

1 SITE
1:100

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 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 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)	133.3 m2	Section 162, Table 162A
H) MAXIMUM BUILDING HEIGHT	14.5 m	TBD < 14.5m	
I) PERCENTAGE OF LANDSCAPE AREA OF THE LOT AREA	30% of lot area (136.82 m2)	46.13% (210.38 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	67.47 m2 50.6%	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)	20.4 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 Z 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	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)	19 parking spaces	Section 111, Table 111A(b)
T) AMENITY AREA	0	133.3 m² rear yard 13.7 m² balcony 46 m² roof top patio	
BUILDING AREAS		GARBAGE REQUIREMENT GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE GARBAGE SHED AND REMOVED PRIVATELY DURING COLLECTION SNOW REMOVAL REQUIREMENT PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER	
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			
TOTAL GFA			
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			

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2015
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
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GENERAL NOTES:



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

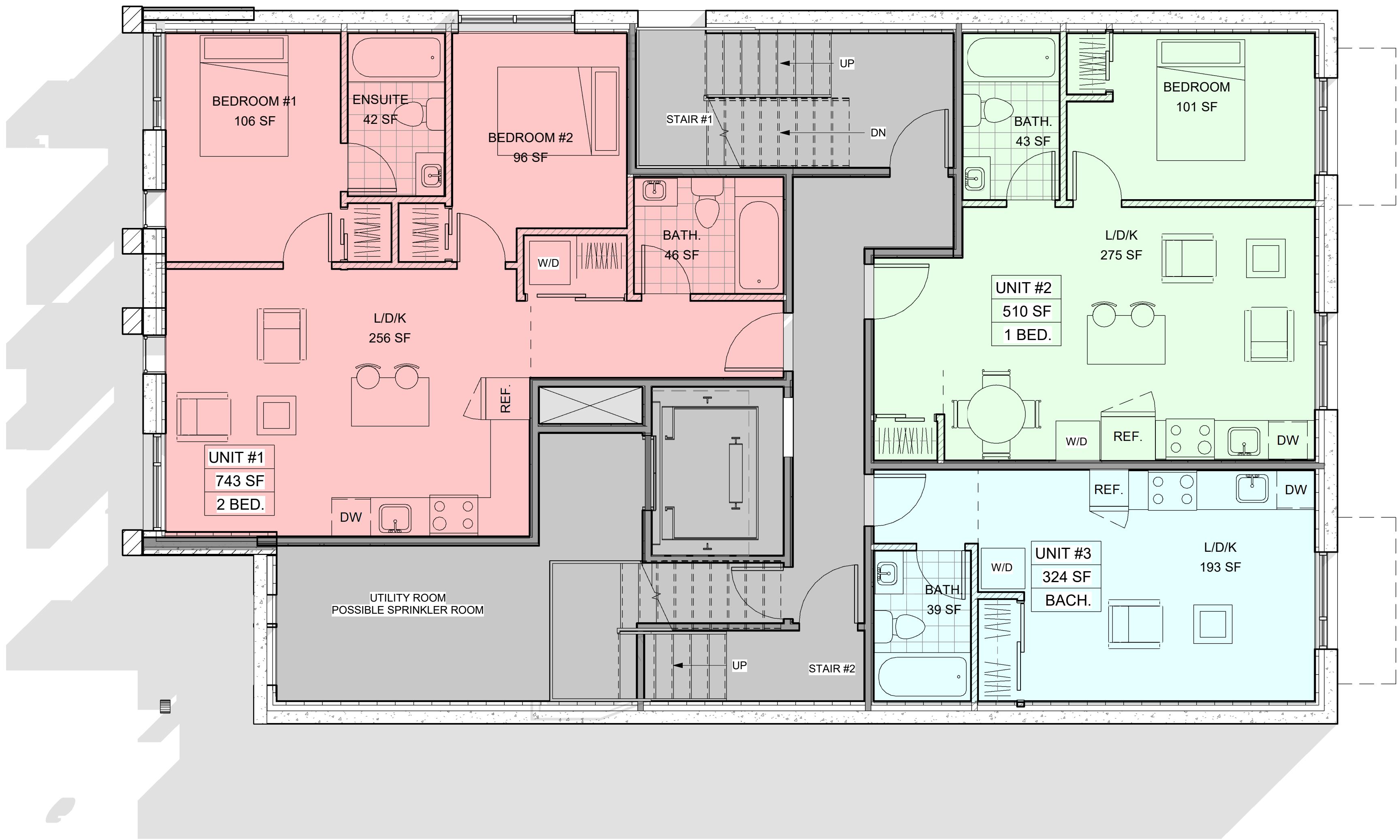
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1	ISSUED FOR SPA	11/12/24
NO	REVISION/ISSUE	DATE

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

FLOOR PLANS

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

A1



- BACHELOR
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT

1 BASEMENT
1/4" = 1'-0"

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FOUR STOREY LOW RISE
APARTMENT DWELLING

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PROJECT:

116-118 CARRUTHERS AVE.
OTTAWA, ON K1Y 1N5

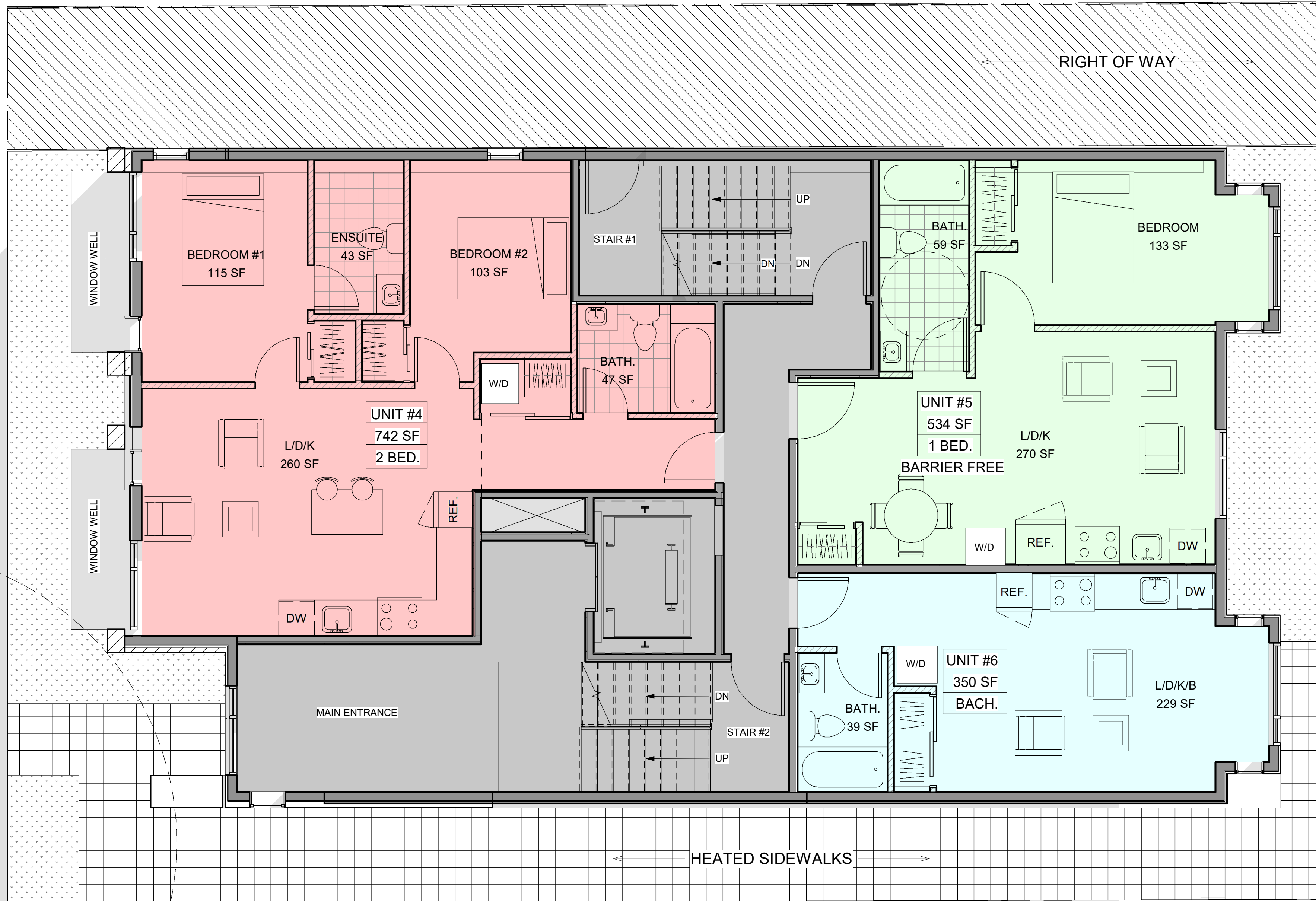
FLOOR PLANS

DRAWN BY: SHEET:

DATE: MAY 3, 2024

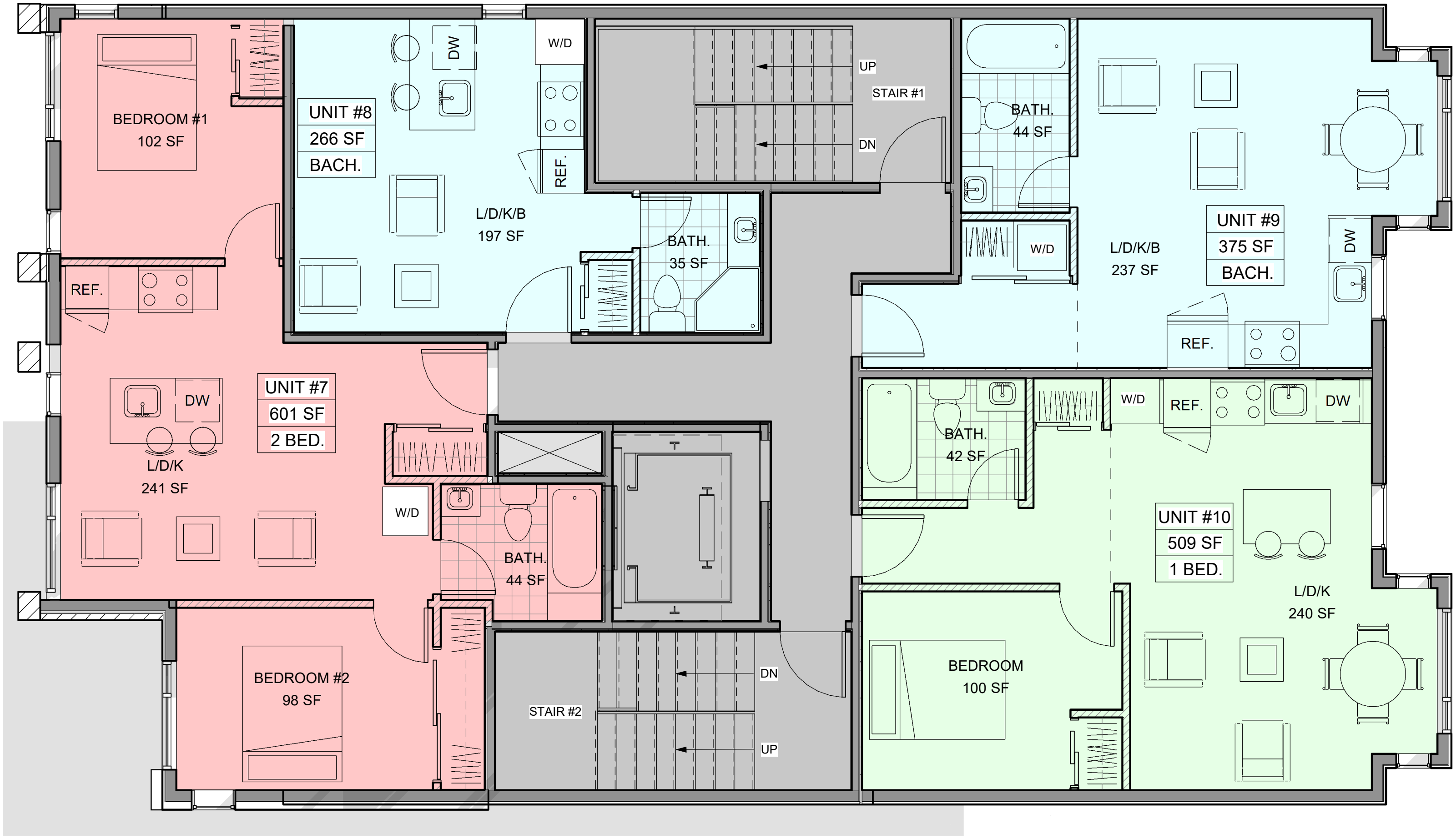
SCALE: AS NOTED

A2



- BACHELOR
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT

1 GROUND FLOOR
1/4" = 1'-0"



- BACHELOR
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT

1 SECOND FLOOR
1/4" = 1'-0"

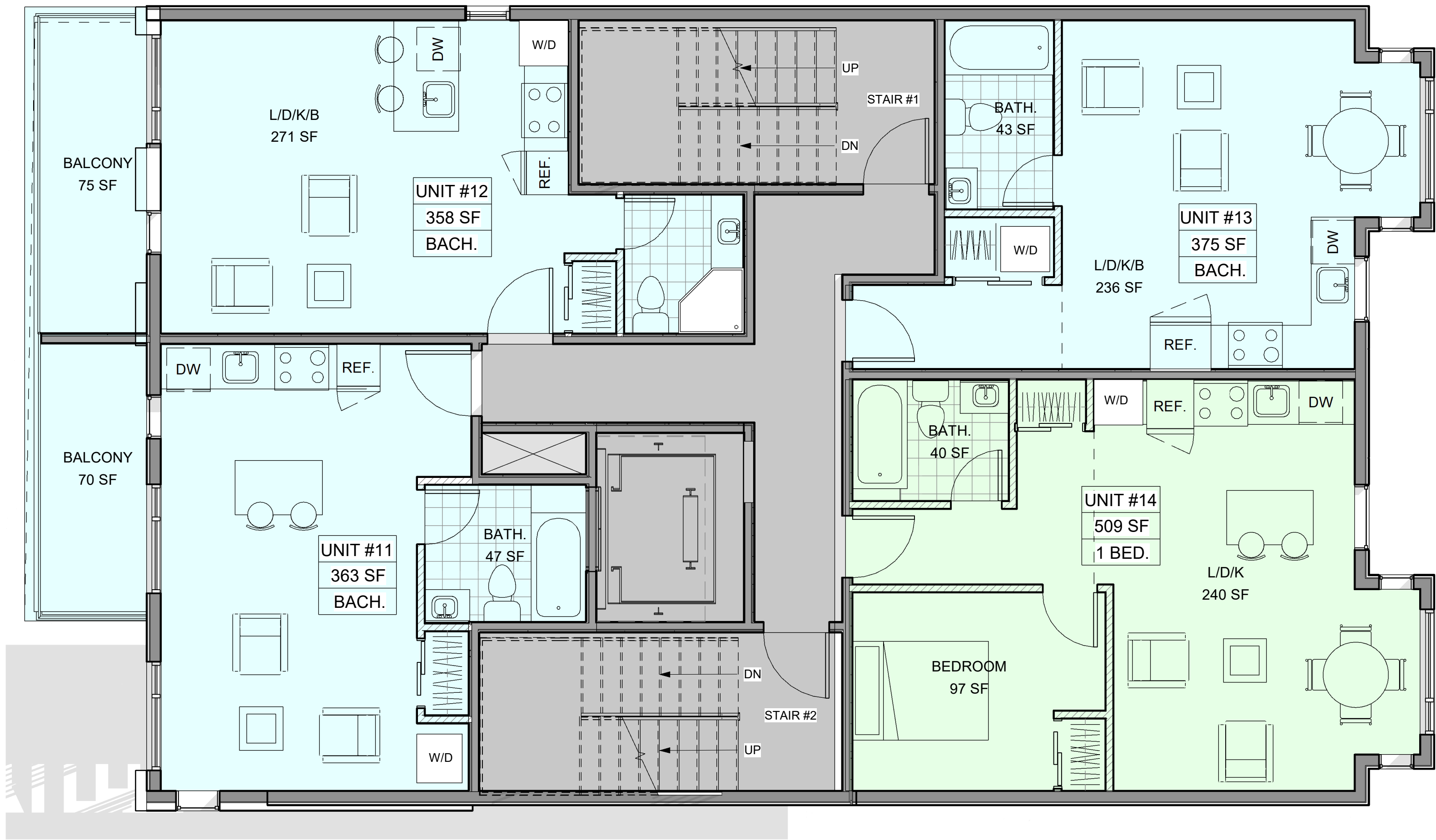
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FOUR STOREY LOW RISE
APARTMENT DWELLING

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OTTAWA, ON K1Y 1N6		
FLOOR PLANS		
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- BACHELOR
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT

1 THIRD FLOOR
1/4" = 1'-0"

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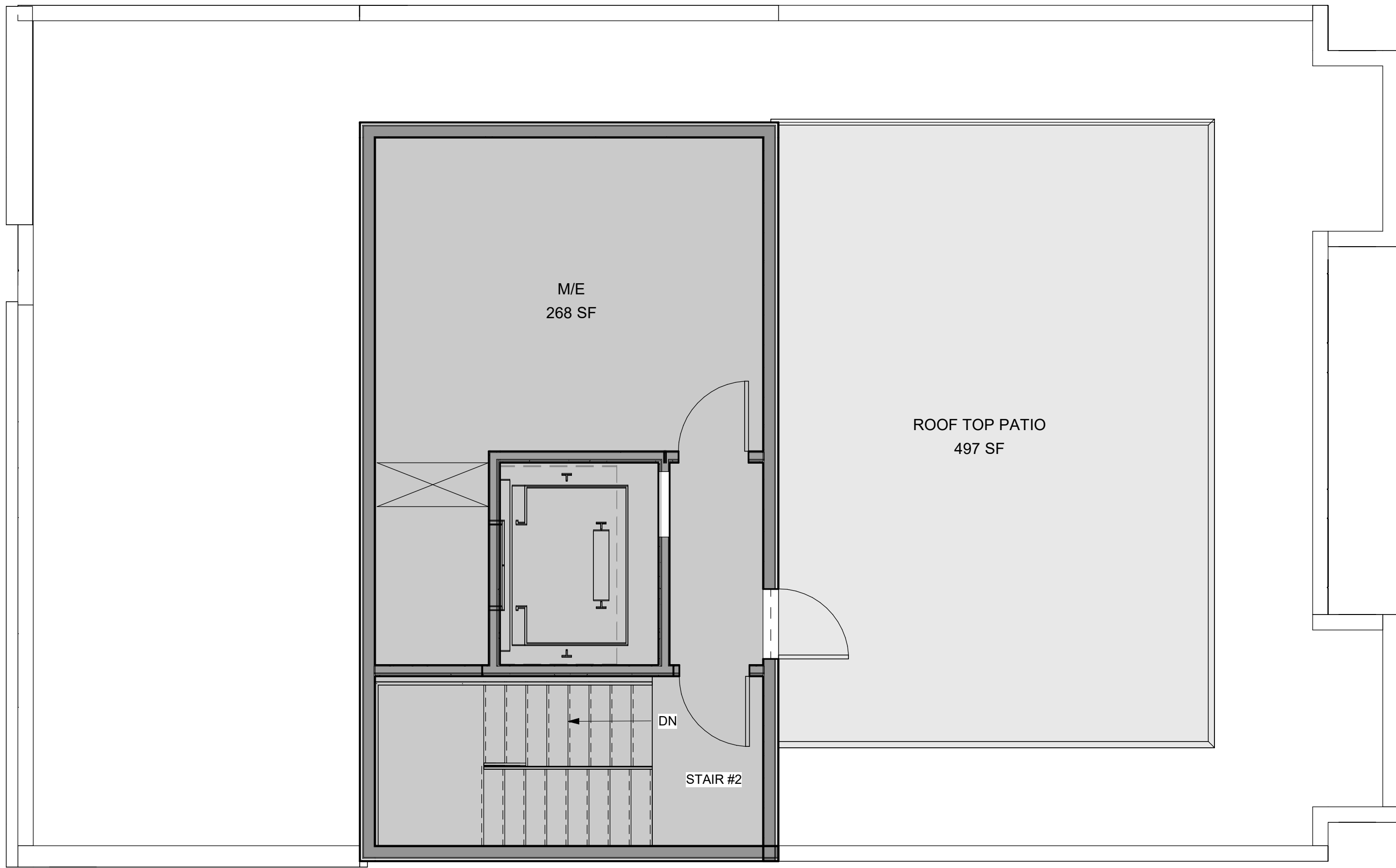
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FLOOR PLANS

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SCALE: AS NOTED	





1 ROOF
1/4" = 1'-0"

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

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

FLOOR PLANS

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APARTMENT DWELLING

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PROJECT:

116-118 CARRUTHERS AVE.

OTTAWA, ON K1Y 1N6

ELEVATIONS

DRAWN BY: SHEET:

DATE: MAY 3, 2024

SCALE: AS NOTED

A7

MATERIAL LEGEND & NOTES

1 STONE VENEER

2 METAL PANEL, LIGHT GREY

3 METAL PANEL, BROWN

4 METAL PANEL, DARK GREY

5 VERTICAL METAL PANEL, LIGHT GREY

6 PRECAST PARAPET CAP

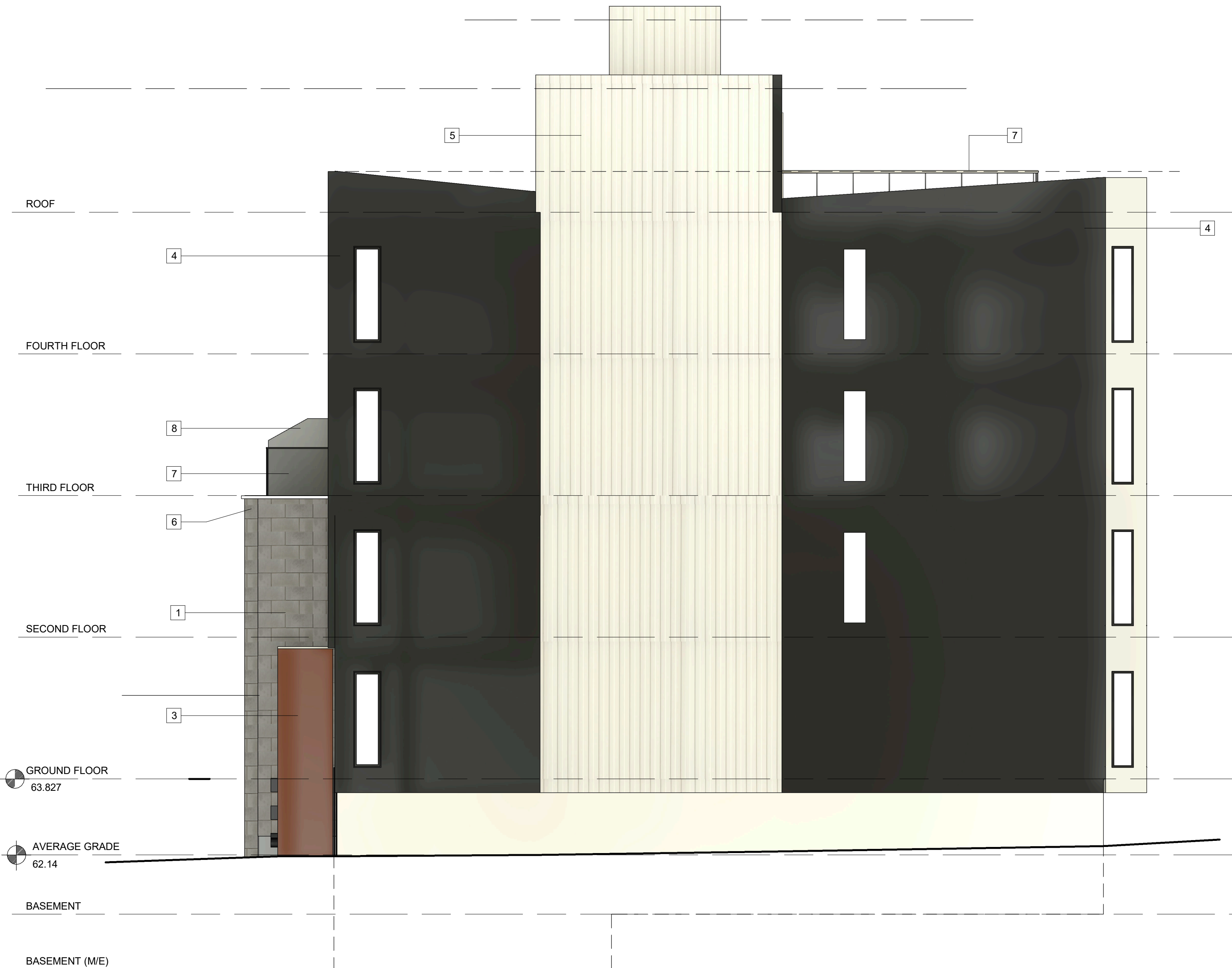
7 OPAQUE GLASS RAILING

8 OPAQUE FENCE

9 BIRD-SAFE GLASS



1 Front (East) Elevation
3/16" = 1'-0"



2 Side (North) Elevation
3/16" = 1'-0"

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OTTAWA, ON K1Y 1N6

ELEVATIONS

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A7a

MATERIAL LEGEND & NOTES

1 STONE VENEER

2 METAL PANEL, LIGHT GREY

3 METAL PANEL, BROWN

4 METAL PANEL, DARK GREY

5 VERTICAL METAL PANEL, LIGHT GREY

6 PRECAST PARAPET CAP

7 OPAQUE GLASS RAILING

8 OPAQUE FENCE

9 BIRD-SAFE GLASS



1 Rear (West) Elevation
3/16" = 1'-0"



2 Side (South) Elevation
3/16" = 1'-0"



1 PLANNED CONTEXT-1



2 PLANNED CONTEXT-2

116-118 CARRUTHERS AVE.
FOUR STOREY LOW RISE
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116-118 CARRUTHERS AVE.
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3D VIEWS



1 PLANNED CONTEXT-3

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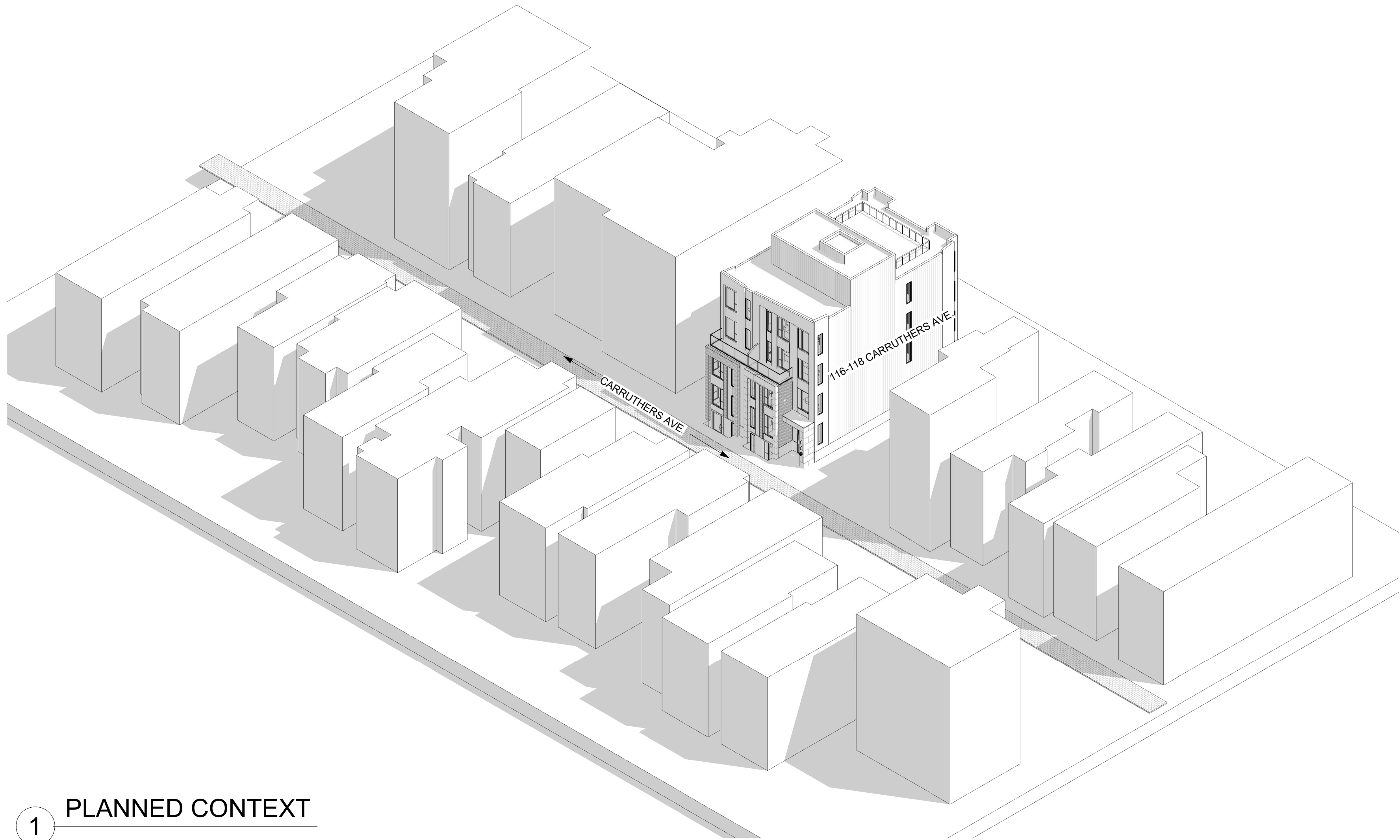
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3D VIEWS

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2 EXISTING CONTEXT



1 PLANNED CONTEXT

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

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