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

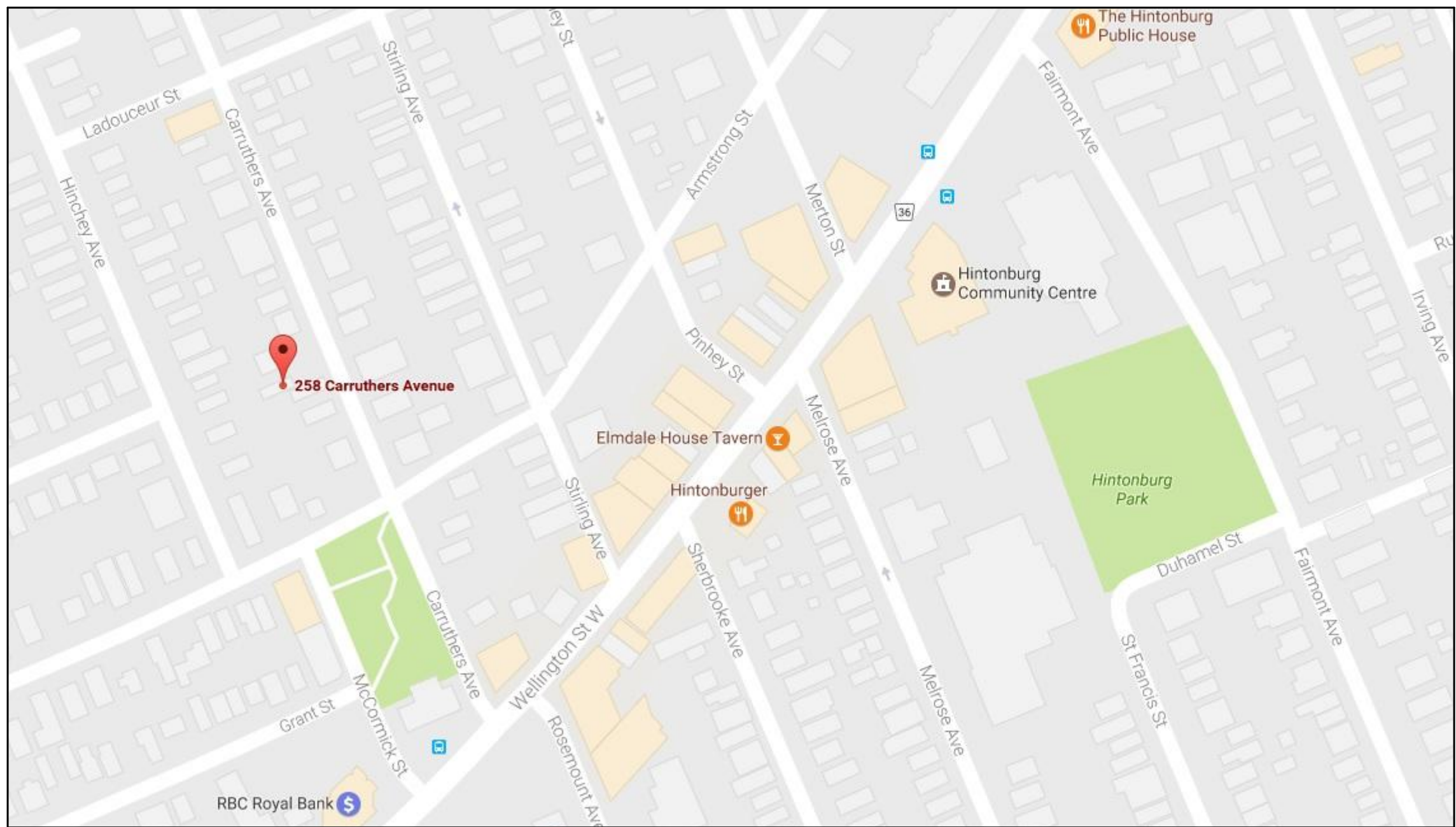
APPROVED
By Jamesdo at 12:48 pm, Oct 01, 2019

GROSS FLOOR AREA:
BASEMENT: 266.6 m² (Z: 239.8 m²)
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)

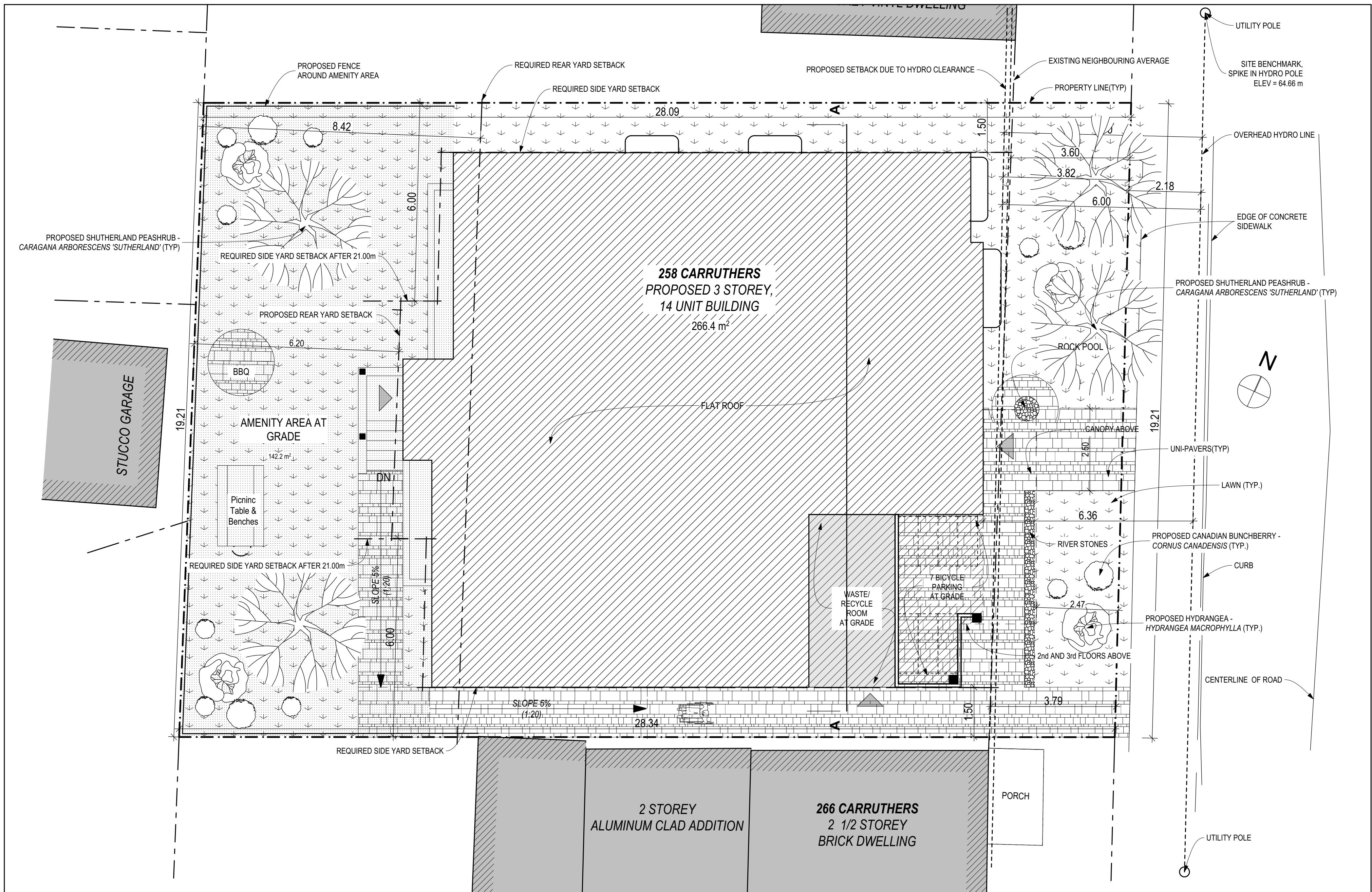
SITE BENCHMARK:
Provided by:
J.D. BARNES LTD
Location/Description:
Spike in HYDRO POLE, ELEV 64.66,
LOCATED AT NORTH EASTCORNER OF SITE

258 Carruthers Avenue Zoning: R4H

Provision	Requirement	Provided	Relief required
Min Front Width	12m	19.21 m	X
Min Lot Area	360 m ²	541.75 m ²	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	6.2 m	✓
Max Height	11m	10.85 m	X
Min Landscape Area	30% of lot area	54%	X
Min Required Parking	0.5 per unit after the first 12 = 1	0	✓
Min Bicycle Parking	0.5 per dwelling = 7	17	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: 156 m ² 15 m ² for the first 8 units, then 6 m ² for any additional units 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 ²	Communal amenity area at grade: 142.2 m2 at rear yard	✓



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



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

STAMP:

CLIENT:

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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ALL DIMENSIONS TO BE CHECKED AND VERIFIED

NORTH:

PROJECT:

258 CARRUTHERS

258 CARRUTHERS AVENUE OTTAWA, ONTARIO
DRAWING:

Site/Landscape Plan

DESIGNED BY:	APPROVED BY:
EM	RM
DRAWN BY:	
EM	
DATE:	SCALE:
MARCH 2017	AS SHOWN
RMA PROJECT NUMBER	SHEET NUMBER:

15200 A-01