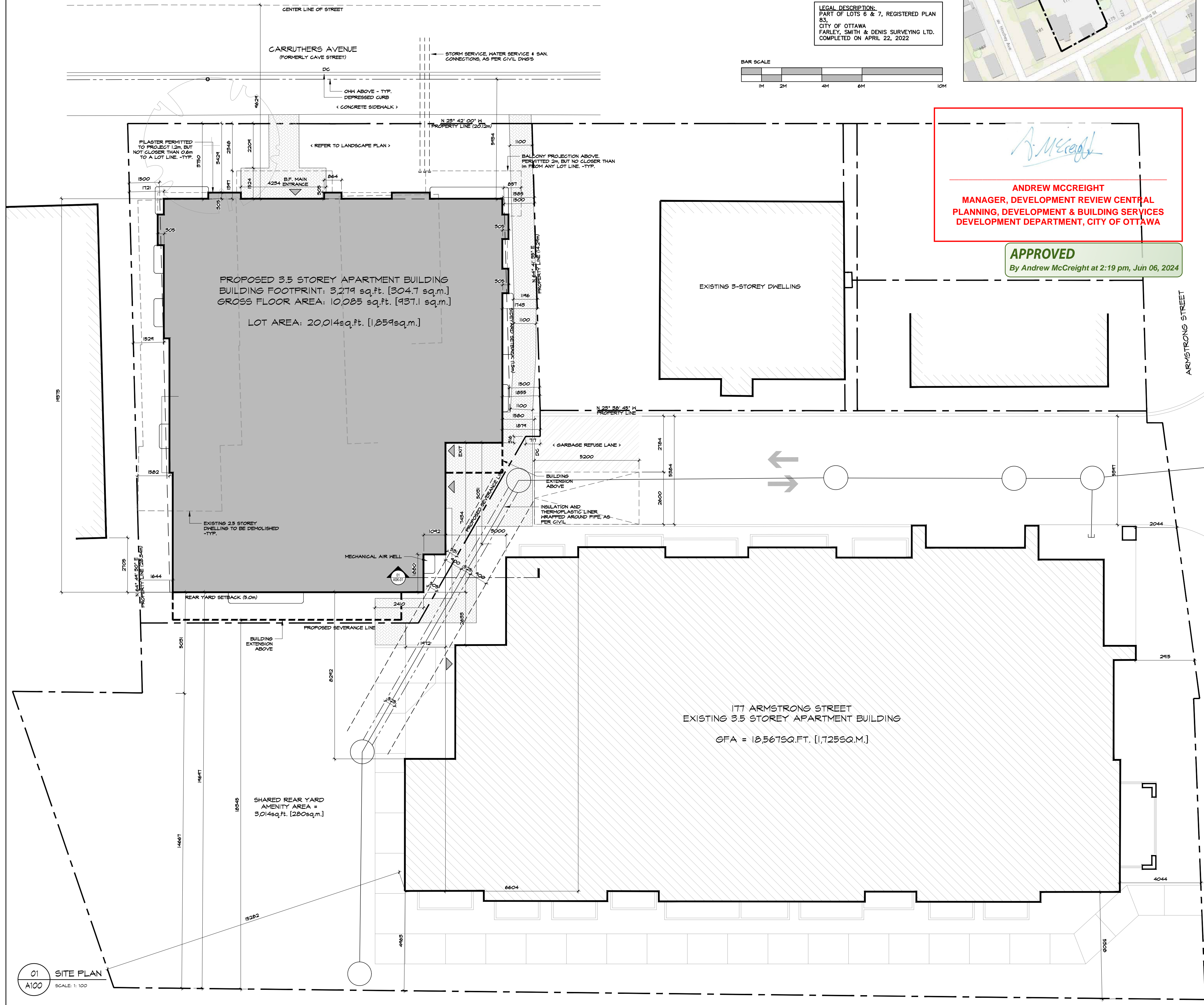
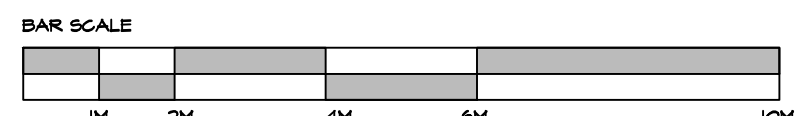


LEGEND		NEW CONSTRUCTION		EXISTING BUILDINGS	
	NEW OVERHEAD DOOR		NEW CONSTRUCTION		EXISTING BUILDINGS
	NEW DOOR / ENTRANCE		EXISTING BUILDINGS		BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS
	PROPOSED RIVERSTONE MULCH		PROPERTY LINE		EXISTING FENCE
	EXISTING VEGETATION REFER TO LANDSCAPE DWGS		EXISTING FENCE		MINIMUM SETBACKS (ZONING)
	BICYCLE PARKING SPACE (1.8Mx0.6M)		TWO WAY TRAFFIC		DEPRESSED CURB (DC)
	NO PARKING LINES		NEW SIGN, REFER TO SIGN LEGEND		HYDRO POST
	PROPOSED PRECAST CONCRETE PAVERS		STREET LIGHT		DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
	PROPOSED SOD - REFER TO LANDSCAPE DWGS		HYDRO POST		V VISITOR PARKING
	NEW SAWCUT CONCRETE SIDEWALK		V VISITOR PARKING		
	PARKING STALL COUNT PER ROW				



LEGAL DESCRIPTION:  
PART OF LOTS 6 & 7, REGISTERED PLAN 83,  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD.  
COMPLETED ON APRIL 22, 2022



**ANDREW MCCREIGHT**  
MANAGER, DEVELOPMENT REVIEW CENTRAL  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Andrew McCreight at 2:19 pm, Jun 06, 2024

CITY OF OTTAWA ZONING BY-LAW

ZONING MECHANISM	RAUB PROVISION (PUD)	PROPOSED	COMPLIANCE
MINIMUM LOT WIDTH	N/A	20.12m	X
MINIMUM LOT AREA (EXCEPTION 2701 - ONE LOT FOR ZONING PURPOSES)	1,400m <sup>2</sup>	1,859m <sup>2</sup>	
MAXIMUM BUILDING HEIGHT (AS PER BUILDING TYPE (LOW-RISE APARTMENT - MAXIMUM OF 12 UNITS) SCHEDULE 495)	11.1m	11.08m	
MINIMUM FRONT YARD SETBACK (SCHEDULE 495 - CARRUTHERS AVE.)	3.7m (MEASURED FOR 276 CARRUTHERS)	3.75m	
MINIMUM CORNER SIDE YARD SETBACK (SCHEDULE 495 - ARMSTRONG ST.)	1.5m	2.0m	
MINIMUM REAR YARD SETBACK (SCHEDULE 495 - ARMSTRONG ST.)	1.2m	19.6m	
MINIMUM INTERIOR SIDE YARD SETBACK (SCHEDULE 495)	1.5m	1.5m	
INTERIOR YARD AREA (EXCEPTION 2701)	NOT REQUIRED	NOT PROPOSED	
MAXIMUM NUMBER OF UNITS FOR A LOW-RISE APARTMENT IN RAUB (EXCEPTION 2701)	18 UNITS	18 UNITS	
LOW-RISE APARTMENT DWELLINGS IN RAUB ZONE (SECTION 161)	IN THE CASE OF A LOT OF 450m <sup>2</sup> OR GREATER: AT LEAST 25% OF DWELLING UNITS MUST HAVE AT LEAST 2 BEDROOMS	28%	
PRINCIPAL ENTRANCE (SECTION 161)	1 ENTRANCE	1 BARRIER-FREE MAIN ENTRANCE	
FRONT FACADE (SECTION 161)	25% WINDOWS	33.6% WINDOWS	
FRONT YARD FIXTURES (SECTION 161)	THE FRONT YARD MUST BE EQUIPPED WITH SOLID, PERMANENT FIXTURES TO PREVENT MOTOR VEHICLE PARKING	TREES ARE PROVIDED WITHIN THE FRONT YARD TO PREVENT VEHICLE PARKING	
BALCONY (SECTION 161) (EXCEPTION 2701)	1 BALCONY OR PORCH FOR EVERY UNIT THAT FACES A PUBLIC STREET ABOVE THE FIRST STOREY, AND	1 BALCONY FOR EACH UNIT FACING THE STREET ON THE SECOND AND THIRD STOREYS	
LANDSCAPED AREA (TOTAL LOT AREA) (SECTION 161)	30%	38.4% (714.15m <sup>2</sup> )	
LANDSCAPED AREA (REAR YARD) (SECTION 161)	A) ANY PART OF THE REAR YARD NOT OCCUPIED MUST BE SOFTLY LANDSCAPED B) THE MINIMUM AREA OF SOFT LANDSCAPING PER (A) MUST BE AT LEAST 50 PERCENT OF THE REAR YARD	REAR YARD IS PROPOSED TO BE SOFTLY LANDSCAPED REAR YARD = 280m <sup>2</sup> AND PROPOSED TO BE SOFTLY LANDSCAPED	
LANDSCAPED AREA FRONT YARD (SECTION 161)	40% x 30m	78% = 58.8m <sup>2</sup>	
MINIMUM WIDTH OF A PRIVATE WAY (EXCEPTION 2701)	5.3m	5.3m	
MINIMUM SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (SECTION 131)	1.8m	1.87m	
MINIMUM SEPARATION DISTANCE BETWEEN BUILDINGS (SECTION 131)	WHERE THE HEIGHT OF ABUTTING BUILDINGS WITHIN THE PID IS EQUAL TO OR LESS THAN 14.5m: 1.2m	3.0m	
AMENITY AREA (SECTION 137)	RAUB ZONE NOT REQUIRED TO HAVE AMENITY SPACE	PRIVATE: 32.8m <sup>2</sup> COMMUNAL: 121m <sup>2</sup> (ROOF TOP) & 280m <sup>2</sup> (SHARED REAR YARD)	

CLIENT NAME: THE BERG HOMES

NOTES:  
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.  
2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.  
3) DO NOT SCALE DRAWINGS.  
4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.  
5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

**BUILDING FLOOR STATISTICS**

FLOOR	SUITES	2 BED	1 BED	STUDIO
LOWER LEVEL	4	1	3	N/A
GROUND FLOOR	4	N/A	4	N/A
SECOND FLOOR	5	2	3	N/A
THIRD FLOOR	5	2	3	N/A
TOTAL	18	5	13	0

**177 ARMSTRONG STREET**

NO.	DATE	REVISION
17	2024.05.16	ISSUED FOR SPC RESPONSE
16	2024.05.15	ISSUED FOR COORDINATION
15	2024.03.28	ISSUED FOR SPC RESPONSE
14	2024.01.23	ISSUED FOR COORDINATION
13	2023.12.20	ISSUED FOR SPC RESPONSE
12	2023.11.20	ISSUED FOR COORDINATION
11	2023.10.27	ISSUED FOR REVIEW
10	2023.09.26	ISSUED FOR REVIEW
09	2023.07.17	ISSUED FOR SPC RESPONSE
08	2023.03.24	REISSUED FOR ZONING & SPC
07	2023.02.24	ISSUED FOR COORDINATION
06	2023.02.13	ISSUED FOR REVIEW
05	2023.01.09	ISSUED FOR OPEN HOUSE
04	2022.11.07	ISSUED FOR RE-ZONING AND SPC
03	2022.11.04	ISSUED FOR COORDINATION
02	2022.08.15	ISSUED FOR COORDINATION
01	2022.07.27	ISSUED FOR REVIEW

SEAL: ARCHITECT ASSOCIATION OF ONTARIO  
S.J. LAWRENCE ARCHITECT INCORPORATED  
S. J. LAWRENCE  
ARCHITECT  
INCORPORATED  
LICENCE 4462

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S.J. LAWRENCE ARCHITECT INCORPORATED  
18 DEAKIN STREET SUITE 205 OTTAWA, ONTARIO K2E 8B7  
T: (613) 728-7770 F: (613) 728-7703 sl@slarchitect.com

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PROJECT: CARRUTHERS DEVELOPMENT  
266 CARRUTHERS, OTTAWA, ON

SHEET TITLE: SITE PLAN  
DRAWN BY: B.L. CHECKED BY: S.J.L.  
PLOT DATE: 2024.05.16 PROJECT DATE: 2022.06.08  
JOB NUMBER: SL-1077-22 SCALE: AS SHOWN  
SHEET NUMBER: A1.0