DOUGLAS JAMES, MCIP, RPP **MANAGER, DEVELOPMENT REVIEW - CENTRAL PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

APPROVED By Jamesdo at 12:48 pm, Oct 01, 2019 GROSS FLOOR AREA: BASEMENT: <u>266.6 m² (Z: 239.8m²)</u> GROUND: 253.8 m² (Z: 234.2 m²) SECOND: 265.5 m² (Z: 245.3 m²) THIRD: 262.1 m² (Z: 243.5 m²) TOTAL: 1048.0 m² (Z: 962.8 m²)

> SITE BENCHMARK: Provided by: J.D. BARNES LTD Location/Description:

SPKE IN HYDRO POLE, ELEV 64.66, LOCATED AT NORTH EASTCORNER OF SITE

Min Front Width 541.75 m² Min Lot Area Neighbouring averrage: 3.7 Min Front Yard Setback 3.8 m 1.5m for the first 21 m of lot depth 6m beyond the first 21 Min Interior Side Yard 1.5 m of lot depth 30% of lot depth Min Rear Yard Setback 6.2 m 10.85 m 54% Min Landscape Area 30% of lot area 0.5 per unit after the first 12 = 1Min Required Parking Min Bicycle Parking 0.5 per dwelling = 7 0.1 per unit after the first 12 = Min Visitor Parking Max width of driveway 3.6 m Max width of a walkway 1.25 m 2.5 m Total required amenity area: Communal amenity area at Min Amenity Area grade: 142.2 m2 at rear yard 15 m² for the first 8 units, then 6 m² for any additional units Communal amenity area required for the first 8 units 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 m²

258 Carruthers Avenue Zoning: R4H

The Hintonburg
Public House Hintonburg Community Centre Elmdale House Tavern Hintonburg Park RBC Royal Bank (S)

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

UTILITY POLE EXISTING NEIGHBOURING AVERAGE SITE BENCHMARK, PROPOSED FENCE - REQUIRED REAR YARD SETBACK PROPOSED SETBACK DUE TO HYDRO CLEARANCE -SPIKE IN HYDRO POLE AROUND AMENITY AREA ELEV = 64.66 m- PROPERTY LINE(TYP) - REQUIRED SIDE YARD SETBACK OVERHEAD HYDRO LINE EDGE OF CONCRETE SIDEWALK PROPOSED SHUTHERLAND PEASHRUB -CARAGANA ARBORESCENS 'SUTHERLAND' (TYP) REQUIRED SIDE YARD SETBACK AFTER 21.00m 258 CARRUTHERS PROPOSED SHUTHERLAND PEASHRUB -PROPOSED 3 STOREY, CARAGANA ARBORESCENS 'SUTHERLAND' (TYP) 14 UNIT BUILDING PROPOSED REAR YARD SETBACK ∕ 266.4 m² BBQ **AMENITY AREA AT** STUCCO UNI-PAVERS(TYP) LAWN (TYP.) Table & Benches PROPOSED CANADIAN BUNCHBERRY -TRIVER STONES CORNUS CANADENSIS (TYP.) REQUIRED SIDE YARD SETBACK AFTER 21.00m 7 BICYCLE PARKING WASTE/ RECYCLE ROOM AT GRADE _ PROPOSED HYDRANGEA -HYDRANGEA MACROPHYLLA (TYP.) 2nd AND 3rd FLOORS ABOVE CENTERLINE OF ROAD — REQUIRED SIDE YARD SETBACK ~ PORCH 2 STOREY 266 CARRUTHERS 2 1/2 STOREY ALUMINUM CLAD ADDITION / UTILITY POLE BRICK DWELLING

04	Issued for SPC & ZBA approval	2019-08-23
03	Response to SPC & ZBA comments	2019-04-03
02	Response to SPC & ZBA comments	2019-02-22
01	Issued for SPC & ZBA	2018-10-24

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NORTH:

PROJECT:

258 CARRUTHERS

OTTAWA, ONTARIO

258 CARRUTHERS AVENUE

Site/Landscape Plan

DESIGNED BY: APPROVED BY: SCALE: MARCH 2017 AS SHOWN RMA PROJECT NUMBER SHEET NUMBER: A-01 15200