



Committee of Adjustment
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2024-02-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

February 29, 2024

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa, ON K2G 5K7

RE: 212 Carruthers Avenue, Ottawa, ON – Minor Variance Application

To Committee of Adjustment Staff,

On behalf of CCOC/Cahdco (“Client”), please find enclosed a Minor Variance Application for the proposed development at 212 Carruthers Avenue (“Site”) in the City of Ottawa. The requested minor variance will enable the development of a new three-storey, low-rise affordable apartment dwelling. The development would replace the existing two-storey multi-unit dwelling on the site.

We are seeking three (3) minor variances to permit the requested severance and proposed development. The requested variances are as follows:

1. To permit a reduction in the minimum bicycle parking space width dimension from 0.6 m to 0.315 m;
2. To permit an increase in the maximum width of a walkway in the front yard from 1.2 m to 3.87 m; and
3. To permit an increase in the building height from 11 m to 12.8 m.

Included with our application package are the following documents:

1. Minor Variance Application form;
2. Planning Rationale – February, 2024 – prepared by WSP;
3. Tree Information Report – February 21, 2024 – prepared by NAK design strategies;
4. Landscape Plan – February 28, 2024 – prepared by NAK design strategies;



5. Topographic Plan of Survey – April 19, 2021 – prepared by Annis, O’Sullivan, Vollebekk Ltd.;
6. Site Plan – February 26, 2024 – prepared by Figurr Architects; and
7. Elevations – February 22, 2024 – prepared by Figurr Architects, including:
 - A200 – East Elevation;
 - A201 – North Elevation;
 - A202 – South Elevation; and
 - A203 – West Elevation.

A cheque in the amount of **\$3,196.00** for the payment of the planning application fees for the Minor Variance Application is included with the submission package to Committee of Adjustment staff.

Please feel free to contact us at Nadia.De-Santi@wsp.com or 613-690-1114, or Grace.Maxner@wsp.com or 902-536-0908 if you have any questions regarding this submission.

Thank you.
Yours sincerely,

Handwritten signature of Nadia De Santi in black ink.

Nadia De Santi, MCIP, RPP
Practice Lead

Handwritten signature of Grace Maxner in black ink.

Grace Maxner
Planner

Cc: Adrian Schut, Director of Construction, CCOC/Cahdco

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Ce document est présenté dans la langue dans laquelle il a été fourni.

212 Carruthers Avenue

Planning Rationale

February 2024

Minor Variance Application

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2024-02-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation



212 Carruthers Avenue

Planning Rationale Minor Variance Application February 2024

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Signatures

Prepared by



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Practice Lead



Grace Maxner

Planner

This Planning Rationale was prepared by WSP Canada Inc. (“WSP”) for CCOC/Cahdco (“the Client”) in accordance with the agreement between WSP and the Client. This Planning Rationale is based on information provided to WSP which has not been independently verified.

The disclosure of any information contained in this Report is the sole responsibility of the Client. The material in this Report, accompanying documents and all information relating to this activity reflect WSP’s judgment in light of the information available to us at the time of preparation of this Report. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this Report.

WSP warrants that it performed services hereunder with that degree of care, skill, and diligence normally provided in the performance of such services in respect of projects of similar nature at the time and place those services were rendered. WSP disclaims all other warranties, representations, or conditions, either express or implied, including, without limitation, warranties, representations, or conditions of merchantability or profitability, or fitness for a particular purpose.

This Standard Limitations statement is considered part of this Report.



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APPENDICES

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1 Introduction

WSP was retained by Centretown Citizens Ottawa Corporation (CCOC) to prepare a Planning Rationale (the “Report”) in support of a Minor Variance application for the lands municipally known as 212 Carruthers Avenue (the “Site”) in the City of Ottawa. The requested Minor Variance (the “Application”) will enable the construction of a new three-storey, low-rise apartment dwelling (“the Proposed Development”) at the site.

The proposed low-rise, affordable housing development is anticipated to have 10 units, consisting of seven (7) 1-bedroom units and three (3) 3-bedroom units. The development would replace the existing two-storey multi-unit dwelling on the site.

Requested Minor Variance

To enable the construction of the proposed development, the following three (3) minor variances are requested:

1. To permit a reduction in the minimum bicycle parking space width dimension from 0.6 m to 0.315 m;
2. To permit an increase in the maximum width of a walkway in the front yard from 1.2 m to 3.87 m; and
3. To permit an increase in the building height from 11 m to 12.8 m.

Report Structure

This Report is set up as follows:

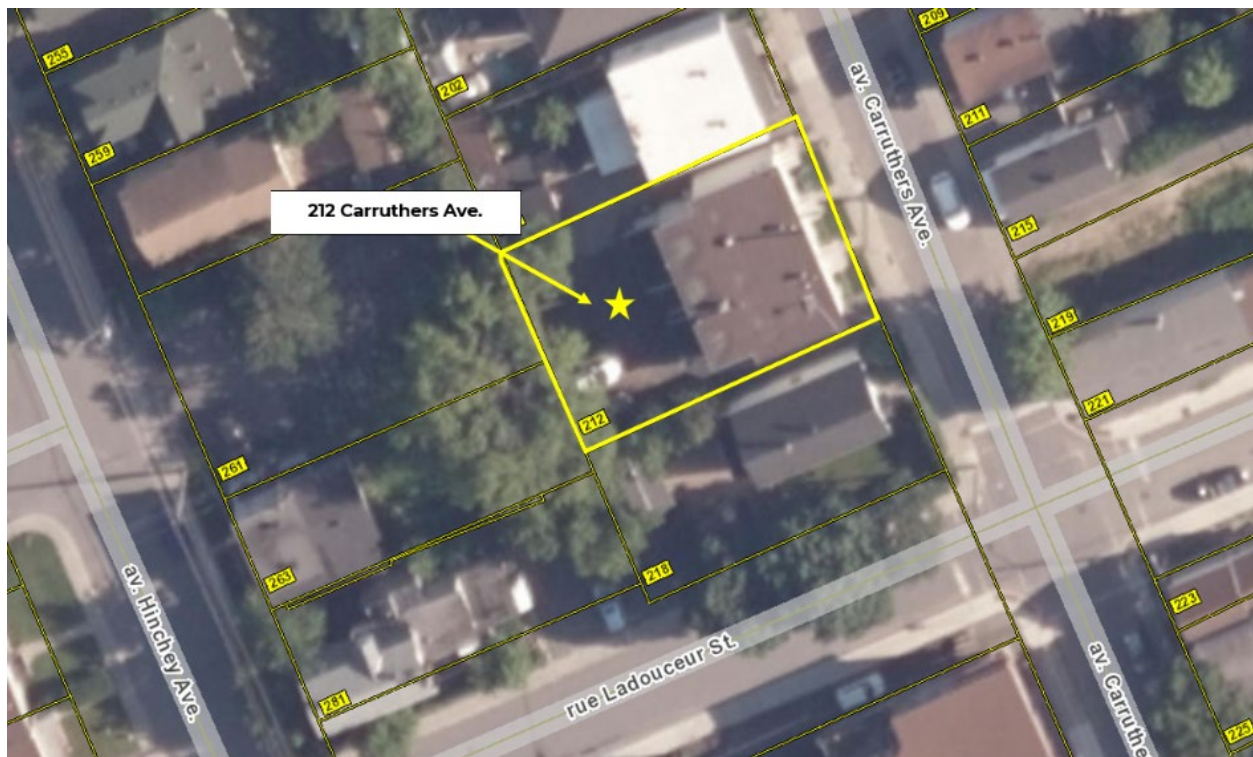
- **Section 2** provides a description of the site location and community context;
- **Section 3** provides an explanation of the proposed development;
- **Section 4** outlines the policy and regulatory framework applicable to the site, and provides a planning rationale for the proposed development;
- **Section 5** summarizes the planning opinion regarding the Minor Variance;
- **Appendix A** contains the site plan (dated February 26, 2024) prepared by Figurr Architects; and
- **Appendix B** contains the landscape plan (dated February 28, 2024) prepared by NAK design strategies.

2 Site Location and Community Context

2.1 Site Location

The site is legally described as Part of Lot 15 Registered Plan 83, City of Ottawa. It is municipally known as 212 Carruthers Avenue and is located in Ward 15 (Kitchissippi). The site is located on the west side of Carruthers Avenue, between Ladouceur Street to the south and Scott Street to the north. The site is rectangular in shape and has a frontage of approximately 18 m along Carruthers Avenue, and a total lot area of approximately 504 m² (5425.01 ft²), or 0.05 hectares (0.124 acres). There is on street parking available on the east side of Carruthers Avenue and the east side of Hinchey Avenue. **Figure 2-1** illustrates the site's location and approximate boundaries.

Figure 2-1: Site Location (GeoOttawa, 2024)



The site is currently occupied by a vacant two-storey multi-unit residential dwelling with two parking areas located in the corner yard, and the front yard. The site is fully serviced by municipal water and sewer.

All photos in this Planning Rationale were taken from Google Maps (2024) unless otherwise noted.

2.2 Community Context

The site is located within the Hintonburg neighbourhood, which is primarily comprised of a mix of low and mid-rise residential uses. A range of commercial and retail uses exist north of the site along Scott Street. Commercial uses include restaurants, autobody shops and a hotel. The neighbourhood is in close proximity to various community amenities, including the Stirling-Carruthers Park, northeast of the site. **Figure 2-2** to **Figure 2-7** illustrate the site and community context.

Land uses adjacent to the site are as follows:

- **North:** a two-storey detached dwelling is located to the north of the site abutting the property. A mix of two- and three-storey detached and semi-detached dwellings are located further north of the site. A 19-storey mixed-use building is located further north at the intersection of Carruthers Avenue and Scott Street.
- **South:** A two-storey detached dwelling is located south of the site abutting the property, and a small restaurant is located just further south at the intersection of Carruthers Avenue and Ladouceur Street. A mix of two- and three-storey detached, semi-detached and townhouse dwellings are located further south of the site.
- **East:** Multiple two-storey detached dwelling are located east of the site directly across the road along Carruthers Avenue.
- **West:** The rear yard abuts Bullman Street and a two-storey residential dwelling. A mix of two- and three-storey detached and semi-detached dwellings are located further west of the site along Hinchey Avenue.

Figure 2-2 The site, north elevation



Figure 2-3 The intersection of Carruthers Ave and Ladouceur St looking northwest



Figure 2-4 Residential properties east of the site



Figure 2-5 Residential sites north of the site



Figure 2-6 Stirling-Carruthers Park, northeast from the site

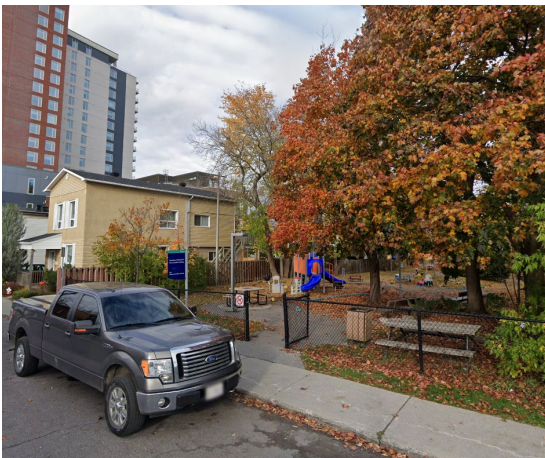


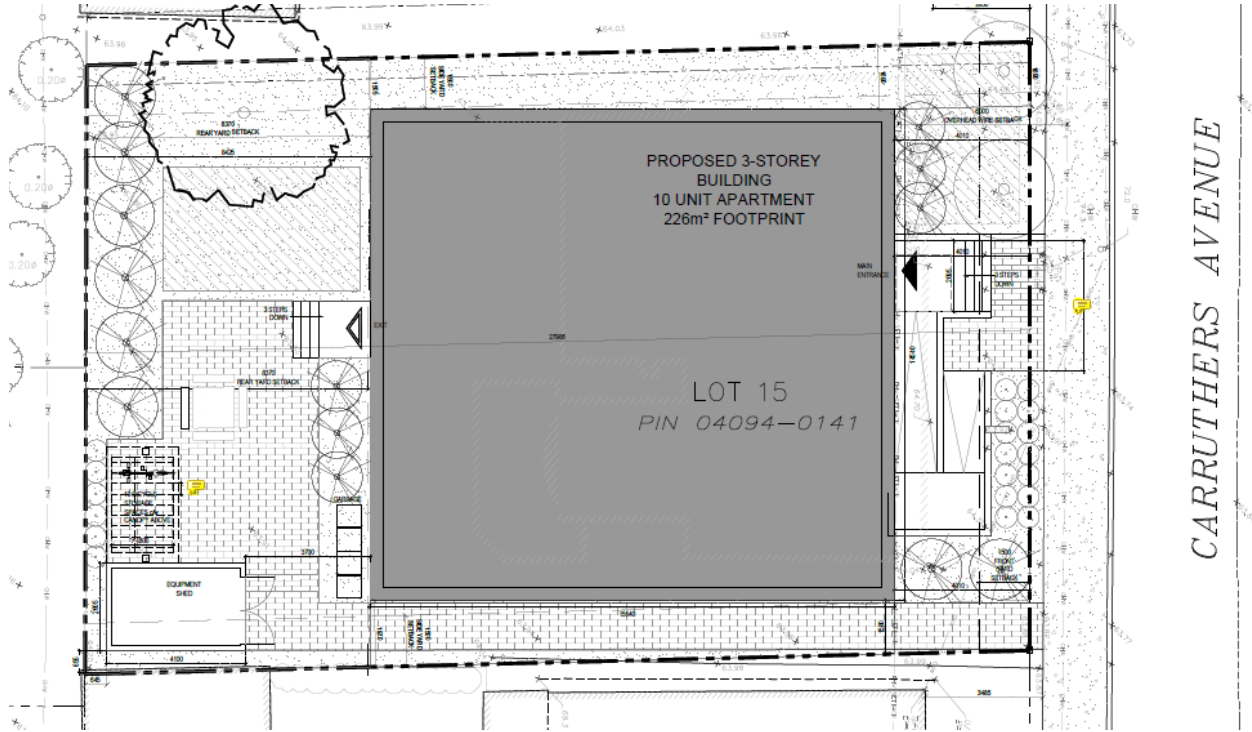
Figure 2-7 Commercial building south of the site



3 The Proposed Development

The proposed development consists of a 3-storey low-rise apartment building, which would provide 10 apartment dwelling units consisting of seven (7) 1-bedroom units and three (3) 3-bedroom units. The development has a proposed gross floor area of approximately 226 m² (2,432.6 ft²), as shown in the excerpt site plan in **Figure 3-1**. The full Site Plan, prepared by Figurr Architects (dated February 26, 2024) is available in **Appendix A**. The development would replace the existing two-storey multi-unit dwelling on the site. The apartment units would be offered as affordable housing.

Figure 3-1 : Proposed site plan (excerpt) (February 26, 2024, prepared by Figurr Architects)



The low-rise building would front onto Carruthers Avenue, and will provide a total of nine (9) bicycle parking spaces in a covered structure, located in the rear yard. There are no vehicle parking spaces proposed. An equipment shed will also be located in the rear yard. The low-rise apartment will be accessed off Carruthers Avenue and will provide an accessible ramp to the front entrance.

A Tree Information Report (TIR) was prepared by NAK design strategies on February 21, 2024 and is included with the submission to the Committee of Adjustment. The TIR includes an inventory of all trees protected under City of Ottawa Tree Protection By-law No. 2020-340 that are located on the site and on adjacent City property. Additionally, a Landscape Plan dated February 28, 2024 was prepared by NAK design strategies and is provided in Appendix B.

There are no existing trees on the site. There are four (4) existing trees in poor condition adjacent to the site located along the west property line and one (1) existing hedge adjacent to the south along the south property line that is in moderate condition. As per the Landscape Plan, the four (4) trees in poor condition along the rear yard are proposed to be removed and the existing hedge will be retained. Additionally, perennial/ornamental grass planting will be provided along the front yard, continuous shrub bed planting will be provided along the rear yard and three (3) additional deciduous trees are proposed to be planted.

4 Policy and Regulatory Framework

This section describes the provincial and local policy framework that is relevant or applicable to the proposed development of the site.

4.1 Provincial Policy Statement, 2020

Provincial Policy Statement, 2020 (PPS) came into effect on May 1, 2020. The 2020 PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating development and use of land.

Part IV: Vision for Ontario's Land Use Planning System identifies that land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, while promoting efficient development patterns that promote a mix of housing, including affordable housing. Growth should also be focused within settlement areas and away from significant or sensitive resources and areas, which may pose a risk to public health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns includes policies to sustain healthy, liveable, and safe communities. Policy 1.1.1 (b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of residential types, including multi-unit housing and affordable housing.

Policy 1.1.3.2 (a) states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) "efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- a) support active transportation; [...]"

Policy 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.4 Housing includes policies on the provision of an appropriate range and mix of housing options and densities. Specifically, Policy 1.4.3 directs planning authorities to provide for an appropriate mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- b) permitting and facilitating:

1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;”
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service; and promoting densities for new housing which efficiently use land, resources, infrastructure and public facilities...”

Section 6.0 Definitions defines “housing options” as follows:

“a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life leasing housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.”

The proposed development is consistent with the PPS as it is intended to enable residential development within the settlement area. The proposed low-rise affordable housing development would contribute to the range of available housing options and utilizes land and existing infrastructure efficiently. The proposed Minor Variance application would enable residential intensification on an existing residential lot within the City of Ottawa’s urban boundary.

4.2 City of Ottawa Official Plan (Adopted November 24, 2021 and Approved by MMAH on November 4, 2022 with Modifications)

Ottawa City Council adopted the City of Ottawa Official Plan (“OP”) on November 24, 2021 and the OP was approved by the Ministry of Municipal Affairs and Housing on November 4, 2022 with modifications. The OP sets the vision for how the City will grow and develop to 2046.

In the OP, the site is located within the urban boundary and is part of the Inner Urban Transect as per Schedule A – Transect Areas, as shown in Figure 4-1. The site is designated as Neighbourhood and is subject to the Evolving Neighbourhood Overlay as per Schedule B2 Inner Urban Transect, as shown in **Figure 4-2**. The policies that apply to the site are reviewed in further detail in the following sections of this report.

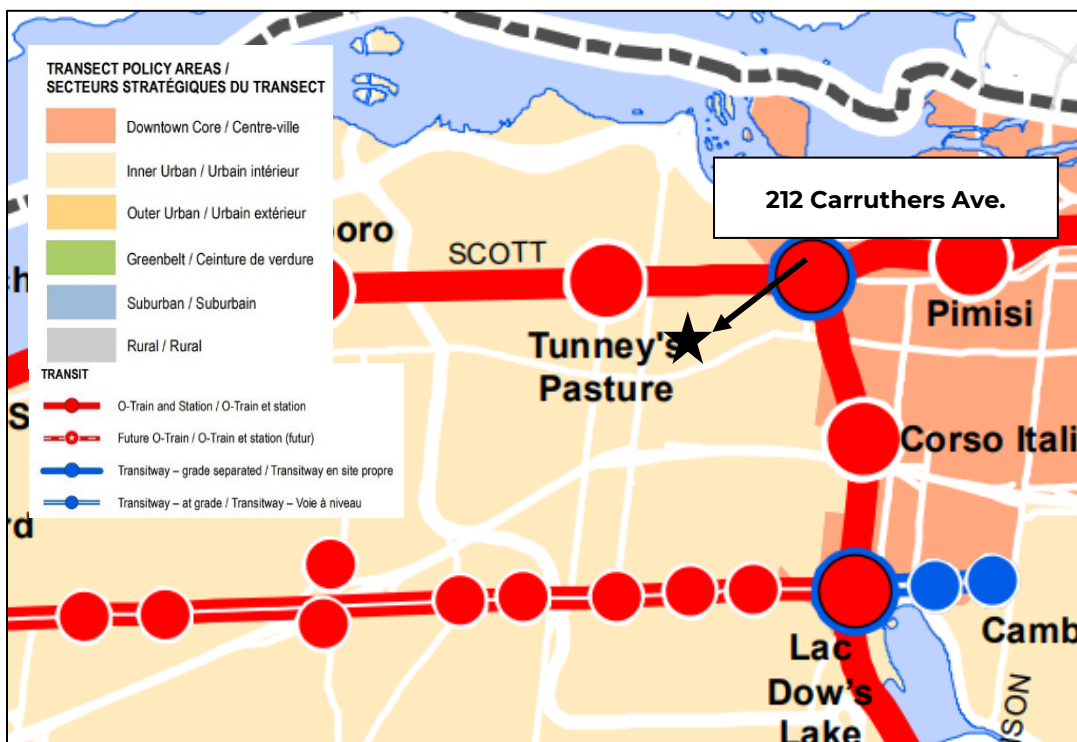
Transect Policy Area

The site is located within the urban boundary and is part of the Inner Urban Transect Policy Area, as illustrated in **Figure 4-1**, which provides an excerpt from Schedule A –

Transect Policy Areas. The OP states that the Inner Urban Transect includes the pre-World War II neighbourhoods that immediately surround the Downtown Core, and the earliest post-World War II areas directly adjacent to them. Generally, the older neighbourhoods reflect the urban built form characteristics described in the OP, while the post-war neighbourhoods reflect suburban characteristics.

The goals of the Inner Urban Transect Area include establishing an urban pattern of built form, site design and mix of uses. Prioritizing walking, cycling and transit within, and to and from, the Inner Urban Transect.

Figure 4-1: Schedule A - Transect Policy Areas (Excerpt), City of Ottawa Official Plan (Adopted November 24, 2021 and approved by MMAH on November 4, 2022 with Modifications)



Policy 5.2.2.3 states that motor vehicle parking in the Urban Transect shall only being required for large-scale developments, and only to the extent needed to offset sudden large increases in parking demand.

Policy 5.2.4.1 states that Neighbourhoods located within the Inner Urban area and within and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework. The OP supports a wide variety of housing types with a focus on missing-middle housing. Further stating in Policy 5.2.4.1 the Zoning By-law development standards is to be applied to support missing middle housing, stating:



- “Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density low-rise residential development;
- Provides an emphasis on regulating the maximum built form envelope that frames the public right of way rather than unit count or lot configuration; and
- In appropriate locations, to support the production of missing middle housing, lower-density typologies may be prohibited.”

Section 13 of the OP provides definitions for terms including missing middle housing, stating:

“In Ottawa's context and for the purposes of this Plan, missing middle housing generally refers to low-rise, multiple unit infill residential development of between three and sixteen units, or more in the case of unusually large lots and for the lower-density types is typically ground oriented.”

The proposed low-rise, multiple unit infill residential development would provide ten (10) units, which is in conformity with the OP's missing middle housing policy.

The proposed development conforms to the Inner Urban Transect policies as its built form positively contributes to the existing mature neighbourhood. The provision of bicycle parking spaces will encourage alternative forms of transportation to and from the site. Additionally, the proposed development offers missing middle housing that provides affordable housing options to meet the needs of the community.

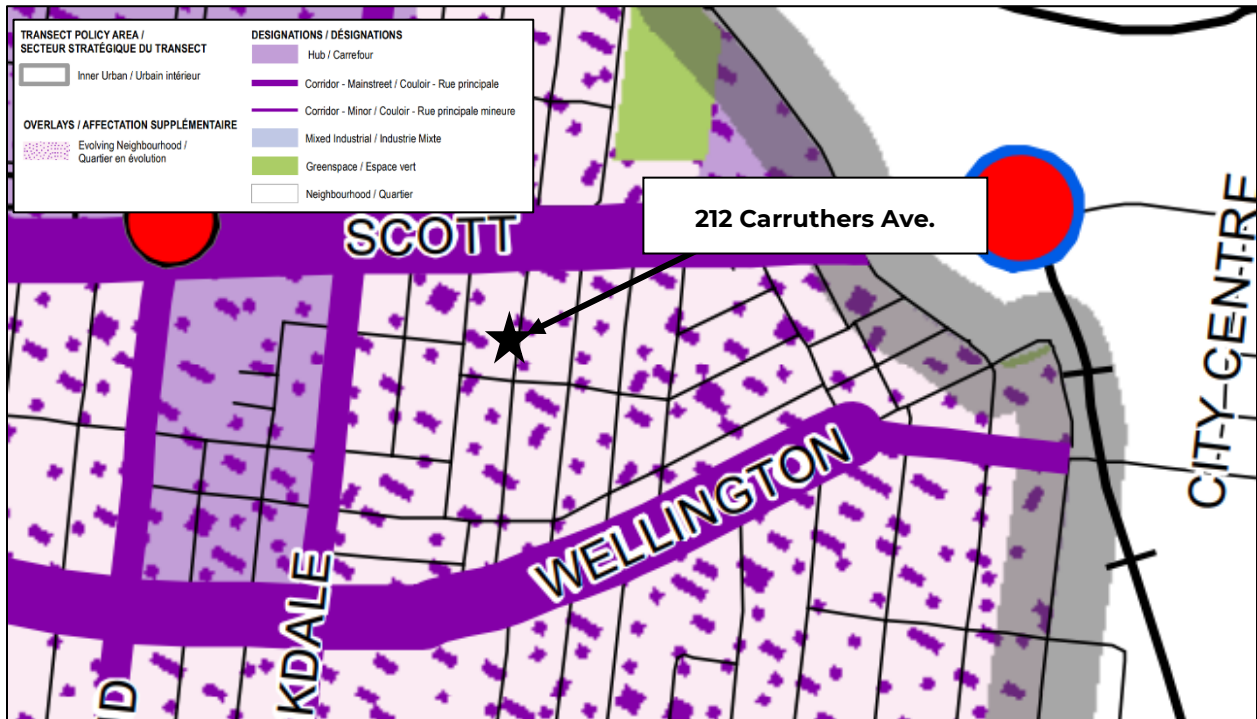
Land Designation

The site is designated as Neighbourhood and is subject to the Evolving Neighbourhood Overlay as per Schedule B2 Inner Urban Transect, as shown in **Figure 4-2**. The Neighbourhood designation is intended to permit a mix of building forms and densities and encourage the evolution of 15-minute neighbourhoods through guiding their development based on the context, location, age, maturity and needs of existing neighbourhoods. Section 6.3 indicates that Neighbourhoods are planned for “ongoing, gradual, integrated, sustainable and context sensitive development”. Policy 6.3.1 states Neighbourhoods are intended to be generally low-rise and support the development of housing options that support the development of 15-minute neighbourhoods.

Section 13 of the OP provides definitions for height categories for residential uses, stating that the maximum height for low-rise built form is up to and including four-storeys.

The Evolving Overlay policies in Section 5.6.1.1 of the OP relate to development standards that may guide gradual change in character, allow for new building forms and provide direction for the evaluation of development. Development standards applicable to lands within the Evolving Overlay would be created through the Zoning By-law. The City of Ottawa is currently in the process of updating its Zoning By-law to create such development standards.

Figure 4-2: Schedule B-2 Inner Urban Transect (Excerpt), City of Ottawa Official Plan (Adopted November 24, 2021 and approved by MMAH on November 4, 2022 with Modifications)



The proposed development conforms with the land use designation policies of the OP. The proposed development will fit into the existing neighborhood context and not exceed the maximum permitted building height of four storeys. The proposed development contributes to residential intensification and provides new building forms including “missing middle housing”.

Additional Supporting Policies

Section 11 of the OP provides guidance on the implementation of the objectives and policies of the OP through a number of tools including, providing direction to Committee of Adjustment processes.

Policy 11.5(9) states that the Committee of Adjustment shall, in addition to all other policies of the OP, "have regard for the following when evaluating minor variances to permit low-rise infill apartment dwellings:

- d) Variances to reduce the required area of soft landscaping: i) May be tied to requirements for more intensive plantings such as trees or shrubs, so that the volume of vegetation compensates for reduced horizontal area; however, ii) Despite i), where the purpose or effect is primarily to enable motor vehicle parking or driveways, variances to reduce the required soft landscaping may only be considered where, in the opinion of the Planning Department, the proposal serves the goals of context



sensitive design and results in better urban design than would compliance with the relevant zoning standard, and upholds the intent of this Plan [...]"

The proposed development requires an increase to the front walkway width, which would not impact the landscaping requirements. The Landscape Plan (Appendix B) are included with this application which demonstrate the existing and proposed landscape features that will be provided as part of the proposed development.

4.2.1 Road Classification and Rights-of-Way

As per Section 4.1.7 of the OP, the City may acquire land for rights of way or the widening of rights of way through conditions of approval for a plan of subdivision, severance (severed and retained parcels), site plan or a plan of condominium.

Schedule C16, Table 1 of the OP sets forth the ROW widths that the City may require. Table 1 does not contain general ROW protection requirements for local streets or a specific ROW protection requirement for Carruthers Avenue.

Further, the City did not identify a specific ROW protection requirement as part of the Pre-consultation meeting held on February 2, 2024.

There is no existing right-of-way protection on Carruthers Avenue and the City does not have plans to widen the road as per the OP.

4.3 City of Ottawa Comprehensive Zoning By-law 2008-250 (Consolidation September 8, 2021)

Under the City of Ottawa Comprehensive Zoning By-law 2008-250 (Consolidation September 8, 2021), the site is currently zoned Residential Fourth Density, Subzone UB (R4-UB) as illustrated in **Figure 4-3**. The site is also located within the Mature Neighbourhoods Overlay the site is exempt from the completion of a Character Streetscape Analysis as per section 140(4) which states "despite (3), no Streetscape Character Analysis is required where the residential use building: a) includes no driveway or attached garage or carport, and includes a principal entrance facing the front lot line or side lot line abutting a street.

The proposed development is also subject to the provisions of Section 139 Low-Rise Residential Development in All Neighbourhoods within the Greenbelt because it is within an R4 zone within the Greenbelt, as shown on Area A on Schedule 342, illustrated in **Figure 4-4**.

All properties which are immediately adjacent to the site are zoned Residential Fourth Density, Subzone UB (R4-UB).

Figure 4-3: Site Zoning (GeoOttawa, 2024)

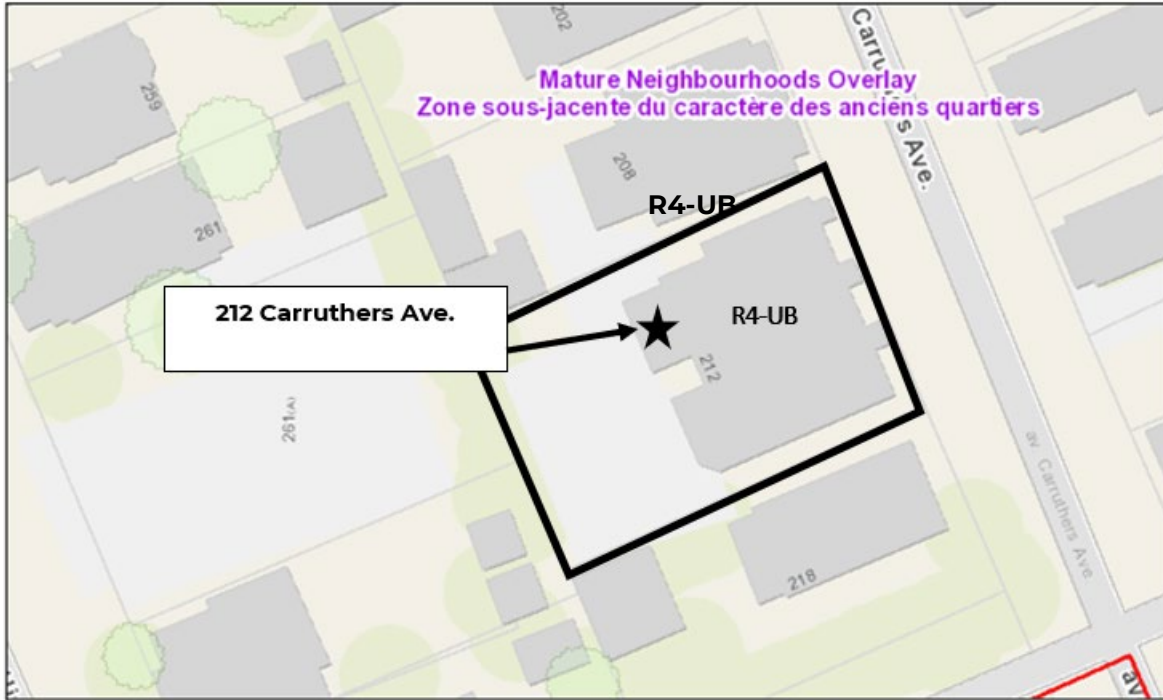
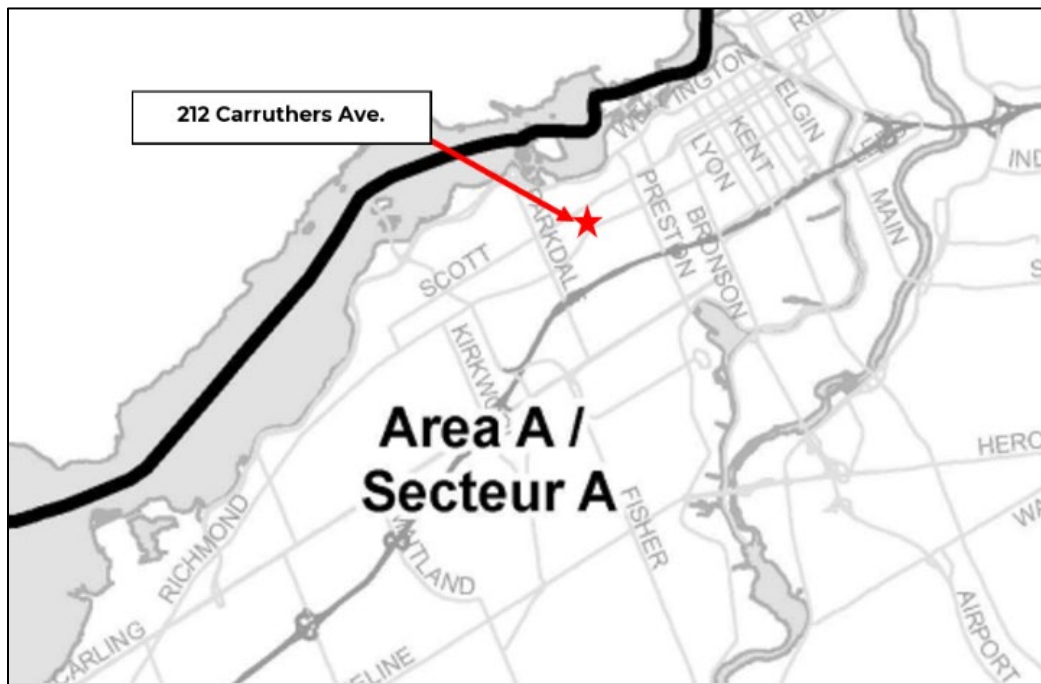


Figure 4-4: Schedule 342 – Area A (Excerpt), City of Ottawa Comprehensive Zoning By-law 2008-250 (Consolidation September 8, 2021)



4.3.1 Zoning Provisions

The general purpose of the R4 Zone is to:

- allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in, no case more than four storeys, in areas designated as General Urban Area in the Official Plan;
- allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;
- permit ancillary uses to the principal residential use to allow residents to work at home;
- regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and
- permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

The R4 Zone generally permits a range of residential building types, including low-rise apartment dwellings. “Low Rise Apartment Dwelling” means a residential use building that is four or fewer storeys in height and contains four or more principal dwelling units, other than a townhouse dwelling or stacked dwelling. (Sec. 54).

Subzone UB requires buildings to meet certain performance and design standards depending on the use, including minimum lot width and area, minimum setbacks, and maximum building height.

Based on the site plan prepared by Figurr Architects, dated February 26, 2024, **Table 1** provides a detailed compliance analysis of how the proposed development meets the Zoning By-law provisions for the R4-UB Zones.

Table 1: Zoning Compliance R4-UB Zone

Zoning Provisions – Low-rise Apartment Dwelling (Max. of 12 units)	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Zone Provisions for – Sec. 161 (8)	Except for a lot of less than 450 square metres in area in the R4-UA, R4-UB, R4-UC and R4-UD zones, 30% of the lot area must be provided as	$504 \text{ m}^2 \times 30\% =$ 151.2 m^2	Yes - 160.1 m ²

Zoning Provisions – Low-rise Apartment Dwelling (Max. of 12 units)	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	landscaped area for a lot containing an apartment dwelling, low rise, stacked dwelling, or retirement home, or a planned unit development that contains any one or more of these dwelling types.		
Maximum Building Height – Sec. 161 (9)	The maximum height of any permitted use may not exceed that which is specified in Column VI of Table 162A, and in no case, may be greater than a maximum four storeys.	N/A	Yes – 3 Storeys
Minimum lot width – Sec. 162, Table 162A (iv)	15 m	N/A	Yes – 18 m
Minimum lot area – Sec. 162, Table 162A (v)	450 m ²	N/A	Yes – 504 m ²
Maximum building height – Sec. 162, Table 162A (vi)	11 m	N/A	No – 12.8 m
Minimum front yard setback – Sec. 162, Table 162A (vii)	4.5 m	N/A	No – 4.0 m *See below for applicable Alternative Front



Zoning Provisions – Low-rise Apartment Dwelling (Max. of 12 units)	Requirement	Calculation (if applicable)	Compliance (Yes or No)
			Yard Setback per Sec. 144(1)(b)
Minimum corner side yard setback – Sec. 162, Table 162A (viii)	4.5 m	N/A	N/A
Minimum rear yard setback – Sec. 162, Table 162A (ix)	Varies Endnote 4: Where located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-rise Residential Uses in the Greenbelt for the minimum required rear yard setback.	N/A	N/A
Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt – Front Yard Setback – Sec. 144(1)	(a) in the case of an interior lot or through lot, the yard setback must align with the average of the abutting lots’ corresponding yard setback abutting the street(s) (d) Despite the foregoing, the minimum front and/or corner side yard setback need not exceed the minimum required in the Residential subzone in which the lot is located, and in no case may be less than 1.5 m	See Figure 4-5: 208 Carruthers Ave. front yard setback: approx. 0.3 m 218 Carruthers Avenue front yard setback: approx. 1.9 m Average front yard setback: = 1.1 m	Yes – 4.0 m



Zoning Provisions – Low-rise Apartment Dwelling (Max. of 12 units)	Requirement	Calculation (if applicable)	Compliance (Yes or No)
		Required front yard setback: 1.5 m	
Front Yard Setback Reductions – Sec. 123(1)	Where the front yard setback of at least one of the residentially zoned lots on either side of another residentially zoned lot is less than the required front yard setback for the zone but was lawfully established, the front yard setback for the middle residentially zoned lot may be reduced to the greater of, (a) 1.5 m, or (b) the average of the two front yard setbacks of the other two lots.	(see above for abutting property setbacks)	Yes – 4.0 m
Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt – Interior Side Yards – Sec. 144(2)	The minimum interior side yard: (a) On an interior lot or through lot, the minimum interior side yard setbacks are as prescribed in each subzone noted in the Part VI, Residential Subzone Tables.	N/A	Yes – 1.5 m *See Minimum interior side yard setback – Sec. 162, Table 162A (x) below.
Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones	Where a lot’s rear lot line abuts either an E1, R2, R3 or R4 zone, or abuts a lane that	(a) 25% of lot area (504 m ²) = 126.0 m ²	Yes – 152.5 m ²
	abuts an R1, R2, R3 or R4 zone on either side, except in	(iii) lot depth greater than 25 m: 30% of the	Yes- 8.42 m



Zoning Provisions – Low-rise Apartment Dwelling (Max. of 12 units)	Requirement	Calculation (if applicable)	Compliance (Yes or No)
within the Greenbelt – Rear Yard Setbacks – Sec. 144(3)	<p>the case of a Planned Unit Development:</p> <p>a. the rear yard must comprise at least 25% of the lot area; and the minimum rear yard setback is pursuant to Table 144A or Table 144B below.</p> <p>(i) where the minimum front yard is 4.5 m or less, the minimum rear yard depth is determined by Table 144A.</p> <p>Table 144A:</p> <p>(iii) lot depth greater than 25 m: 30% of the lot depth</p>	lot depth (27.9 m) = 8.37 m	
Minimum interior side yard setback – Sec. 162, Table 162A (x)	1.5 m	N/A	Yes - 1.5 m
Additional Provisions – Sec. 162, Table 162B Endnote 11, (II)	Maximum lot width in the R4-UA, R4-UB and R4-UC zones is 38 m.	N/A	Yes – 18 m
Additional Provisions – Sec. 162, Table 162B Endnote 12, (II)	Maximum lot area in the R4-UA, R4-UB and R4-UC zones is 1070 m ² .	N/A	Yes – 504 m ²

Figure 4-5: Setbacks of Abutting Properties



4.3.2 Section 161 – Other Provisions in the R4-UB Zone

Proposed developments within the R4-UB Zone are also subject to ‘Other Zone Provisions’ under Section 161 Residential Fourth Density Zone, which regulate the amount of soft landscaping and permitted parking. **Table 2** provides a detailed compliance analysis of how the proposed development meets these provisions for low-rise apartment dwellings in the R4-UB Zone.

Table 2: Zoning Compliance with ‘Other Zone Provisions’ in Section 161

Zoning Provisions	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Rear Yard Soft Landscaping - Sec. 161(15)(a)	Any part of the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, patios, and	N/A	Yes



Zoning Provisions	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	permitted driveways, parking aisles and parking spaces, must be softly landscaped.		
Rear Yard Soft Landscaping - Sec. 161(15)(b)	<p>The minimum area of soft landscaping per (a) must be:</p> <p>(ii) In the case of a lot is 450 m² in area or greater, at least 50% of the rear yard</p> <p>(iv) in all cases, must comprise at least one aggregated rectangular area of at least 25 m² and whose longer dimension is not more than twice its shorter dimension, for the purposes of tree planting</p>	152.5 m ² x 50% = 76.25 m ²	Yes – 88.6 m ²
Other Yard Soft Landscaping - Sec. 161(15)(c)	Any part of any yard other than the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, permitted driveways and parking exclusion fixtures per (e) must be softly landscaped.	N/A	Yes – soft landscaping is provided
Minimum Required Percentage of Aggregated Soft Landscaping in	Where the minimum required front yard setback is 1.5 m - 3 m: 20%	72.18 x 20% = 14.44 m ²	Yes – 41 m ²



Zoning Provisions	Requirement	Calculation (if applicable)	Compliance (Yes or No)
the Front - Sec. 161(15)(d), Table 161			
Fixtures to Prevent Motor Vehicle Parking - Sec. 161(15)(e)	<p>The front yard and corner side yard must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking in contravention of this By-law, and for greater clarity:</p> <ul style="list-style-type: none"> i. Such parking exclusion fixtures may include bicycle racks, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheelchair lifting devices, wheelchair lifting devices or some combination thereof; and ii. Raised planters are deemed to be soft landscaping for the purposes of Section 161(15) (c) and (d). 	N/A	<p>Yes - No vehicle parking provided on site. Fixtures to prevent Motor parking on site are shown in the Landscape Plan (Appendix B) which include a bicycle rack, ornamental grass planting, shrub planting, tree planting and a picnic table mounted on unit paving.</p>
Principal Entrance - Sec. 161(15)(f)	<p>At least one principal entrance to a ground-floor unit or to a common interior corridor or stairwell must be located on the facade and provide direct access to the street.</p>	N/A	<p>Yes - Principal entrance to common interior corridor located on front façade, providing access to the street. (Carruthers Ave.)</p>

Zoning Provisions	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Front Façade Material Composition - Sec. 161(15)(g)	<p>The front facade must comprise at least 25% windows, and furthermore,</p> <ul style="list-style-type: none"> i. any corner side facade must comprise at least 15 per cent windows; ii. windows located in doors may count towards the minimum fenestration requirement; and iii. Any window counted towards the minimum fenestration requirement, other than windows in doors or at the basement level, must have a lower sill no higher than 100 cm above the floor level. 	25% of front façade area	Yes – 27% of fenestration is provided.
Setback of Front Façade - Sec. 161(15)(h) & (j)	<p>At least 20% of the area of the front facade must be recessed an additional 0.6 m from the front setback line.</p> <p>Despite (h), no additional recession of the front facade is required when balconies or porches are provided on the front or corner side facade as follows:</p> <ul style="list-style-type: none"> ii. in the case of a lot of 15 metres width or 	20% of front façade recessed	Yes – Front façade is setback 4.5 m from the front lot line, no additionally recession is proposed.

Zoning Provisions	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	<p>greater, one balcony or porch for every unit that faces a public street at or above the first storey; and</p> <p>iii. in any case each balcony or porch must have a horizontal area of at least two square metres.</p>		
<p>Motor Vehicle Parking - Sec. 161(16)(b)</p>	<p>In the case of a Low-rise Apartment Dwelling or Stacked Dwelling in the R4-UA, R4-UB, R4- UC and R4-UD zones:</p> <p>a) No motor vehicle parking is permitted on a lot less than 450 square metres in area</p> <p>b) In the case of a lot of 450m² or greater</p> <p>(i) at least 25% of dwelling units must have at least two bedrooms; and</p> <p>(ii) the calculation of (i) may be rounded down to the nearest whole number.</p>	<p>10 dwelling units x 25% = 2.5</p>	<p>Yes – three units with at least two bedrooms are proposed.</p>

4.3.3 Section 139 - Low-Rise Residential Development in All Neighbourhoods within the Greenbelt

The provisions under Section 139 Low-Rise Residential Development in All Neighbourhoods within the Greenbelt apply to the site because it is within an R4 zone within Area A of Schedule 342 of the Zoning By-law, illustrated in **Figure 4-4**.

Table 3: Zoning Compliance with 'Low-Rise Residential Development in All Neighbourhoods within the Greenbelt' in Section 139

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Minimum Soft Landscaping Requirements – Sec. 139(1)	<ul style="list-style-type: none"> a. it is required at-grade in a front yard and, in the case of a corner side lot, in a corner side yard; b. it must be aggregated; c. it must abut the front lot line and the side lot line abutting the street, as the case may be; and d. on a lot with a significant change in grade in the front yard or corner side yard, terracing and retaining walls necessary for the containment of soil for soft landscaping may count towards the required soft landscaped area. e. Where the minimum required aggregated soft landscaped area of Table 139 (1) is 	N/A	Yes – soft landscaping is provided in the front yard, abutting the front lot line.



Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	<p>provided and there remains land area in the front yard, or in the corner side yard as the case may be, lands within these yards may be developed with soft or hard landscaping such as a patio, but in no case may any hard landscaping be used for access or parking purposes</p>		
<p>Minimum Aggregated Soft Landscaping Area in the Front Yard – Sec 139(1), Table 139(1)</p>	<p>Front yard setback is 1.5 - 3 m: 20% of the Front Yard Area</p>	<p>$72.18 \times 20\% = 14.44 \text{ m}^2$</p>	<p>Yes – 41 m²</p>
<p>Walkway Requirements – Sec. 139(4)</p>	<p>A walkway located in a front yard or corner side yard is permitted subject to the following:</p> <ul style="list-style-type: none"> a. Where it provides access between a right-of-way or driveway, and an entranceway to a dwelling or any other incidental or accessory use on the lot. b. Where a walkway extends from the right-of-way, it must 	<p>N/A</p>	<p>No - 3.87 m in width</p>

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	<p>be separated from any driveway by at least 0.6m of soft landscaping.</p> <p>c. The width of a walkway may not exceed: 1.2 m in width</p> <p>d. A walkway may traverse an area required for soft landscaping per Table 139(1), and may be included in the calculated area.</p>		
Habitable Floor Space – Sec. 139(10)	The first floor of a dwelling or dwelling unit must contain at least 40 m ² of habitable floor space.	N/A	Yes – 137.3 m ²

4.3.4 Permitted Projections Above the Height Limit and Permitted Projections into Required Yards Provisions

The Zoning By-law contains provisions for permitted projections above the height limit and permitted projections into required yards, as set out in **Table 4**.

Table 4: Provisions for Permitted Projections Above Height Limit / into Required Yards

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Permitted projections above the height limit – Sec. 64	Except in the case of buildings or structures located within the area shown on Schedules 11 to 88 (Central Area Height Schedules), the maximum height limits do not apply to	N/A	Yes



Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	<p>the structures listed below or to any other similar structures that may require a height in excess of maximum height limits in order to serve their intended purpose, unless otherwise specified in the by-law and provided these structures are erected only to such height or area as is necessary to accomplish the purpose they are to serve and that is necessary to operate effectively and safely:</p> <ul style="list-style-type: none"> Mechanical and service equipment penthouse, elevator or stairway penthouse 		
<p>Fire escapes, open stairways, stoop, landing, steps and ramps – Sec. 65, Table 65(5)</p>	<p>(b) Other features:</p> <p>i) where at or below the floor level of the first floor:</p> <ol style="list-style-type: none"> in the case of the interior side yard or rear yard: no limit, and in the case of the front yard or corner side yard: no closer than 0.6m to a lot line. <p>ii) other cases:</p> <ol style="list-style-type: none"> In the case of any yard: 1.5 m, but not closer than 1 m to a lot line; except that, switchback stairs and landings may project 2.2 m into the rear yard where these are intended to provide a means of egress for dwelling 	<p>N/A</p>	<p>Yes – ramp setback is 1.5 m from the front lot line.</p>



Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	units located on the second and higher storeys.		

4.3.5 Accessory Structure and Waste Management Provisions

The Zoning By-law contains provisions for accessory uses, buildings and structures, as well as provisions for waste management, as set out in **Table 5**. The proposed development includes an equipment shed in the rear yard at the rear of the building.

Table 5: Provisions for Accessory Uses, Buildings and Structures, and Waste Management

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Minimum setbacks for an accessory structure – Sec. 55, Table 55(3)(e)	Minimum required setback from an interior side lot line or rear lot line not abutting a street: (ii) in a rear yard: 0.6 m	N/A	Yes – setback 0.64 m from rear lot line, 0.65 m to side lot line
Minimum required distance from any other building located on the same lot, except for a hot tub – Sec. 55, Table 55(4)	1.2 m	N/A	Yes – setback 3.7 m from main building
Maximum permitted height for an accessory structure – Sec. 55, Table 55(5)(b)	In an R4 Zone: 3.6 m, with the height of the exterior walls not to exceed 3.2 m	N/A	Yes – 2.97 m
Maximum permitted size for an accessory	Lot coverage of 50% of the yard in which they are located, with a maximum floor area of 55 m ²	152.5 m ² x 50% = 76.25 m ²	Yes – 10.68 m ²



Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
structure – Sec. 55, Table 55(6)		Maximum = 55 m ²	
Maximum number of accessory buildings permitted on a lot – Sec. 55, Table 55(7)	2	N/A	Yes – one (1) accessory structures is provided (equipment shed)
Path for movement of garbage contains between a garbage storage area and the street line – Sec. 143(1)(a)	<p>In an R4 Zone, any building exceeding 400 m² in total floor area must provide: (a) a path for the movement of garbage contains between a garbage storage area and the street line, and such path must be:</p> <ul style="list-style-type: none"> i. not less than 1.2 m in width; ii. unobstructed by any projection or accessory structure to a height of 1.5 metres above the path surface; iii. uninterrupted by any window well, depression or grade change that would impede the movement of a wheeled garbage container; iv. for that part of the path located outside a building, paved or finished with hard landscaping and may be on a driveway or walkway; and 	N/A	Yes – 1.37 m

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	v. notwithstanding the above, a service vent or utility may encroach no more than 0.30 metres into the above path.		

4.3.6 Amenity Area Requirements

The Zoning By-law contains provisions for the required amenity area, as set out in **Table 6**.

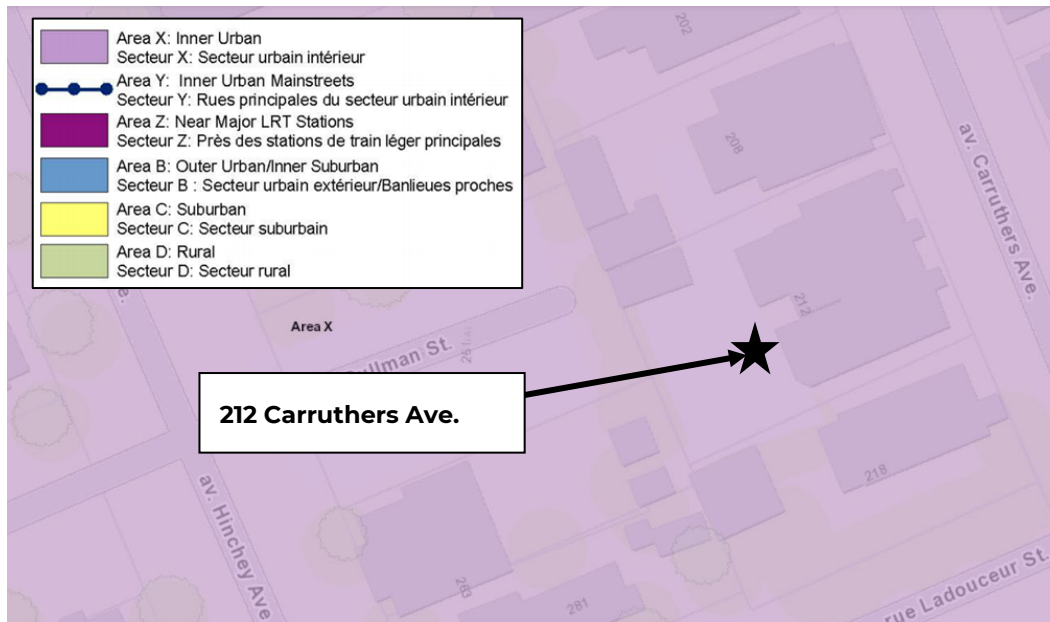
Table 6: Provisions for Required Amenity Areas

Zoning Provision – Low-rise Apartment Dwelling (9 units or more) in the R4-UB Zone	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Other uses – Sec. 137, Table 137(13)	Not required	N/A	Yes

4.3.7 Parking Provisions

The Zoning By-law contains provisions for parking, as set out in **Table 7**. The site is within Area X on Zoning By-law Schedule 1A, as illustrated in **Figure 4-6**.

Figure 4-6: Schedule 1A – Areas for Minimum Parking Space Requirements, City of Ottawa Zoning By-law (via GeoOttawa, 2024)



As shown in Schedule 2A and 2B of the Zoning By-law. Tunney's Pasture Station is identified as an existing and future rapid transit station on both Schedules 2A and 2B. The site is located within a 600-metre radius from Tunney's Pasture major transit station, as illustrated in **Figure 4-7**.

Figure 4-7: Tunney's Pasture Rapid Transit Station 600 m radius (geoOttawa, 2024)

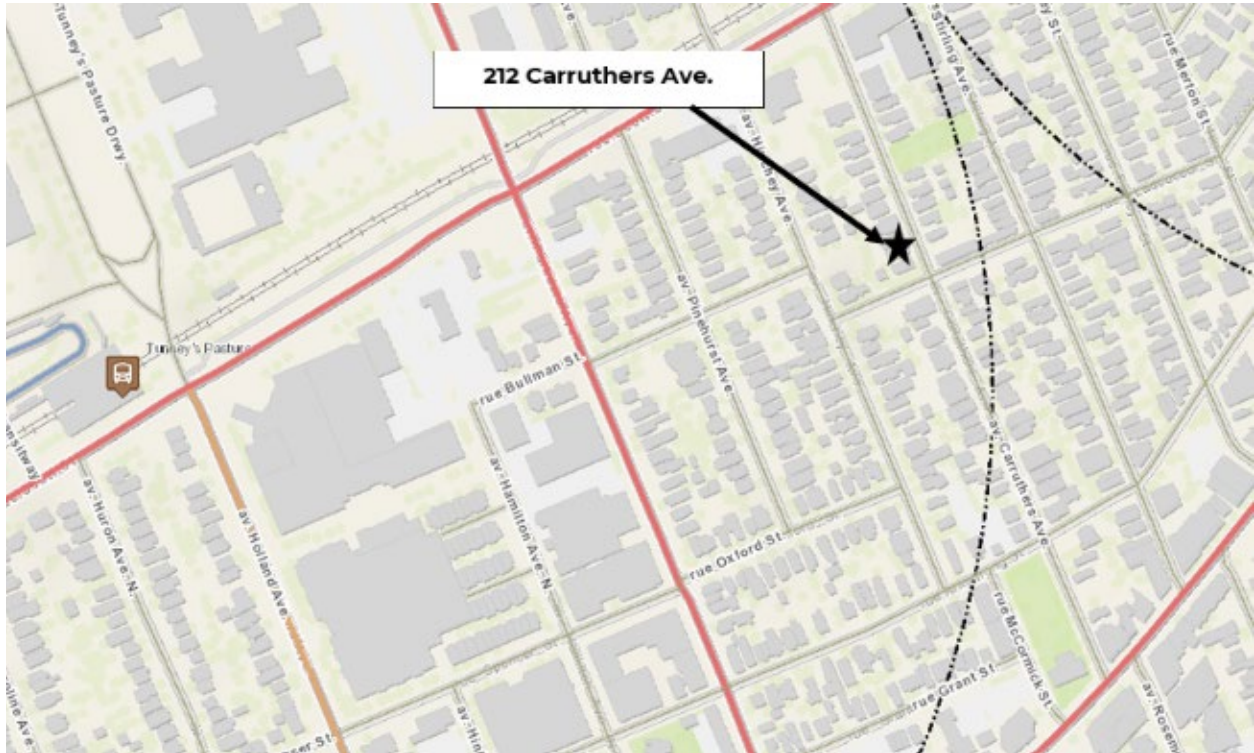


Table 7: Parking and Loading Space Provisions

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Minimum Parking Space Rates – Sec. 101(1)	Within the areas shown as Areas B, C, D, X and Y on Schedule 1A, off-street motor vehicle parking must be provided for any land use at the rate set out in Table 101.	N/A	N/A
Minimum Parking Space Rates – Sec. 101(3)(a)	Despite Subsection 101(1), within the area shown as Area X on Schedule 1A: (a) In the case of a building containing residential uses, no off-street motor vehicle parking is required to be provided under this	N/A	Yes – 0 spaces are proposed for the 10 units



Zoning Provision	Requirement		Calculation (if applicable)	Compliance (Yes or No)
	section for the first twelve dwelling units and the parking requirements under Table 101 apply only to dwelling units and rooming units in excess of 12.			
Minimum bicycle parking space rates – low-rise apartment dwelling – Sec. 111, Table 111A(b)(i)	0.5 per dwelling unit		10 units x 0.5 bicycle spaces per dwelling unit = 5 spaces	Yes - 9 spaces
Minimum bicycle parking space dimensions – Sec. 111, Table 111B	(a) Horizontal	Width: 0.6 m Length: 1.8 m	N/A	No – width: 0.315 m Yes – length: 1.8 m
Location of Bicycle Parking – Sec. 111	3. Bicycle parking must be located on the same lot as the use or building for which it is provided.		N/A	Yes
	4. Bicycle parking spaces must be located in order to provide convenient access to main entrances or well-used areas.		N/A	Yes
	5. A bicycle parking space may be located in any yard.		N/A	Yes
	6. A maximum of 50% of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area.		5 spaces X 50% = 3 spaces	Yes

4.3.8 Summary of Minor Variance Required

The proposed development maintains the general intent and purpose of the Zoning By-law, and the proposed low-rise apartment dwelling is a permitted use. Three (3) minor variance is required to accommodate the proposed development, summarized below:

1. To permit a reduction in the minimum bicycle parking space width dimension from 0.6 m to 0.315 m;
2. To permit an increase in the maximum width of a walkway in the front yard from 1.2 m to 3.87 m; and
3. To permit an increase in the building height from 11 m to 12.8 m.

Rationale for Proposed Minor Variance

In our opinion, the proposed variance satisfies the four tests under Section 45(1) of the Planning Act, which states that the variances are to be minor in nature, desirable for the appropriate development or use of the land and maintain the general intent and purpose of the Zoning By-laws and the Official Plan. The following outlines how the requested variance meets the four tests.

1. Is the variance minor?

The variances to increase the required building height from 11 m to 12.8 m is to accommodate the proposed development and provide a 12 inch buffer. The increase in building height would not result in negative impacts on the overall appearance and function of the site or neighbourhood. The variance to increase the width of the walkway is to accommodate the accessible ramp to the entrance of the building. The increased walkway width would not impact the front yard landscaping requirements as 41 m² will be provided which is more than the 14.44 m² that is required. Given that the walkway would be provided in the front yard of the proposed development, it would not result in negative or adverse impacts to any of the adjacent residential properties. The reduction in bicycle parking space dimensions would not impact the ability for residents to efficiently use the parking spaces, and would allow for more landscaping in the rear yard. Additionally, these bicycle parking dimensions have been used recently in a development by CCOC and Figurr Architects as shown in the below image at 159 Forward Avenue in Ottawa and was approved as a minor variance for this site.



2. Is the variance desirable for the appropriate development of the land in question?

The proposed variances are desirable for the development of the site because they would enable the development of a new detached dwelling. The proposed variances would accommodate an accessible ramp walkway that leads to the proposed development's main entrance. The increased width of the walkway is required to accommodate the accessible ramp for wheelchair and mobility-device users. The proposed variance will enable the ramp to be easily used by residents, visitors and staff of the new apartment building. The proposed reduction in bicycle parking dimensions is desirable for the development as it allows for more bicycle parking spaces to be provided for residents, and more landscaping to be provided on site.

The redevelopment of the site with the proposed variances would add low-rise residential housing options in the community at a scale that is compatible with the surrounding context which is predominately low-rise residential dwellings. The proposed development has been designed with setbacks and landscaping that respect the abutting properties.

3. Does the variance maintain the general intent and purpose of the Zoning By-law?

The proposed variance maintains the general intent and purpose of the Zoning By-law as part of the low-rise apartment building which the R4-UB Zone permits. The general intent of the R4-UB Zone is to allow for a wide mix of residential building forms ranging from detached to low rise apartment dwellings, to provide additional housing choices within the Fourth Residential Density zoned areas, and to regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced.

The proposed development complies with the majority of the applicable provisions of the R4-UB Zone. The proposed development has been designed to reflect a compatible scale, massing and built form that fits in with the street that is comprised of low-rise residential dwellings with similar built forms. The requested variance to increase the walkway width



to 3.87 m will allow for the development to provide an accessible entrance to the low-rise apartment building. The proposed variance to reduce the bicycle parking dimensions would not impact the development potential of the site, but rather maximize the landscaping area on the site. Further, this variance would not impact surrounding properties and would maintain the existing land use patterns and character of the neighbourhood as intended by the Zoning By-law.

4. Does the variance maintain the general intent and purpose of the Official Plan?

The proposed variance maintains the general intent and purpose of the Official Plan by maintaining the provisions of the Inner Urban Transect, the Neighbourhood Designation, and the Evolving Neighbourhood Overlay, which is intended to permit a mix of building forms and densities and encourage the evolution of 15-minute neighbourhoods through guiding their development based on the context, location, age, maturity and needs of existing neighbourhoods.

As discussed in the previous sections, the proposed minor variances are minor and would not result in negative impacts on the abutting properties. The proposed increased building height meets to provisions of Neighbourhood designation as per Policy 6.3.1 which permits low-rise residential dwellings, defined as up to four-storey buildings. The proposed increase in walkway width improves the accessibility of the entrance and access to the low-rise apartment building. Furthermore, the proposed variance to decrease the bicycle parking dimensions would improve the rear landscaped area for the development. Furthermore, Policy 5.2.4.1 states that Neighbourhoods located within the Inner Urban area and within and within a short walking distance of Hubs and Corridors shall accommodate residential growth and support missing middle housing. The variances being requested support the City's goals of increasing housing options while maintaining the character of the surrounding residential development in terms of land use, size, scale, and design of the built form.

Given the above, the proposed variances maintains the general intent and purpose of the Official Plan.



5 Summary of Opinion

It is the professional opinion of WSP that the proposed three-storey low-rise apartment dwelling, at 212 Carruthers Avenue, represents good land use planning and is appropriate for the site for the following reasons:

- The proposed development supports and is consistent with the Provincial Policy Statement 2020.
- The proposed development is permitted in the applicable land use designations and conforms to the policies of the Official Plan.
- The proposed development complies with the general intent and purpose of the Zoning By-law.
- The proposed development meets the four (4) tests for Minor Variance under the Planning Act.

In conclusion, the Minor Variance approval being sought to support the proposed development at 212 Carruthers Avenue represents good land use planning and is in the public interest.

Please feel free to contact me at Nadia.De-Santi@wsp.com or 613-690-11141 if you have any questions or require additional information.

Yours truly,

WSP

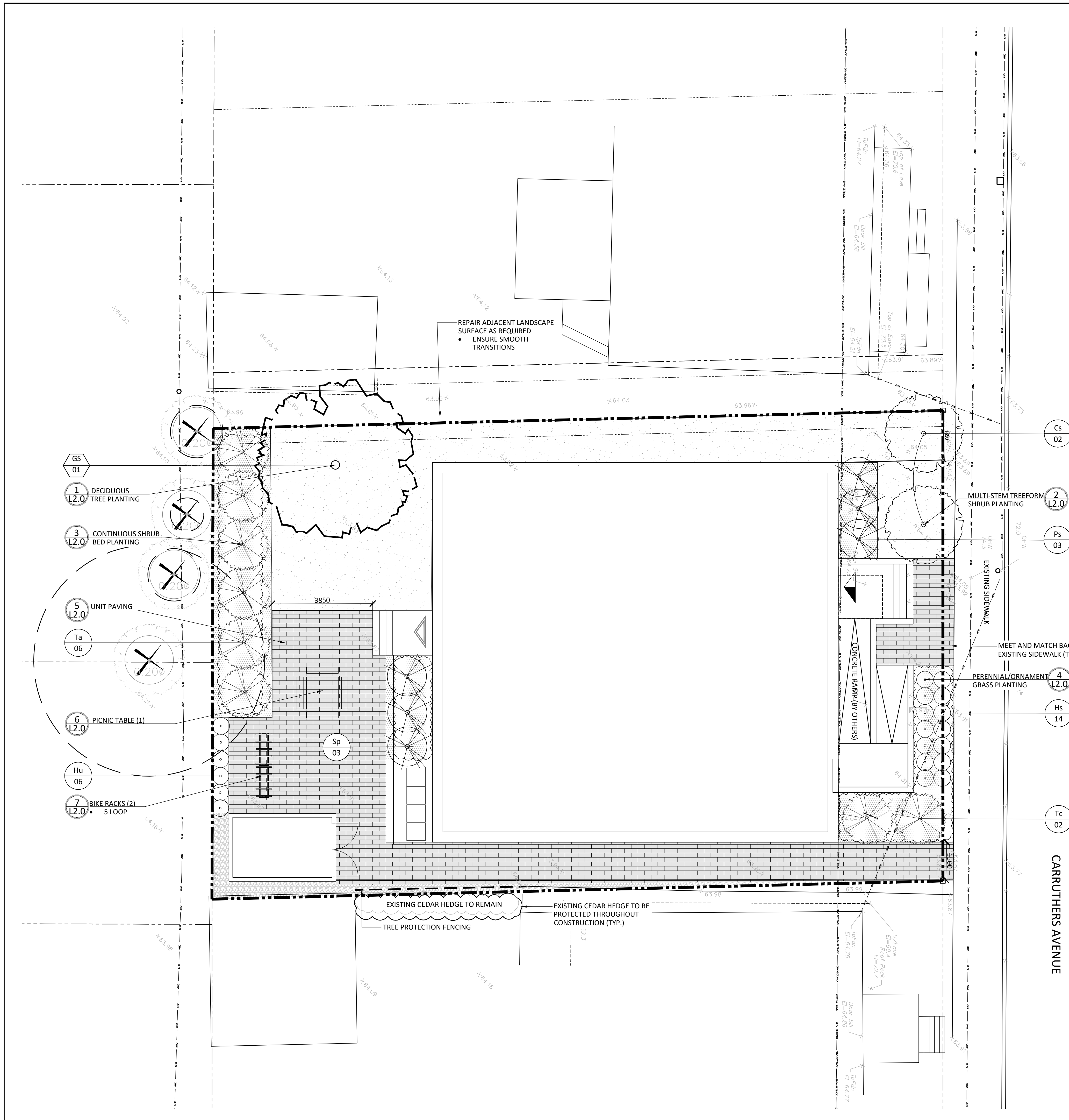
Nadia De Santi, MCIP, RPP
Practice Lead

Grace Maxner
Planner

wsp

A Site Plan

B Landscape Plan



PLANT LIST					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES/TREEFORM SHRUBS					
	1	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEYLOCUST	50mm	B&B
Ca	2	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	150cm	WB
DECIDUOUS SHRUBS					
Sp	3	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	3 GAL	POTTED
Ps	3	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	3 GAL	POTTED
CONIFEROUS SHRUBS					
Ta	6	TAXUS x MEDIA 'HILLII'	HILL'S YEWE	5 GAL	POTTED
Tc	2	TAXUS CUSPIDATA 'NANA'	DWARF JAPANESE YEWE	5 GAL	POTTED
GRASSES/PERENNIALS					
Hs	14	HEMEROCALLIS 'DAD'S BEST WHITE'	DAD'S BEST WHITE DAYLILY	1 GAL	POTTED
Hu	6	HOSTA 'AUGUST MOON'	AUGUST MOON HOSTA	1 GAL	POTTED

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



PLANTING

- EXISTING TREE TO BE REMOVED AS REQUIRED
- PROPOSED DECIDUOUS TREE
- PROPOSED TREEFORM SHRUB
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- PERENNIALS
- SHRUB BED AREA
- SOD

SURFACING

- C.I.P. CONCRETE
- UNIT PAVING
- RIVERSTONE

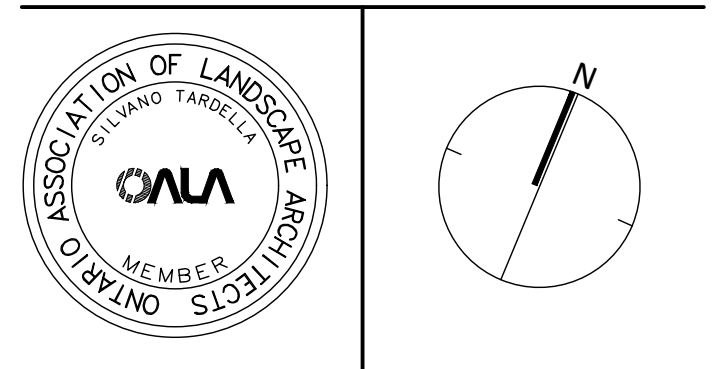
AMENITIES

- PICNIC TABLE
- BIKE RACK

- GENERAL NOTES:**
- ALL MEASUREMENTS IN MILLIMETERS UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWING. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.
 - THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR TO REPORT ALL ERRORS / OMISSIONS TO THE CONTRACT ADMINISTRATOR.
 - REINSTATE / REPAIR ALL DAMAGE TO ADJACENT PROPERTIES OR AREAS TO BE PROTECTED. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.

No.	Description	Date
2	Issued for City Submission	Feb.28/24
1	Issued for Coordination	Feb.23/24

Revision
City Approval Stamp



NAK
design strategies

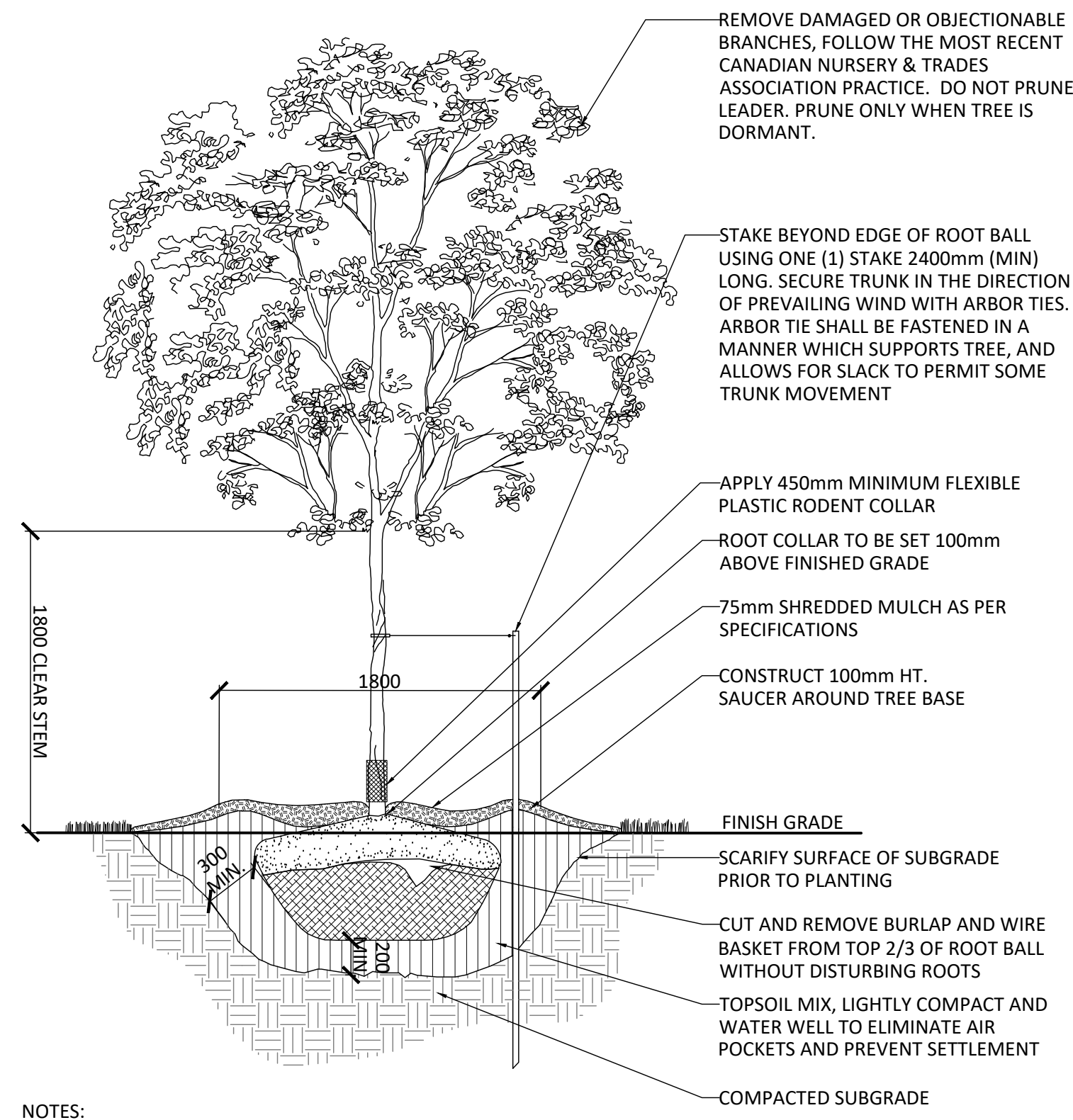
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

CCOC CARRUTHERS-HINCHEY
212 Carruthers Avenue, Ottawa

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

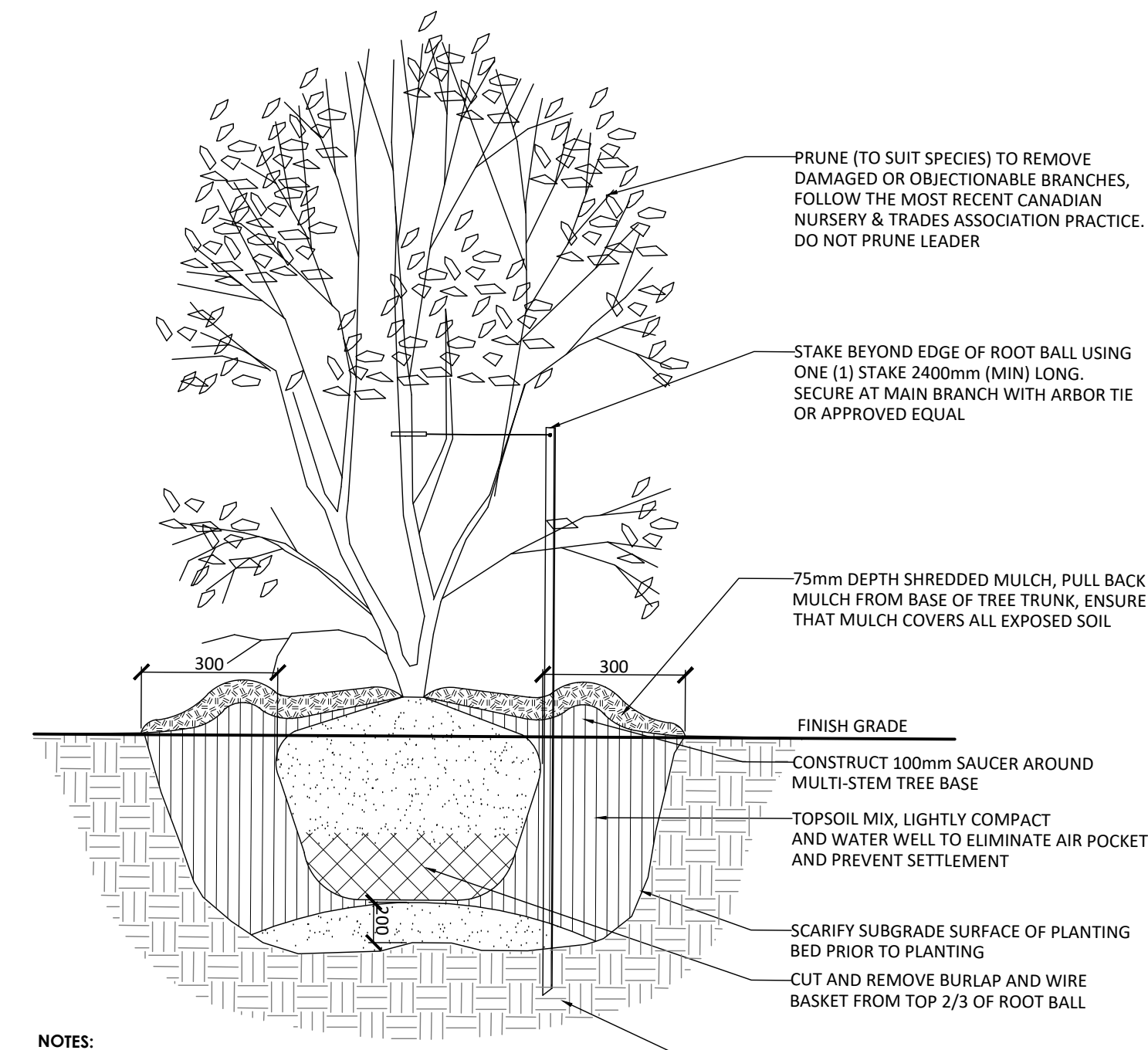
Title	LANDSCAPE PLAN	
Date	2024-02-23	Sheet
Scale	1:75	L1.0
Drawn	SE	
Checked	SC	
Job No.	24-030	

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



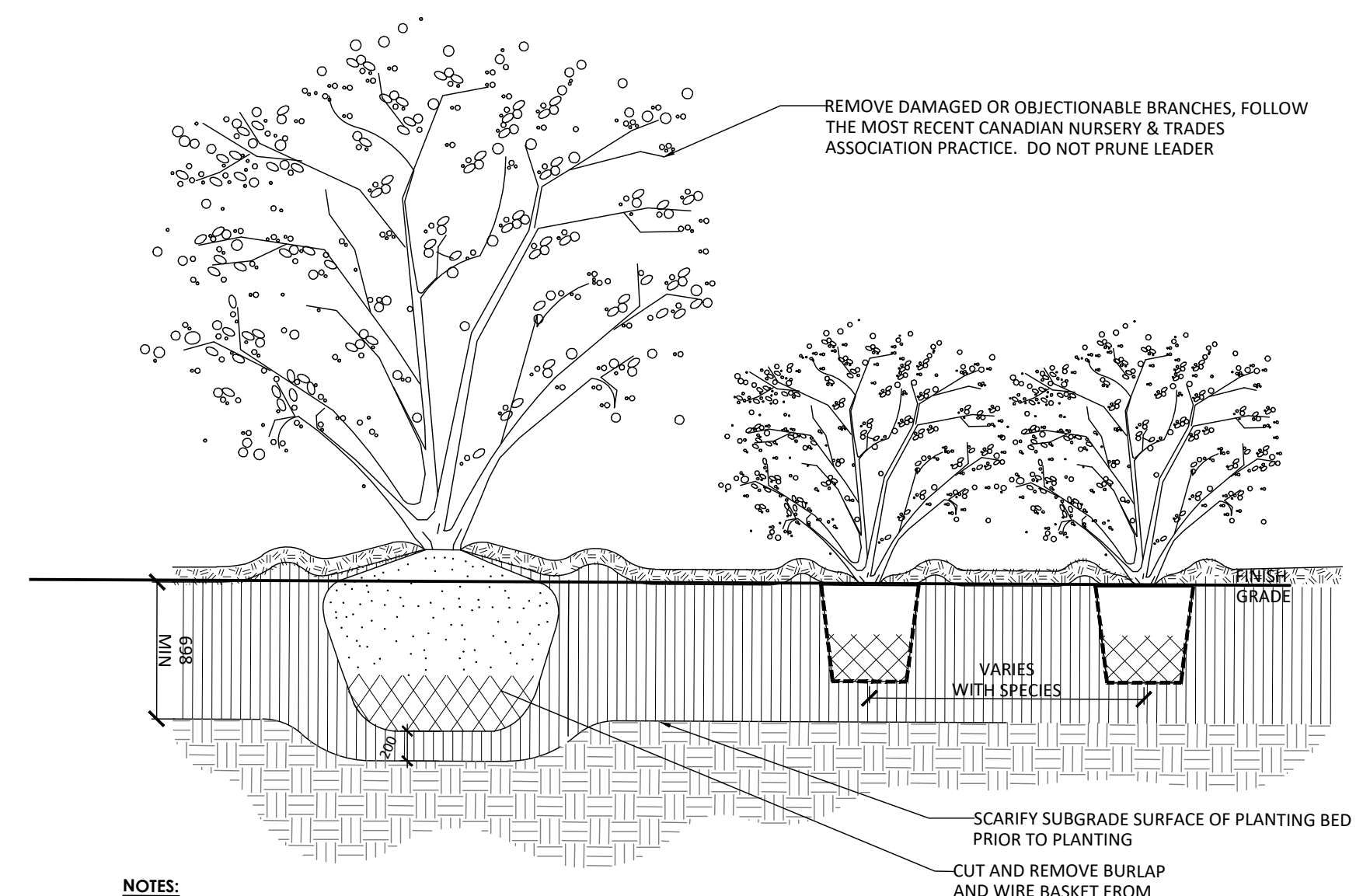
- NOTES:**
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. REMOVE TREE WRAP AFTER PLANTING
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

1 DECIDUOUS TREE PLANTING (ONE STAKE W/ARBOR TIES)
1:30



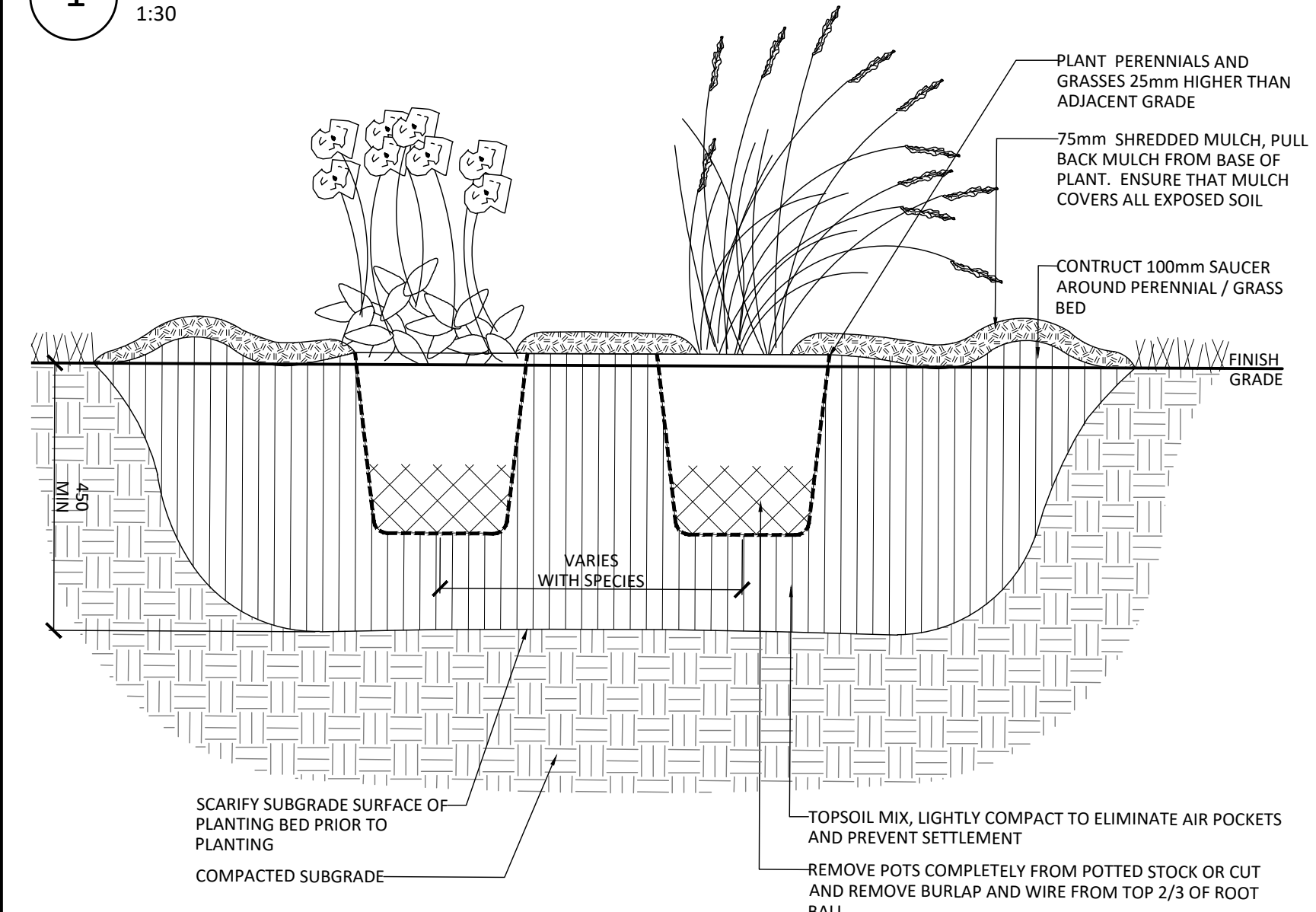
- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.
 3. STAKES TO BE REMOVED AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

2 MULTI-STEM TREEFORM SHRUB PLANTING (ONE STAKE W/ARBOR TIES)
1:30



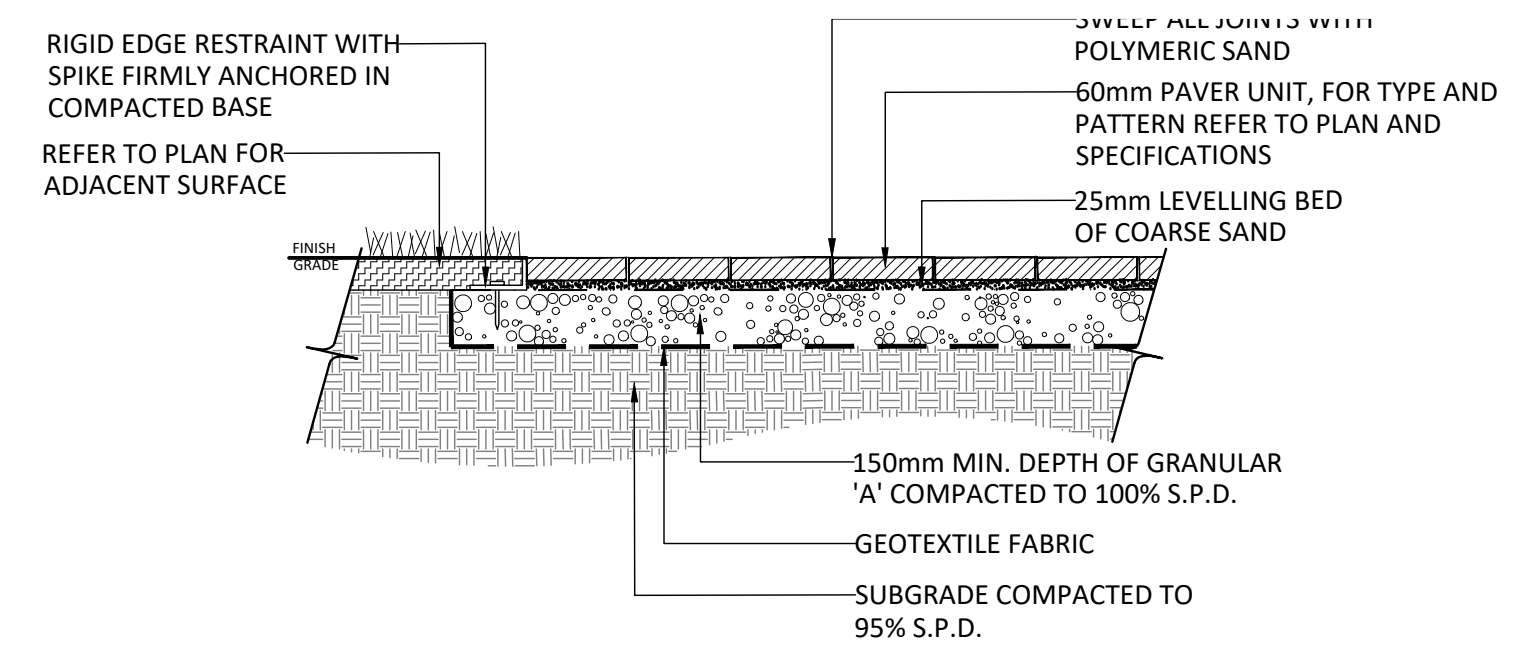
- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED BARE ROOT (B.R.) TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
 3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.
 4. STAKES TO BE REMOVED AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

3 CONTINUOUS SHRUB BED PLANTING
1:30



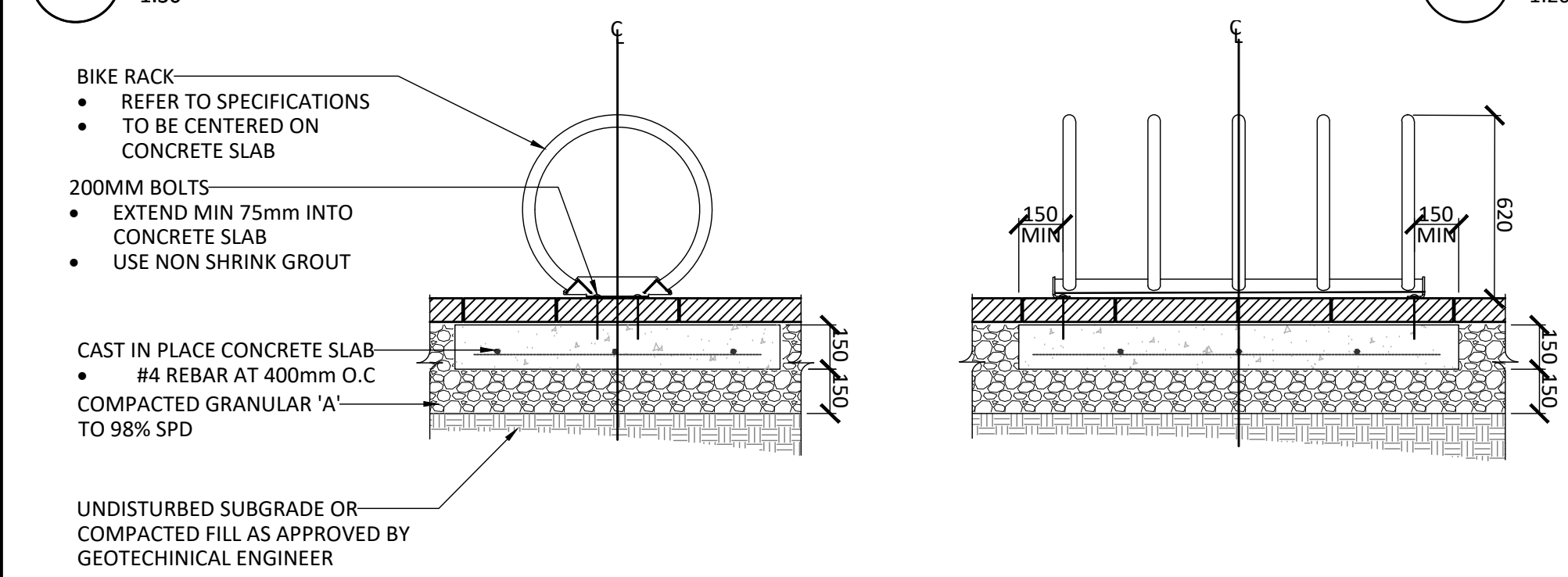
- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

4 PERENNIAL AND ORNAMENTAL GRASS PLANTING
1:30



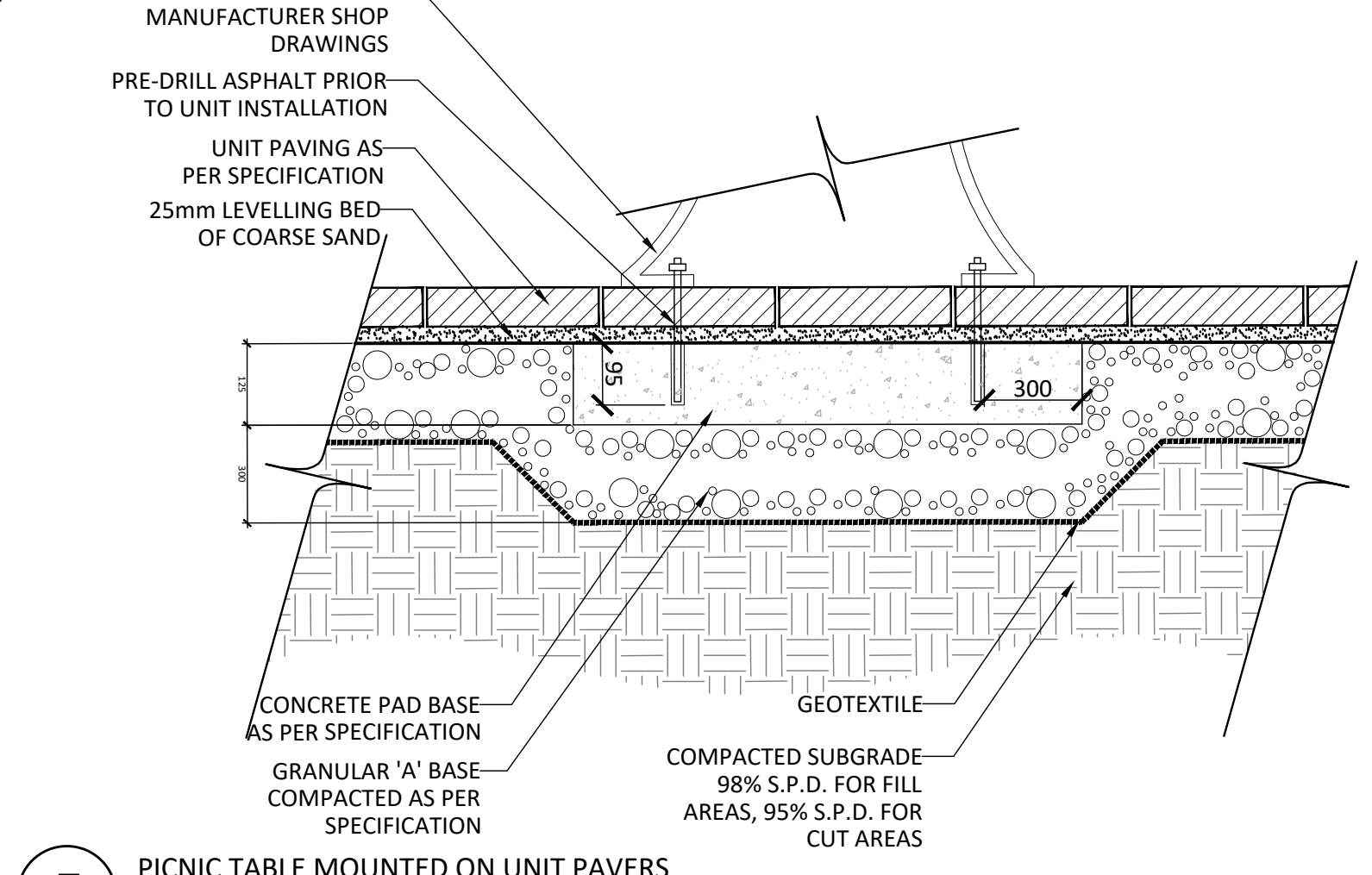
- NOTES:**
1. FOR PAVER TYPE REFER TO SPECIFICATIONS. PAVERS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH TIGHT BUTT JOINTS OF APPROXIMATELY 3mm, ON A SAND BASE. SAW CUT PAVERS AS REQUIRED. USE AN APPROVED VIBRATORY COMPACTOR IN A CIRCULAR PATTERN.
 2. ALL DAMAGED OR CHIPPED PAVERS MUST BE REPLACED AT THE CONTRACTOR'S COST.
 3. EXCAVATE AND REMOVE ALL TOPSOIL AND UNSTABLE MATERIALS OFF SITE. SUBGRADE TO BE GRADED TO SIMILAR CONTOURS AS FINISH GRADE. COMPACT SUBGRADE TO 95% S.P.D. PLACE 150mm LAYER OF GRANULAR 'A' COMPACTED TO 100% S.P.D.
 4. PLACE MAXIMUM 25mm UNCOMPACTED SAND FOR LEVELLING COURSE.
 5. INSTALL PAVING UNITS IN THE PATTERN AS SPECIFIED PER MANUFACTURER'S PATTERN RECOMMENDATION AND SPECIFICATIONS.
 6. RETAIN EDGING WITH RIGID PAVER EDGE RESTRAINTS AS PER SPECIFICATIONS.

5 LIGHT DUTY UNIT PAVING
1:20



- NOTES:**
1. BIKE RACK TO BE CENTERED ON CONCRETE SLAB
 2. EXTEND MIN 75mm INTO CONCRETE SLAB
 3. USE NON SHRINK GROUT
 4. UNDISTURBED SUBGRADE OR COMPACTED FILL AS APPROVED BY GEOTECHNICAL ENGINEER

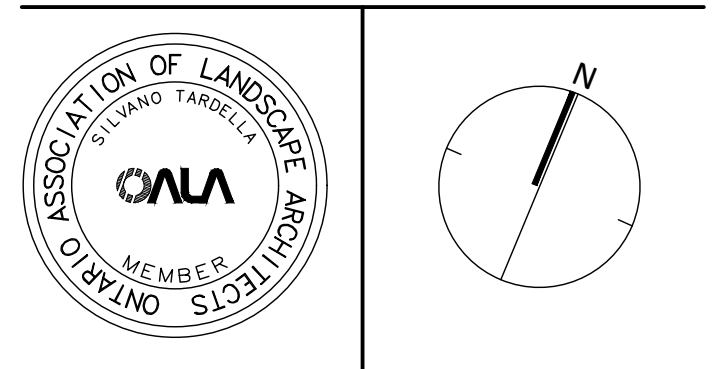
6 BIKE RACKS MOUNTED ON UNIT PAVING WITH CONCRETE BASE
1:20



- NOTES:**
1. PICNIC TABLE LEGS REFER TO MANUFACTURER SHOP DRAWINGS
 2. PRE-DRILL ASPHALT PRIOR TO UNIT INSTALLATION
 3. UNIT PAVING AS PER SPECIFICATION
 4. 25mm LEVELLING BED OF COARSE SAND

7 PICNIC TABLE MOUNTED ON UNIT PAVERS
1:20

2	Issued for City Submission	Feb.28/24
1	Issued for Coordination	Feb.23/24
No.	Description	Date
Revision		
City Approval Stamp		



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Title	DETAILS
Date	2024-02-23
Scale	1:75
Drawn	SE
Checked	SC
Job No.	24-030
Sheet	L2.0