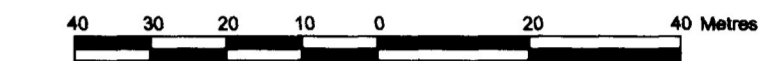


SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA (m ²)
1			PART OF 04002-0005	91.7
2	PART OF BLOCK 8	221	PART OF 04002-0012	2.7

PLAN OF SURVEY of
PART OF BLOCK 8
REGISTERED PLAN 221
CITY OF OTTAWA
Stantec Geomatics Ltd.

Scale 1:250



METRIC CONVERSION

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

BEARING NOTE

BEARINGS SHOWN HEREON ARE MTM GRID AND ARE DERIVED FROM THE VRS CAN-NET
NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 79°30'00" WEST LONGITUDE,
ZONE 9, ONTARIO 3° M.T.M. COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 ORIGINAL
ADJUSTMENT.

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE
COMBINED SCALE FACTOR OF 0.999937

COORDINATES ARE IN METRES AND DERIVED FROM GPS OBSERVATIONS USING
THE CAN-NET VRS NETWORK AND REFERRED TO THE ONTARIO COORDINATE SYSTEM
WITH ZONE 9, NAD83 (ORIGINAL).

COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
Ⓐ	5027493.08	364672.99
Ⓑ	5027572.54	364705.68

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

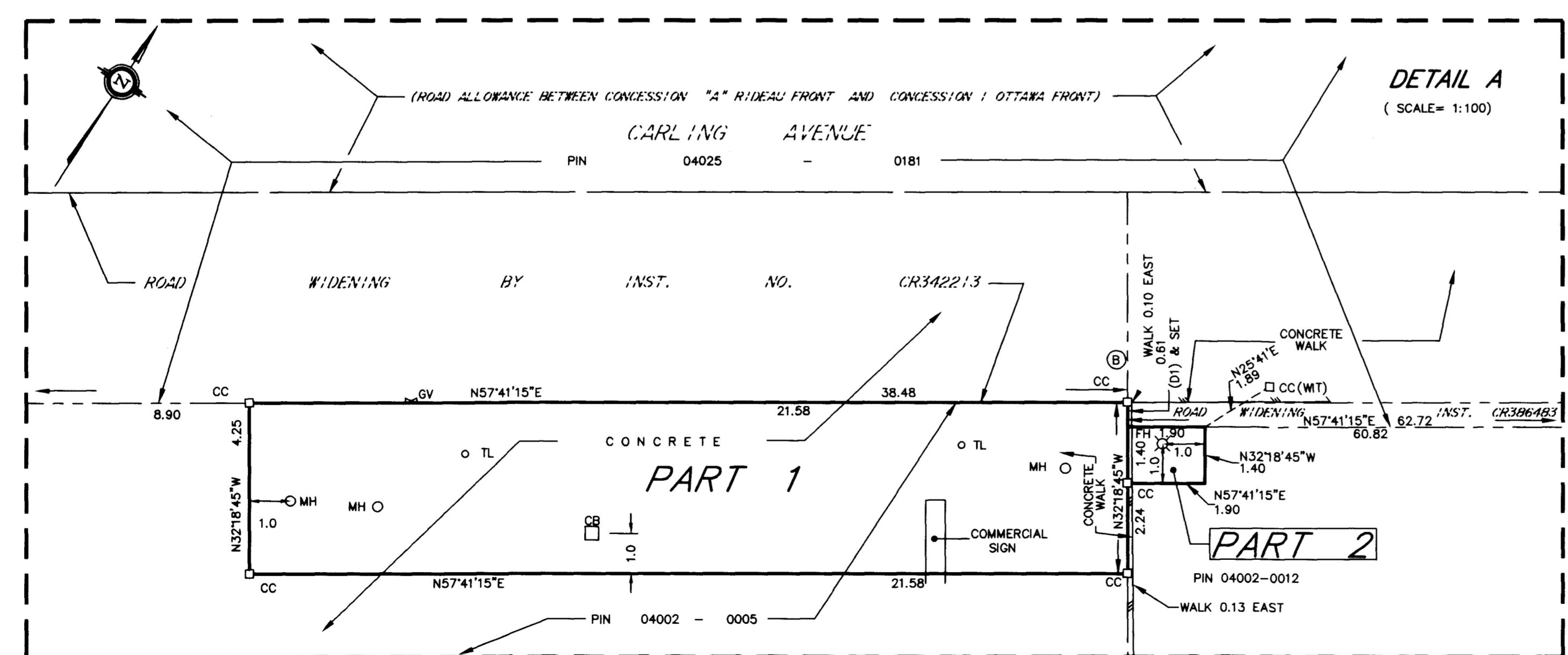
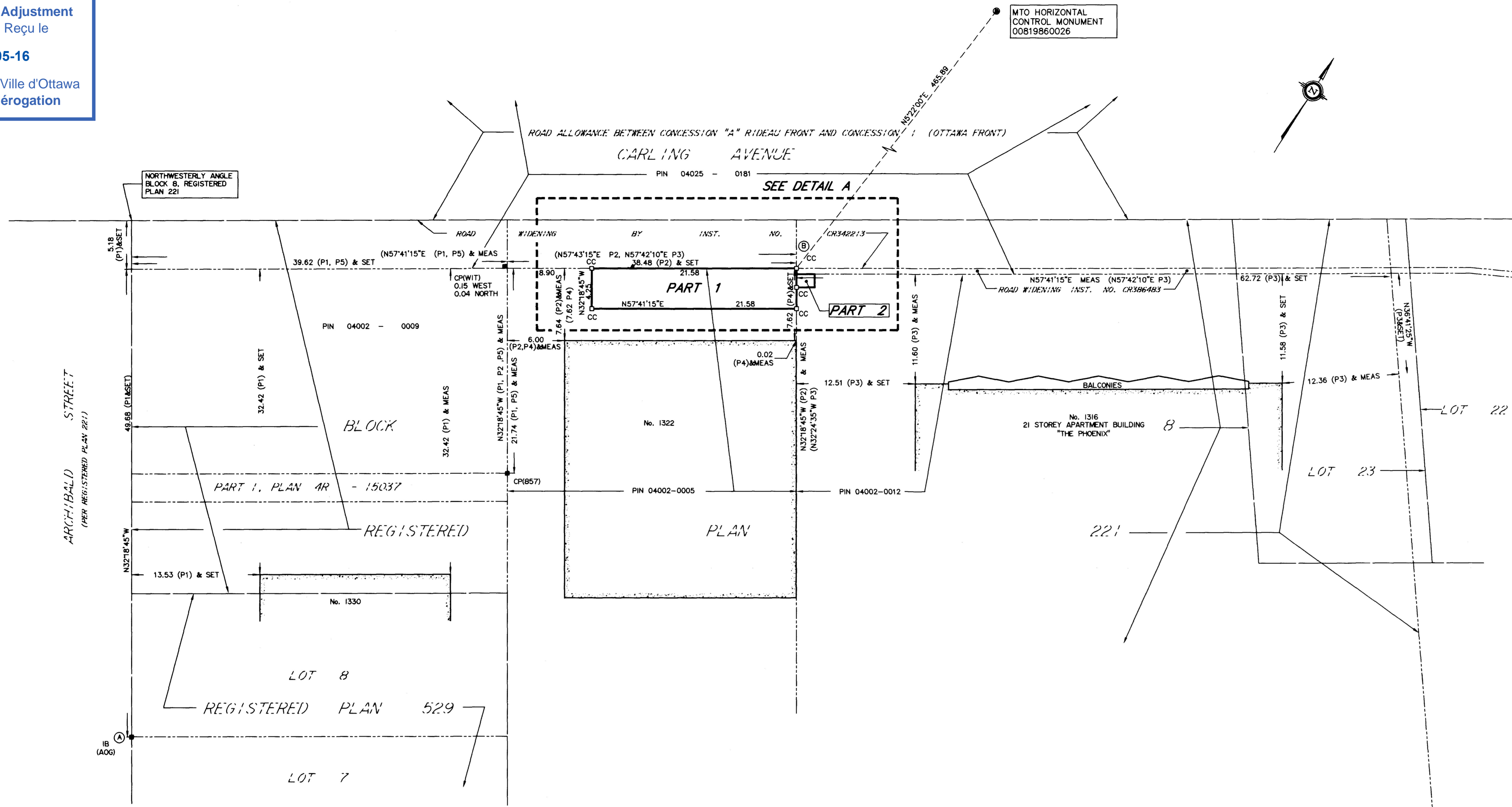
- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE
UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 4th DAY OF APRIL, 2013.

4/4/13
DATE

D. Robinson
DANIEL ROBINSON
ONTARIO LAND SURVEYOR

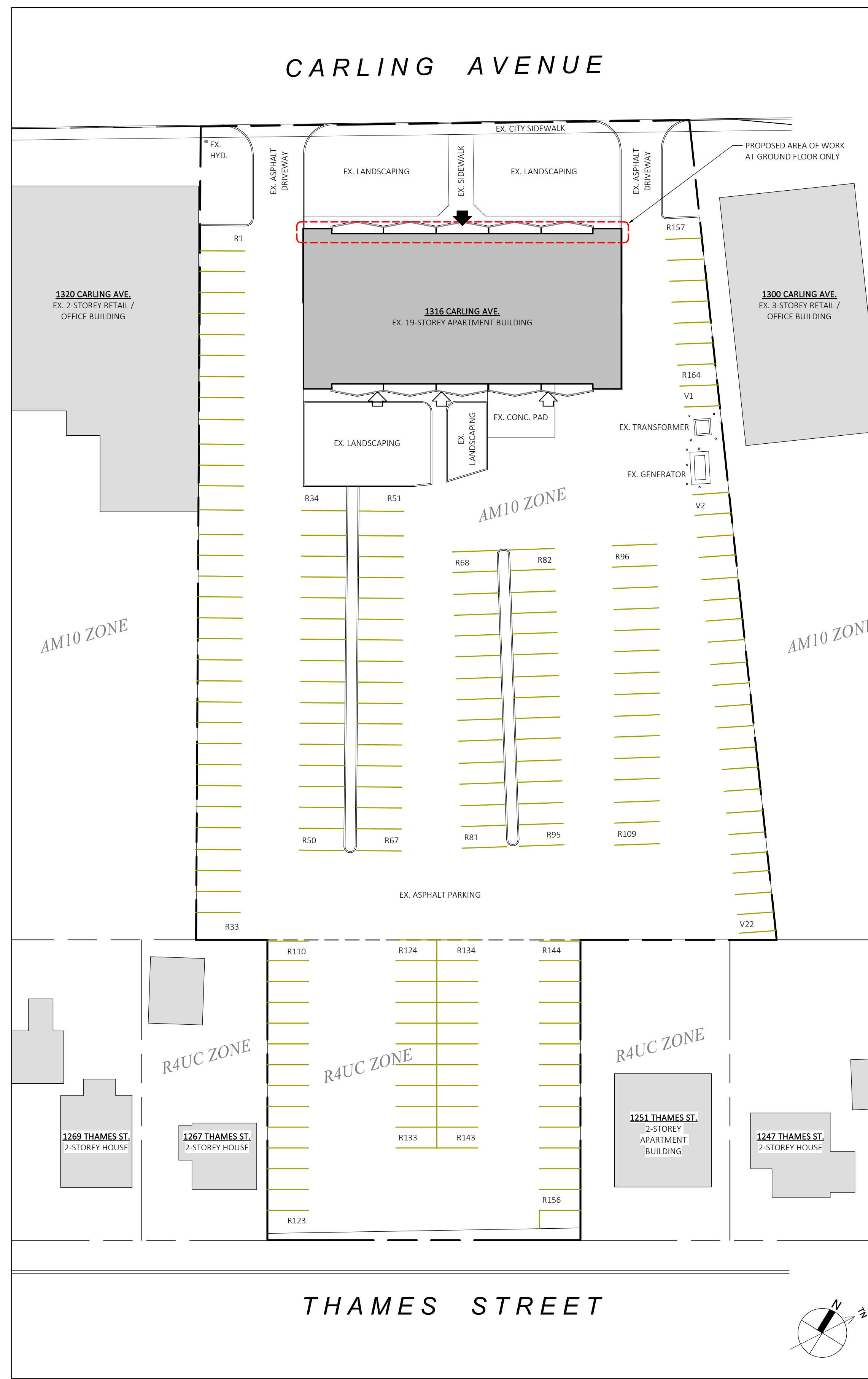
LEGEND

LEGEND	DENOTES	FOUND MONUMENTS
■	SET MONUMENTS (SSIB UNLESS OTHERWISE NOTED)	
IB	IRON BAR	
IB@	ROUND IRON BAR	
SIB	STANDARD IRON BAR	
SSIB	SHORT STANDARD IRON BAR	
CC	CUT CROSS	
CP	CONCRETE PIN	
WIT	WITNESS	
PIN	PROPERTY IDENTIFICATION NUMBER	
MEAS	MEASURED	
PROP	PROPORTIONED	
(P1)	PLAN BY ANNIS, O'SULLIVAN, VOLLEBECK, OLS DATED DEC 3, 2001	
(P2)	PLAN BY ARNETT, KENNEDY, RIDDELL & JASON, DATED JAN 30, 1991	
(P3)	PLAN BY WM. J. WEBSTER, O.L.S. DATED MAY 23, 1986	
(P4)	PLAN BY MGRSTIE & ASSOCIATES, DATED MAY 30, 1958	
(P5)	PLAN 4R-15037	
DI	INST. NO. CR386483	
(AOG)	ANNIS, O'SULLIVAN, VOLLEBECK, O.L.S.	
(857)	FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.	
TL	TRAFFIC LIGHT	
FH	FIRE HYDRANT	
MH	MAINTENANCE HOLE	
GV	GAS VALVE	

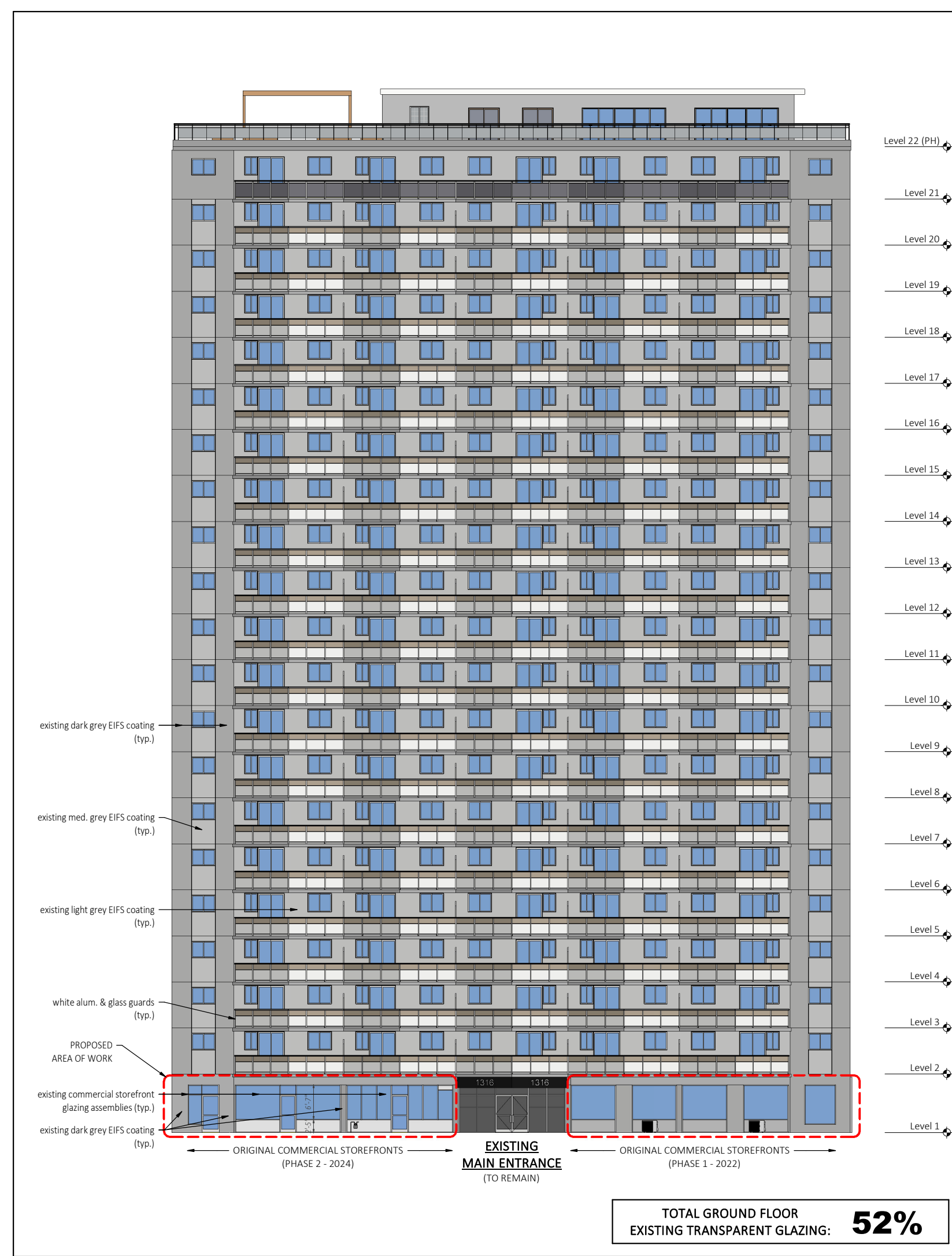


CITY OF OTTAWA - SURVEY AND MAPPING FILE: 14641 P001

Stantec Geomatics Ltd.
Ontario Land Surveyors
1505 LA PERRIERE AVENUE, OTTAWA, ONTARIO K1Z 7T1
PHONE (613) 722-4420 FAX (613) 722-4789
stantec.com



1 EXISTING SITE PLAN
SCALE: 1 : 350

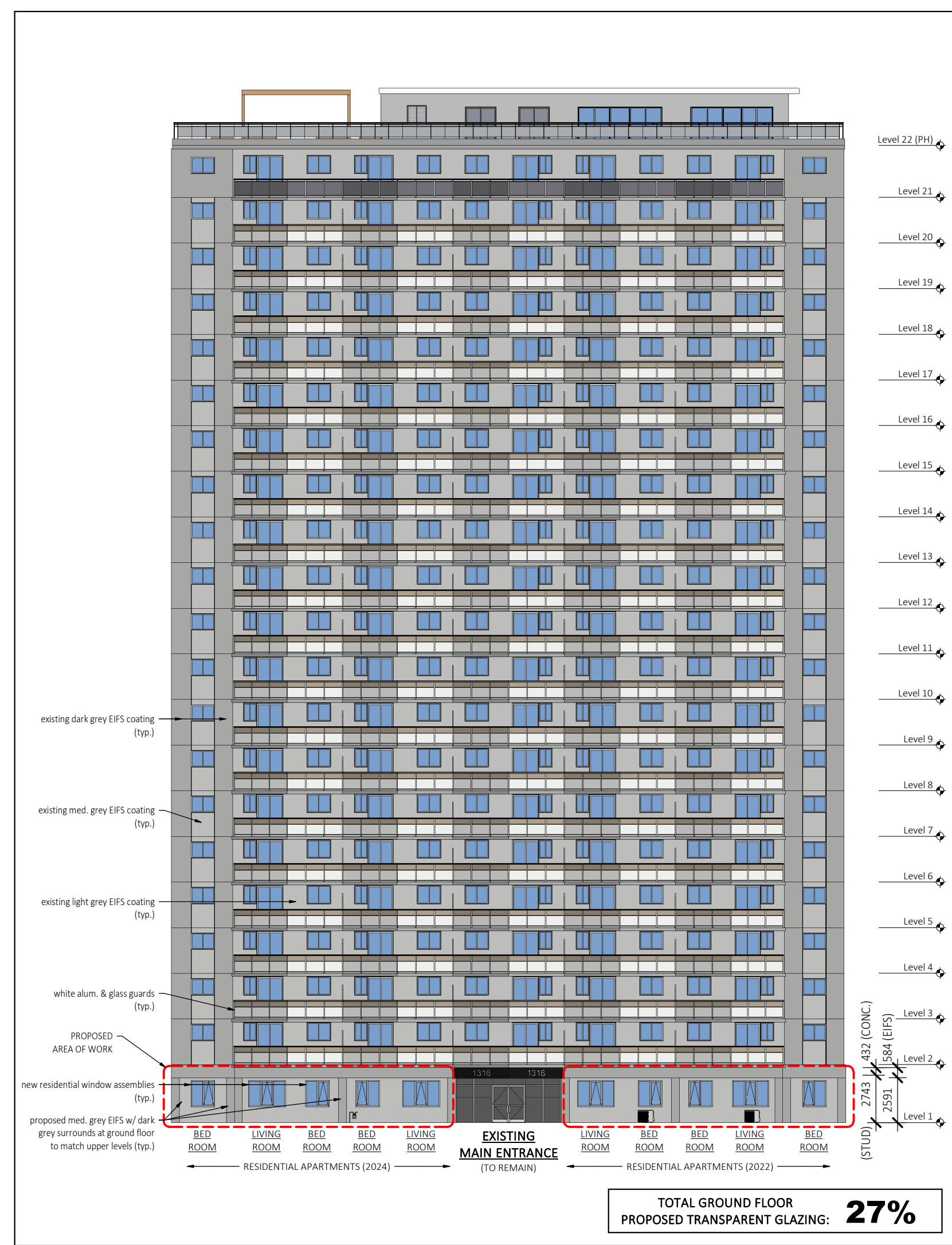


2 EXISTING FRONT ELEVATION FACING CARLING AVE. (NORTH)
SCALE: 1 : 250

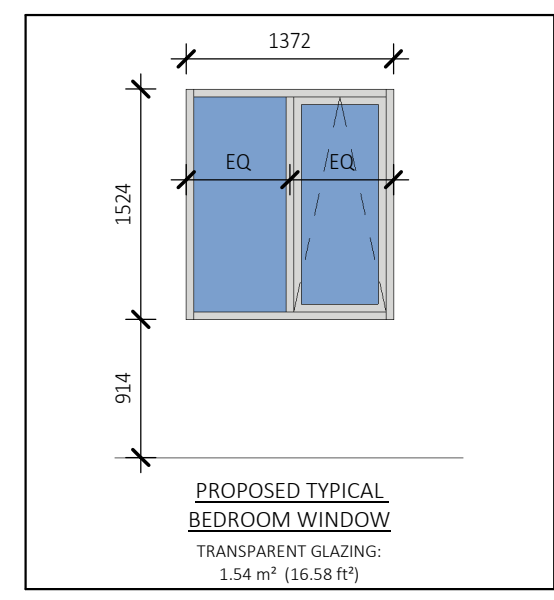
PROPERTY INFORMATION			
SITE	PERMITTED/REQUIRED	EXISTING	PROPOSED
ZONING	AM10 (Arterial Mainstreet Zone) and R4UC (Residential Fourth Density Zone)		
LOT AREA (m ²)	-	7,871.21 m ²	7,871.21 m ²
LANDSCAPE AREA (m ²)	-	863.09 m ²	863.09 m ²
LANDSCAPE AREA (%)	-	11%	11%
IMPERVIOUS AREA (m ²)	-	6,291.78 m ²	6,291.78 m ²
IMPERVIOUS AREA (%)	-	80%	80%
SETBACKS	FY	0.0m ⁽¹⁾	10.6 m
	RY	3.0m / 7.5m / 0.0m ⁽²⁾	66.5 m
	SY (EAST)	3.0m / 7.5m ⁽³⁾	9.5 m
	SY (WEST)	3.0m / 7.5m ⁽³⁾	12.6 m
MIN. LOT WIDTH (m)	N/A	62.68 m	62.68 m
BUILDINGS			
BUILDING AREA (m ²)	-	716.34 m ²	716.34 m ²
BUILDING COVERAGE (%)	-	9%	9%
GROSS FLOOR AREA (m ²)	-	15,563.02 m ²	15,563.02 m ²
FLOOR SPACE INDEX	-	1.98	1.98
BUILDING HEIGHT (m)	-	59.7 m +/-	59.7 m +/-
NUMBER OF STOREYS ABOVE GRADE	-	22	22
NUMBER OF STOREYS BELOW GRADE	-	0	0
AMENITY AREA	-	1,803.19 m ²	1,803.19 m ²
RESIDENTIAL UNITS			
TOTAL NUMBER OF RESIDENTIAL UNITS	-	212 UNITS	212 UNITS
RESIDENTIAL UNIT BREAKDOWN	-	40 (bach) 126 (1-bdrm) 46 (2-bdrm)	40 (bach) 126 (1-bdrm) 46 (2-bdrm)

PARKING INFORMATION			
PARKING AREA	REQUIRED	EXISTING	PROPOSED
PARKING AREA (SCHEDULE 1A):			
MIN. REQUIRED RESIDENTIAL PARKING SPACES (TABLE 101, R12):	0.5 SPACES PER DWELLING UNIT		
MIN. REQUIRED VISITOR PARKING SPACES (TABLE 102, APARTMENT):	0.1 SPACES PER DWELLING UNIT		
TOTAL NUMBER OF RESIDENTIAL PARKING SPACES	120 SPACES	186 SPACES	186 SPACES
ACCESSIBLE SPACES (INCLUDED IN ABOVE)	2 SPACES	0 SPACES	0 SPACES
LOADING SPACES	0 SPACES	0 SPACES	0 SPACES

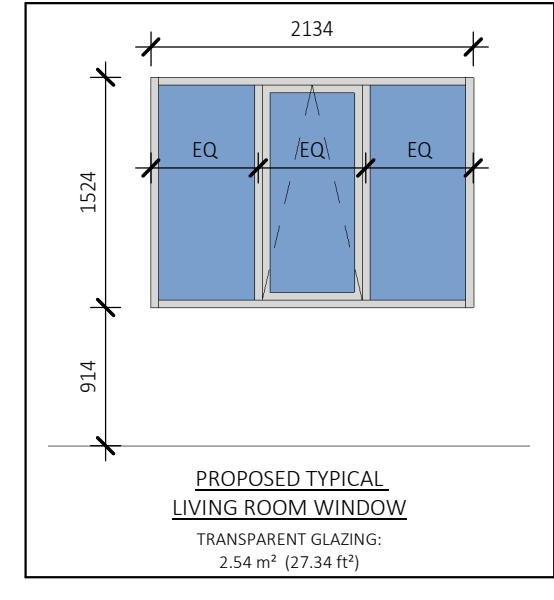
- GENERAL NOTES:**
- LEGAL DESCRIPTION: PLAN 221 PT PL BK 8 LOT 23, CARLING S LOT 27 E OF S 120, BLK 8 FRNT 6 ON CARLING.
 - SITE PLAN INFORMATION TAKEN FROM ORIGINAL SITE PLAN STAMPED BY THE CITY OF OTTAWA OCT. 1968.
 - ALL BUILDINGS & SITE ELEMENTS SHOWN ARE EXISTING AND REMAIN UNCHANGED, UNLESS NOTED OTHERWISE.
 - REQUIRED FRONT YARD AS PER PART 10, 186(10)(b)(i).
 - REQUIRED SIDE YARD AS PER PART 10, 186(10)(c)(i) & (ii).
 - REQUIRED REAR YARD AS PER PART 10, 186(d)(i)(i) & (ii).
 - 1ST FLOOR GLAZING CHANGE: REPLACE EXISTING COMMERCIAL STOREFRONT GLAZING AND KNEE WALLS AT FRONT FACADE WITH NEW EXTERIOR WALLS AND RESIDENTIAL GLAZING ASSEMBLIES.



3 PROPOSED FRONT ELEVATION FACING CARLING AVE. (NORTH)
SCALE: 1 : 250



4 PROPOSED BEDROOM WINDOW
SCALE: 1 : 50



5 PROPOSED LIVING ROOM WINDOW
SCALE: 1 : 50

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT BEFORE COMMENCING THE WORK.

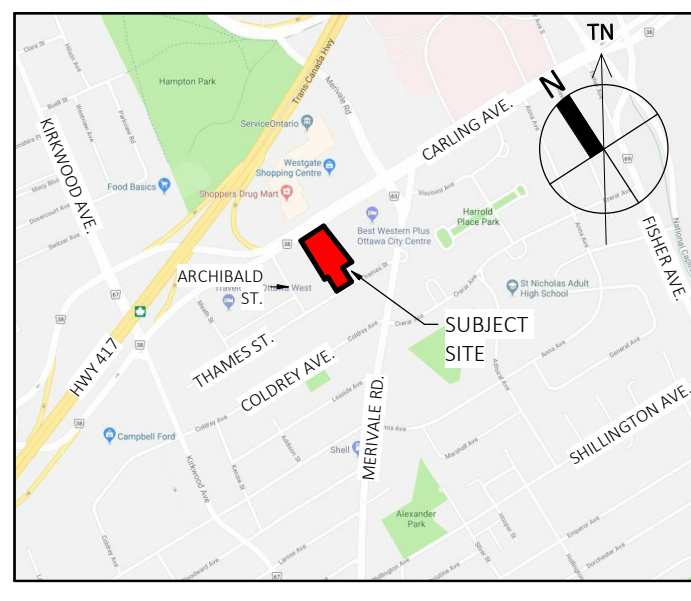
THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FOR RELIANCE OF SERVICES FROM CONSULTANT BEFORE COMMENCEMENT OF WORK.

THESE DRAWINGS DO NOT INDICATE ALL OFFSETS, FITTINGS AND ACCESSORIES WHICH MAY BE REQUIRED. PROVIDE THE SAME TO MEET THE REQUIRED CONDITIONS.

DRAWINGS, SPECIFICATIONS, ETC., PREPARED AND ISSUED BY THE CONSULTANT ARE THE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF THE PROJECT. THESE DOCUMENTS ARE NOT TO BE DUPLICATED OR COPIED WITHOUT THE CONSENT OF THE CONSULTANT.

DO NOT SCALE THESE DRAWINGS.

REVISIONS		
1	APR. 3, 2024	ISSUED FOR MINOR VARIANCE



Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-05-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Phoenix Apartments
1316 Carling Ave., Ottawa, ON

drawing location

project

Ground Floor Glazing Change
Minor Variance

drawing

EX. SITE PLAN & SITE DATA
EX. & PROPOSED ELEVATION

date 03/28/24 drawing no.

scale As indicated

drawn JCG

checked GKR

MV-1