

**NOTICE OF MEETING
TO
QUEENSWAY TERRACE NORTH COMMUNITY MEMBERS
AND
NEIGHBOURS OF 2554 CARLING AVENUE**

FOR INFORMATION AND DISCUSSION regarding a Proposed Apartment Building for 2554 Carling Avenue, at the east corner of Carling and Tavistock

Proposal in brief: The property Owner would like to build a seven unit low rise apartment building, three storeys high with a basement.

Time: December 2, 2019 at 7:00 pm

Place of Meeting: Olde Forge at 2730 Carling Avenue

Co-sponsored by Zyer Developments and
the Queensway Terrace North Planning Committee.

For further information contact: Susan Smith at s.smith@sdsarch.ca or
Kathy Vandergrift, QTN Planning Committee, at
qtncommunity@gmail.com.

Susan D. Smith Architect,
941 Merivale Road
Ottawa, Ont. K1Z 6A1
Ph (613) 722 5327

November 26th, 2019

Dear Neighbours/FOR YOUR CONSIDERATION AND HELPFUL COMMENTS:

Hi:

My name is: John S. Napiorkowski, engaged by Zyer Developments Inc., the new owner of 2554 Carling Avenue. I have lived in this awesome neighbourhood for near 30 years.

My co-ordinates are:

Cell: (613) 581-3601

E:Mail – accurate.ottawa@gmail.com

Zyer Developments Inc., and I wish to provide you with colour renderings of Susan Smith Architect's and our studies with recommendations to replace the existing, not very sound house/building, with a 3 story, 7 unit, new, efficient family apartment residences, to fit attractively and functionally into you present and improving neighbourhood, respecting all the adjoining homes and proposed on-going improvements underway and that which will occur further.

We invite your input and wish to discuss any concerns our proposal may give you and encourage the comments you may have to improve our concept, in order to fit with comfort into your historical and future plans of enhancement.

We will entertain any questions or advice, by contacting me at your leisure, best by email or if you prefer by telephone. We certainly look forward to hearing from you soon.

My Kindest Regards,

John S. Napiorkowski – Representing Zyer Developments Inc

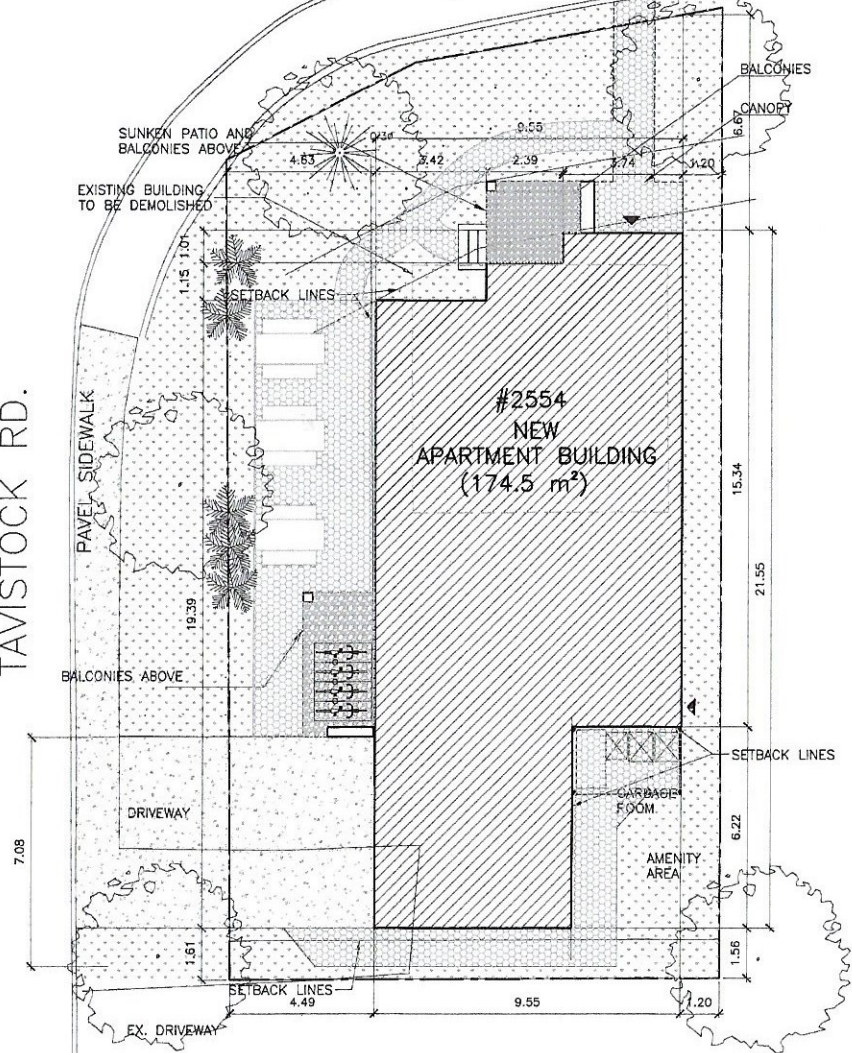




CARLING AVE.

CONCRETE SIDEWALK

TAVISTOCK RD.



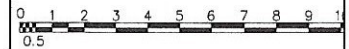
#2552

ZONING INFORMATION		
R4N		
PRINCIPAL DWELLING TYPE	REQUIRED FOR LOW RISE APARTMENT	PROPOSED 4 STOREY, 7 UNIT (BY ZONING DEFINITION)
MINIMUM LOT WIDTH	18m	16.07m (REQUIRED VARIANCE)
MINIMUM LOT AREA	540m ²	433.31m ² (REQUIRED VARIANCE)
MAXIMUM BUILDING HEIGHT	11m	11m
MINIMUM FRONT YARD SETBACK	6M	6m
MINIMUM CORNER SIDE YARD SETBACK	4.5m	4.5
MINIMUM REAR YARD SETBACK	28% LOT DEPTH BY MIN. 30% LOT WIDTH	28% OF 28m BY 30% OF 16.07m
MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	1.2m
MIN. LANDSCAPE AREA	30% (101.25 m ²)	32%
AMENITY SPACE	7 units @6m ² =42m ²	6 Balconies: 36m ² REAR YARD: 20 m ²
Parking Rate		
Motor Vehicle (0.5/unit)	NO REQUIRED	0 spaces
Bicycle Parking (0.5/unit)	4 spaces	6 spaces

Section 101 - Minimum Parking Space Rates

Within the area shown as Area Z on Schedule 1A No off-street motor vehicle parking is required to be provided under this section. (By-law 2016-249)

PROPOSED APARTMENT BUILDING
2554 CARLING AVE.
 OTTAWA, ONT.



LEGEND:

- ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- DEMOLISHED BUILDING
- NEW BUILDING
- LANDSCAPE AREA
- INTERLOCKING WALKWAY

SUSAN D. SMITH ARCHITECT

1114 GLADSTONE AVE
 OTTAWA, ONTARIO
 K1Y 3H5
 613-722-5327
 sds@magma.ca

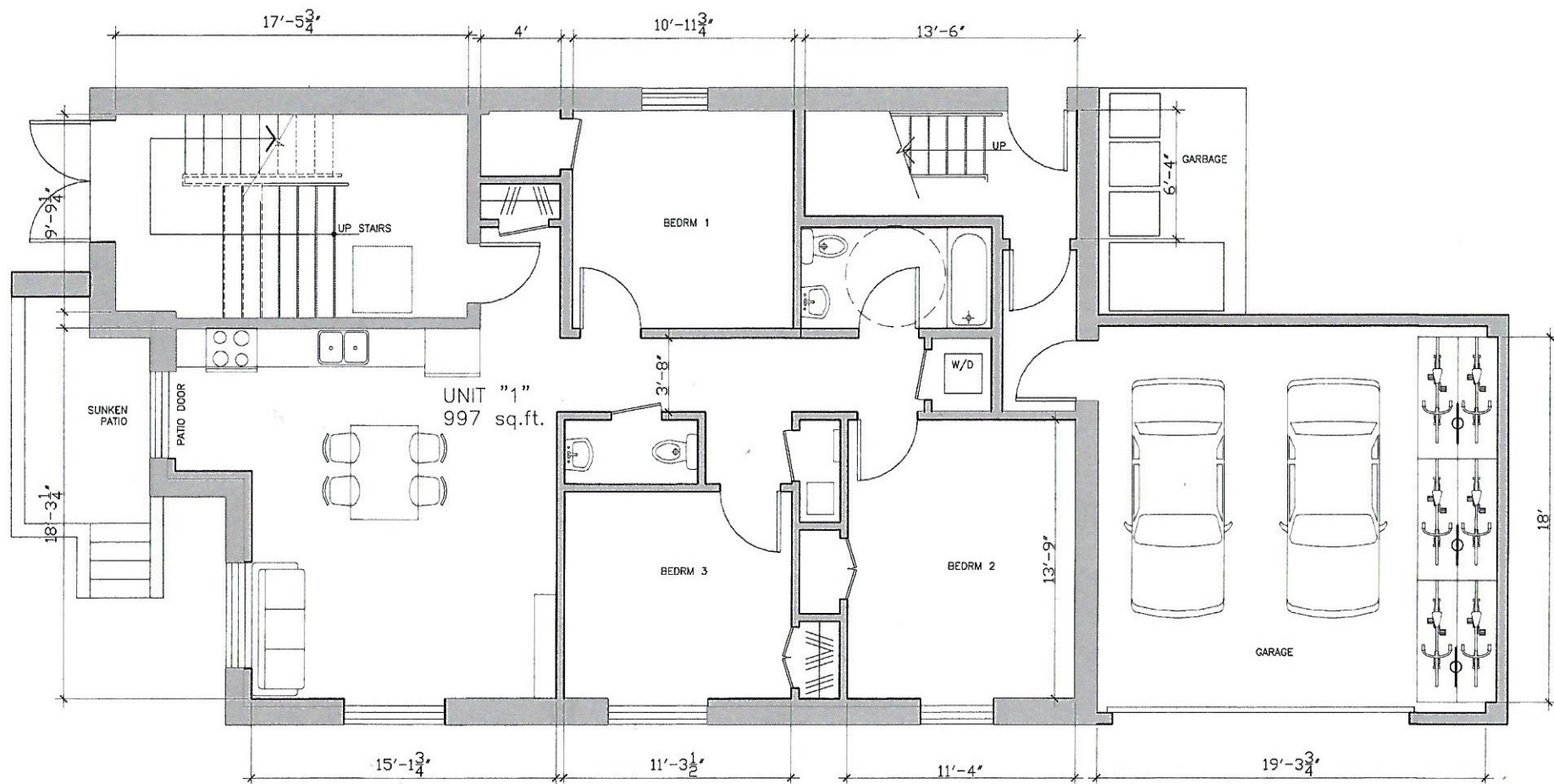
2	ISSUED FOR REVIEW	SEP 17/2019
1	ISSUED FOR REVIEW	JUN 06/2019
No.	REVISION	DATE

NOTES:
 1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
 2. All work to be in accordance with the Ontario Building Code, latest edition.

SITE PLAN

Scale	1:150
Drawn	TD
Checked	SDS
Date	DEC/2017
Job #	1769

SP



PROPOSED 3 STOREY
 APARTMENT BUILDING
 2554 CARLING AVE.
 OTTAWA, ONT.

SUSAN D. SMITH ARCHITECT
 941 Merivale
 Ottawa, Ontario
 K1Z 6A1
 613-722-5327
 s.smith@sdsarch.co

BASEMENT FLOOR PLAN

SCALE: 3/16"=1'-0"

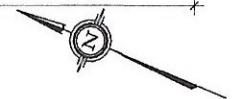
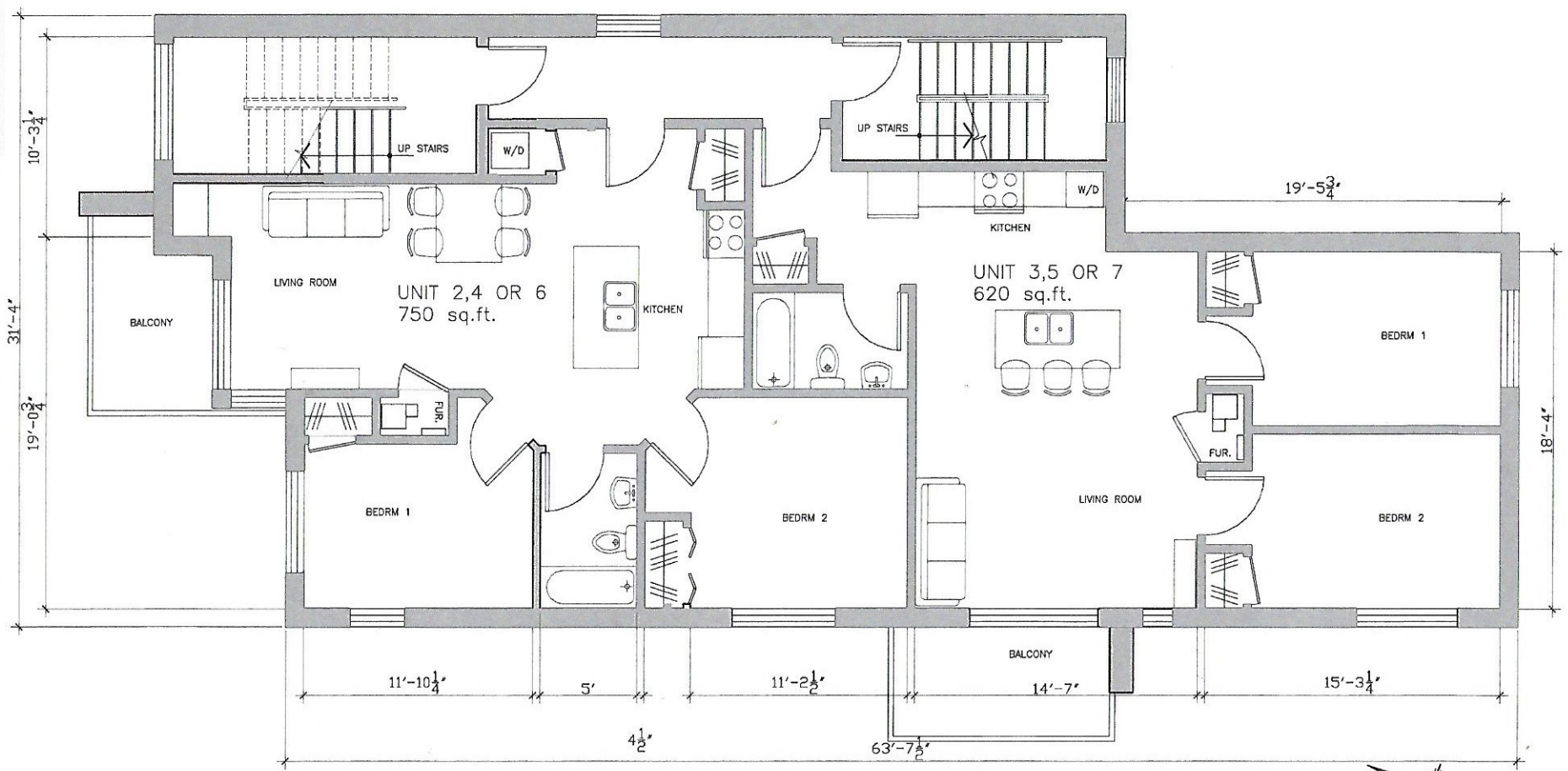
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DRAWN BY: T.D.

JOB # 174

DATE AUG./17

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**PROPOSED 3 STOREY
APARTMENT BUILDING
2554 CARLING AVE.
OTTAWA, ONT.**

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1st, 2nd, 3rd FLOOR PLAN
SCALE: 3/16"=1'-0"

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1	ISSUED FOR REVIEW	JUN. 06/2019
No.	REVISION	DATE

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