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m.i.a. LTD

ZONING AND FEASIBILITY

TAKE-OFF REPORT

2026-2028 Carling Avenue.

SUTTON GROUP

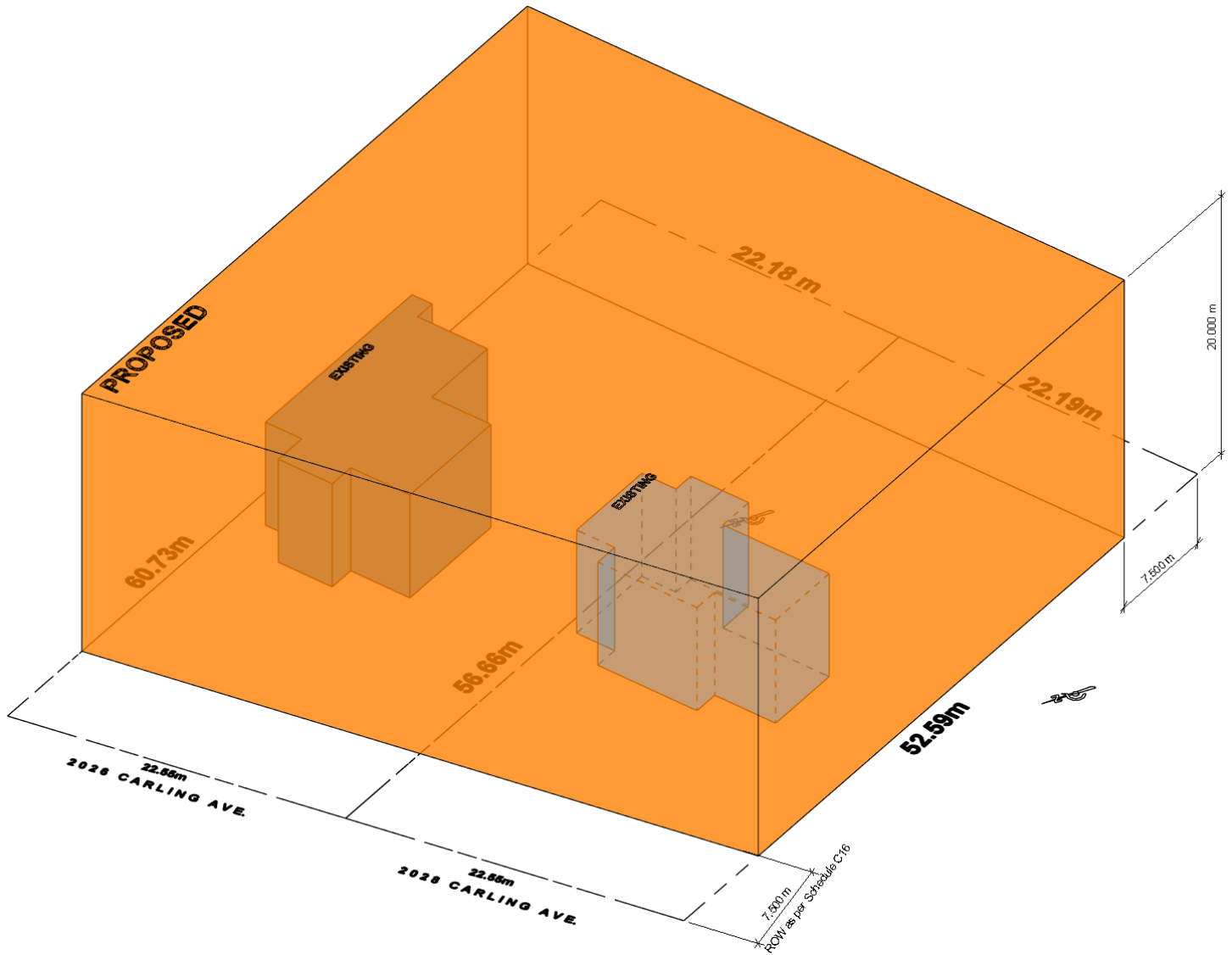
OTTAWA REALTY



1.0 ZONING AND FEASIBILITY

CATEGORY	SUB-CATEGORY	VALUE	COMMENTS
ZONE	AM10[2181]H(20)		Exception indicates Additional land uses. It is understood an apartment building is to be planned. 20m @ 3m per floor would result in a mid rise of 6.5 Storeys
SETBACKS	TOTAL PROPERTY WIDTH BUILDING HEIGHT FRONT YARD SETBACK INTERIOR YARD SETBACK REAR YARD SETBACK	44.37m 20m 0m 0m 7.5m	
PARKING	AREA Y VEHICLE <input type="checkbox"/> BICYCLE <input checked="" type="checkbox"/>	0.5/UNIT	Bicycle parking locations may vary i.e. 50% of bicycle parking could be inside the building. No
DIMENSIONS	POSSIBLE # STOREYS POSSIBLE # FLOORS FLOOR AREA GROSS FLOOR AREA USABLE AREA (30% TARE*)	6.5 7 1843.232 m ² 12,902.62 m ² 9031.83 m ²	*TARE area is non usable space i.e. stairwells, elevator shafts, mechanical rooms, electrical rooms, walls, corridors (bike room in this case included in Tare)
PROPOSED USE	RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/>	Mid-Rise Less than 1500m ² for a food store in basement or ground floor will not require parking for the whole building	110-120 units at 75m² (±800 sf)
SPECIAL CONSIDERATIONS	*AM10 (10) **Schedule C16	*(a) Min 50% of frontage to be within 4.5m of front lot line for Residential Use	*(e) (ii) Any portion of the building within 10m of the front lot line must be at least 7.5m high and must contain at least 2 storeys. ** Front Yard setback 7.5 for ROW (right of way)

2.0 BUILDING MASSING AND SETBACKS





*THIS REPORT IS FOR REFERENCE
PURPOSES ONLY AND NOT INTENDED AS
LEGALLY BINDING.*