



### PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	AM10	SITE AREA	1,056 ha.	10,560.0 sq. m.	113,667 sq. ft.
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>			
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 <sup>2</sup> / 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 <sup>2</sup>		
DENSITY - UNITS PER HECTARE		n.a.	761		
TOWER SEPARATION		25.0m	29.4m		
TOWER FOOTPRINT - GFA (GUIDELINE ONLY) NOT INCLUDES BALCONIES		750m <sup>2</sup>	760.0m <sup>2</sup> / 760.0m <sup>2</sup>		
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		
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT			68		
PARKING - COMMERCIAL RESTAURANT - 5.0 PER 100m <sup>2</sup> GFA	(UNITS OVER 300m <sup>2</sup> GFA)		0		
PARKING - COMMERCIAL RETAIL / P.S.B. - 1.25 PER 100m <sup>2</sup> GFA	(UNITS OVER 500m <sup>2</sup> GFA)		0		
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT			375		
BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> GFA			4		
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m	6.0m / 6.7m		
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>			4,494.0m <sup>2</sup>		
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>			2,247.0m <sup>2</sup>		
PARKLAND DEDICATION AREA - 10% (SITE AREA EXCLUDES LANDS 8.834.7m <sup>2</sup> )		10% / 983.47m <sup>2</sup>	10% / 983.47m <sup>2</sup>		

### CAR & BICYCLE PARKING

<b>REQUIRED - TOWER 'A' (336 Units)</b>			
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	
<b>PROVIDED - TOWER 'A'</b>			
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	
<b>REQUIRED - TOWER 'B' (291 Units)</b>			
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	
<b>PROVIDED - TOWER 'B'</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	
<b>REQUIRED - TOWER 'C' (122 Units)</b>			
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	
<b>PROVIDED - TOWER 'C'</b>			
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

<b>GROSS BUILDING - AREAS</b>		
(CITY OF OTTAWA ZONING AREA)		
<b>BUILDING 'A' - 32 Storeys</b>		
TOTAL AREA	18,672.2 sq. m.	
BASED ON 70% OF CONSTRUCTION AREA	200,986 sq. ft.	
TOWER FOOTPRINT	760.0 sq. m.	
UNIT COUNT	8,180 sq. ft.	
UNIT COUNT	336	
VEHICLE PARKING	235 (interior) + 15 (surface)	250
BICYCLE PARKING		168
COMMERCIAL AREA	189.3 sq. m.	2,038 sq. ft.
<b>BUILDING 'B' - 28 Storeys</b>		
TOTAL BUILDING AREA	16,856.0 sq. m.	
BASED ON 70% OF CONSTRUCTION AREA	181,436 sq. ft.	
TOWER FOOTPRINT	760.0 sq. m.	
UNIT COUNT	291	
VEHICLE PARKING - RESIDENTIAL ONLY	161 (interior) + 176 (surface)	176
BICYCLE PARKING		146
COMMERCIAL AREA	176.7 sq. m.	1,902 sq. ft.
<b>BUILDING 'C' - 9 Storeys</b>		
TOTAL AREA	7,219.4 sq. m.	
BASED ON 70% OF CONSTRUCTION AREA	77,709 sq. ft.	
UNIT COUNT	122	
VEHICLE PARKING - RESIDENTIAL ONLY	108 (interior) + 108 (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 <sup>2</sup> PER UNIT (749) =	4,494.0 sq. m.
REQUIRED COMMUNAL @ 50% =	2,247.0 sq. m.

### LOT COVERAGE

SITE AREA EXCLUDES CLOSED LANES: 725m <sup>2</sup>	
BUILDING FOOTPRINT - 'A' =	926.2 m <sup>2</sup> 9.42%
BUILDING FOOTPRINT - 'B' =	1,375.3 m <sup>2</sup> 13.98%
BUILDING FOOTPRINT - 'C' =	1,173.5 m <sup>2</sup> 11.93%
PARKING GARAGE EXIT STAIR =	19.3 m <sup>2</sup> 0.20%
DRIVING SURFACE =	1,640.0 m <sup>2</sup> 16.67%
LANDSCAPE SURFACE =	3,716.9 m <sup>2</sup> 37.80%
PARKLAND DEDICATION =	983.5 m <sup>2</sup> 10.00%
TOTAL =	9,834.7 m <sup>2</sup> 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.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

### 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 A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 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

ARCHITECT SEAL: **THE PROPERTIES GROUP**

ARCHITECT: **rla / architecture**  
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PROJECT TITLE: **1746 CARLING AVENUE**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: R.V. CHECKED: R.V.

SCALE: 1:250 SHEET No.

PROJECT No: **SP-1**

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