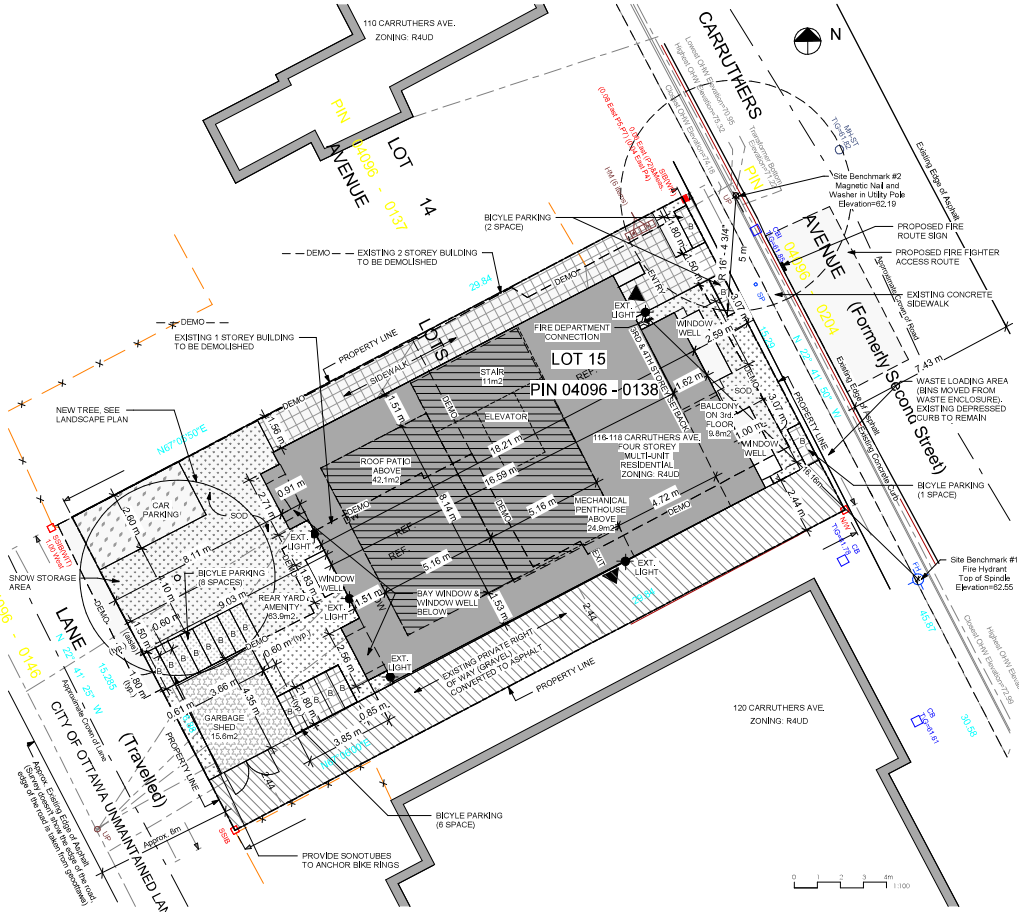
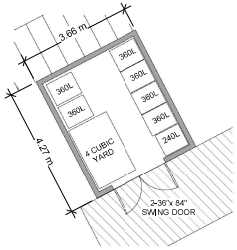
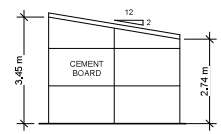


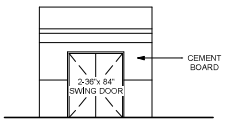
1 SITE
1:100



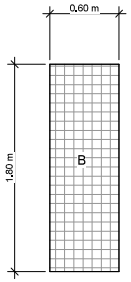
3 GARBAGE ENCLOSURE
1 : 75



4 SIDE ELEVATION
1 : 75

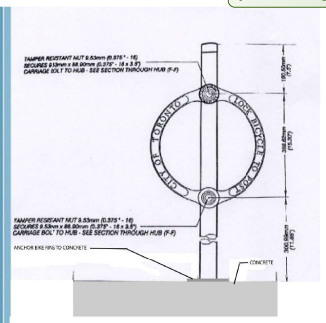


5 FRONT ELEVATION
1 : 75



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

EXTERIOR BICYCLE PARKING @ GRADE



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

R4UD - RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA; DWELLING TYPE: 4 STOREY LOW-RISE RESIDENTIAL

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

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)(e); 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 53.10%	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 VEHICULE PARKING (RESIDENTS) Area Z on Schedule 1A	0	0	Section 101(2)
O) MINIMUM VEHICULE 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=16 Number of 2 bedroom units=4	Section 161(16)
S) MINIMUM BICYCLE PARKING	0.5 per dwelling unit (16x0.5=8 parking spaces)	16 parking spaces	Section 111, Table 111A(b)
T) AMENITY AREA	0	63.9 m² rear yard 9.8 m² balcony 42.1 m² roop top patio	

BUILDING AREAS	
BASEMENT	
BUILDING AREA	205.2 m²
GFA	145.6 m²
GROUND FLOOR	
BUILDING AREA	210 m²
GFA	151 m²
SECOND FLOOR	
BUILDING AREA	210 m²
GFA	162.4 m²
THIRD FLOOR	
BUILDING AREA	196 m²
GFA	148.5 m²
FOURTH FLOOR	
BUILDING AREA	196 m²
GFA	150.5 m²
TOTAL BUILDING AREA	1017.2 m²
TOTAL GFA	758 m²

UNIT BREAKDOWN

	BACHELOR	1 BED	2 BED	TOTAL
BASEMENT	2	0	1	3
GROUND FLOOR	1	1	1	3
SECOND FLOOR	2	2	0	4
THIRD FLOOR	2	0	1	3
FOURTH FLOOR	2	0	1	3
TOTAL	9	3	4	16

GARBAGE REQUIREMENT

GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE GARBAGE SHED AND REMOVED BY THE CITY DURING COLLECTION

SNOW REMOVAL REQUIREMENT

PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS & WINDOW WELLS THROUGHOUT THE WINTER

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
- DEMO — EXISTING BUILDING TO BE DEMOLISHED
- PROPOSED / EXISTING ENTRY / EXIT
- PROPERTY LINE
- DENOTES HARD LANDSCAPING (PAVER)
- DENOTES SOFT LANDSCAPING
- UP EXISTING UTILITY POLE
- FH 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

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

APPROVED
By Andrew McCreight at 8:44 am, Jun 19, 2025

RA | REDLINE ARCHITECTURE

REDLINE ARCHITECTURE INC.
Tel: 613-912-0202
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 LAWS, REGULATIONS AND POLICIES HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, DATA AND CONDITIONS AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

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GENERAL NOTES:

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE TATIANA LICENCE 8946

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

OWNER/DEVELOPER:
MATRIX BUILDING HOLDINGS INC.

ARCHITECT:
REDLINE ARCHITECTURE INC.

APPLICANT:
DA PLANNING + DESIGN
DAVINA EDWARDS
54 WESTFIELD AVENUE, OTTAWA, ON K2G 2G5

CIVIL ENGINEER:
DOWNEY & ASSOCIATES
104-370 SUSSEX DRIVE
OTTAWA, ONTARIO K1N 3X7

LANDSCAPING:
NAGY LANDSCAPE & ASSOCIATES INC.
2122 CARLING AVE OTTAWA ON, K2A 1H1
CANADA

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCORD'S GATE, SUITE 600
OTTAWA, ON, K2B 7E9

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4	ISSUED FOR SPA REV.	06/23/25
3	ISSUED FOR SPA REV.	06/06/25
2	ISSUED FOR SPA REV.	04/09/25
1	ISSUED FOR SPA	01/07/24

PROJECT:
116-118 CARRUTHERS AVE.
116-118 CARRUTHERS AVE.
OTTAWA, ON K1Y 1R8

SITE PLAN

DRAWN BY:
DATE: MAY 3, 2024
SCALE: AS NOTED
SHEET: A0

D07-12-24-0153

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