



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

ZONING MECHANISMS	REQUIREMENT	PROVIDED	SECTION
A) MINIMUM LOT AREA	450 m ²	456.07 m ²	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 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 m ²)	138.5 m ²	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 m ²)	30.04% (136.99 m ²)	Section 161(8)
J) MINIMUM AREA OF SOFTLANDSCAPING IN REAR YARD AREA	On a lot greater than 450 m ² in area: 50% of rear yard Minimum aggregate area of 25 m ² , with a longer dimension $\geq 2 \times$ shorter dimension	73.63 m ² 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 m ²)	39.21% (12 m ²)	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) x 0.1 = 0.5 (1) parking space)	1 30.04% (136.99 m ²)	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 m ² rear yard 13.7 m ² balcony 46.5 m ² roof top patio	

BUILDING AREAS	UNIT BREAKDOWN
BASEMENT	
BUILDING AREA	
GFA	
205.2 m ²	
145.6 m ²	
GROUND FLOOR	
BUILDING AREA	
GFA	
210 m ²	
151 m ²	
SECOND FLOOR	
BUILDING AREA	
GFA	
210 m ²	
162.4 m ²	
THIRD FLOOR	
BUILDING AREA	
GFA	
196 m ²	
148.5 m ²	
FOURTH FLOOR	
BUILDING AREA	
GFA	
196 m ²	
150.5 m ²	
TOTAL BUILDING AREA	
TOTAL GFA	
1017.2 m ²	
758 m ²	

BASEMENT	BACHELOR	1 BED	2 BED	TOTAL
1	1	1	3	
1	1	1	3	
2	1	1	4	
3	1	0	4	
1	1	1	3	
TOTAL	8	5	4	17

REQUIREMENT	REQUIREMENT
GARBAGE REQUIREMENT	SNOW REMOVAL REQUIREMENT
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

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 HYDRANT
- 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

RAI REDLINE ARCHITECTURE

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 LAWS, 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 IMMEDIATELY
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
DARIN EDWARDS
24 HURKSTALL AVENUE, OTTAWA,
ON K2E 3M5

CIVIL ENGINEER:
E2P SERVICES INC.
100-2602 OLENSVIEW DRIVE
OTTAWA, ONTARIO K2B 9H6

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

SURVEYOR:
ADRI TO
14 CONCOURSE GATE, SUITE 500
OTTAWA, ON K2E 7G9

CONSULTANTS:
STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

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

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

19212

