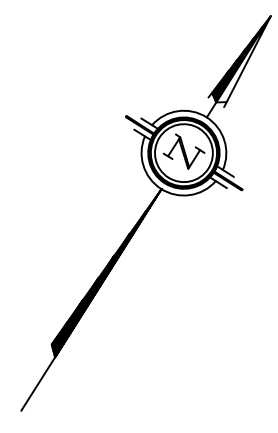


GeigerHuot
 424, rue Day, Suite 104, Montréal, QC H2V 1S9
 Tel: 514-955-3338 Fax: 514-955-3375
 info@geigerhuot.com

GENERAL NOTES:
 Do not scale directly from the drawings.
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 Do not proceed in case of uncertainties.
 This drawing should be read together with the architectural specifications and general notes.

ONTARIO ASSOCIATION OF ARCHITECTS
 Registered Professional Architect
 No. 123456789

MTC PLAN P-34209-42 INST CR629456



SCHEDULE				
AREA (Sq. m.)	PART	LOT	PLAN	PIN
1548	1	6	221	04002-0266
172	2	7	221	04002-0263

**PLAN OF SURVEY OF
 PART BLOCKS 6 AND 7
 REGISTERED PLAN 221
 CITY OF OTTAWA**
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 250
 0 2.5 5.0 7.5 10 Metres

The intended plot size of this plan is 914 mm in width by 762 mm in height when plotted at a scale of 1:250.

Metric
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the ___ day of _____, 2022.

Date _____
 E.H. Herweyer
 Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: _____

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB - Standard Iron Bar
 - SSIB - Short Standard Iron Bar
 - IB - Iron Bar
 - CP - Concrete Pin
 - CC - Cut Cross
 - (WIT) - Witness
 - (AOG) - Annis, O'Sullivan, Vollebek Ltd.
 - Mess. - Measured
 - (P1) - Plan 5R-13044
 - (P2) - Plan 4R-4R-9909
 - (P3) - Plan 4R-31767

Client: BY-LAW 74-58, INST CR570492

Part 2 PLAN 4R - 31767

Part 5 PLAN 5R - 13044

Part 1 PLAN 4R - 31767
 SUBJECT TO EASEMENT INST CR2358253

Part 5 PLAN 5R - 13044

Part 5 PLAN 5R - 13044

1376 CARLING AVE.

PHASE 2

171.55 (P)Mmes.

SITE PLAN, ZONING INFO, PROJECT CONTACTS

1376 Carling Ave., OTTAWA, Ontario

design by: _____

scale: 1 : 175 designed by: G.M.
 date: 13 SEP 2018 approved by: E.H.

12-21-0092
 number: 15501

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999932.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N57°41'10"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°39'50" counter-clockwise was applied to bearings on plan (P1).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01919680005	Northing	5027191.26	Eastings	361496.76
01919680105	Northing	5024915.16	Eastings	373971.65
Point A	Northing	5027436.96	Eastings	364487.37
Point B	Northing	5027498.15	Eastings	364584.11

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

SCHEDULE				
AREA (Sqm.)	PART	LOT	PLAN	PIN
1548	1	6	221	04002-0266
172	2	7	221	04002-0263

**PLAN OF SURVEY OF
PART BLOCKS 6 AND 7
REGISTERED PLAN 221
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

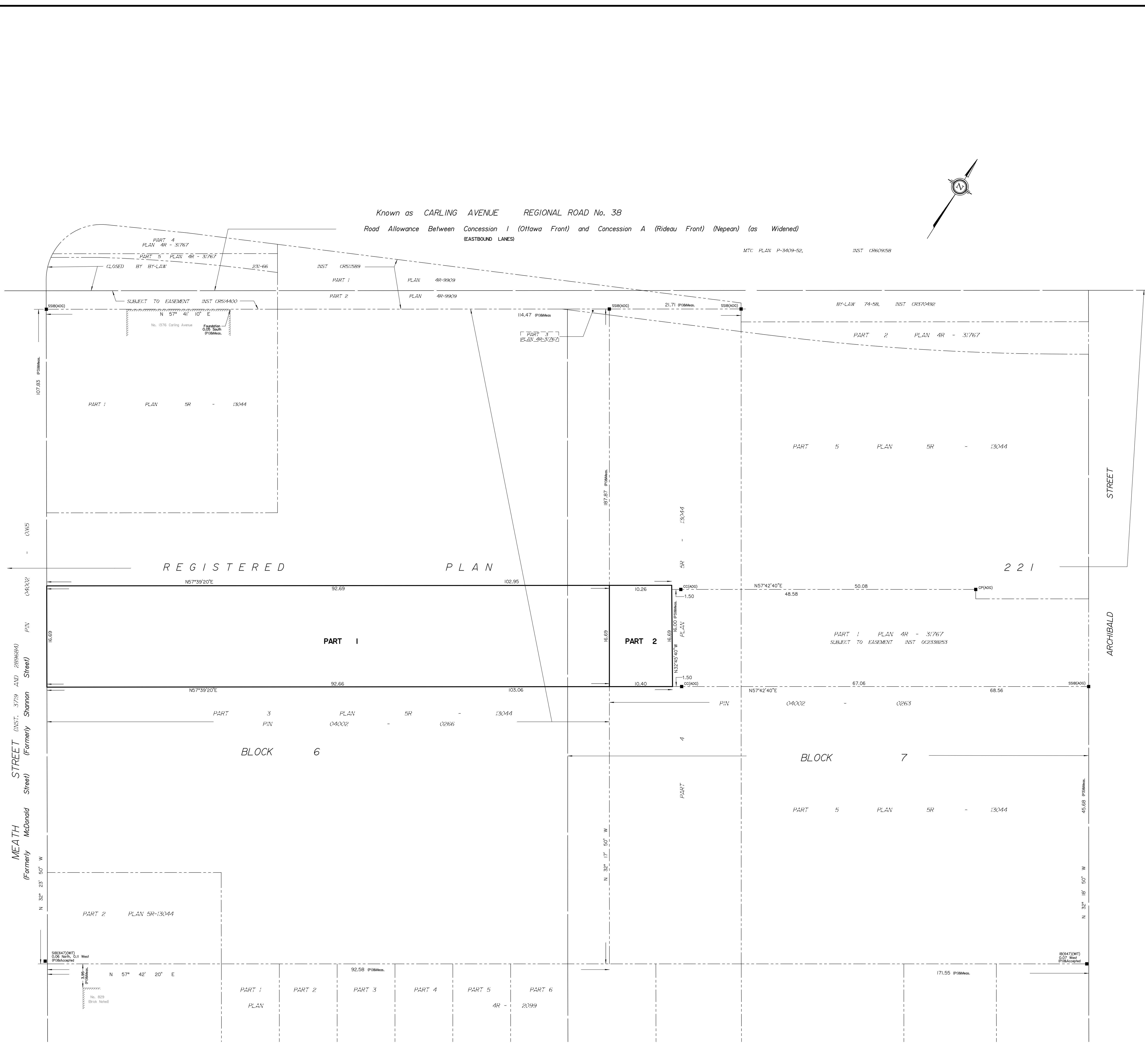
Scale 1 : 250
The intended plot size of this plan is 914 mm in width by 762 mm in height when plotted at a scale of 1:250.

Metric
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Date _____
E.H. Herweyer
Ontario Land Surveyor
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 - (AOG) - Annis, O'Sullivan, Vollebek Ltd.
 - Meas. - Measured
 - (P1) - Plan 5R-13044
 - (P2) - Plan 4R-4R-9909
 - (P3) - Plan 4R-31767



Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999932.

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Point A	Northing	5027436.96	Eastings	364487.37
Point B	Northing	5027498.15	Eastings	364584.11

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Minor Various Application

Object of our Request :

The following describes a minor variance proposed for the two towers A & B of lot 1376

Tower A was accorded a height of 60900mm with 20 storey height.

Tower B was accorded a height of 66250mm with 22 story height.

This Variance proposes :

- That tower A be raised by one floor to 21 floor and 63750mm height.
- Tower B be raised by one floor to 23 floors and 69100mm height.



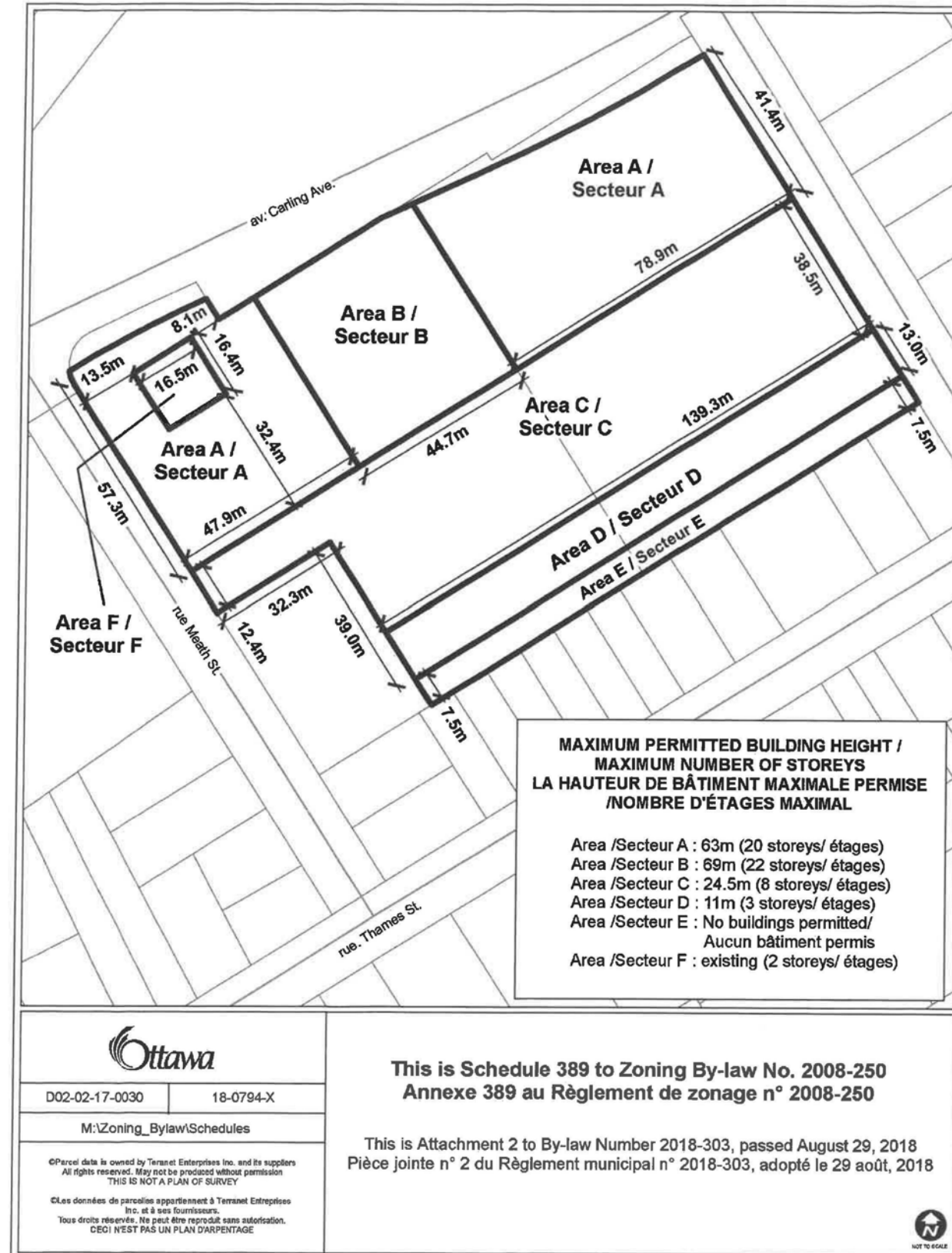
1376, CARLING AV.

PHASE 2

Design Title:
TITLE PAGE

Rev: 01	designed by: G.M.	/
date: 11/02/22	approved by: E.H.	
file: 19-042	sheet:	1

D07-12-21-0092
Plan number : 18501



Design Title:
ZONING SCHEDULE

Rev: 01	designed by: G.M.
date: 11/02/22	approved by: E.H.
file: 19-042	sheet: 3

ZONING TABLE			
Current Zoning	AM10(2518) S389 (Phase 1 lands); AM10(2519) S389-h and O1(2520)-h (Phase 2 lands)		
Site Area	18,804 m ²		
Dwelling Units	592 (Building A: 220; Building B: 240; Building D: 132)		
Proposed Retail Area	697.28m ² Building A+B		
Hotel Rooms / GFA	-		
In	REQUIRED	PREVIOUS	PROPOSED VARIANCE
Setbacks	Front (Carling): No minimum Corner Side (Meath): Building A: 2.4m Building D: 3m Rear: 7.5m	Front (Carling): Corner Side (Meath): Building A: 2.67m Building D: 40.6m Rear: 7.76m	Front (Carling): Corner Side (Meath): Building A: 2.67m Building D: 40.8m Rear: 7.76m
Building Wall	At least 50% of the frontage along Carling Avenue must be occupied by building walls located within 10 metres of the property line. At least 50% of the frontage along Meath Street must be occupied by building walls located within 6 metres of the property line.	Front (Carling): 25.93% within 10m Corner Side (Meath): 23.45% within 6m	Front (Carling): 25.93% within 10m Corner Side (Meath): 23.45% within 6m
Ground Floor Height	Minimum: 4.5 metres within 10m of Carling	4.95m	4.95m
Glazing Requirement	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors		
Building Height	Minimum: 7.5 metres and at least 2 storeys Maximum (Schedule 389): Area A: 63m (20 storeys) Area B: 69m (22 storeys) Area C: 24.5m (8 storeys) Area D: 11m (3 storeys)	Minimum: 18m Maximum: Area A: 61.95m (20 storeys) Area B: 68.25m (22 storeys) Area C: 24.4m (8 storeys) Area D: 6.60m (3 storeys)	Minimum: 18m Maximum: Area A: 63.75m (21 storeys) Area B: 69.10m (23 storeys) Area C: 24.4m (8 storeys) unchanged Area D: 6.60m (3 storeys) unchanged
Amenity Area 6m ² per unit of which 50% is required to be communal	Total = 3552 m ² Communal = 1776 m ²	Building A: Private Balconies: 1227.20 m ² Indoor Communal: 604.25 m ² Garden Communal (A&B): 1982.56 m ² Building B: Private Balconies: 1468.62 m ² Indoor Communal: 0 m ² Building D: Private Balconies: 1724.4 m ² Indoor Communal: 161.4 m ² Outdoor Terrace: 207.6 m ² Private: 4410.22 m ² Communal: 2748.21 m ²	Building A: Private Balconies: 1275.41 m ² Indoor Communal: 604.25 m ² Garden Communal (A&B): 1982.56 m ² Building B: Private Balconies: 1506.83 m ² Indoor Communal: 0 m ² Building D: Private Balconies: 1724.4 m ² Indoor Communal: 161.4 m ² Outdoor Terrace: 207.6 m ² Private: 4410.22 m ² Communal: 2748.21 m ²
±1 Parking Residential: Minimum: 0.5/dwelling unit Residential Visitor: Minimum: 0.1/dwelling unit excluding the first 12 units Retail Store: Non-Residential (500m ² or less): None Otherwise: 1.25/100m ² of GFA	Residential: 296 spaces BUILDING A & B: 230 spaces BUILDING D: 66 spaces Residential Visitor: 57 spaces BUILDING A & B: 45 spaces BUILDING D: 12 spaces Retail: 9 spaces Total: 362 spaces	Residential total (Garage): 323 spaces BUILDING A&B: 233 spaces Regular Cars: 230 spaces Regular cars (visitors): 3 spaces BUILDING D: 90 spaces Regular cars: 66 spaces Regular cars (visitors): 24 spaces Exterior: 39 spaces BUILDING A&B (visitor): 24 spaces BUILDING D (visitor): 6 spaces Retail: 9 spaces Total: 362 spaces	Residential total (Garage): 323 spaces BUILDING A&B: 250 spaces Regular Cars: 247 spaces Regular cars (visitors): 3 spaces BUILDING D: 90 spaces Regular cars: 66 spaces Regular cars (visitors): 24 spaces Exterior: 39 spaces BUILDING A&B (visitor): 24 spaces BUILDING D (visitor): 6 spaces Retail: 9 spaces Total: 379 spaces
Bicycle Parking Residential: 0.5/dwelling unit Retail: 1/250m ² of GFA 50% can be vertical 25% of residential spaces must be indoors	Residential: 296 spaces BUILDING A & B: 230 spaces BUILDING D: 66 spaces Retail: 3 spaces Total: 299 spaces	Residential total (Garage): 319 spaces BUILDING A & B: 253 spaces Garage: (100+153) 253 spaces BUILDING D: 66 spaces Garage: 66 spaces Exterior: 3 spaces BUILDING A&B (Retail): 3 spaces Total: 362 spaces	Residential total (Garage): 319 spaces BUILDING A & B: 253 spaces Garage: (100+153) 253 spaces BUILDING D: 66 spaces Garage: 66 spaces Exterior: 3 spaces BUILDING A&B (Retail): 3 spaces Total: 362 spaces



1376, CARLING AV.

PHASE 2

Design Title:
PROJECT DESCRIPTION

Rev: 01	designed by: G.M.	/
date: 11/02/22	approved by: E.H.	
file: 19-042	sheet:	4

D07-12-21-0092
Plan number : 18501

GROSS AREA TABLE - PHASE 1 and PHASE 2

	PHASE 1		PHASE 2		TOTAL
	Building C	Building E	Building A and B	Building D	
Retail Gross floor area (m2)	576.10	0.00	697.28	0.00	1,273.38
Residential Gross floor area (m2)	19,038.60	8,887.40	32,950.42	8,887.40	69,763.82
TOTAL Gross floor area (m2)	19,614.70	8,887.40	33,647.70	8,887.40	71,037.20

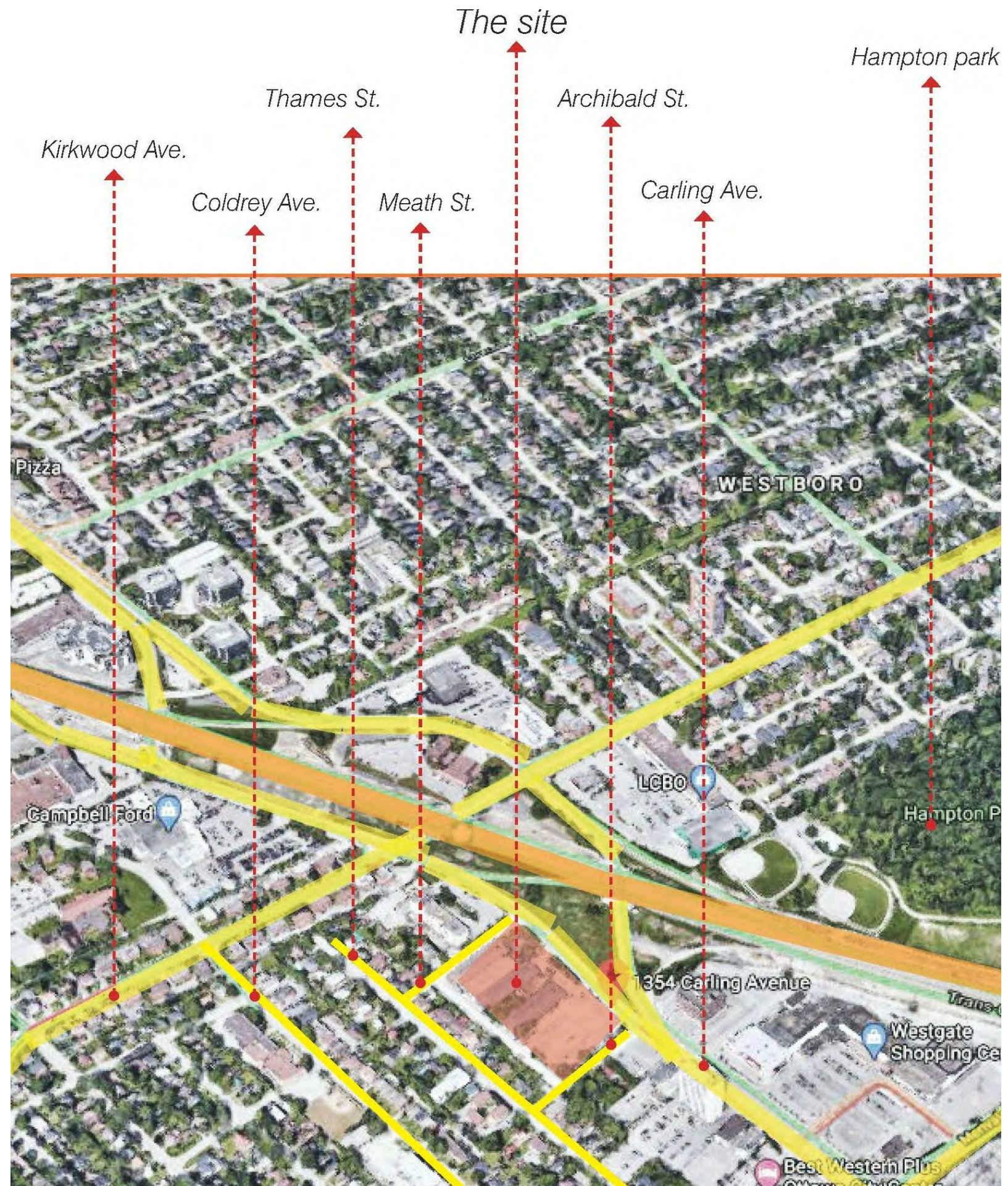


1376, CARLING AV.
PHASE 2

Design Title:
PROJECT DESCRIPTION

Rev : 01	designed by : G.M.	/
date : 11/02/22	approved by : E.H.	
file : 19-042	sheet:	5

D07-12-21-0092
Plan number : 18501

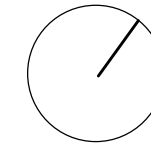
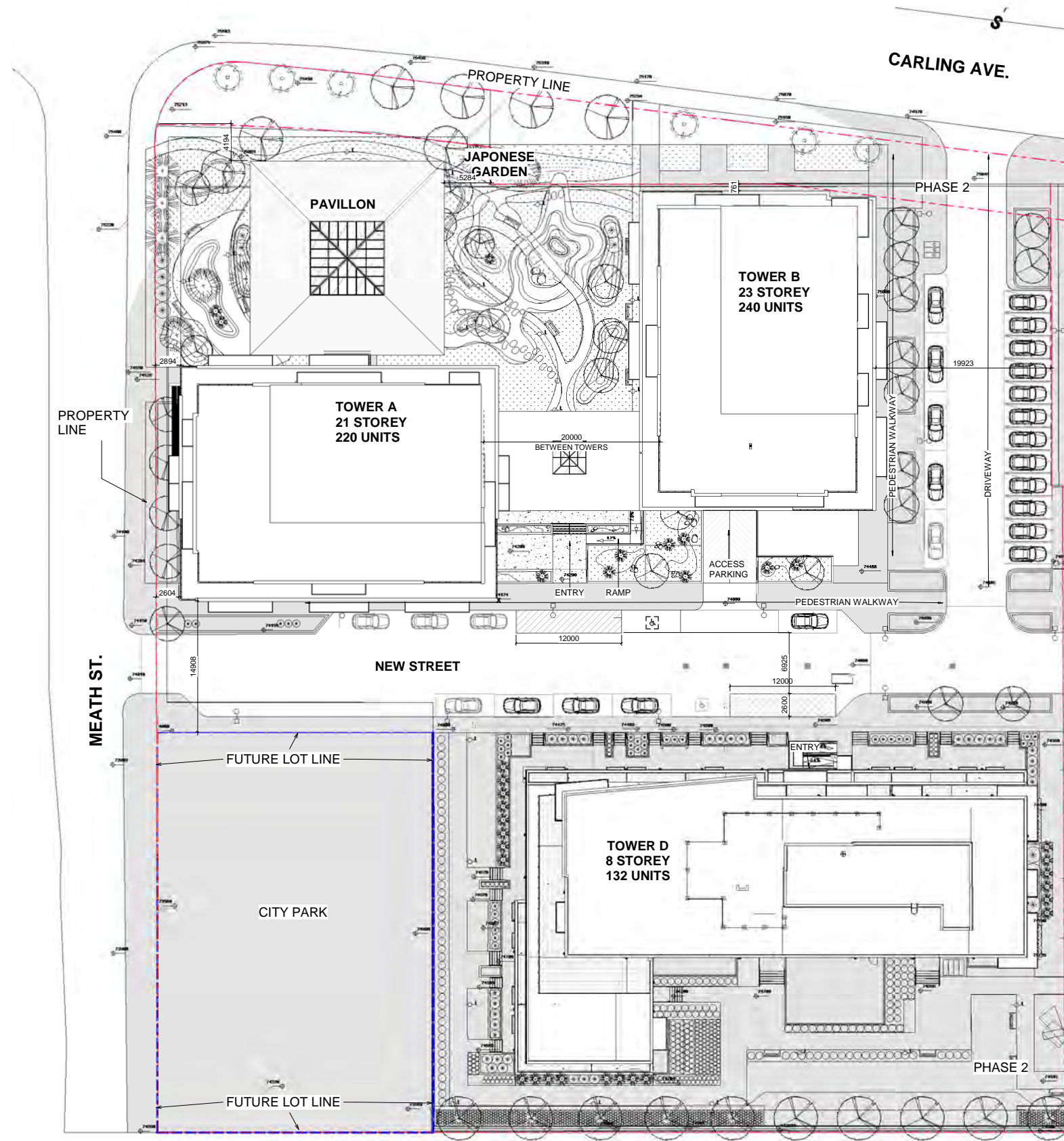


1376, CARLING AV.
PHASE 2



Design Title:
CONTEXT PLAN

Rev : 01	designed by : G.M.	
date : 11/02/22	approved by : E.H.	
file : 19-042	sheet:	7



1376, CARLING AV.
PHASE 2

Design Title:
SITE PLAN PHASE 2

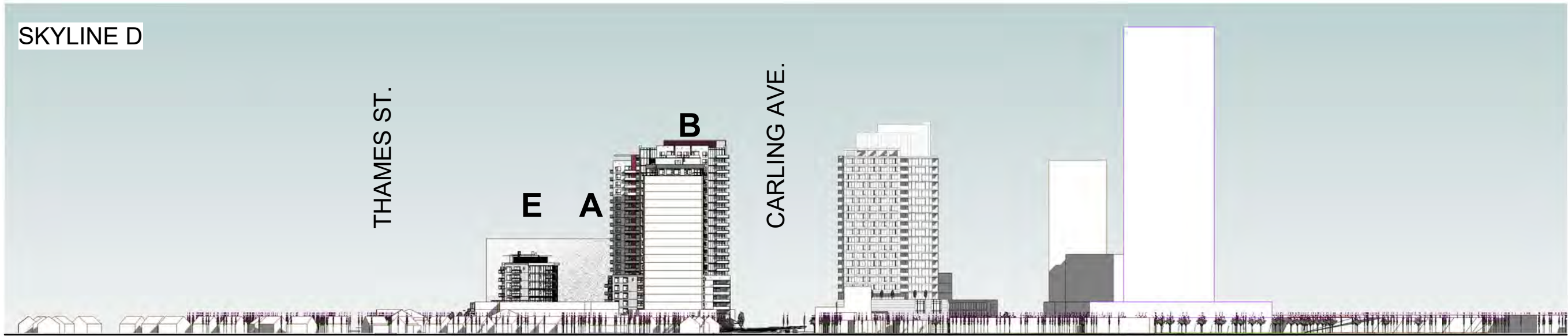
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date: 11/02/22	approved by: E.H.	
file: 19-042	sheet:	10

D07-12-21-0092
Plan number : 18501

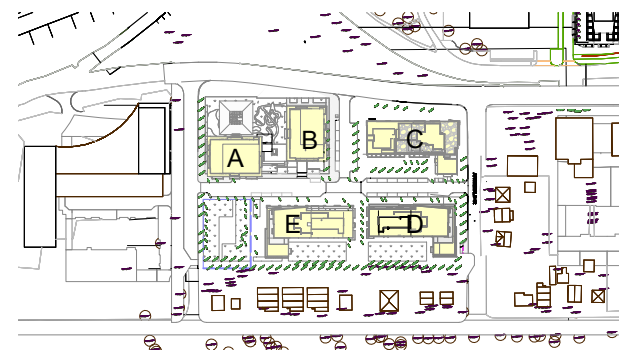
SKYLINE A



SKYLINE D



SKYLINE A



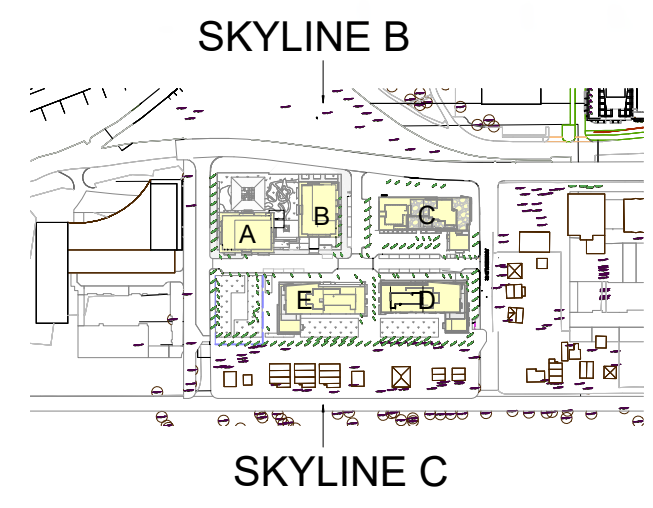
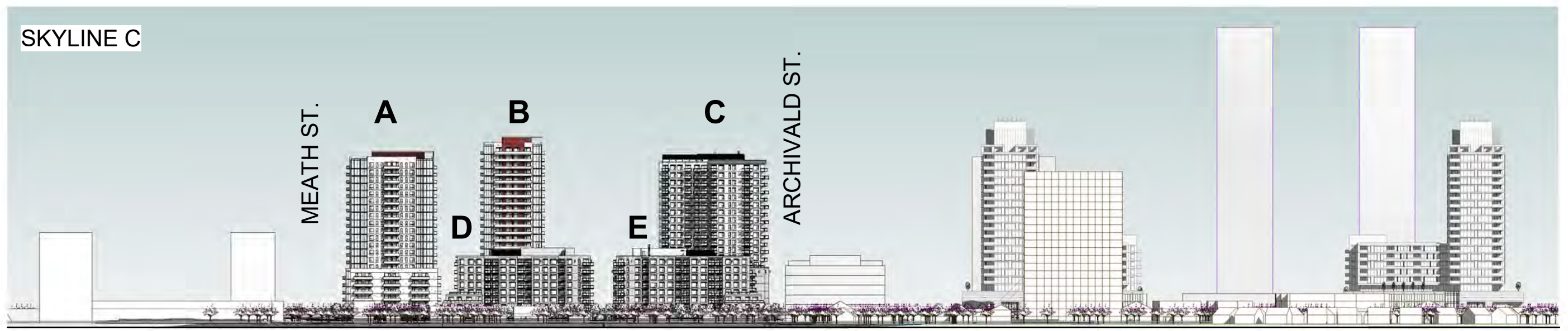
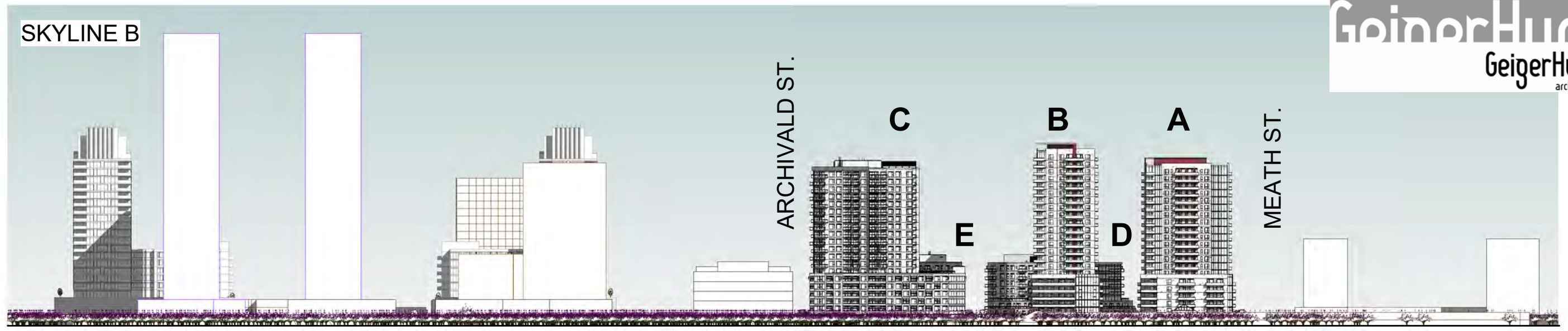
SKYLINE D

1376, CARLING AV.
PHASE 2

Design Title:
SKYLINES

Rev : 01	designed by : G.M.	/
date : 11/02/22	approved by : E.H.	
file : 19-042	sheet: 11	

D002-02-17-0030

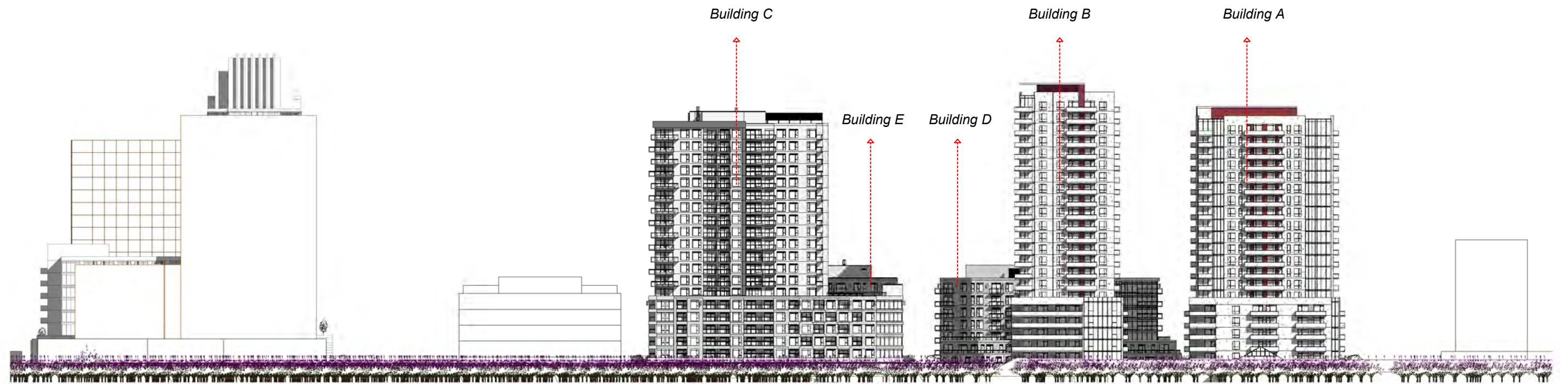
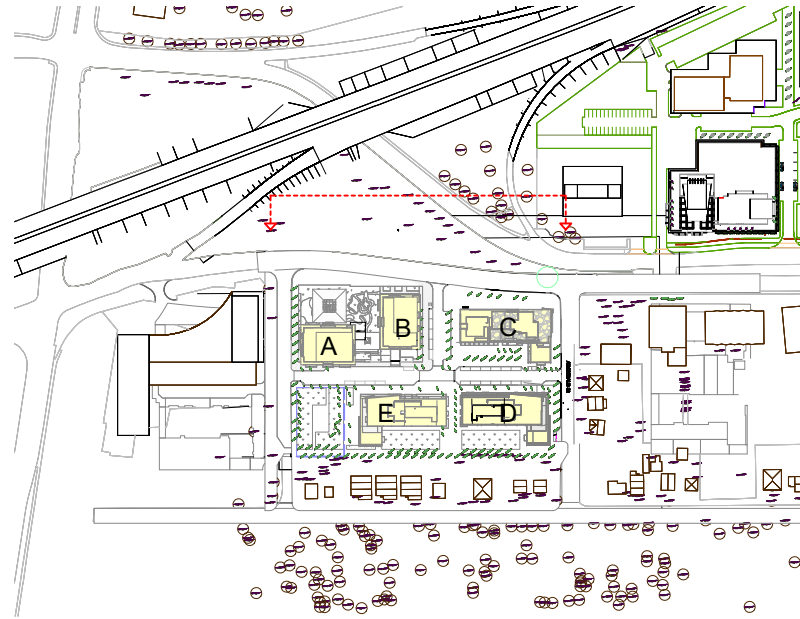


1376, CARLING AV.
PHASE 2

Design Title:
SKYLINES

Rev : 01	designed by : G.M.
date : 11/02/22	approved by : E.H.
file : 19-042	sheet: 12

D002-02-17-0030
18_079_X



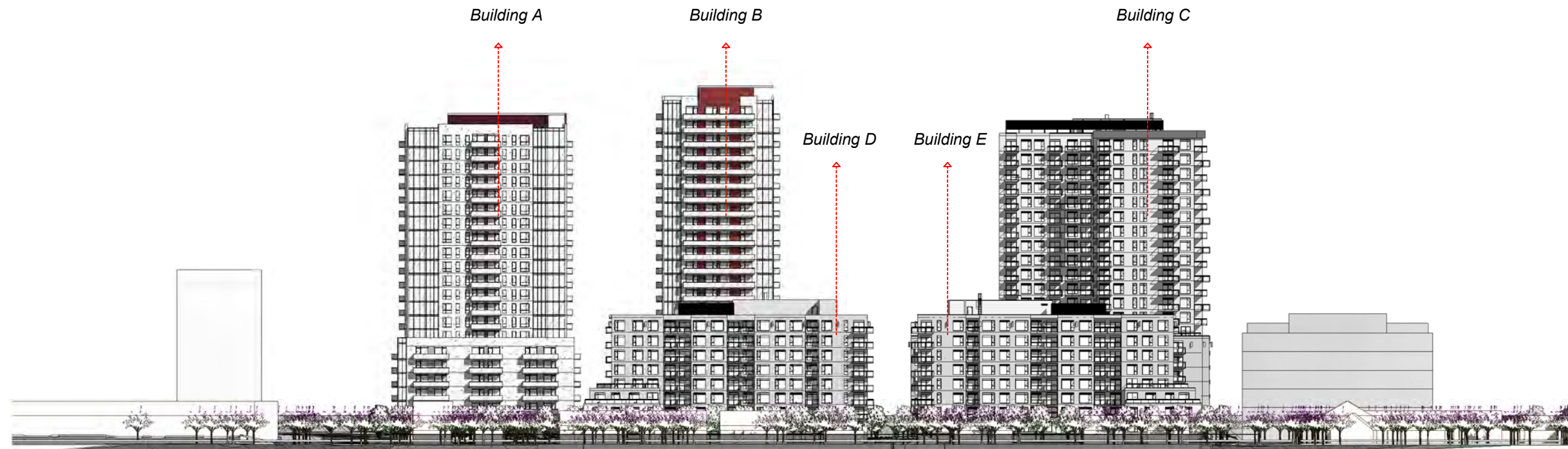
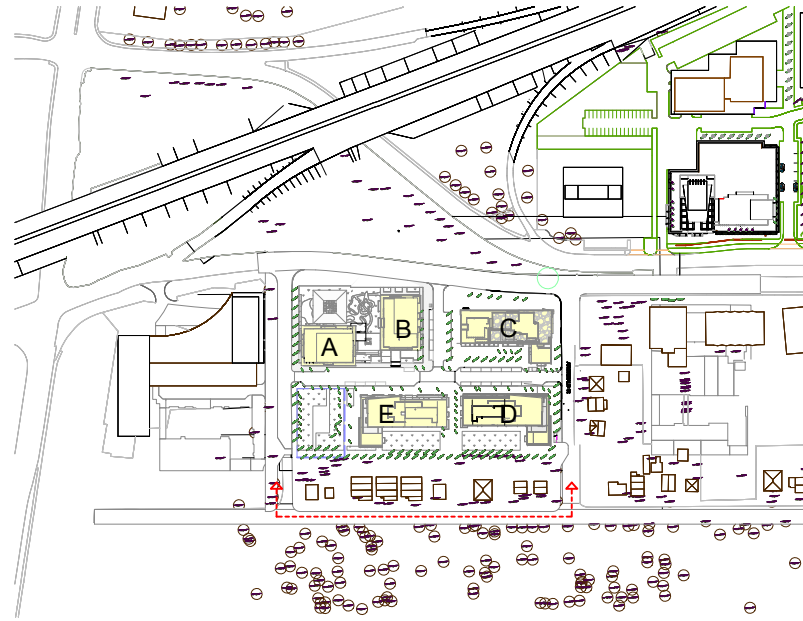
Section Carling Avenue

1376, CARLING AV.
PHASE 2

Design Title:
**CONTEXTUAL
SECTIONS**

Rev : 01	designed by : G.M.	13
date : 11/02/22	approved by : E.H.	
file : 19-042	sheet:	

D002-02-17-0030



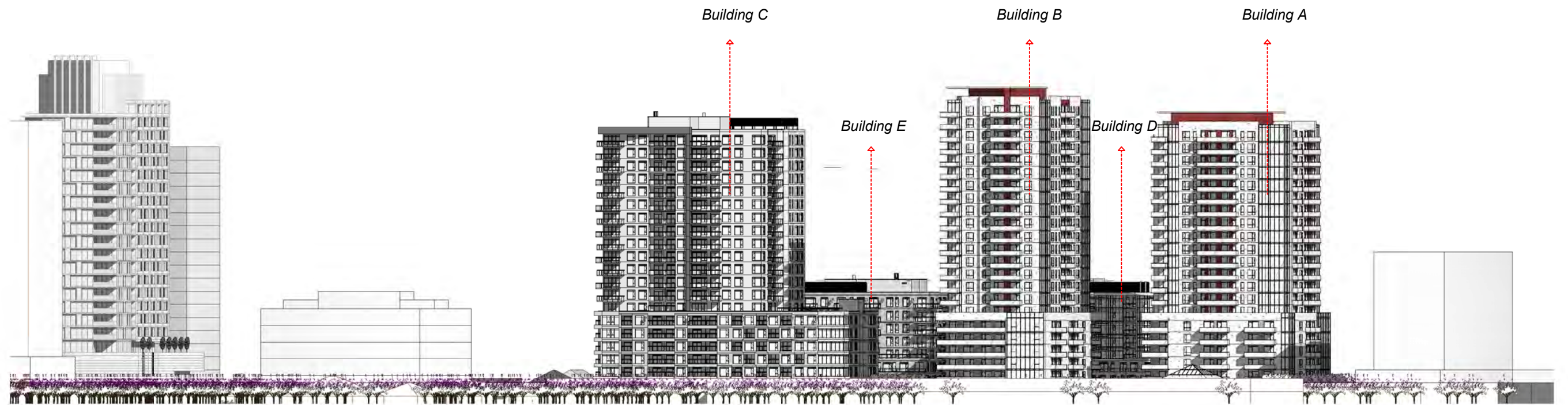
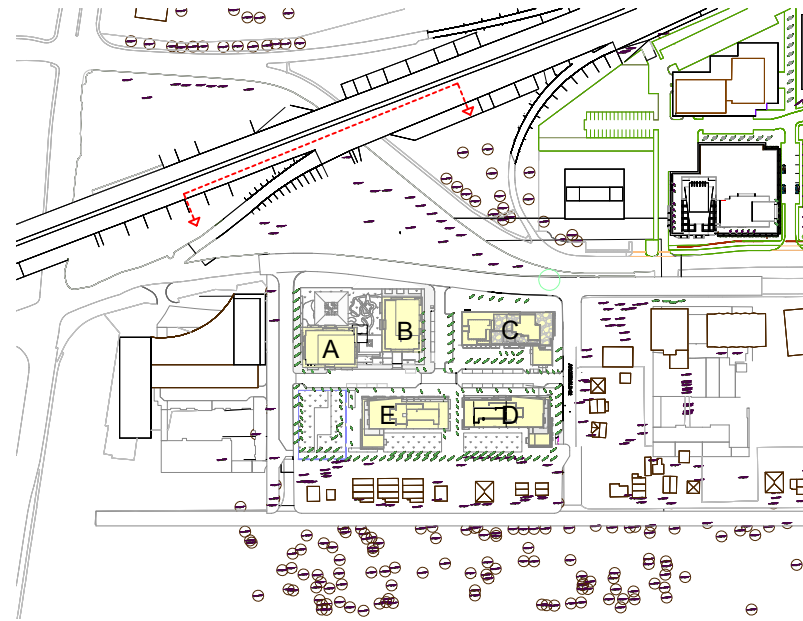
Section Thames Street

1376, CARLING AV.
PHASE 2

Design Title:
**CONTEXTUAL
SECTIONS**

Rev : 01	designed by : G.M.	/
date : 11/02/22	approved by : E.H.	
file : 19-042	sheet:	14

D002-02-17-0030



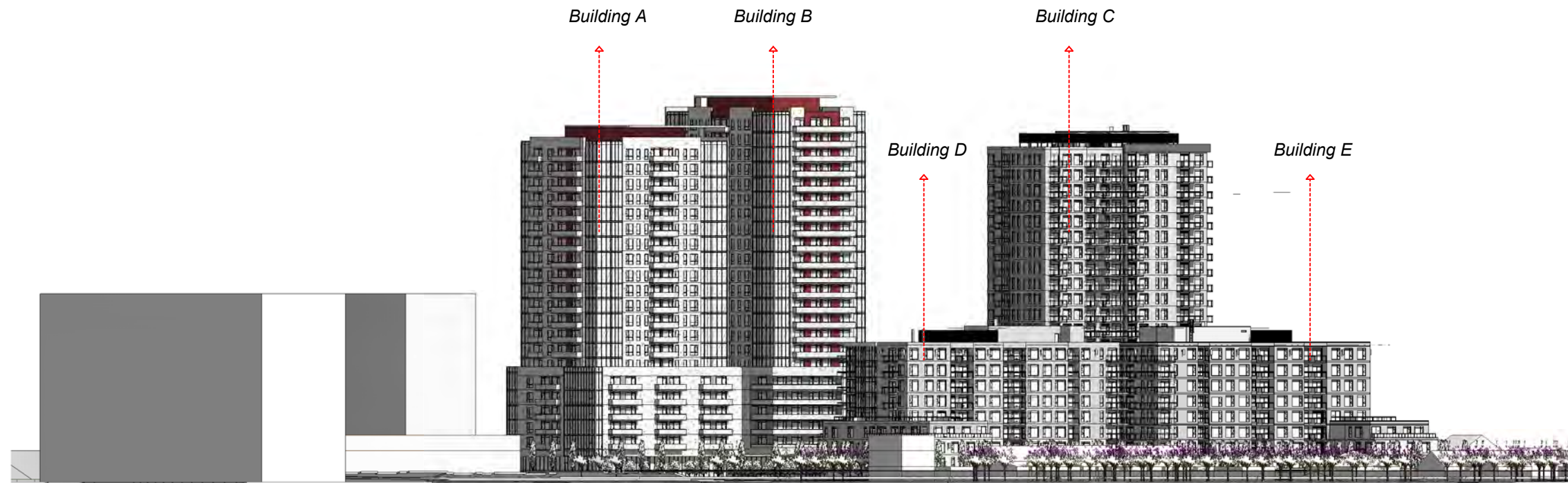
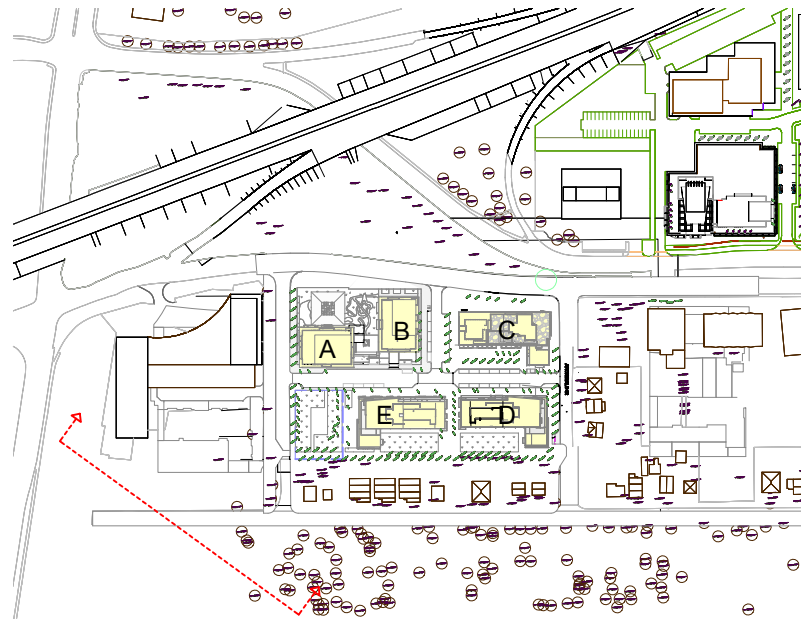
Section Trans Canada Highway/Queensway

1376, CARLING AV.
PHASE 2

Design Title:
**CONTEXTUAL
SECTIONS**

Rev : 01	designed by : G.M.	15
date : 11/02/22	approved by : E.H.	
file : 19-042	sheet:	

D002-02-17-0030



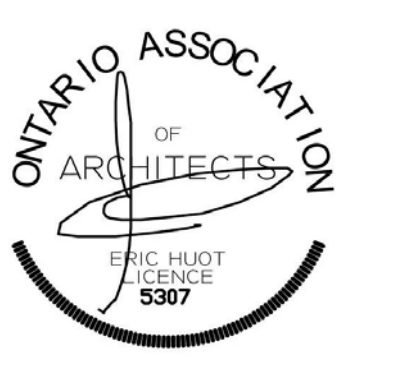
Section Meath/Thames Street

1376, CARLING AV.
PHASE 2

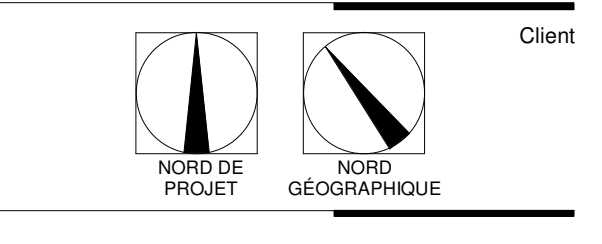
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**CONTEXTUAL
SECTIONS**

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date : 11/02/22	approved by : E.H.	
file : 19-042	sheet:	16

D002-02-17-0030



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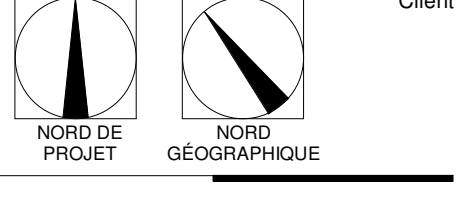
Dr.	Revision	Date

Revision	Structure	Mechanical - Electrical	Landscape Architect	Project

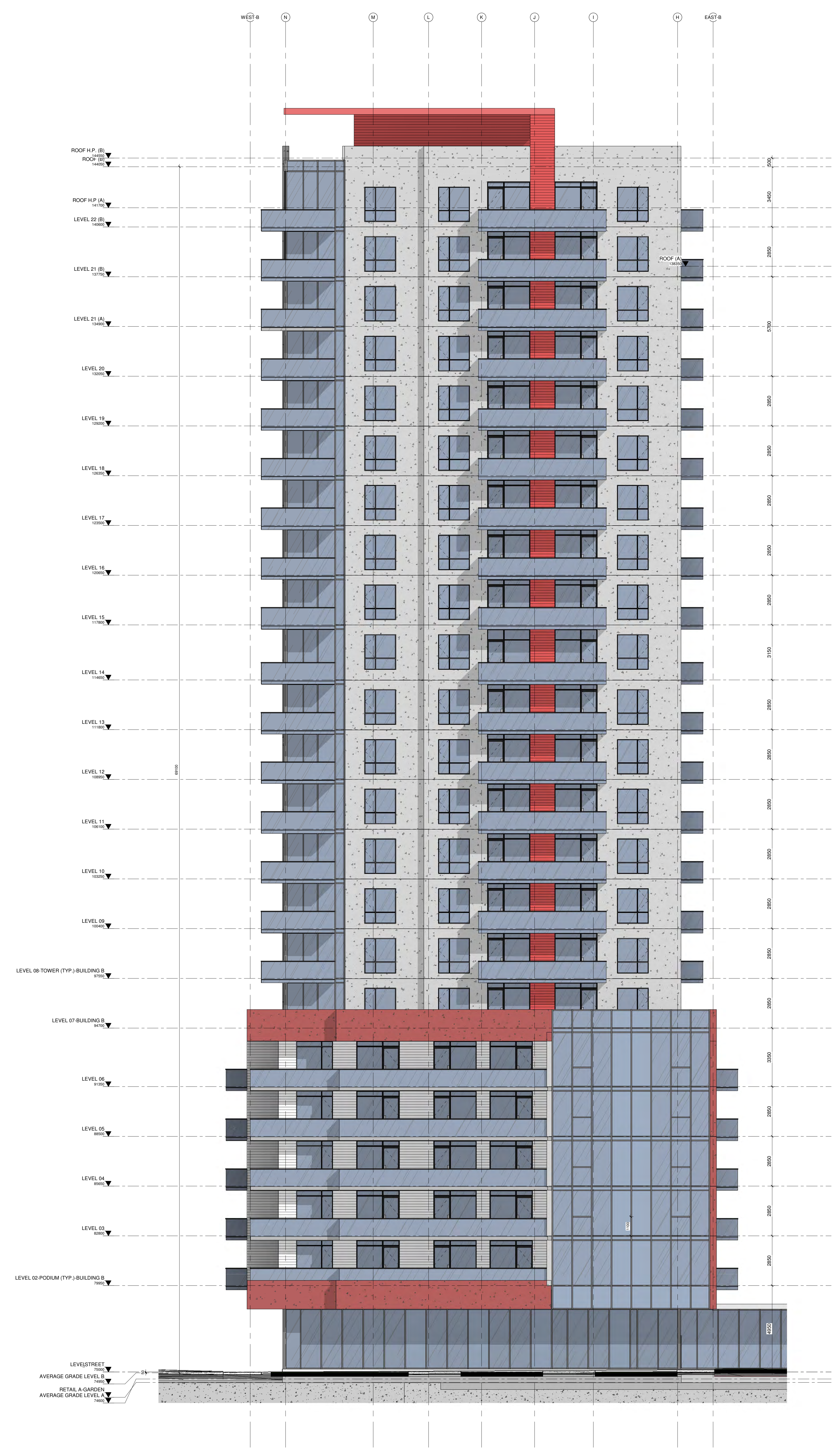
1376 CARLING AVE.
 PHASE 2

Scale : 1 : 100	Drawn by : R.A.
Date : 05-05-2022	Approved by : E.H.
Project # : 19-042	Drawing Number : A-206

GENERAL NOTES:
Do not scale directly from the drawings.
All dimensions and general conditions must be verified on site before any work begins.
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Revision Schedule		
Dr.	Revision	Date



1 BUILDING B-NORTH ELEVATION
A-207 1 : 100

Client

Revision

Structure

Mechanical - Electrical

Landscape Architect

Project

1376 CARLING AVE.

PHASE 2

Sheet Title:
NORTH ELEVATION
BUILDING B

Scale : 1 : 100	Drawn By : R.A.
Date : 05-05-2022	Approved By : E.H.
Project # : 19-042	Drawing Number : A-207

