

PUBLIC LANE

VARIANCE/CONSENT APPLICATION
107 CARRUTHERS AVE.
ZONING - R4S

VARIANCE	UNIT 1	PROVIDED	REQUIRED
A	* LOT WIDTH	7.53 m	10.0 m
	LOT WIDTH (POLE)	N/A	N/A
B	* LOT AREA	226.4 m ²	270 m ²
C	* FRONT YARD	1.6m	3.0
	REAR YARD	0.0 m 0.0 m ²	0.0 m 0.0 m ²
	CORNER SIDE YARD	N/A	N/A
	NORTHERLY SIDE YARD	1.2 m	1.2 m
	SOUTHERLY SIDE YARD	0.0 m	1.2 m
	PARKING	[1]2.6mX5.2m	AS PER SCA
Q	BUILDING HEIGHT	10.3 m	10.0 m

VARIANCE	UNIT 2	PROVIDED	REQUIRED
D	* LOT WIDTH	7.53 m	10.0 m
	LOT WIDTH (POLE)	1.2 m	1.5 m
E	* LOT AREA	226.4 m ²	270 m ²
	FRONT YARD	0.0 m	0.0 m
F	* REAR YARD	8.2 m 62.9 m ²	8.9 m 57.15 m ²
	CORNER SIDE YARD	N/A	N/A
	NORTHERLY SIDE YARD	1.2 m	1.2 m
G	* SOUTHERLY SIDE YARD	0.78 m	1.2 m
	PARKING	[1]2.6mX5.2m	AS PER SCA
H	* NON-ACCESSORY USE PARKING SPACE FOR THE BENEFIT OF PART 1		
R	* BUILDING HEIGHT	10.3 m	10.0 m

VARIANCE	UNIT 3	PROVIDED	REQUIRED
I	* LOT WIDTH	7.76 m	10.0 m
	LOT WIDTH (POLE)	N/A	N/A
J	* LOT AREA	233.3 m ²	270 m ²
K	* FRONT YARD	1.6m	3.0
	REAR YARD	0.0 m 0.0 m ²	0.0 m 0.0 m ²
	CORNER SIDE YARD	N/A	N/A
	NORTHERLY SIDE YARD	1.2 m	1.2 m
	SOUTHERLY SIDE YARD	1.2 m	1.2 m
	PARKING	[1]2.6mX5.2m	AS PER SCA
S	BUILDING HEIGHT	10.3 m	10.0 m

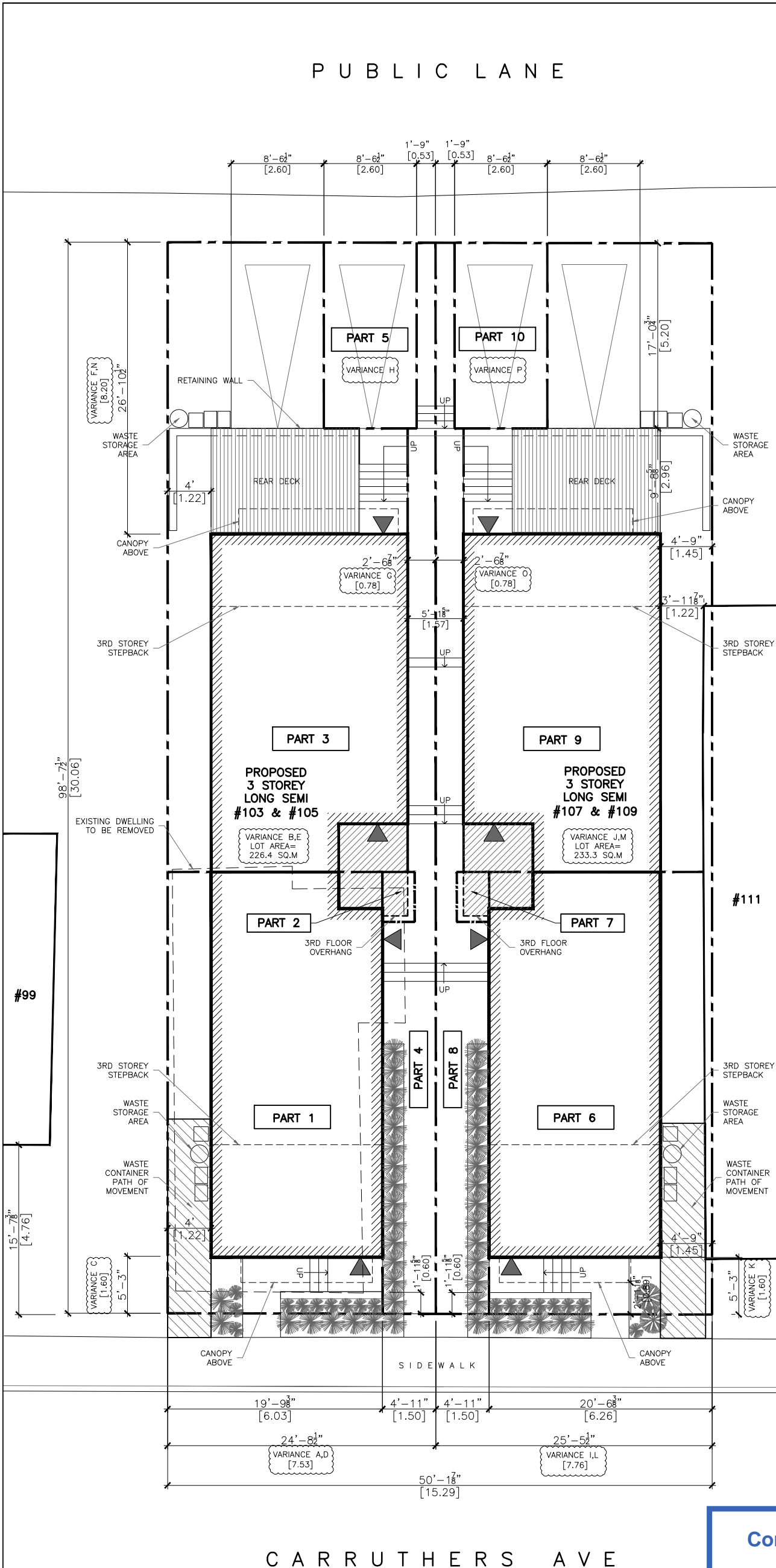
VARIANCE	UNIT 4	PROVIDED	REQUIRED
L	* LOT WIDTH	7.76 m	10.0 m
	LOT WIDTH (POLE)	1.2 m	1.5 m
M	* LOT AREA	233.3 m ²	270 m ²
	FRONT YARD	0.0 m	0.0 m
N	* REAR YARD	8.2 m 62.9 m ²	8.9 m 57.15 m ²
	CORNER SIDE YARD	N/A	N/A
O	* NORTHERLY SIDE YARD	0.78 m	1.2 m
	SOUTHERLY SIDE YARD	1.2 m	1.2 m
	PARKING	[1]2.6mX5.2m	AS PER SCA
P	* NON-ACCESSORY USE PARKING SPACE FOR THE BENEFIT OF PART 6		
T	* BUILDING HEIGHT	10.3 m	10.0 m

*SECTION 139 (19)(b)(i)

The minimum lot width must be 10 metres, and where a long semi-detached dwelling is severed in a flag lot configuration, the minimum lot width of the pole portion of the flag lot must be 1.5 metres, and must be measured a distance of 1.5 metres from the original lot's interior side lot line.

**SECTION 139 (19)(a)

All provisions that apply to a semi-detached dwelling also apply to a long semi-detached dwelling, except that the minimum lot area required for a detached dwelling in the applicable zone or subzone applies to the whole of the long semi-detached dwelling including both dwelling units, and subsections 139 (20), (21) and (22) do not apply.



CARRUTHERS AVE

1 SITE PLAN
3/32" = 1'-0"

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-01-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ISSUED FOR CONSTRUCTION
OCTOBER 29, 2019

NO	DATE	REVISION
5	10/29/19	ISSUED FOR CONSTRUCTION
1	08/08/18	FOR B.P. APPLICATION
2	08/17/18	ZONING RESPONSES
3	09/14/18	ZONING RESPONSES
4	09/26/18	ZONING RESPONSES

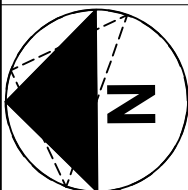
GENERAL NOTES
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

PROJECT TITLE
107 CARRUTHERS
(103,105,107,109)
OTTAWA, ON

DRAWING TITLE
SITE PLAN
PROJECT NO. 020-17
DATE SEPT 2018
DRAWN BY
SCALE NOTED

DRAWING NO.
SP1

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UNITS 1 & 2

UNITS 3 & 4



Committee of Adjustment
 Received | Reçu le
2022-11-28
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

WEST ELEVATION
 1 3/16" = 1'-0"

GENERAL NOTES

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NO	REV DATE	REV DESCRIPTION
1	18/04/16	FOR C.O.A. APPLICATION
2	18/04/16	PRELIMINARY FOR CLIENT
3	18/04/16	FOR C.O.A.

City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PROJECT NAME
107 CARRUTHERS AVE.
 OTTAWA, ON

SCALE NOTED
 DRAWN BY
 DATE
 MAY 2018
 PROJECT NO.
 020-17

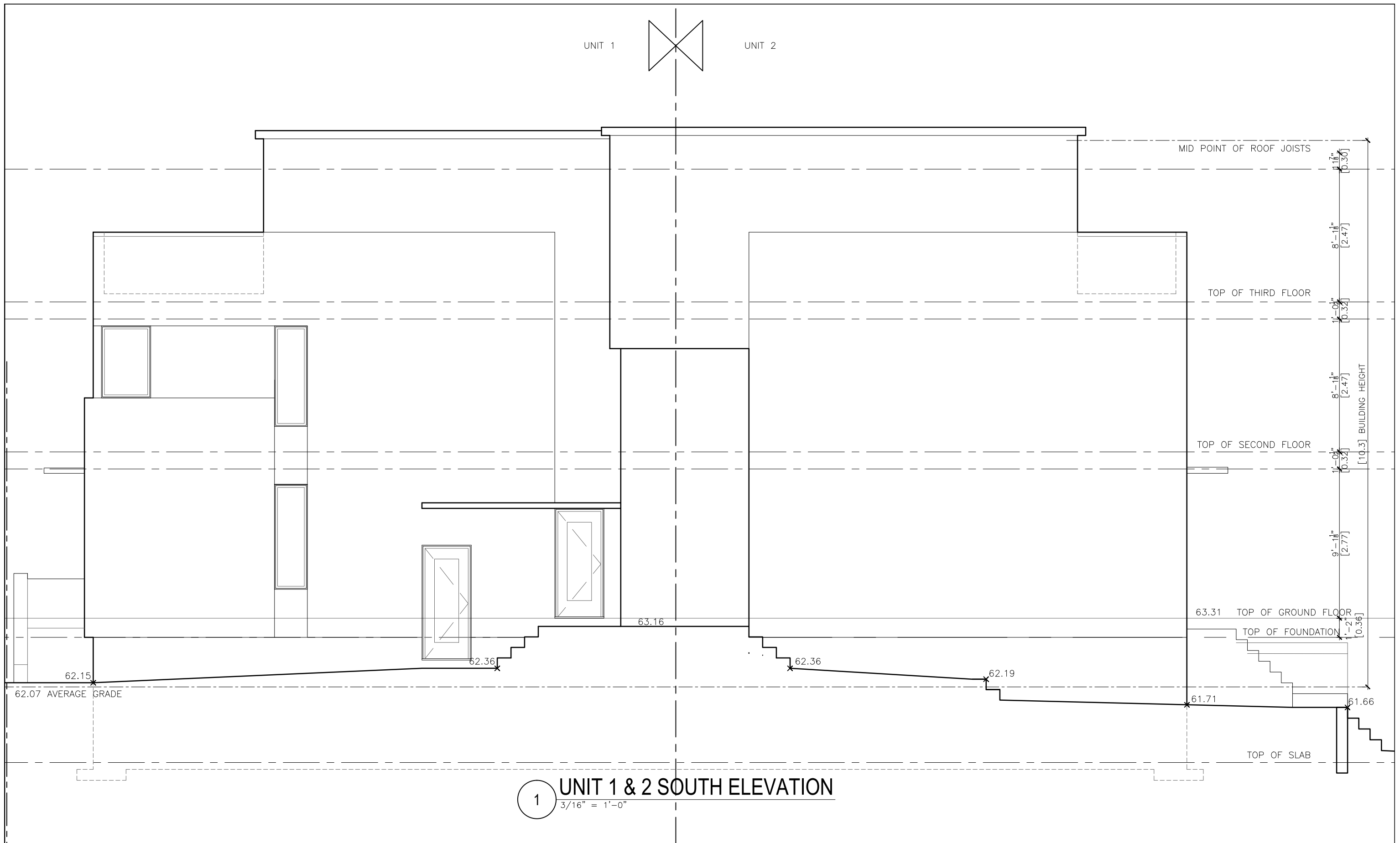
DRAWING TITLE
 ELEVATION

DRAWING NO.

A1

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1 UNIT 1 & 2 SOUTH ELEVATION
 3/16" = 1'-0"

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PROJECT NAME
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 OTTAWA, ON

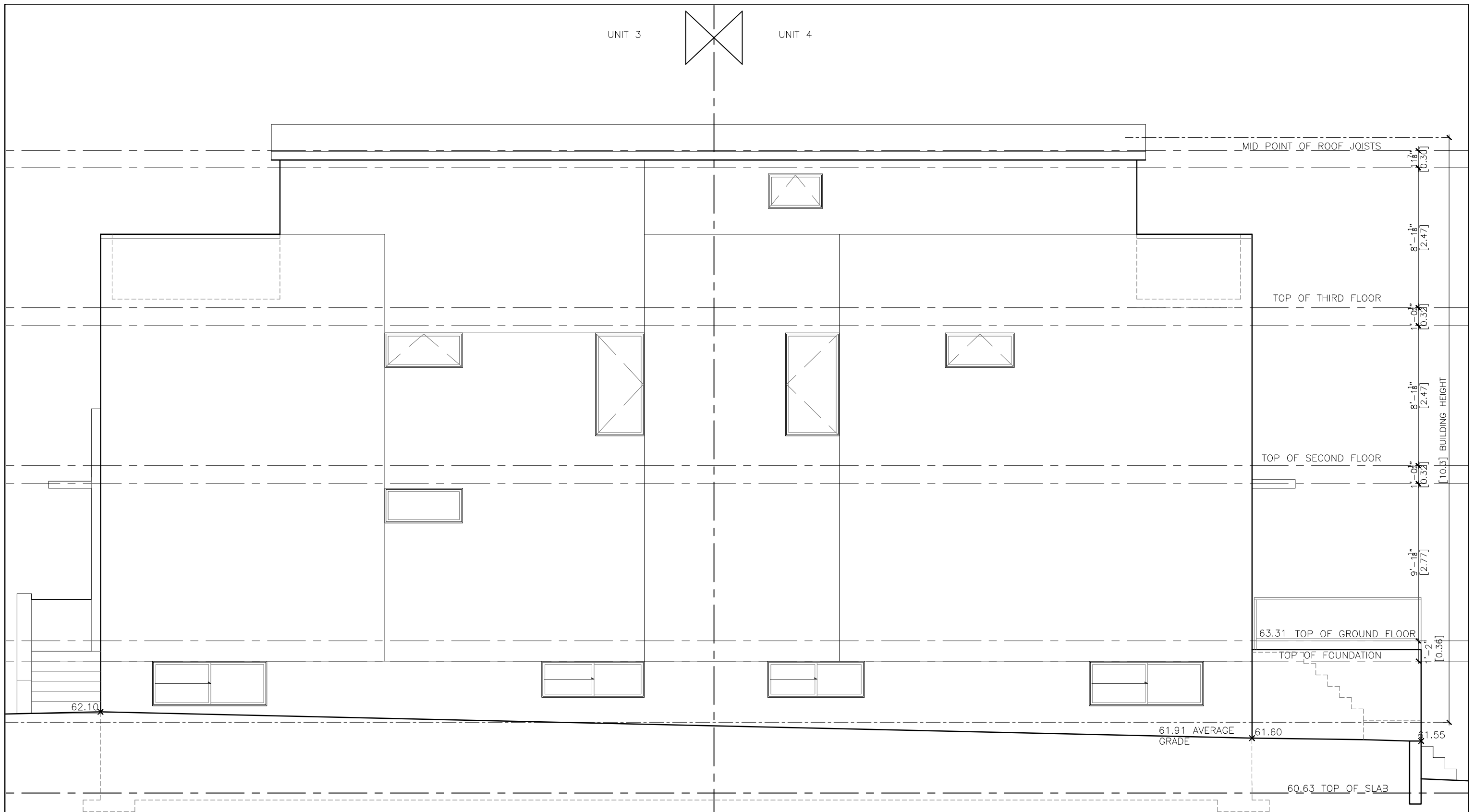
SCALE NOTED
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 DATE
 MAY 2018
 PROJECT NO.
 020-17

DRAWING TITLE
 ELEVATION

DRAWING NO.
A2a

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1
UNIT 3 & 4 SOUTH ELEVATION
3/16" = 1'-0"

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 OTTAWA, ON

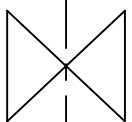
SCALE NOTED
 DRAWN BY
 DATE
 APRIL 2018
 PROJECT NO.
 020-17

DRAWING TITLE
 ELEVATION

DRAWING NO.
A2b

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UNITS 3 & 4



UNITS 1 & 2



1 EAST ELEVATION
 $\frac{3}{16}'' = 1'-0''$

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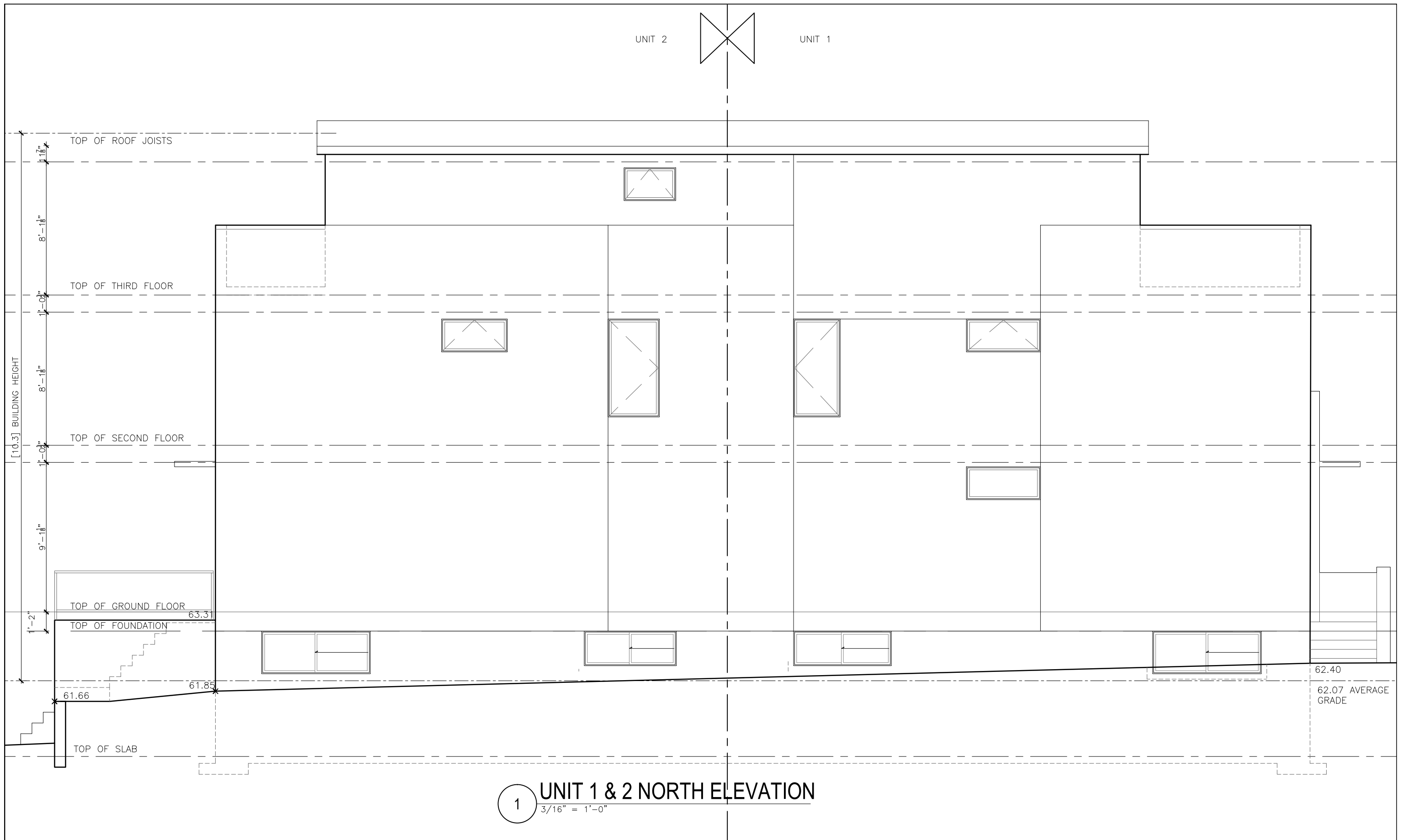
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3	18/05/30	FOR C.O.A.

PROJECT NAME
107 CARRUTHERS AVE.
 OTTAWA, ON

SCALE NOTED
 DRAWN BY
 DATE
 MAY 2018
 PROJECT NO.
 020-17

DRAWING TITLE
 ELEVATION

DRAWING NO.
A3



1
UNIT 1 & 2 NORTH ELEVATION
 3/16" = 1'-0"

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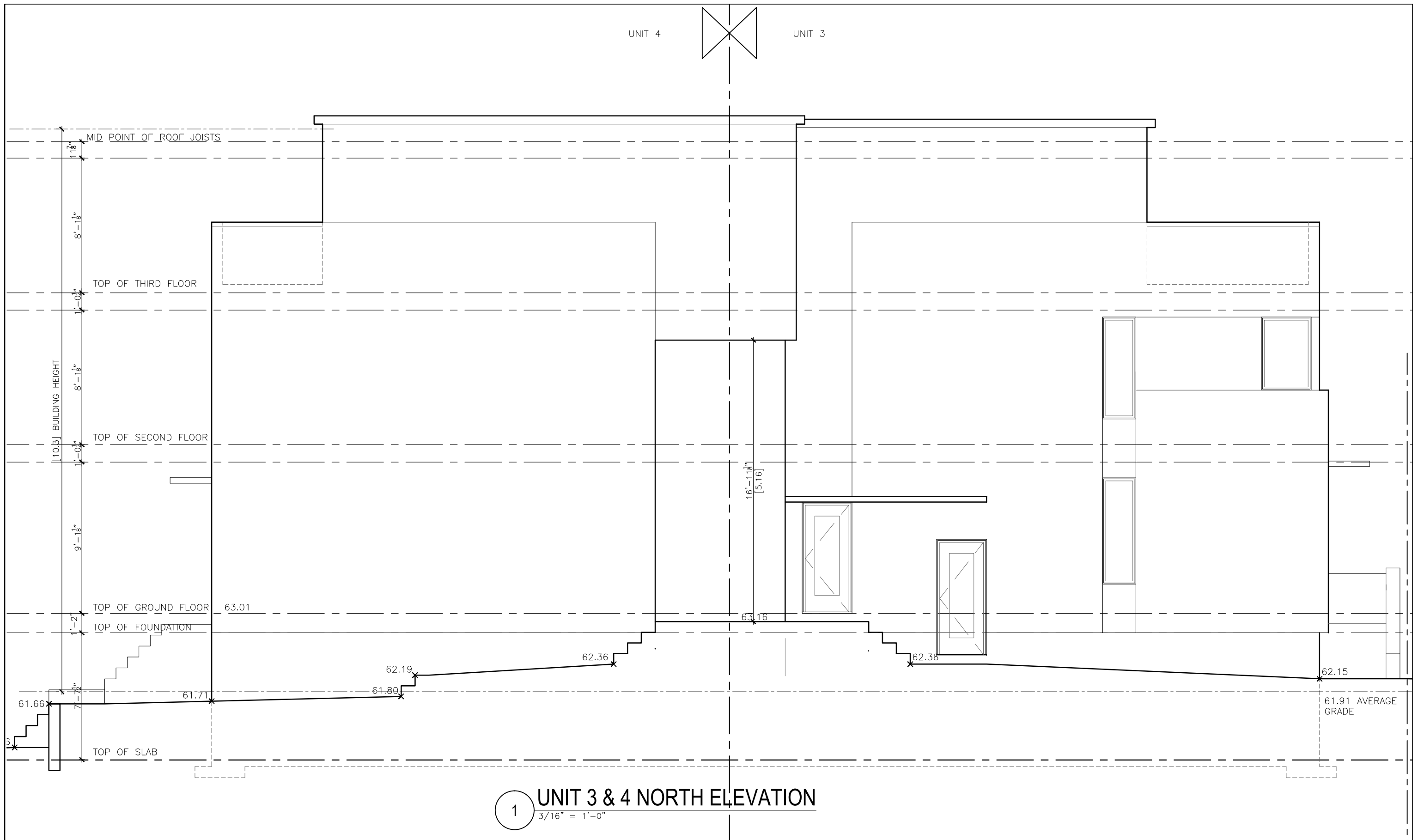
PROJECT NAME
107 CARRUTHERS AVE.
 OTTAWA, ON

SCALE NOTED
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 DATE
 18/05/30
 PROJECT NO.
 02017

DRAWING TITLE
 ELEVATION

DRAWING NO.
A4a

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1 UNIT 3 & 4 NORTH ELEVATION
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DRAWING TITLE
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DRAWING NO.
A4b

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