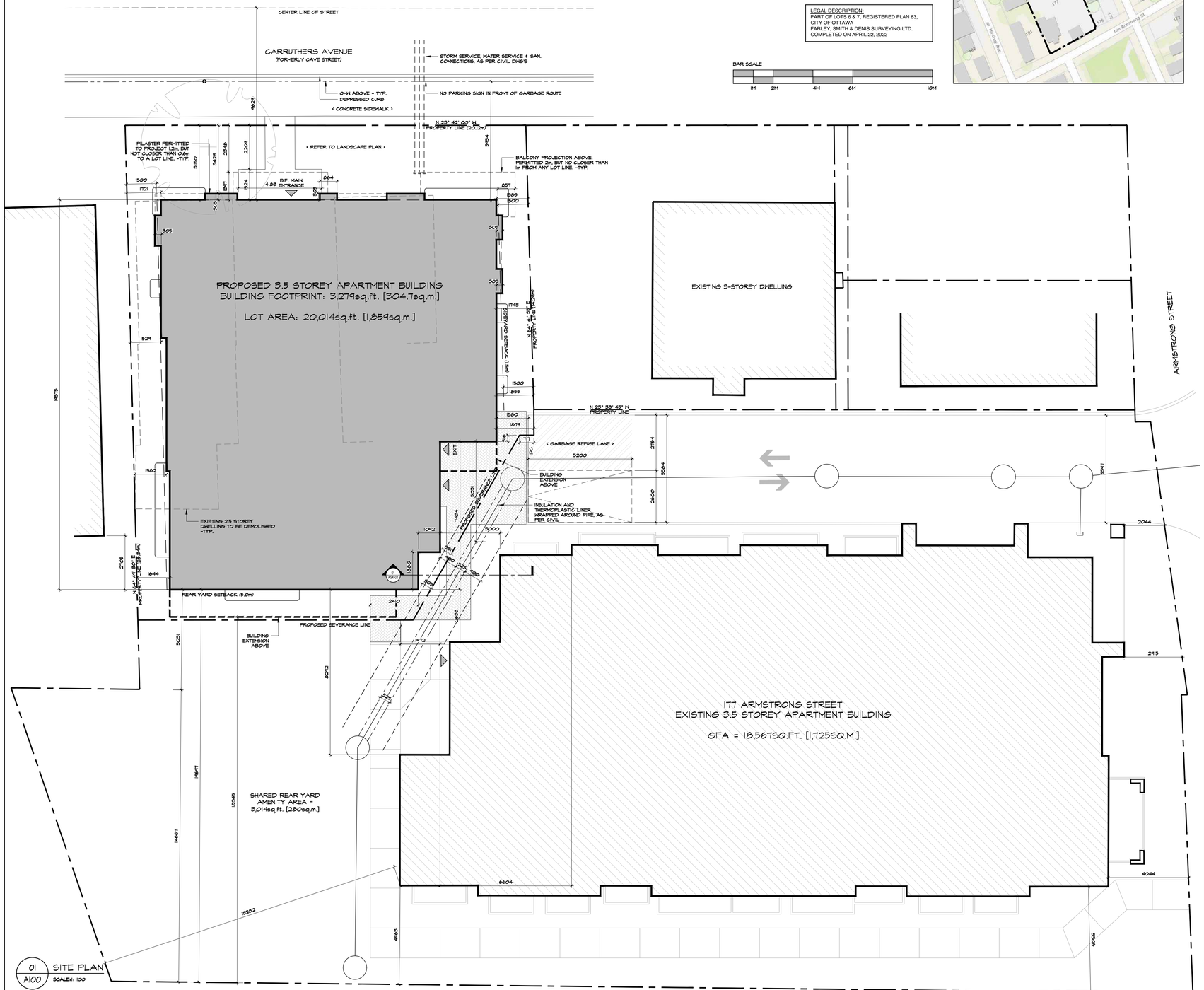
LEGEND

- NEW OVERHEAD DOOR (O/H)
- NEW DOOR / ENTRANCE
- PROPOSED RIVERSTONE MULCH
- EXISTING VEGETATION REFER TO LANDSCAPE DWGS (0.3Ø)
- BICYCLE PARKING SPACE (1.8Mx0.6M)
- NO PARKING LINES
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED SOD - REFER TO LANDSCAPE DWGS
- NEW SAWCUT CONCRETE SIDEWALK
- (#) PARKING STALL COUNT PER ROW
- S# NEW SIGN, REFER TO SIGN LEGEND
- SL STREET LIGHT
- SL HYDRO POST
- DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
- V VISITOR PARKING
- TWO WAY TRAFFIC
- DEPRESSED CURB (DC)
- PROPERTY LINE
- EXISTING FENCE
- MINIMUM SETBACKS (ZONING)
- NEW CONSTRUCTION
- EXISTING BUILDINGS
- BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS
- *REFER TO LANDSCAPE DWGS

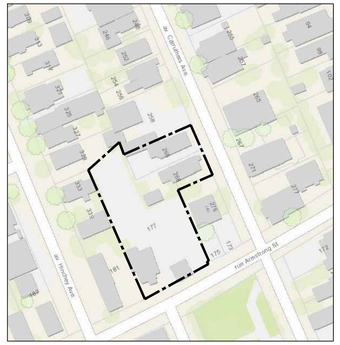
LEGAL DESCRIPTION:
PART OF LOTS 6 & 7, REGISTERED PLAN 83,
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD.
COMPLETED ON APRIL 22, 2022

BAR SCALE
1M 2M 4M 6M 10M



01 SITE PLAN
A100 SCALE: 1: 100

KEY PLAN



CITY OF OTTAWA ZONING BY-LAW

ZONING MECHANISM	R4UB PROVISION (PUD)	PROPOSED	COMPLIANCE
MINIMUM LOT WIDTH	N/A	20.12m	
MINIMUM LOT AREA	1,400m²	1,859m²	
MAXIMUM BUILDING HEIGHT	11m	11m	X
MINIMUM FRONT YARD SETBACK (SEC. 144)	3.91m (MEASURED FOR 276 CARRUTHERS)	3.75m	X
MINIMUM CORNER SIDE YARD SETBACK	1.5m	>1.5m	
MINIMUM REAR YARD SETBACK SECTION 144 (5)	1.2m	19.6m	
MINIMUM INTERIOR SIDE YARD SETBACK	FOR THE FIRST 18M BACK FROM THE STREET: 1.5m FOR THE REMAINDER: 25% OF THE LOT DEPTH TO A MAXIMUM OF 7.5m	NORTH: 1.5m FOR FULL LENGTH OF BUILDING SOUTH: 1.5m	
INTERIOR YARD AREA SECTION 144 (6)	A MINIMUM INTERIOR YARD IS REQUIRED THAT ABUTS THE REAR YARD AND INTERIOR SIDE YARD BY EXTENDING A PARALLEL LINE FROM THE MINIMUM REQUIRED REAR YARD SETBACK (1.2 M) AFFECTING THE ABUTTING LOT, ACROSS THE LONGEST SHARED COMMON LINE INTO THE AFFECTED SITE FOR A DISTANCE EQUAL TO 30% OF THE AFFECTED LOT'S ACTUAL WIDTH.	NO INTERIOR YARD AREA IS PROPOSED, HOWEVER, A REAR YARD OF 275m² IS PROPOSED.	X
MAXIMUM NUMBER OF UNITS FOR A LOW-RISE APARTMENT IN R4UB	12 UNITS	18 UNITS	X
LOW-RISE APARTMENT DWELLINGS IN R4UB ZONE	NO MOTOR VEHICLE PARKING IS PERMITTED ON A LOT LESS THAN 450m²	N/A	N/A
	IN THE CASE OF A LOT OF 450m² OR GREATER: A) AT LEAST 25% OF DWELLING UNITS MUST HAVE AT LEAST 2 BEDROOMS	28%	
PRINCIPAL ENTRANCE	1 ENTRANCE	1 PRINCIPAL ENTRANCE, BICYCLE STORAGE ENTRANCE, 1 BARRIER-FREE ENTRANCE	
FRONT FACADE	25% WINDOWS	33.6% WINDOWS	
FRONT YARD FIXTURES	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	1 BALCONY OR PORCH FOR EVERY UNIT THAT FACES A PUBLIC STREET AT OR ABOVE THE FIRST STOREY, AND TOTAL BALCONY AREA OF 2m² MINIMUM	1 BALCONY FOR EACH UNIT FACING THE STREET ON THE SECOND AND THIRD STOREYS ALL BALCONIES > 2m² AREA: UNIT 12 & 17: 5.3m² UNIT 13 & 18: 6.6m²	
LANDSCAPED AREA (TOTAL LOT AREA) (SECTION 161)	30%	38.4% (714.15m²)	
LANDSCAPED AREA, REAR YARD (SECTION 161)	A) ANY PART OF THE REAR YARD NOT OCCUPIED MUST BE SOFTLY LANDSCAPED	REAR YARD IS PROPOSED TO BE SOFTLY LANDSCAPED	
	B) THE MINIMUM AREA OF SOFT LANDSCAPING PER (A) MUST BE AT LEAST 50 SQUARE METERS	REAR YARD = 280m² AND PROPOSED TO BE SOFTLY LANDSCAPED	
LANDSCAPED AREA,FRONT YARD (SECTION 161)	40% = 30m²	78% = 58.8m² (EXCLUDING WALKWAY)	
MINIMUM WIDTH OF A PRIVATE WAY	6m	5.3m	X
MINIMUM SETBACK FOR ANY WALL OF 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 PUD IS EQUAL TO OR LESS THAN 14.5m: 1.2m	3.0m	
AMENITY AREA (SECTION 137)	R4UB ZONE NOT REQUIRED TO HAVE AMENITY SPACE	PRIVATE: 32.2m² COMMUNAL: ROOF TOP 121m² & SHARED REAR YARD AMENITY 275m²	
URBAN EXCEPTION 2701			
MAXIMUM NUMBER OF DWELLING UNITS	33	NO CHANGE	EXCEPTION TO REMAIN
RESIDENTIAL PARKING	NOT REQUIRED	NO CHANGE	EXCEPTION TO REMAIN
MINIMUM PARKING SPACE WIDTH	2.4m	NO CHANGE	EXCEPTION TO REMAIN
MINIMUM PARKING SPACE DEPTH	4.6m	NO CHANGE	EXCEPTION TO REMAIN
MINIMUM ROOFTOP ACCESS SETBACK FROM THE FRONT WALL FOR A MAXIMUM OF 6.5m	0m	NO CHANGE	EXCEPTION TO REMAIN
MINIMUM ROOFTOP ACCESS AREA	46.3m²	NO CHANGE	EXCEPTION TO REMAIN
PRINCIPAL ENTRANCE	ONLY ONE PRINCIPAL ENTRANCE IS REQUIRED	NO CHANGE	EXCEPTION TO REMAIN
MAXIMUM LOT AREA	1,430m²	1,859m²	EXCEPTION TO BE REMOVED
URBAN EXCEPTION 2702			
MINIMUM LOT AREA	143.7m²	1,859m²	EXCEPTION TO BE REMOVED
PARKING REQUIREMENTS (SECTION 101, 102, 111)	REQUIREMENTS	PROPOSED	COMPLIANCE
MINIMUM PARKING RATES AREA X OF SCHEDULE 1A (SECTION 101, 102)	DWELLING, LOW-RISE: 0.5 SPACES/UNIT (AFTER THE FIRST 12 UNITS) = 3 SPACES VISITOR: 0.1 SPACES/UNIT (AFTER THE FIRST 12 UNITS AND UP TO A MAXIMUM OF 30 SPACES PER BUILDING) = 1 SPACE TOTAL: 4 SPACES	1 SPACES	X
MINIMUM PARKING RATES NEAR RAPID TRANSIT LOCATED WITHIN 600m OF TUNNEY'S PASTURE (SECTION 103)	AREA B SCHEDULE 1: 1.75 SPACES/UNIT (TOTAL RESIDENT + VISITOR)	1 SPACES	
PARKING SPACE PROVISIONS (SECTION 106)	MAXIMUM: 2.6m x 5.2m MAXIMUM: 3.1m x 5.2m PARALLEL PARKING LENGTH: 6.7m	2.6m x 5.2m	EXISTING ZONING EXCEPTION TO BE CARRIED FORWARD FOR EXISTING PARKING SPACES
AISLES AND DRIVEWAYS (SECTION 107) PARKING NOT LOCATED IN A PARKING LOT OR PARKING GARAGE 71-90 DEGREE ANGLE OF PARKING	DRIVEWAYS: MINIMUM WIDTH: 2.6m AISLES: MINIMUM WIDTH: 6.7m	DRIVEWAYS: 5.3m	
BICYCLE PARKING SPACES (SECTION 111)	0.5 SPACES / DWELLING UNIT = 9 SPACES	18 SPACES	
BICYCLE PARKING SPACE PROVISIONS (SECTION 111)	HORIZONTAL: 0.6m x 1.8m (MINIMUM 50% OF SPACES) VERTICAL: 0.5m x 1.5m STACKED: 0.36m x 1.8m ACCESS AISLE: 1.5m	18 SPACES (0.6m x 1.8m) AISLE: 1.5m	
BUILDING AREAS	CONSTRUCTION AREA (SQ.M)	CONSTRUCTION AREA (SQ.FT)	COMPLIANCE
LOWER LEVEL	304.7 sq.m	3,279 sq.ft	
GROUND FLOOR LEVEL	304.7 sq.m	3,279 sq.ft	
SECOND FLOOR LEVEL	316.2 sq.m	3,403sq.ft	
THIRD FLOOR LEVEL	316.2 sq.m	3,403 sq.ft	
TOTAL	1,233.2sq.m	13,274 sq.ft	

CLIENT NAME: THEBERGE 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

	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
	18	5	13	0
		28%	72%	0%

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — SHAWN JAMES LAWRENCE — LICENCE 4442

NORTH ARROW: N

No.	DATE	REVISION
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

S.J.LAWRENCE ARCHITECT INCORPORATED
18 DEAKIN STREET
SUITE 205
OTTAWA, ONTARIO
K2E 8B7
T: (613) 739.7770
F: (613) 739.7703
sjl@sjlarchitect.com

SJL LAWRENCE ARCHITECT INCORPORATED

THIS DRAWING IS THE SOLE PROPERTY OF S.J. LAWRENCE ARCHITECT INCORPORATED
REPRODUCTION IS NOT PERMITTED

PROJECT:
CARRUTHERS DEVELOPMENT
266 CARRUTHERS, OTTAWA, ON

SHEET TITLE:
SITE PLAN

DRAWN BY: B.L. | CHECKED BY: S.J.L.
PLOT DATE: 2024.01.05 | PROJECT DATE: 2022.06.06
JOB NUMBER: SL-1077-22 | SCALE: AS SHOWN
SHEET NUMBER: A1.0

D07-12-22-0102

#18875