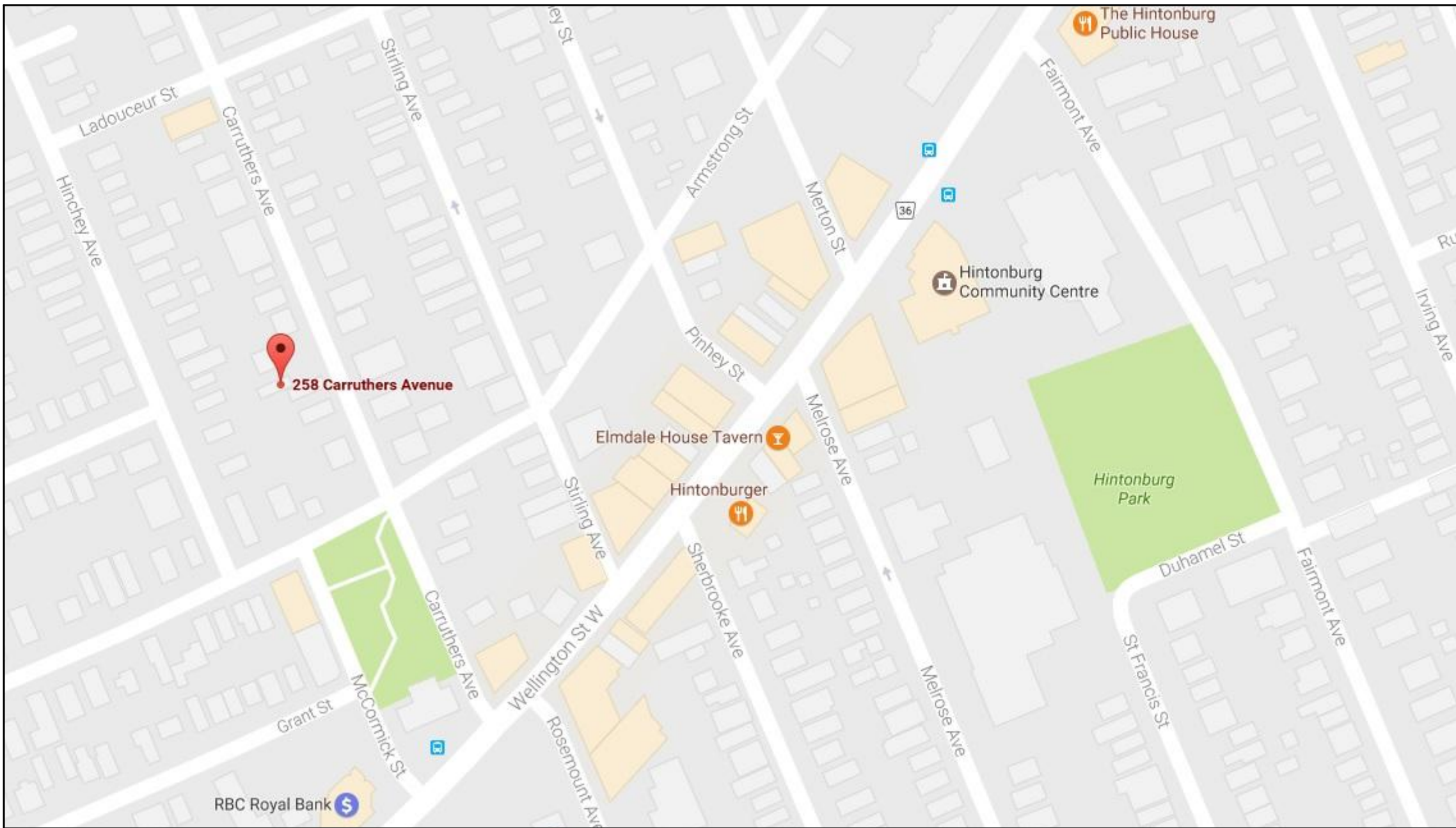
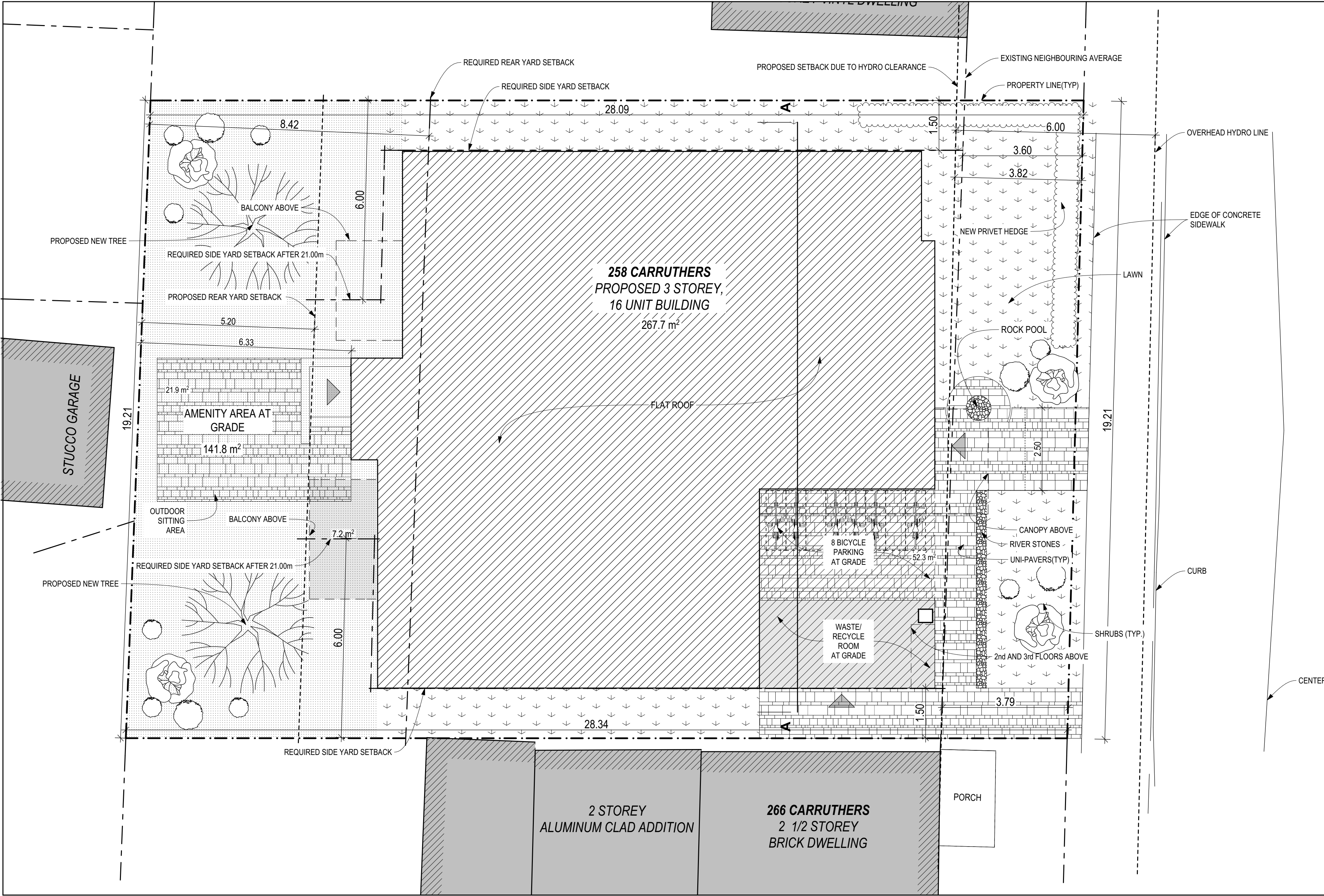


GROSS FLOOR AREA:	
BASEMENT:	240.9 m <sup>2</sup> (Z: 240.9 m <sup>2</sup> )
GROUND:	235.8 m <sup>2</sup> (Z: 218.7 m <sup>2</sup> )
SECOND:	265.6 m <sup>2</sup> (Z: 249.0 m <sup>2</sup> )
THIRD:	265.6 m <sup>2</sup> (Z: 249.0 m <sup>2</sup> )
TOTAL:	1034.7 m <sup>2</sup> (Z: 957.6 m <sup>2</sup> )

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 168.2 m <sup>2</sup>	X
	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:	Balconies: 26.4 m <sup>2</sup>	
	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>		



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



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

STAMP:

CLIENT:

01	Issued for SPC & ZBA	2016-10-24
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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:

DRAWN BY:

DATE: MARCH 2017 SCALE: AS SHOWN

RMA PROJECT NUMBER SHEET NUMBER:

15200 A-01