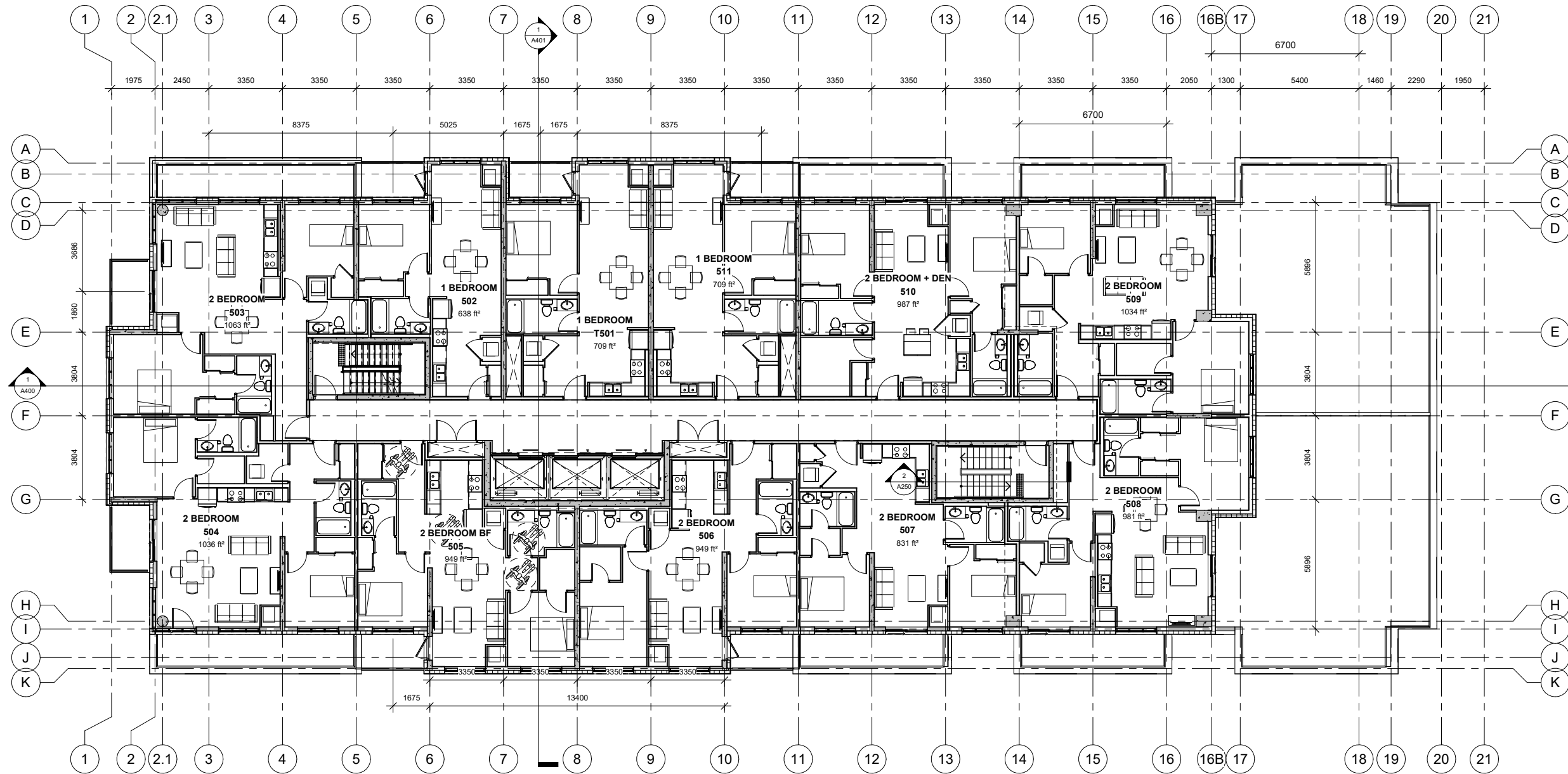
1316 CARLING AVE.,
 OTTAWA, ON

Drawing
SECOND TO FOURTH FLOORS

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

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



1 FIFTH FLOOR PLAN
 1 : 100



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 Kingston, Ontario, K7L 2L1
 t: 613-545-3744
 f: 613-545-1411

Stamp

Project
**1316 CARLING AVE
 APARTMENTS**

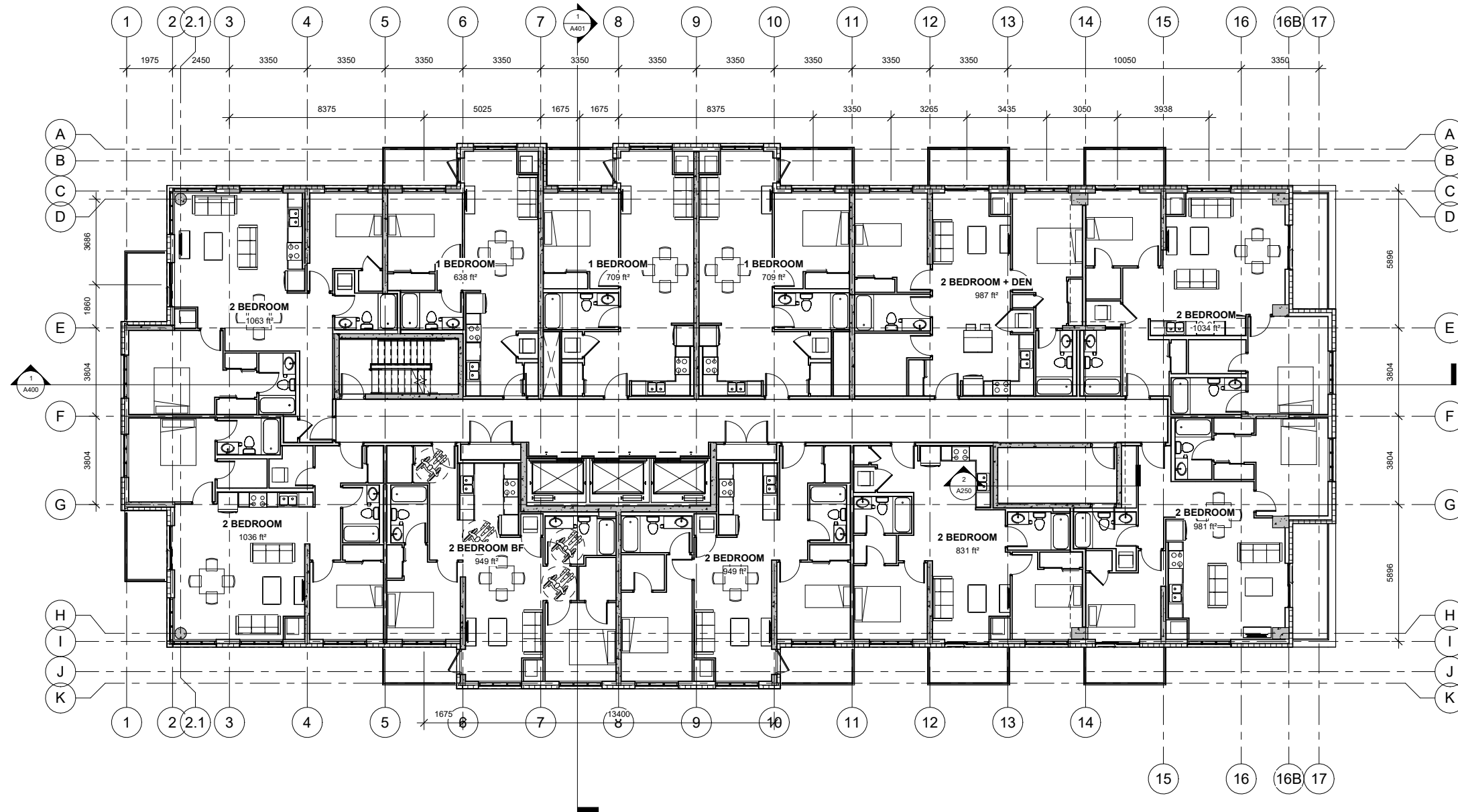
1316 CARLING AVE.,
 OTTAWA, ON

Drawing
FIFTH FLOOR

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

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



1 SIXTH TO NINTH FLOORS PLAN
 1: 100



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Project
**1316 CARLING AVE
 APARTMENTS**

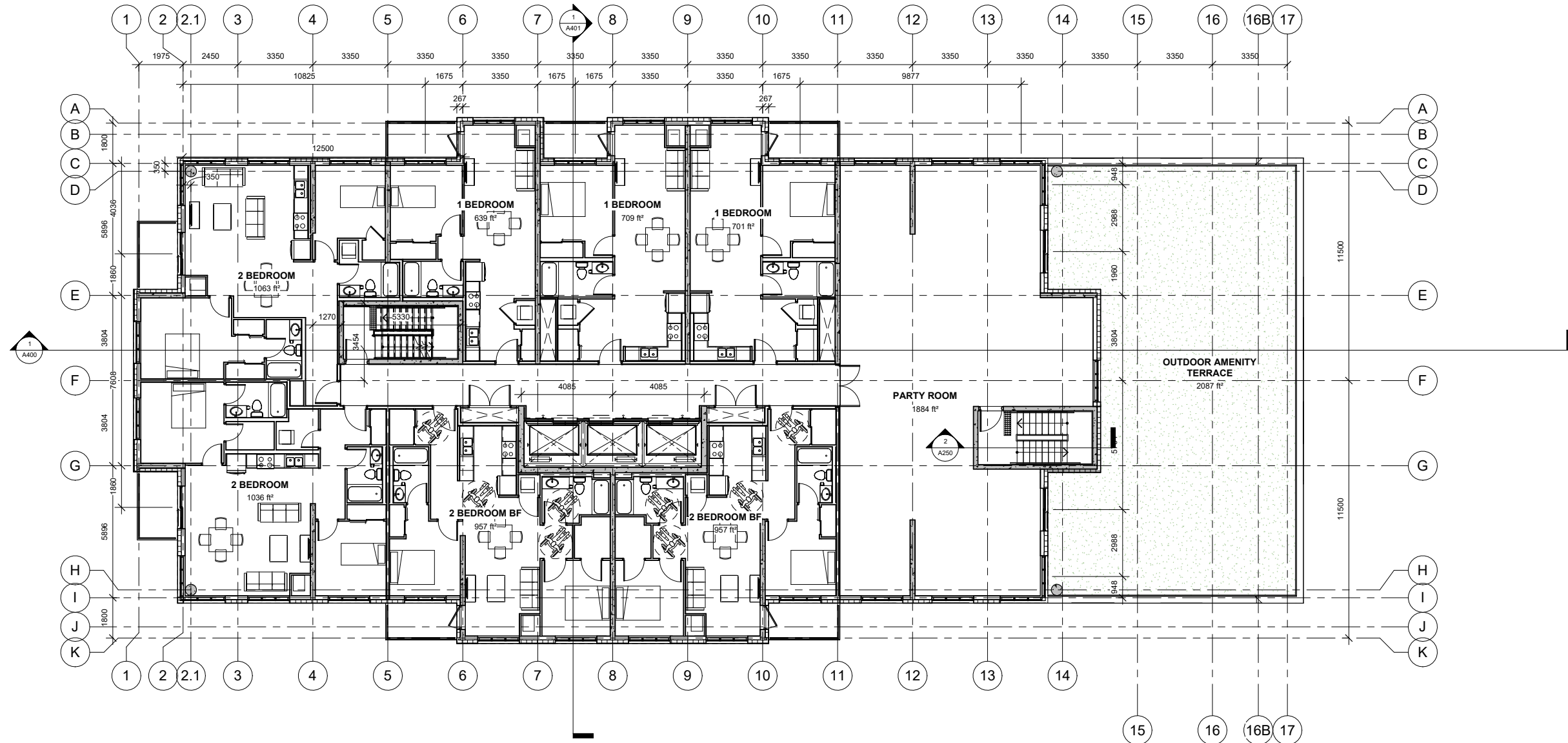
1316 CARLING AVE.,
 OTTAWA, ON

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.	A104		

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1 TENTH FLOOR PLAN
 1 : 100



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Project
1316 CARLING AVE APARTMENTS

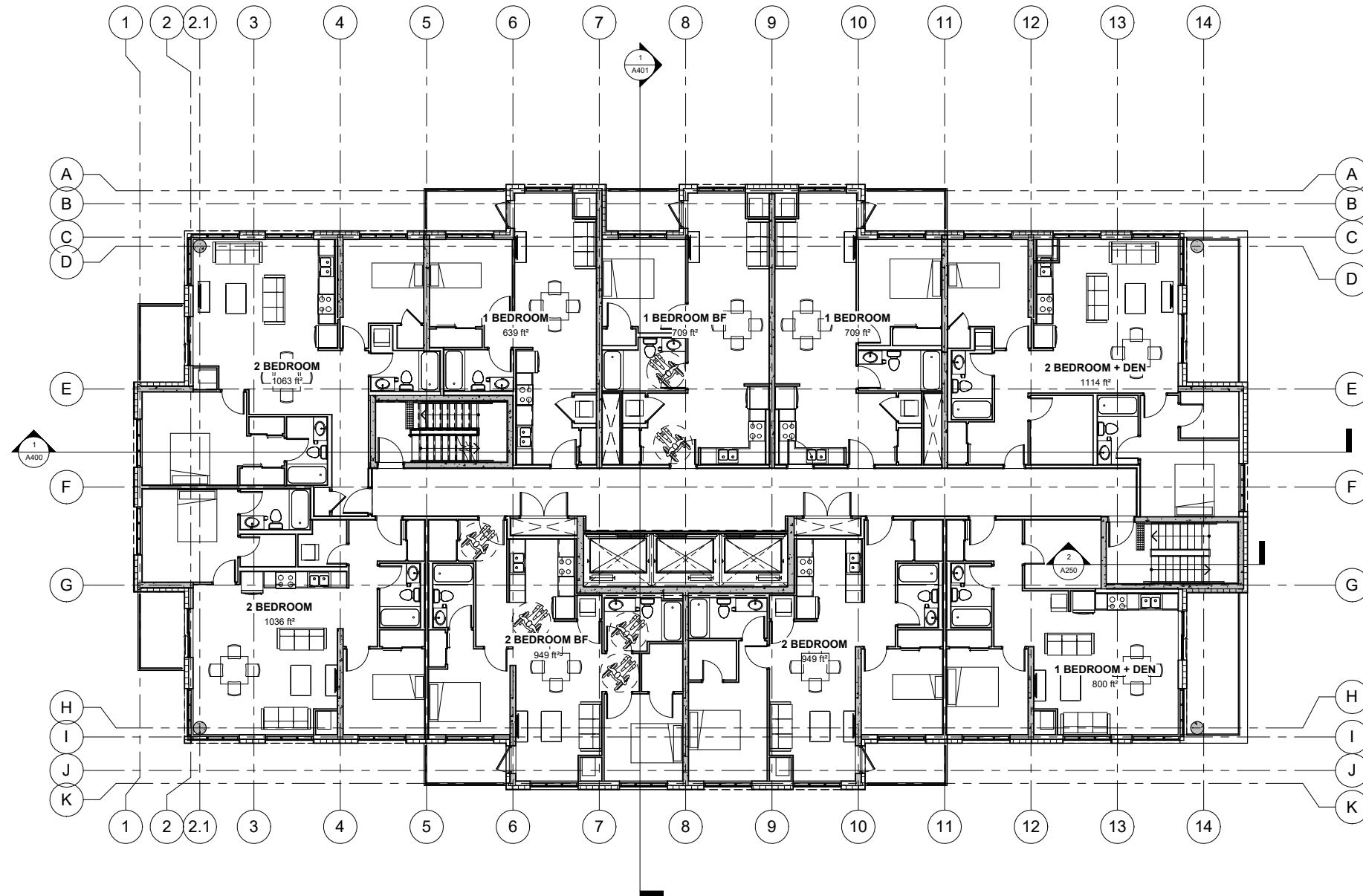
1316 CARLING AVE.,
 OTTAWA, ON

Drawing
TENTH FLOOR TO ROOF

Drawn By	Checked By
FAHD A.Z.	
Scale	Date
1 : 100	08/28/25
Project No.	Revision
2513	2
Drawing No.	A105

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No.	Date	Description
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1 ELEVENTH TO TWENTIETH FLOORS PLAN
 1 : 100



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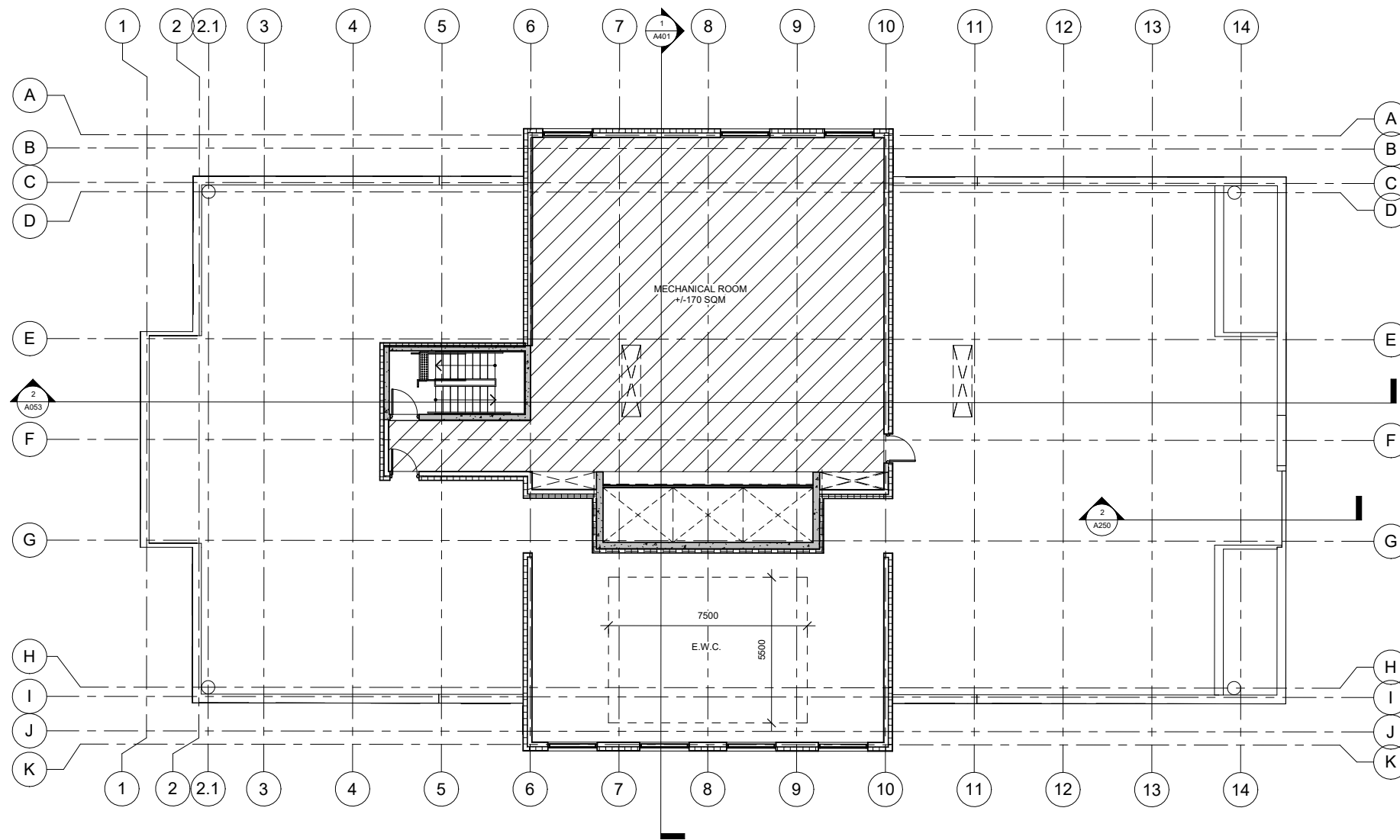
1316 CARLING AVE.,
 OTTAWA, ON

Drawing
ELEVENTH TO TWENTIETH FLOOR

Drawn By	Checked By
FAHD A.Z.	-
Scale	Date
1 : 100	08/28/25
Project No.	Revision
2513	2
Drawing No.	A106

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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 F&H A.Z.	Checked By .
Scale 1 : 100	Date 08/29/25
Project No. 2513	Revision 2
Drawing No. A107	

1:1

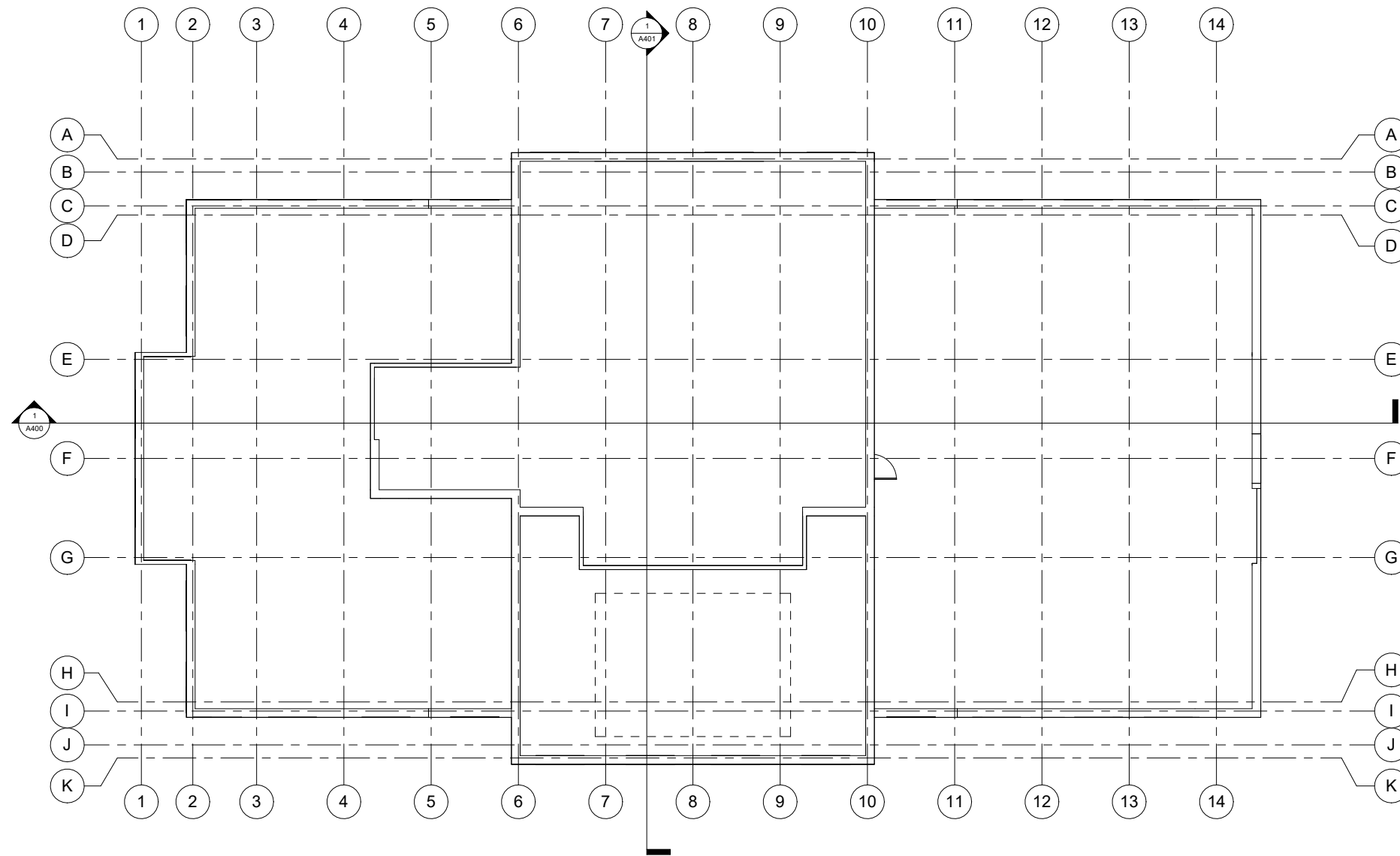
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Revisions		
No.	Date	Description
2	27-03-2026	Issued for ZBA



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	08/28/25
Project No.	2513	Revision	2
Drawing No.	A108		

APPENDIX E

SHADOW ANALYSIS

HOMESTEAD

FOTENN
Planning + Design