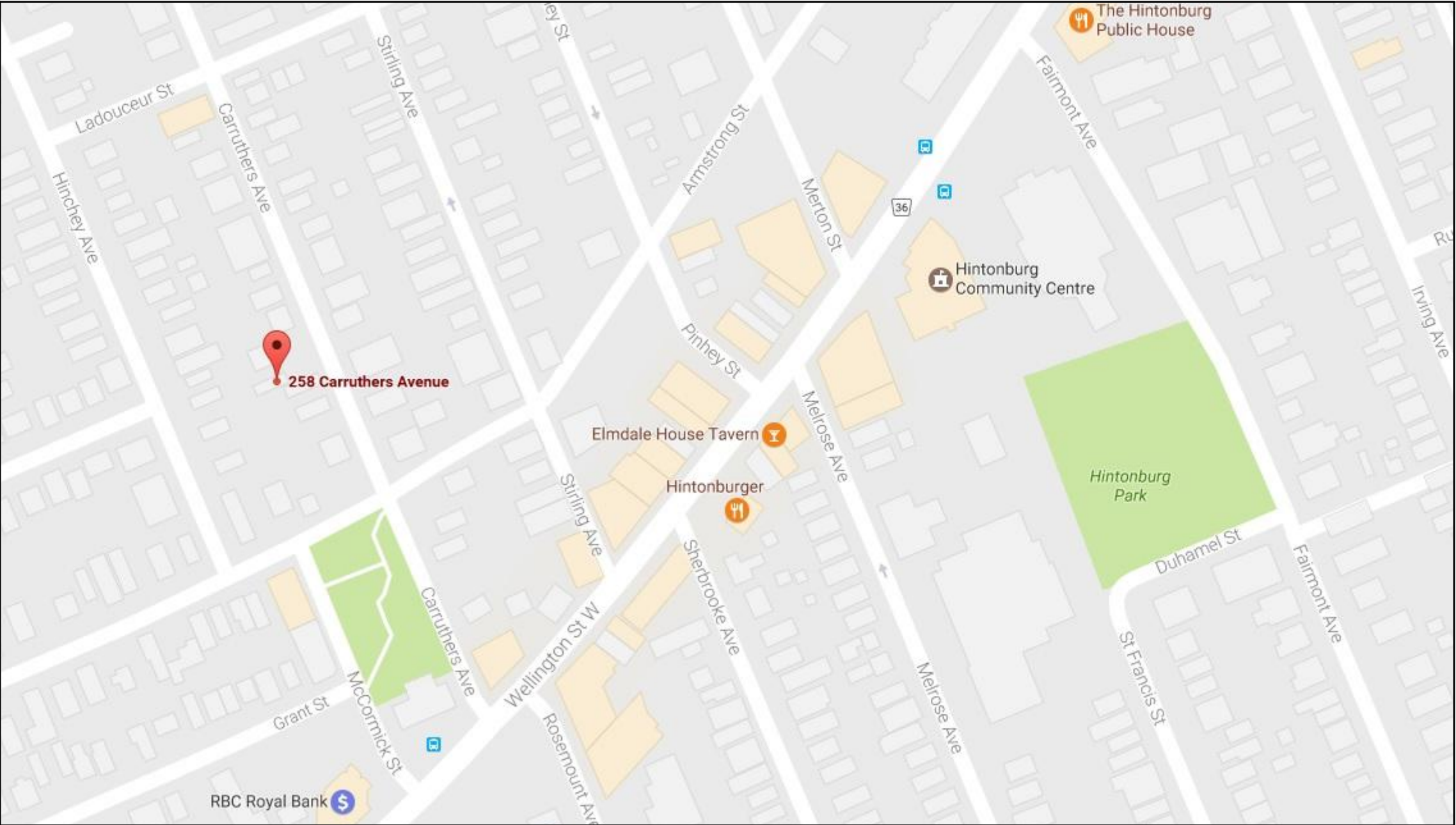


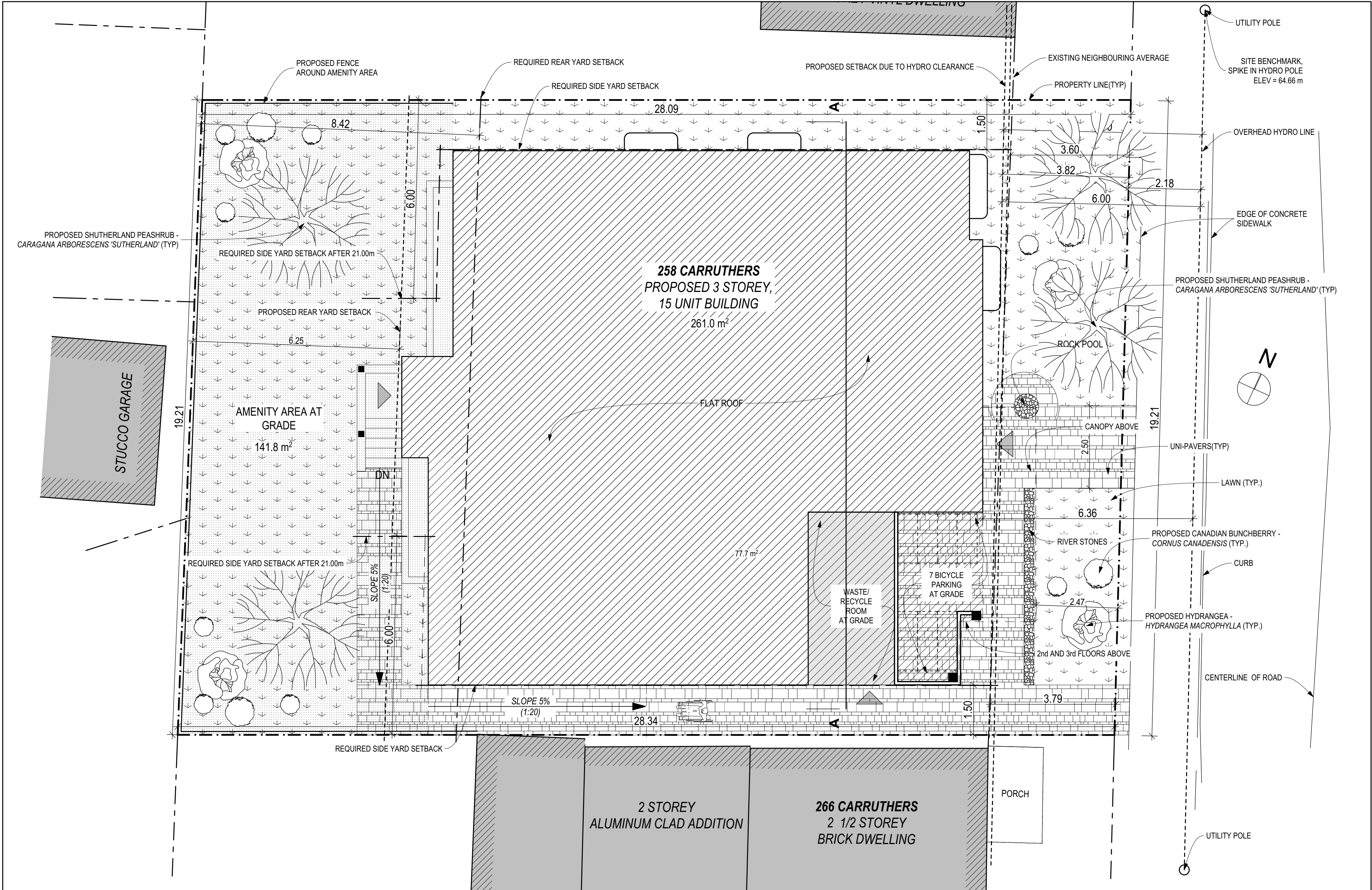
GROSS FLOOR AREA:  
BASEMENT: 240.9 m<sup>2</sup> (Z: 240.9 m<sup>2</sup>)  
GROUND: 235.8 m<sup>2</sup> (Z: 218.7 m<sup>2</sup>)  
SECOND: 265.6 m<sup>2</sup> (Z: 249.0 m<sup>2</sup>)  
THIRD: 265.6 m<sup>2</sup> (Z: 249.0 m<sup>2</sup>)  
TOTAL: 1034.7 m<sup>2</sup> (Z: 957.6 m<sup>2</sup>)

SITE BENCHMARK:  
Provided by:  
J.D. BARNES LTD  
Location/Description:  
SPKE IN HYDRO POLE, ELEV 64.66,  
LOCATED AT NORTH EASTCORNER OF SITE

258 Carruthers Avenue      Zoning: R4H			
Provision	Requirement	Provided	Relief required
Min Front Width	12m	19.21 m	X
Min Lot Area	360 m <sup>2</sup>	541.75 m <sup>2</sup>	X
Min Front Yard Setback	Neighbouring average: 3.7 m	3.8 m	X
Min Interior Side Yard	1.5m for the first 21 m of lot depth 6m beyond the first 21 m of lot depth	1.5	X
Min Rear Yard Setback	30% of lot depth	5.2 m	✓
Max Height	11m	10.8 m	X
Min Landscape Area	30% of lot area	54%	X
Min Required Parking	0.5 per unit after the first 12 = 2	0	✓
Min Bicycle Parking	0.5 per dwelling = 8	8	X
Min Visitor Parking	0.1 per unit after the first 12 = 0.4	0	X
Max width of driveway	3.6 m	0	X
Max width of a walkway	1.25 m	2.5 m	✓
Min Amenity Area	Total required amenity area: 168 m <sup>2</sup>	Total amenity area 143.8 m <sup>2</sup>	✓
	15 m <sup>2</sup> for the first 8 units, then 6 m <sup>2</sup> for any additional units	Communal amenity area at grade: 141.8 m <sup>2</sup> at rear yard	
	Communal amenity area required for the first 8 units must: 1. Be located at rear yard 2. Consist of at least 80% soft landscaping 3. Abut rear lot line Required communal amenity area at grade: 120 m <sup>2</sup>	Balconies: 2 m <sup>2</sup>	



2  
A-01  
CONTEXT PLAN  
SCALE = N.T.S.



1  
A-01  
Site/Landscape Plan  
SCALE = 1:75

STAMP:

CLIENT:

02	Response to SPC & ZBA comments	2019-02-22
01	Issued for SPC & ZBA	2018-10-24

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DO NOT COPY. DO NOT SCALE DRAWINGS.  
ALL DIMENSIONS TO BE CHECKED AND VERIFIED

NORTH:

PROJECT:

258 CARRUTHERS

258 CARRUTHERS AVENUE      OTTAWA, ONTARIO  
DRAWING:

Site/Landscape Plan

DESIGNED BY:      APPROVED BY:

DRAWN BY:

DATE:      SCALE:      AS SHOWN

RMA PROJECT NUMBER      SHEET NUMBER:

15200      A-01