



116-118 CARRUTHERS AVENUE						
SITE PLAN OF SURVEY PART OF LOT 15, WEST CARRUTHERS AVENUE REGISTERED PLAN 35, CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., COMPLETED MARCH 1, 2024		SURVEY INFO. SURVEY INFO TAKEN FROM TOPOGRAPHIC PLAN OF LOT 15, WEST CARRUTHERS AVENUE REGISTERED PLAN 35, CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., MARCH 1, 2024				
R4UD - RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA; DWELLING TYPE: 4 STOREY LOW-RISE RESIDENTIAL						
ZONING MECHANISMS	REQUIREMENT	PROVIDED	SECTION			
A) MINIMUM LOT AREA	450 m²	456.07 m²	Section 162, Table 162A			
B) MINIMUM LOT WIDTH	15 m	15.29 m	Section 162, Table 162A			
C) MINIMUM LOT DEPTH	N/A	29.84 m	Section 162, Table 162A			
D) MINIMUM FRONT YARD SET BACK	Lesser of the average of abutting lots' corresponding FYS (~ 1.99 m) or 4.5 m	2.59 m	Section 144(1)(a); Section 162, Table 162A			
E) MINIMUM INTERIOR SIDE YARD SET BACK	1.5 m	1.5 m, 2.44 m	Section 144, Table 144A			
F) MINIMUM REAR YARD SETBACK	%30 of lot depth (8.952m)	9 m	Section 144(3)(a)			
G) MINIMUM REAR YARD AREA	25% of lot area (114.32 m2)	138.5 m2	Section 162, Table 162A			
H) MAXIMUM BUILDING HEIGHT	14.5 m	14.26 m				
I) PERCENTAGE OF LANDSCAPE AREA OF THE LOT AREA	30% of lot area (136.82 m2)	30.04% (136.99 m2)	Section 161(8)			
J) MINIMUM AREA OF SOFTLANDSCAPING IN REAR YARD AREA	On a lot greater than 450 m2 in area: 50% of rear yard Minimum aggregate area of 25 m2, with a longer dimension <= 2 x shorter dimension	73.63 m2 53.15%	Section 161(15)(b)(i) Section 161(15)(b) (iv)			
K) MINIMUM AGGREGATE FRONT YARD SOFTLANDSCAPED AREA	For lot where FYS is 1.5-3m: 20% (7.64 m2)	39.21% (12 m2)	Section 161, Table 161			
L) MINIMUM FENESTRATION REQUIREMENT	Front facade: at least 25% windows	34% windows	Section 161(15)(g)			
M) MINIMUM FRONT FACADE ADDITIONAL RECESS	At least 20% of front facade minimum of 0.6 m from front setback line	23.6%	Section 161(15)(h)			
N) MINIMUM VEHICLE PARKING (RESIDENTS) Area 2 on Schedule 1A	0	0	Section 101(2)			
O) MINIMUM VEHICLE PARKING (VISITOR)	No Visitor parking spaces are required for the first 12 units, 0.1 per unit parking space per unit after 12 units ((17-12)x0.1=0.5 (1) parking space)	1 30.04% (136.99 m2)	Section 102(2)			
P) MINIMUM PARKING SPACE	2.6 m (width) x 5.2 m (length) Maximum width of 3.1 m		Section 106(1)			
R) UNIT BREAKDOWN	25% 2 bedroom units (4)	Total unit number=17 Number of 2 bedroom unit=4	Section 161(16)			
S) MINIMUM BICYCLE PARKING	0.5 per dwelling unit (17x0.5=8.5= 9 parking spaces)	17 parking spaces	Section 111, Table 111A(b)			
T) AMENITY AREA	0	63.9 m² rear yard 9.8 m² balcony 42.1 m² roof top patio				
BUILDING AREAS		UNIT BREAKDOWN				
BASEMENT		BACHELOR	1 BED	2 BED	TOTAL	
BUILDING AREA	205.2 m²					
GFA	145.6 m²	BASEMENT	1	1	1	3
GROUND FLOOR		GROUND FLOOR	1	1	1	3
BUILDING AREA	210 m²	SECOND FLOOR	2	1	1	4
GFA	151 m²					
SECOND FLOOR		THIRD FLOOR	3	1	0	4
BUILDING AREA	210 m²	FOURTH FLOOR	1	1	1	3
GFA	162.4 m²	TOTAL	8	5	4	17
THIRD FLOOR		GARBAGE REQUIREMENT		SNOW REMOVAL REQUIREMENT		
BUILDING AREA	196 m²	GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE GARBAGE SHED AND REMOVED BY THE CITY DURING COLLECTION		PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS & WINDOW WELLS THROUGHOUT THE WINTER		
GFA	148.5 m²					
FOURTH FLOOR						
BUILDING AREA	196 m²					
GFA	150.5 m²					
TOTAL BUILDING AREA	1017.2 m²					
TOTAL GFA	758 m²					
AVERAGE GRADE:						
CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES						
AVERAGE GRADE : 62.14m (62.09m + 61.86m + 62.27m + 62.35m) /4						

SITE LEGEND

NEW TREE

EX. TREE TO BE REMOVED

NEW SHRUB

PROPOSED BUILDING

EXISTING BUILDING TO BE DEMOLISHED

PROPOSED / EXISTING ENTRY / EXIT

PROPERTY LINE

DENOTES HARD LANDSCAPING (PAVER)

DENOTES SOFT LANDSCAPING

EXISTING UTILITY POLE

EXISTING FIRE HAYDRANT

EXISTING PRIVATE RIGHT OF WAY (GRAVEL) CONVERTED TO ASPHALT

SNOW STORAGE AREA

WASTE COLLECTION AREA

BYCYCLE PARKING (SOD)

BYCYCLE PARKING (PAVER)

BIKE RACKS

CAR PARKING SPACE (ASPHALT)

EX. CHAINED LINK/BOARD FENCE

EXTERIOR LIGHT

WASTE COLLECTION LEGEND

GB 4YD GARBAGE CONTAINER

BB 3-360L BLUE BIN

B 3-360L BLACK BIN

G 240L ORGANICS

SITE NOTES

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES

EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY

ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL

ALL MEASUREMENTS ARE METRIC (ACCOMPANYING IMPERIAL MEAS. MAY APPEAR)

EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED UNLESS OTHERWISE NOTED BY THE CIVIL ENGINEER

SNOW ACCUMULATION TO BE REMOVED OFF SITE IMMEDIATELY AS NEEDED

1 SITE
1:100

3 GARBAGE ENCLOSURE
1:75

5 FRONT ELEVATION
1:75

4 SIDE ELEVATION
1:75

6 BICYCLE PARKING @ GRADE (TYP.)
1:20

REDLINE ARCHITECTURE INC.

Tel: 613-612-2232
info@redlinearchitecture.ca
www.redlinearchitecture.ca

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LANDS REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT
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GENERAL NOTES:

ONTARIO ASSOCIATION OF ARCHITECTS
LEVENT TATAR
LICENSE
1942

116-118 CARRUTHERS AVE.
FOUR STOREY LOW RISE
APARTMENT DWELLING

OWNER/DEVELOPER:
MA PRECIOUS HOLDING INC.

ARCHITECT:
REDLINE ARCHITECTURE INC.

APPLICANT:
OR PLANNING + DESIGN,
DANIEL EDWARDS
24 KIRKSTALL AVENUE, OTTAWA,
ON K3B 3M5

CIVIL ENGINEER:
EOP SERVICES INC.
100-2602 QUEENSWAY DRIVE
OTTAWA, ONTARIO K2B 9H6

LANDSCAPING:
JAMES B. LENOX & ASSOCIATES INC.
332 CARLING AVE OTTAWA ON K2H 5A8
CANADA

SURVEYOR:
ADVLTD
14 CONCOURSE GATE, SUITE 500
OTTAWA ON K2E 7G6

CONSULTANTS:
STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

	MDY
9	
8	
7	
6	
5	
4	
3	ISSUED FOR SPA REV. 04/28/25
2	ISSUED FOR SPA REV. 01/02/25
1	ISSUED FOR SPA 11/12/24
NO.	REVISION/ISSUE DATE

PROJECT:

116-118 CARRUTHERS AVE.
116-118 CARRUTHERS AVE.
OTTAWA, ON K1Y 1N6

SITE PLAN

DRAWN BY: SHEET:
DATE: MAY 3, 2024
SCALE: AS NOTED

A0

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