

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2024-05-01  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

LOT 16  
PIN 04094-0140

PROPOSED 3-STOREY  
BUILDING  
10 UNIT APARTMENT  
226m<sup>2</sup> FOOTPRINT

LOT 15  
PIN 04094-0141

LOT 14  
PIN 04094-0142

CARRUTHERS AVENUE



### KEY PLAN

PROPOSED SITE

No.	Date	Événement / Objectif
1	01/29/2024	COORDINATION
2	01/31/2024	PRECONSULT
3	02/26/2024	VARIANCE APPLICATION
4	04/10/2024	VARIANCE APPLICATION R1
5	04/25/2024	VARIANCE APPLICATION R2

#### PROPERTY DESCRIPTION

THREE STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	04094-0141
MUNICIPAL ADDRESS	212 Carruthers Avenue

#### SITE INFORMATION

LOT AREA:	504 m <sup>2</sup>
LOT FRONTAGE:	18 m
LOT DEPTH:	27.96 m

#### BUILDING INFORMATION

BUILDING AREA:	226m <sup>2</sup>
BUILDING FLOOR AREA:	904m <sup>2</sup>
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE

UNIT BREAKDOWN:

BASEMENT:	2 UNITS	1- 1 BD, 1- 3 BD
FIRST FLOOR:	2 UNITS	2- 3 BD
SECOND FLOOR:	3 UNITS	3- 1 BD
THIRD FLOOR:	3 UNITS	3- 1 BD
TOTAL:	10 UNITS	7- 1 BD, 3- 3 BD

#### ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	R4UB REQUIRED	PROPOSED
MINIMUM LOT AREA	450m <sup>2</sup>	504 m <sup>2</sup> (EXISTING)
MINIMUM LOT WIDTH	15m	18m
HYDRO SETBACK	6m	6m
ROAD WIDENING EASEMENT (ROW)	N/A	N/A
FRONT YARD SETBACK	1.5m	4.01m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	1.5m
MINIMUM REAR YARD SETBACK	8.37m	8.425m
MAXIMUM BUILDING HEIGHT	11m / 3 STOREYS	12.1m / 3 STOREYS
LANDSCAPED AREA	AGGREGATED RECTANGULAR AREA OF 25 m <sup>2</sup> MIN	RECTANGLE OF 25.2 m <sup>2</sup> SHOWN IN THE REAR YARD
	50% OF REAR YARD 50% OF 150.7 m <sup>2</sup> = 75.35 m <sup>2</sup> REQ	83.8 m <sup>2</sup> OF 150.7 m <sup>2</sup> = 55.6%
	WHERE REQ FRONT YARD SETBACK IS 1.5 TO 3m : 20% OF YARD AREA 20% OF 72.0 m <sup>2</sup> = 14.4 m <sup>2</sup> REQ	21.9 m <sup>2</sup> OF 72.0 m <sup>2</sup> = 30.4%
		TOTAL SOFT LANDSCAPING AREA = 143.98 m <sup>2</sup>

#### VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)

0 parking spaces for first 12 units	0 SPACES
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#### VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)

N/A	0 SPACES
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#### AMENITY AREA REQUIREMENTS

N/A	N/A
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#### BICYCLE PARKING SPACES

0.5 per dwelling unit = 5	10 EXTERIOR SPACES
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#### LEGEND

	EXISTING BUILDING ELEMENT TO BE REMOVED		SOFT LANDSCAPING
	EXISTING FENCE		ASPHALT PAVING
	NEW BOARD FENCE REFER TO LANDSCAPE		RIVERSTONE REFER TO LANDSCAPE
	LOT LINE		UNIT PAVERS REFER TO LANDSCAPE
	SETBACK LINE		CONCRETE
	DESIGNATED BUILDING ENTRANCE / EXIT		SNOW STORAGE AREA
	FIRE HYDRANT. REFER TO CIVIL		EXISTING GROUND ELEVATION TO DETERMINE EXISTING AVERAGE GRADE
	CATCH BASIN		NEW GROUND ELEVATION REFER TO CIVIL
	MANHOLE		EMERGENCY OVERFLOW ROOF SCUPPER
	FLOOR DRAIN		ROOF DRAIN
	UTILITY POLE		
	OVERHEAD UTILITY WIRES		
	LIGHT STANDARD		
	DEPRESSED CURB		
	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)		
	NEW TREE (REFER TO LANDSCAPE DRAWINGS)		
	EXISTING BUSHES TO REMAIN (REFER TO LANDSCAPE DRAWINGS)		

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

#### CLIENT

Centretown Citizens Ottawa Corporation

figuri architects collective

#### PROJECT

CCOC AFFORDABLE HOUSING

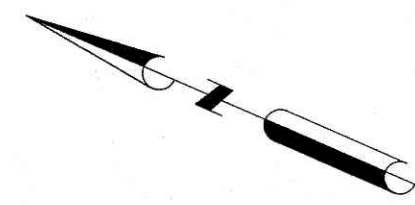
212 CARRUTHERS AVENUE  
OTTAWA, ON

SITE PLAN

Designé par / Drawn by DD	No. projet / Project number 2336
Vérifié par / Verified by ZK	No. dessin / Drawing number 175
Échelle / Scale 1:75	
Date de création du dessin / Drawing creation date 1/29/2024	

**A010**





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2024-02-29  
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LOT 29  
PART 1  
PLAN 4R-1209

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**PART OF LOT 15**  
**REGISTERED PLAN 83**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 100

**Metric**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Surveyor's Certificate**  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 8th day of March, 2021.

April 19, 2021  
Date  
E. H. Herveyer  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED: April 19, 2021

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to  
CENTRETOWN CITIZENS OTTAWA CORPORATION ("The Client"), their solicitors,  
mortgagees, and other related parties, permission to use original, signed, sealed copies of the  
Surveyor's Real Property Report in transactions involving The Client.

**Notes & Legend**

Symbol	Description
□	Survey Monument Planted
■	Survey Monument Found
IB	Iron Bar
SSIB	Short Standard Iron Bar
CP	Concrete Pin
CC	Cut Cross
IP	Iron Pipe
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 83
(P2)	(AOG) Plan dated July 15, 2020 (Job No. 20462-19)
(P3)	(AOG) Plan dated September 18, 1989 (Job No. 0-481-89)
(DI)	Inst. N514840
ROW	Right-of-Way
○ MH-ST	Maintenance Hole (Storm Sewer)
○ M+S	Maintenance Hole (Sanitary)
— OHW	Overhead Wires
○ UP	Utility Pole
CLF	Chain Link Fence
RWT	Timber Retaining Wall
RWC	Concrete Retaining Wall
∅	Diameter
+65.00	Location of Elevations
+65.00	Location of Elevations
C/L	Centreline
—	Property Line
□ GM	Gas Meter
□ HM	Hydro Meter
EI	Elevation
TpFdn	Top of Foundation
U/Eave	Underside of Eave
○ B	Bollard
○	Deciduous Tree

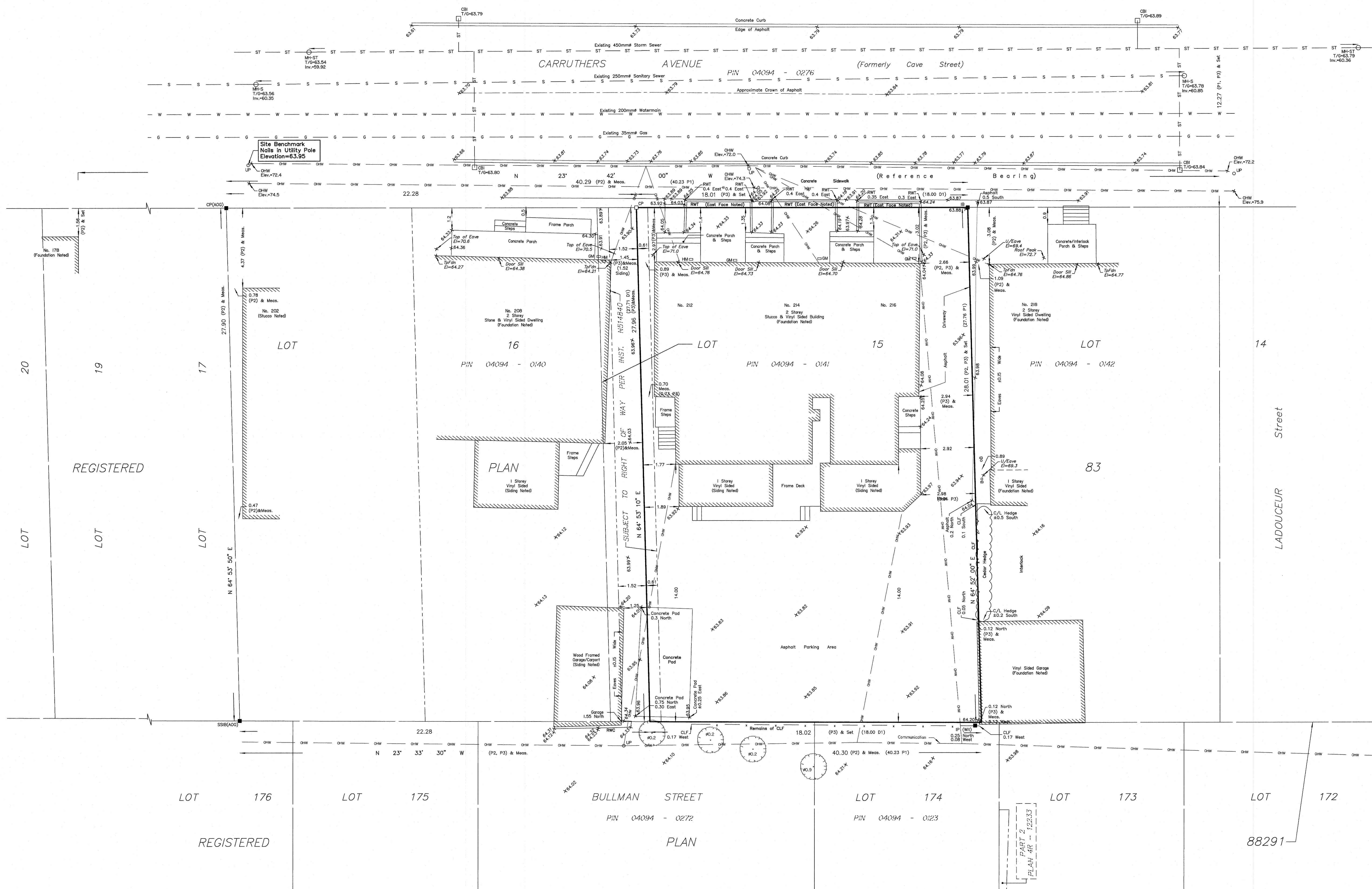
ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-11487

THIS PLAN IS NOT VALID UNLESS  
IT IS AN EMBOSSED ORIGINAL  
COPY ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29 (3).

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations,  
and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude)  
NAD-83 (original).

**ELEVATION NOTES**  
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.  
Derived from City of Ottawa vertical benchmark No. 3606 having an elevation of  
67.236 metres.  
2. It is the responsibility of the user of this information to verify that the job benchmark  
has not been altered or disturbed and that its relative elevation and description  
agrees with the information shown on this drawing.

**UTILITY NOTES**  
1. This drawing cannot be accepted as acknowledging all of the utilities and it will  
be the responsibility of the user to contact the respective utility authorities for  
confirmation.  
2. Only visible surface utilities were located.  
3. Underground utility data derived from City of Ottawa utility sheet reference E-08-05  
has not been altered or disturbed and that its relative elevation and description  
agrees with the information shown on this drawing.  
4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa plan  
reference 2825  
5. A field location of underground plant by the pertinent utility authority is  
mandatory before any work involving breaking ground, probing, excavating etc.





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