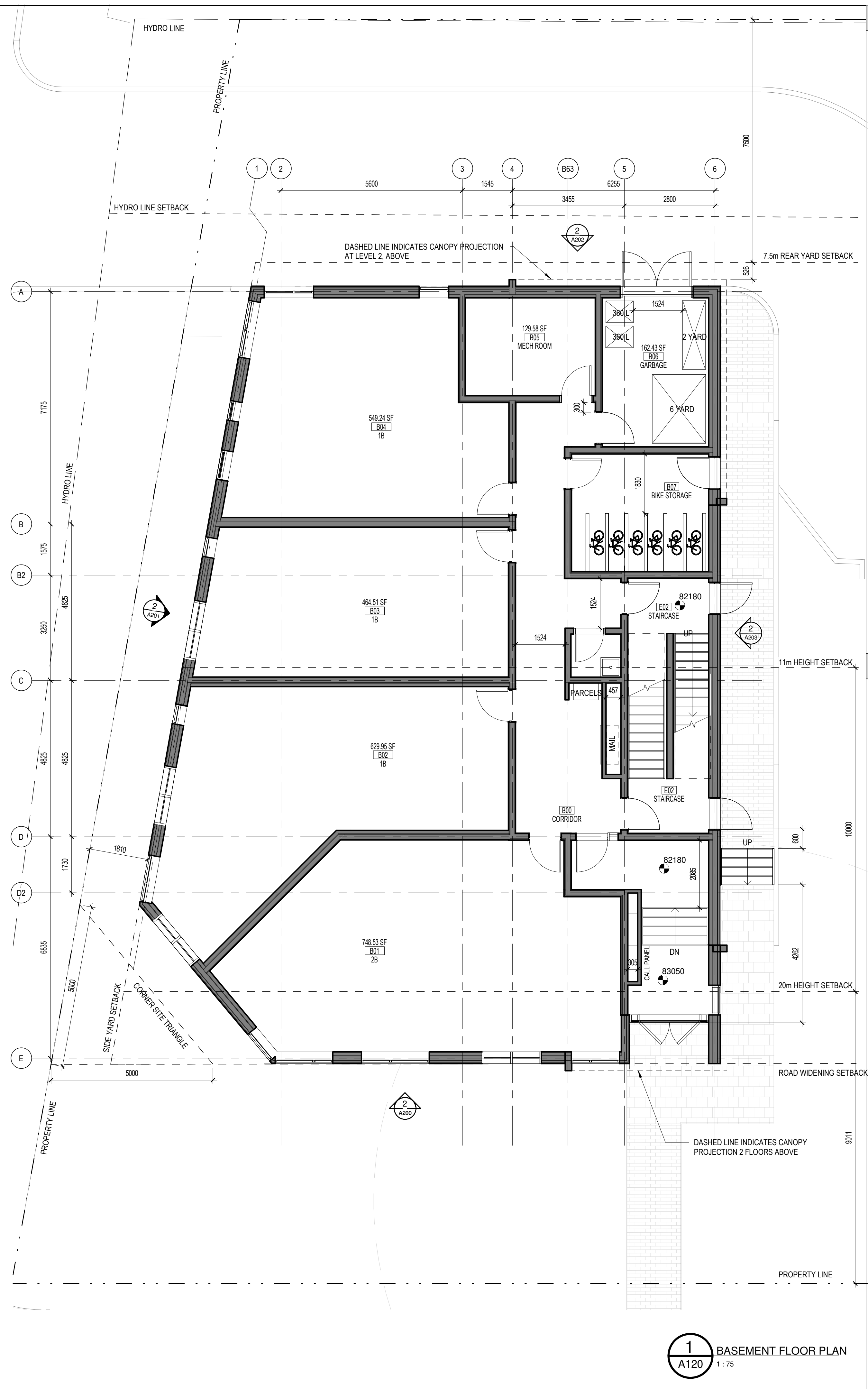


**2**  
A120 LEVEL 1 FLOOR PLAN  
1 : 75



**1**  
A120 BASEMENT FLOOR PLAN  
1 : 75

**GENERAL NOTES**

No.	Date	Émis pour / Object
1	16/09/2021	SITE PLAN CONTROL
2	26/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2

**Committee of Adjustment  
Received | Reçu le**

**2024-02-09**

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

---

Ingenieur / Engineer  
(Mechanical & Electrical) / (Mechanical & Electrical)

Ingenieur / Engineer  
(Structure / Structure)

Client / Client

---

Architecte / Architect

**figuri**

3550, Saint-Armande O.  
Montréal QC H4C 1A9  
T. 514 861-9122

190 Somerset St W #205  
Ottawa ON N2P 0A4  
T. 613 695-6122

www.figuri.ca

Architecte / Architect

**ROBERTO CRAMPOS  
7403  
ARCHITECTS**

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

---

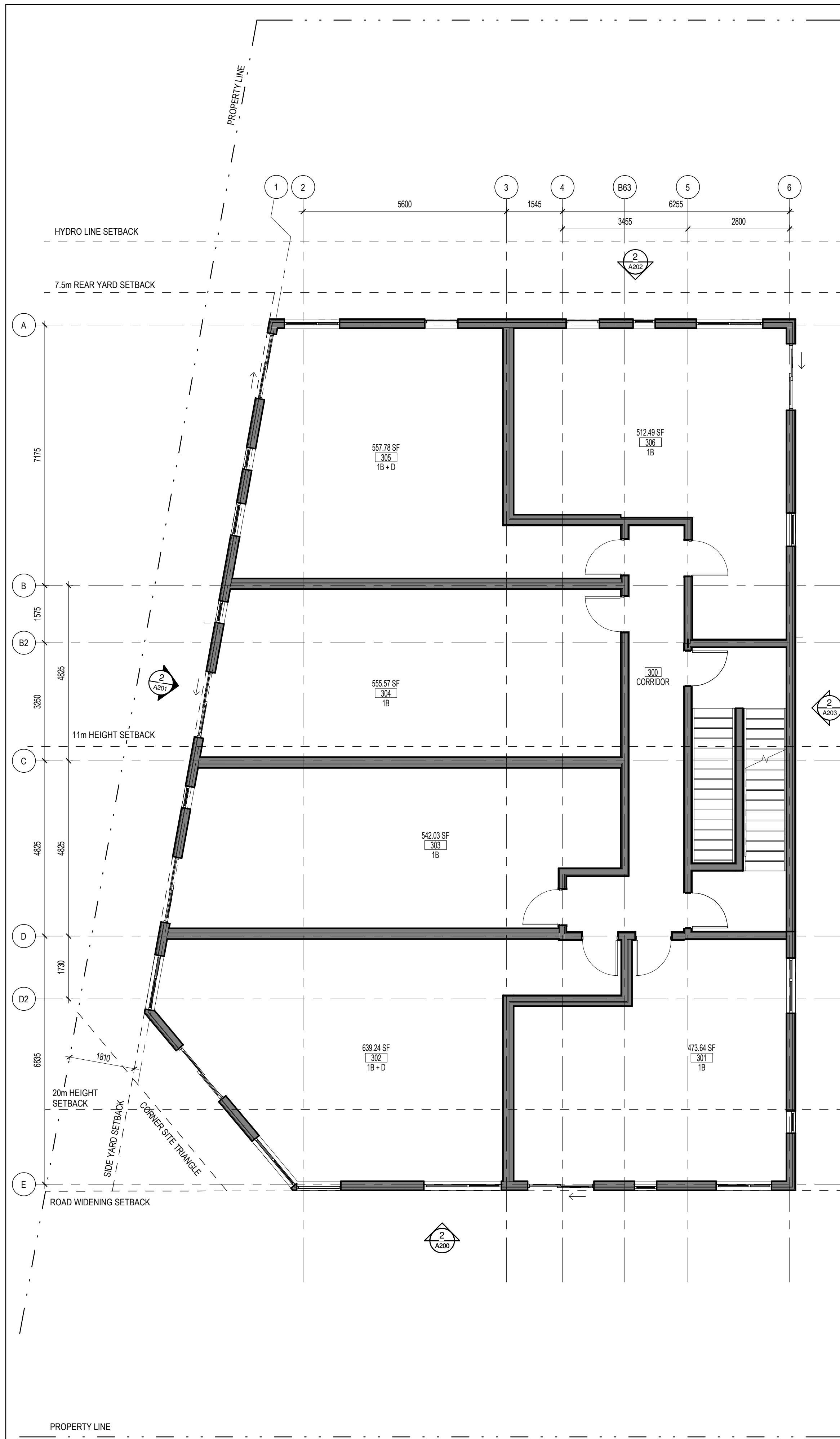
**3-STOREY RESIDENTIAL BUILDING**

1983 CARLING AVENUE

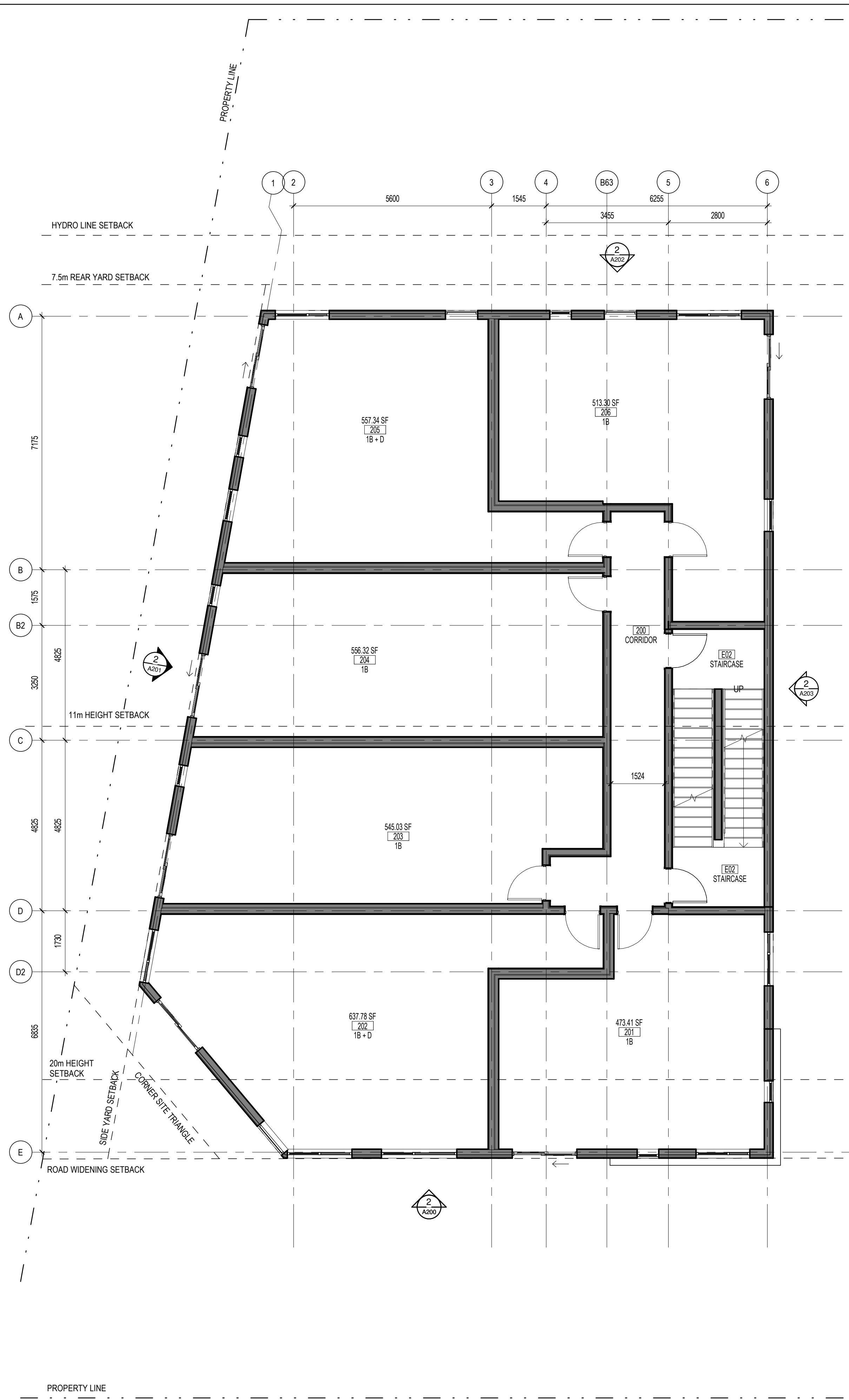
Title / Titre  
**FLOOR PLANS - BASEMENT AND LEVEL 1**

Dessiné par / Drawn by		No. projet / Project number			
JW, GCG		2044			
Vérifié par / Verified by		No. dessin / Drawing number		Révision / Revision	
RC				6	
Echelle / Scale					
1 : 75					
Date de création du dessin / Drawing creation date					
09/24/20					

**A120**



**2**  
LEVEL 4 FLOOR PLAN  
A121 1:75



**1**  
LEVEL 3 FLOOR PLAN  
A121 1:75

**GENERAL NOTES**

**LEGEND**

No.	Date	Émis pour / Object
1	16/09/2021	SITE PLAN CONTROL
2	26/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2

Ingenieur / Engineer  
(Mechanical & Electrical) / Mechanical & Electrical

Ingenieur / Engineer  
(Structure / Structure)

Client / Client

Architecte / Architect  
 Fig. 1  
 3550, Saint-Ambrose O.  
 Montréal QC H3C 1A9  
 T. 514 861-9122  
 Fig. 2  
 190 Somerset St W #206  
 Ottawa ON K2P 0A4  
 T. 613 695-6122  
 www.figuri.ca

Architecte / Architect  
**figuri**  
 www.figuri.ca

Droit d'auteur / Copyright  
 Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelque intention ou usage que ce soit, sans la permission écrite de l'auteur. Toute réimpression sans la permission écrite de l'auteur est formellement interdite.  
 This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

Ordre / Seal  
**ONTARIO ASSOCIATION OF ARCHITECTS**  
**ROBERTO CAMPOS**  
 LICENCE 7403

Note:  
 L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'architecte de toutes erreurs ou omissions.  
 Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Project  
**3-STOREY RESIDENTIAL BUILDING**  
 1983 CARLING AVENUE

Title / Title  
**FLOOR PLANS - LEVELS 2 AND 3**

Dessiné par / Drawn by  
 JW, GCG  
 No. projet / Project number  
 2044

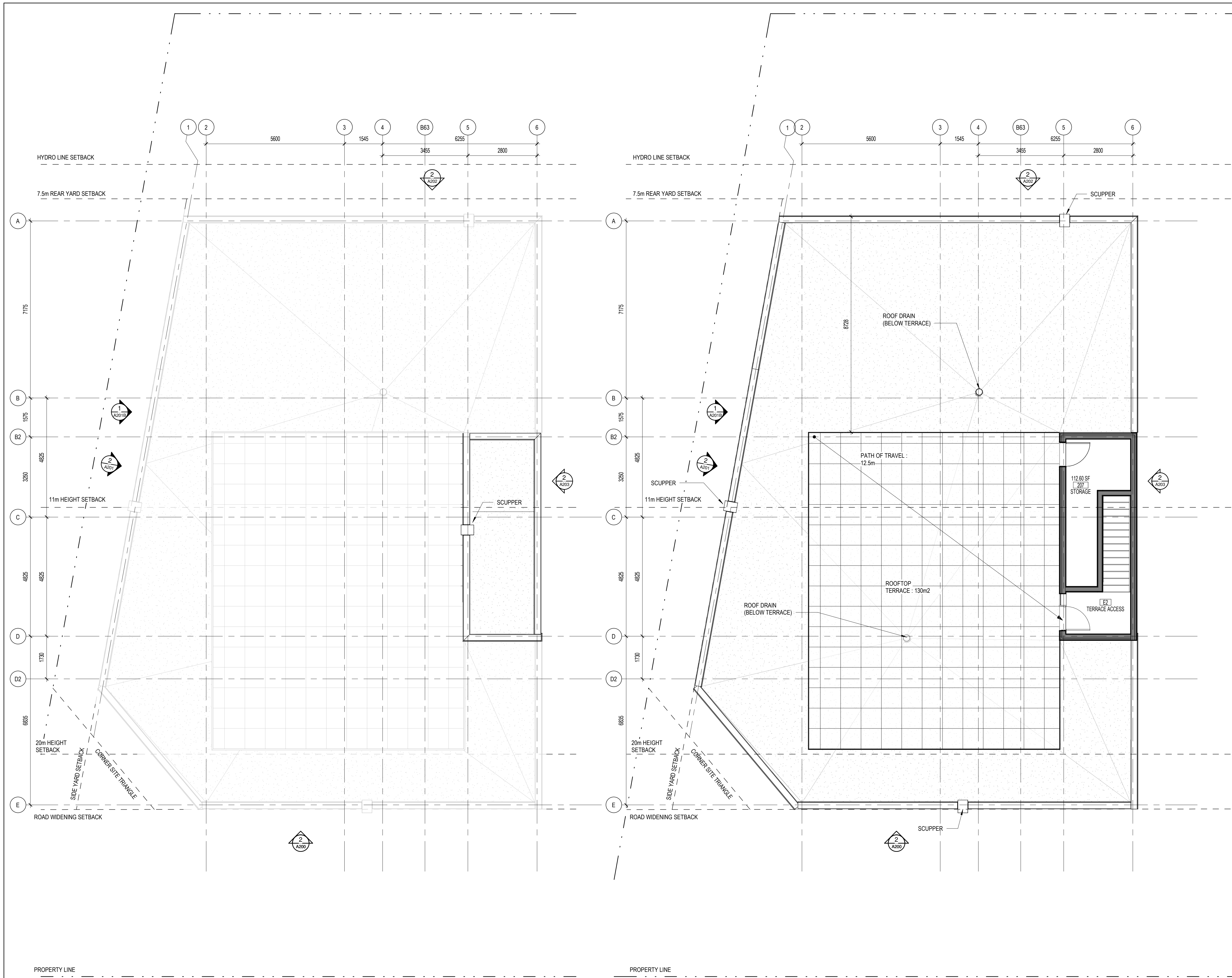
Vérifié par / Verified by  
 RC  
 No. dessin / Drawing number  
 Révision / Revision  
 6

Echelle / Scale  
 1:75

Date de création du dessin / Drawing creation date  
 06/05/18

**A121**





No.	Date	Émis pour / Object
1	16/09/2021	SITE PLAN CONTROL
2	26/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2

**GENERAL NOTES**

Ingenieur / Engineer  
(Mécanique & Électrique) / Mechanical & Electrical

Ingenieur / Engineer  
(Structure / Structure)

Client / Client

**LEGEND**

Architecte / Architect  
 Fig. 1  
 3550, Saint-Armande O.  
 Montréal QC H4C 1A9  
 T. 514 861-9122

Fig. 2  
 190 Somerset St W #205  
 Ottawa ON K2P 0A4  
 T. 613 895-8122

www.figuri.ca

Drôt d'auteur / Copyright  
 Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelque intention ou usage que ce soit, si ce n'est avec l'approbation écrite de l'auteur original.  
 This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

OSWEGO ASSOCIATION OF ARCHITECTS

ROBERTO CRIMPOS  
 LICENCE  
 7403

Note:  
 L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.  
 Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Project

**3-STOREY RESIDENTIAL BUILDING**

1983 CARLING AVENUE

Title / Titre

**FLOOR PLANS - ROOF**

Dessiné par / Drawn by  
 JW, GCG

No. projet / Project number  
 2044

Vérifié par / Verified by  
 RC

No. dessin / Drawing number

Échelle / Scale  
 1 : 75

Date de création du dessin / Drawing creation date  
 09/24/20

Revision / Revision  
 6

**2**  
 A122  
 PENTHOUSE ROOF  
 1 : 75

**1**  
 A122  
 ROOF / MECH. PENHOUSE  
 1 : 75

**A122**



NOTES - ELEVATIONS

No.	Date	Événement / Object
1	16/09/2021	SITE PLAN CONTROL
2	26/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2

LEGEND - MATERIALS

- 1 BRICK FINISH, LIGHT RUST COLOUR, SUCH AS CANADA BRICK BROOKVIEW SMOOTH IRONSPOT (EXACT COLOUR TBD)
- 2 FIBER CEMENT SIDING, VERTICAL PANELS AND HORIZONTAL TRIMS, SUCH AS JAMES HARDIE SMOOTH FINISH PANELS, NIGHT GREY OR GREY SLATE (TBD)
- 3 RESERVED
- 4 PREFINISHED METAL CLADDING VICWEST 7/8" CORRUGATED, VERTICAL GRAPHITE 9821
- 5 ALUMINUM AND GLASS GUARDRAIL MIN. 1070mm AFF
- 6 ALUMINUM AND GLASS JUILLETTE GUARDRAIL MIN. 1070mm AFF
- 7 EXTERIOR METAL HANDRAIL

RED : SURFACE AREA OF GLAZING = 40.2m<sup>2</sup>  
 GREY : SURFACE AREA OF FRONT FACADE @4.5M FROM GROUND = 80.3m<sup>2</sup>  
 TOTAL GLAZING : 50%



SOUTH ELEVATION - GLAZING REQUIREMENT ON CARLING  
 1 : 200



1 SOUTH ELEVATION - REV 1  
 A200 1 : 75

Ingenieur / Engineer  
 (Mécanique & Electrique) / Mechanical & Electrical

Ingenieur / Engineer  
 (Structure) / Structure

Client / Client

Architecte / Architect

Code de l'architecte

Fig. 1

3550, Saint-Antoine O.

Montréal QC H3C 1A9

T. 514 861-9122

Fig. 2

190 Somerset St W #205

Ottawa ON N2P 0A4

T. 613 695-6122

www.figuri.ca

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelque intention ou usage que ce soit, à moins qu'il ne soit utilisé en accord avec l'apposition de la signature et de l'estampe originale.

This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

Stamps / Seal

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'architecte de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Project

3-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE

Title / Titre

SOUTH ELEVATION

Dessiné par / Drawn by

LK, GCG

No. projet / Project number

2044

Vérifié par / Verified by

MD

No. dessin / Drawing number

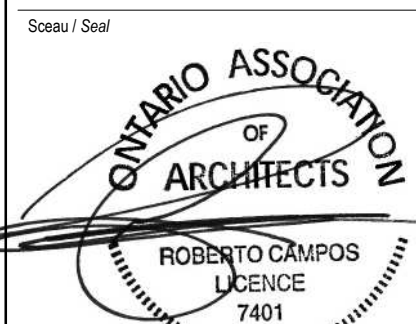
As indicated

Échelle / Scale

As indicated

Date de création du dessin / Drawing creation date

04/27/21



A200



NOTES - ELEVATIONS

LEGEND - MATERIALS

- 1 BRICK FINISH, LIGHT RUST COLOUR, SUCH AS CANADA BRICK BROOKVIEW SMOOTH IRONSPOT (EXACT COLOUR TBD)
- 2 FIBER CEMENT SIDING, VERTICAL PANELS AND HORIZONTAL TRIMS, SUCH AS JAMES HARDIE SMOOTH FINISH PANELS, NIGHT GREY OR GREY SLATE (TBD)
- 3 RESERVED
- 4 PREFINISHED METAL CLADDING VICWEST 7/8" CORRUGATED, VERTICAL GRAPHITE 9821
- 5 ALUMINUM AND GLASS GUARDRAIL MIN. 1070mm AFF
- 6 ALUMINUM AND GLASS JUILLETTE GUARDRAIL MIN. 1070mm AFF
- 7 EXTERIOR METAL HANDRAIL

No.	Date	Événement / Object
1	16/09/2021	SITE PLAN CONTROL
2	29/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2

Ingenieur / Engineer  
(Mechanical & Electrical) / Mechanical & Electrical

Ingenieur / Engineer  
(Structure) / Structure

Client / Client

Architecte / Architect

3050, Saint-Armande O,  
Montréal QC H4C 1A0  
T. 514 861-9122



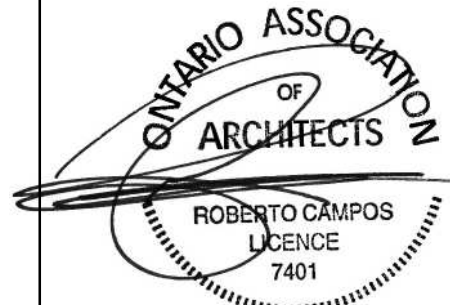
190 Somerset St W #205  
Ottawa ON K2P 0A4  
T. 613 695-6122

www.figuri.ca

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelque intention ou usage que ce soit, il ne peut être utilisé enquement avec l'apposition de la signature et de l'estampe originale.  
This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

Scellé / Seal



Note:  
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.  
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

3-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE

WEST ELEVATION

Dessiné par / Drawn by

LK, GCG

No. projet / Project number

2044

Vérifié par / Verified by

MD

No. dessin / Drawing number

As indicated

Révision / Revision

6

Échelle / Scale

As indicated

Date de création du dessin / Drawing creation date

04/27/21

A201



2 WEST ELEVATION - REV 1  
A201 1:75



NOTES - ELEVATIONS

No.	Date	Événement / Object
1	16/09/2021	SITE PLAN CONTROL
2	26/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2

LEGEND - MATERIALS

- 1 BRICK FINISH, LIGHT RUST COLOUR, SUCH AS CANADA BRICK BROOKVIEW SMOOTH IRONSPOT (EXACT COLOUR TBD)
- 2 FIBER CEMENT SIDING, VERTICAL PANELS AND HORIZONTAL TRIMS, SUCH AS JAMES HARDIE SMOOTH FINISH PANELS, NIGHT GREY OR GREY SLATE (TBD)
- 3 RESERVED
- 4 PREFINISHED METAL CLADDING VICWEST 7/8" CORRUGATED, VERTICAL GRAPHITE 9821
- 5 ALUMINUM AND GLASS GUARDRAIL MIN. 1070mm AFF
- 6 ALUMINUM AND GLASS JUILLETTE GUARDRAIL MIN. 1070mm AFF
- 7 EXTERIOR METAL HANDRAIL



2 NORTH ELEVATION-REV1  
A202 1 : 75

Ingenieur / Engineer  
(Mechanical & Electrical) / Mécanique & Électrique

Ingenieur / Engineer  
(Structure) / Structure

Client / Client

Architecte / Architect

Fig. 1  
3550, Saint-Ambrose O.  
Montréal QC H3C 1A9  
T. 514 861-9122

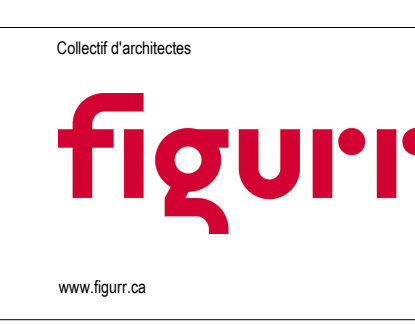
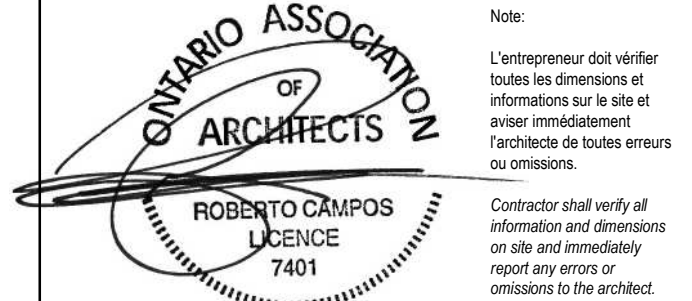


Fig. 2  
190 Somerset St W #205  
Ottawa ON K2P 0A4  
T. 613 695-6122  
www.figuri.ca

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelque intention ou usage que ce soit, il ne peut être utilisé enquement avec l'apposition de la signature et de l'estampe originale.  
This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

Stampe / Seal



Projet / Project

3-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE

Titre / Title

NORTH ELEVATION

Dessiné par / Drawn by

LK, GCG

No. projet / Project number

2044

Vérifié par / Verified by

MD

No. dessin / Drawing number

As indicated

Révision / Revision

6

Échelle / Scale

As indicated

Date de création du dessin / Drawing creation date

04/27/21

A202



NOTES - ELEVATIONS

LEGEND - MATERIALS

- 1 BRICK FINISH, LIGHT RUST COLOUR, SUCH AS CANADA BRICK BROOKVIEW SMOOTH IRONSPOT (EXACT COLOUR TBD)
- 2 FIBER CEMENT SIDING, VERTICAL PANELS AND HORIZONTAL TRIMS, SUCH AS JAMES HARDIE SMOOTH FINISH PANELS, NIGHT GREY OR GREY SLATE (TBD)
- 3 RESERVED
- 4 PREFINISHED METAL CLADDING VICWEST 7/8" CORRUGATED, VERTICAL GRAPHITE 9821
- 5 ALUMINUM AND GLASS GUARDRAIL MIN. 1070mm AFF
- 6 ALUMINUM AND GLASS JUILLETTE GUARDRAIL MIN. 1070mm AFF
- 7 EXTERIOR METAL HANDRAIL

No.	Date	Événement / Object
1	16/09/2021	SITE PLAN CONTROL
2	26/04/2022	CLIENT REVIEW
3	13/05/2022	CLIENT REVIEW
4	23/09/2022	CLIENT REVIEW
5	20/12/2022	SPC RESPONSE 1
6	26/09/2023	SPC RESPONSE 2



Ingenieur / Engineer  
(Mécanique & Electrique / Mechanical & Electrical)

Ingenieur / Engineer  
(Structure / Structure)

Client / Client

Architecte / Architect

Code de l'architecte

Fig. 1  
3550, Saint-Armande O.  
Montréal QC H4C 1A9  
T. 514 861-9122



Fig. 2  
190 Somerset St W #206  
Ottawa ON K2P 0A4  
T. 613 695-8122  
www.figuri.ca

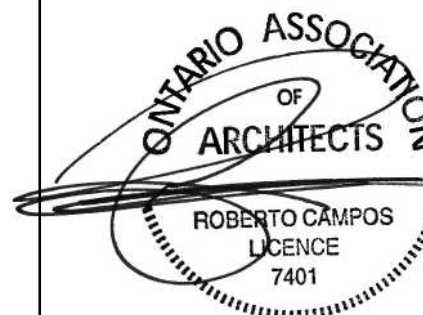
www.figuri.ca

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelque intention ou usage que ce soit, il ne peut être utilisé enquement avec l'apposition de la signature et de l'estampe originale.

This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

Stampe / Seal



Note:  
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.  
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

3-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE

Titre / Title

EAST ELEVATION

Dessiné par / Drawn by

No. projet / Project number

LK, GCG

2044

Vérifié par / Verified by

No. dessin / Drawing number

MD

6

Echelle / Scale

6

As indicated

Date de création du dessin /

Drawing creation date

05/18/18

A203

2 EAST ELEVATION - REV 1  
A203 1 : 75







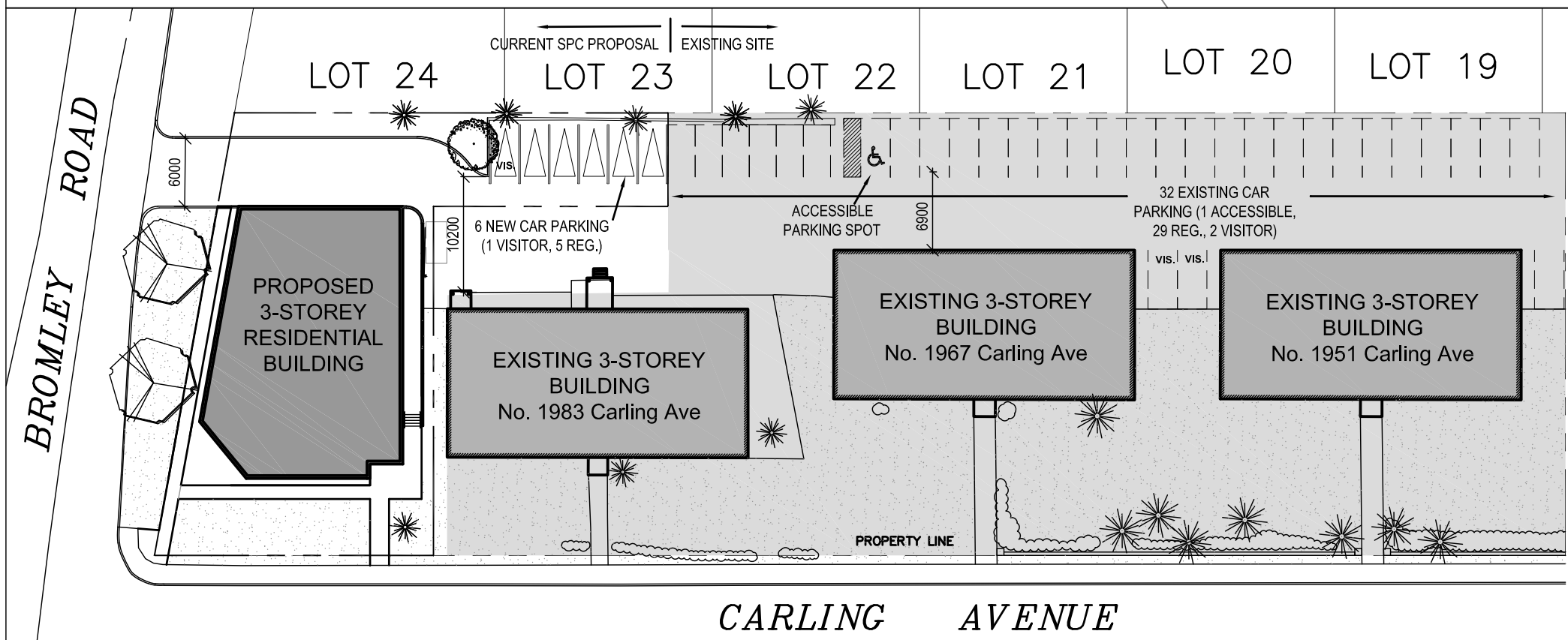
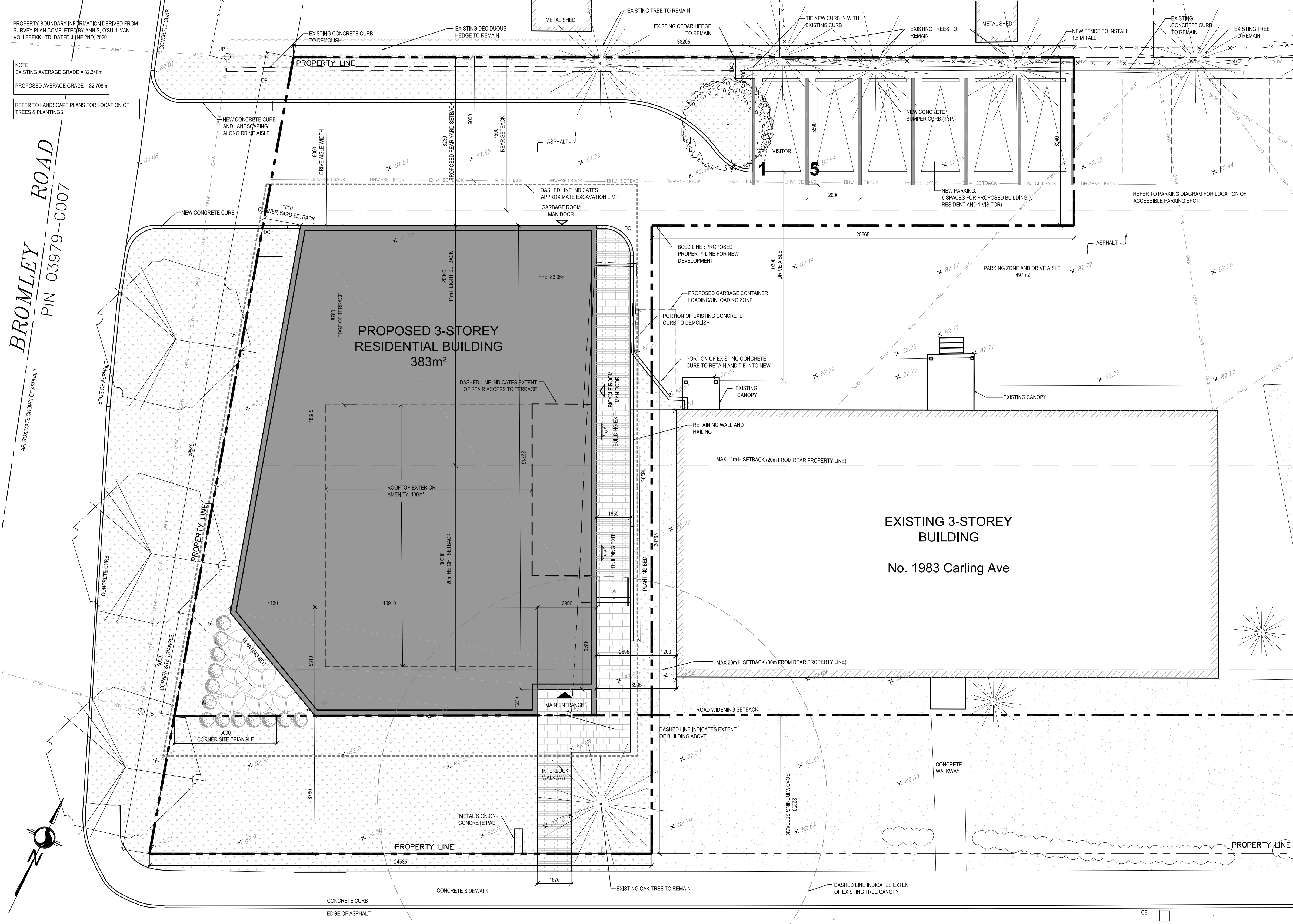


1983

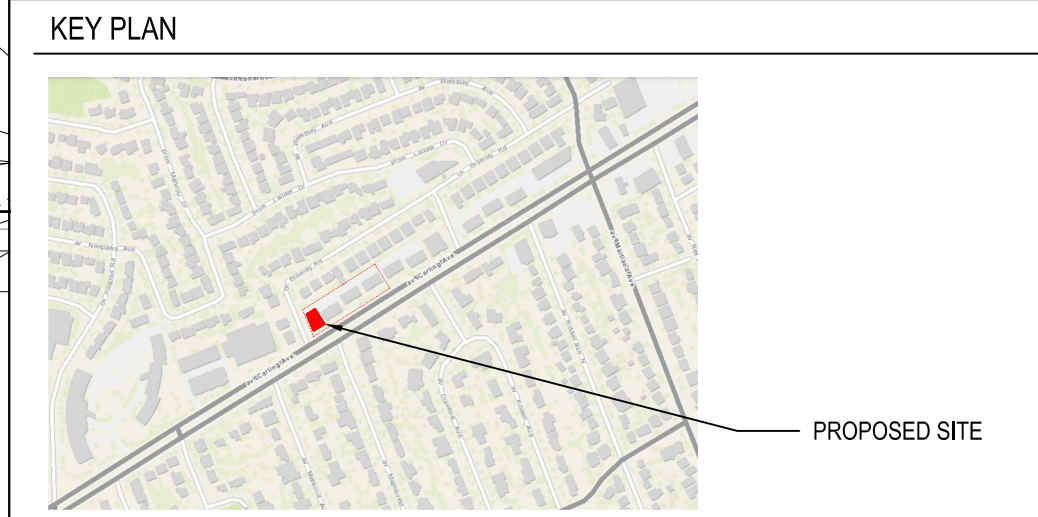








LOT INFORMATION		
APARTMENT DWELLING ON LOT		
PROPOSED (NEW):	21 UNITS	
1983, 1967, 1951 CARLING:	35 UNITS	
TOTAL:	56 UNITS	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 12	27 SPACES (EXIST.) 1 ACCESSIBLE 5 SPACES (NEW)
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 5 SPACES	2 SPACES (EXIST.) 1 SPACE (NEW)



**PROPERTY DESCRIPTION**

3-STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	03979-0011
MUNICIPAL ADDRESS	1983 Carling Avenue

**SITE INFORMATION**

LOT AREA:	ORIGINAL LOT = 4713.41m <sup>2</sup> / PROPOSED SEVERED LOT = 991.95m <sup>2</sup>
LOT FRONTAGE:	124.33m
LOT DEPTH:	39.02m (E) and 39.65m (W)

**BUILDING INFORMATION**

BUILDING AREA:	383m <sup>2</sup>
BUILDING FLOOR AREA:	1584m <sup>2</sup>
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE
UNIT BREAKDOWN:	
BASEMENT FLOOR:	4 UNITS
FIRST FLOOR:	5 UNITS
SECOND FLOOR:	6 UNITS
THIRD FLOOR:	6 UNITS
TOTAL:	21 UNITS

ZONING TABLE	AM10 H(20)	REQUIRED	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250			
MINIMUM LOT AREA	NONE	4713.41m <sup>2</sup>	
MINIMUM LOT WIDTH	NONE	39.02m	
FRONT YARD SETBACK	0m	6.79m to property line 0m to road widening 2.695m	
CORNER YARD SETBACK			
MINIMUM INTERIOR SIDE YARD SETBACK	Abutting a street: 3m All other cases: NONE Abutting a residential zone: 7.5m	1.81m	
MINIMUM REAR YARD SETBACK	7.5m	8.23m	
MAXIMUM BUILDING HEIGHT	In area up to and including 20m from property line: 11m In area over 20m from property line: 20m	11.98m	
HYDRO SETBACK	5m	5.00m	
MAXIMUM FLOOR SPACE INDEX	N/A		
GLAZING REQUIREMENTS	2% OF GROUND FLOOR FACADE FACING PUBLIC STREET, MEASURED FROM GRADE TO 4.5m HEIGHT	50% Along Carling 32% Along Bromley	
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 5 SPACES	5 SPACES	
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 1 SPACE	1 SPACES	
PARKING AREA AND SURROUNDING LANDSCAPING	15% MIN OF 486m <sup>2</sup> = 72.9m <sup>2</sup>	16.5% = 80m <sup>2</sup>	
AMENITY AREA REQUIREMENTS	Table 137 - Apartment building, low-high rise over 4 units: 6m <sup>2</sup> per dwelling unit = 126m <sup>2</sup> 50% Communal = 63m <sup>2</sup>	150m <sup>2</sup> EXTERIOR ROOFTOP AMENITY	
BICYCLE PARKING SPACES	Table 111A - Apartment dwelling, low-rise: 0.5 per dwelling unit = 11	6 STACKED INTERIOR STORAGE SPACES (12 TOTAL)	

**LEGEND**

	SOFT LANDSCAPING		EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	UNIT PAVERS (REFER TO LANDSCAPE)		NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	ASPHALT PAVING		NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
	CONCRETE		NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	RIVERSTONE (REFER TO LANDSCAPE)		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	EXISTING BUILDING ELEMENT TO BE REMOVED		NEW GROUND ELEVATION REFER TO CIVIL
	EXISTING FENCE		DESIGNATED BUILDING ENTRANCE / EXIT
	NEW BOARD FENCE (REFER TO LANDSCAPE)		FIRE HYDRANT, REFER TO CIVIL
	LOT LINE		CATCH BASIN
	SETBACK LINE		MANHOLE
	DESIGNATED BUILDING ENTRANCE / EXIT		FLOOR DRAIN
	FIRE HYDRANT, REFER TO CIVIL		UTILITY POLE
	CATCH BASIN		OVERHEAD UTILITY WIRES
	MANHOLE		LIGHT STANDARD
	FLOOR DRAIN		DEPRESSED CURB
	UTILITY POLE		
	OVERHEAD UTILITY WIRES		
	LIGHT STANDARD		
	DEPRESSED CURB		

**NOTE:** 'X' INDICATES EXISTING TO REMAIN

**Committee of Adjustment Received | Reçu le**

**2024-02-12**

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**PROFESSIONAL STAMPS**

Engineer / Ingénieur (Mechanical & Electrical)

Engineer / Ingénieur (Structure / Structure)

Architect / Architecte (Landscape / Paysagiste / Paysagiste)

Engineer / Ingénieur (Civil / Civil)

Client / Client

**FIGUR**

Fig. 1: 3500, Saint-Antoine O., Montréal QC, H4C 1A9, T. 514.885.0122

Fig. 2: 190 Somerset St W #206, Ottawa ON K2P 1J4, T. 613.956.4122

www.figur.ca

**ROBERTO CAMPOS**  
LICENCE 7401

**5-STOREY RESIDENTIAL BUILDING**

1983 CARLING AVENUE  
OTTAWA, ON

**SITE PLAN**

Drawn by: GCG, JW  
No. Project: 2044

Scale: AS SHOWN

Date of creation of design / Drawing creation date: 2021-03-23