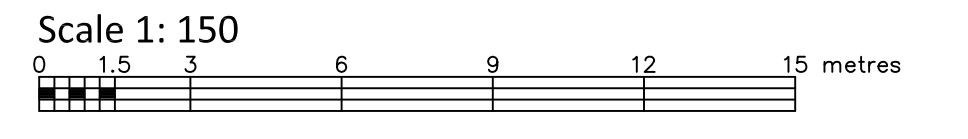


LOTS 10 AND 11 REGISTERED PLAN 189537 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2017



Metric Note Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearing Note Bearings are MTM grid, derived from the Smart-Net Real Time Network. GPS observations on reference points A and B, shown hereon, having a bearing of N 7° 02' 20" E and are referred to the Central Meridian of MTM Zone 9 (76° 30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0° 27' 40" counter-clockwise was applied to bearings on P1, P2 & P3.

Elevation Notes 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. 2. Elevations derived from Vertical Benchmark No.G-31 (INDEX #300) having a published elevation of 57.406. 3. 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: Sheet no. C-16-09, C-16-14 & 13377. 4. Sanitary and storm sewer grades and inverts were derived from: City of Ottawa 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Table with 3 columns: POINT ID, NORTHING, EASTING. It lists coordinates for points 01919680005, 01919680006, and 01919680105.

Notes & Legend table listing symbols for Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Iron Bar, Round Iron Bar, Cut Cross, Witness, Measured, Registered Plan 189537, Plan 5R-13317, Plan by (1692) Dated February 3, 2011, Maintenance Hole (Storm), Maintenance Hole (Sanitary), Maintenance Hole (Unidentified), Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Overhead Wires, Underground Gas, Utility Pole, Anchor, Catch Basin, Fire Hydrant, Water Valve, Invert, Top of Grate, Bolt, Water Stand Post, Air Conditioner, Board Fence, Chain Link Fence, Rail Fence, Depressed Curb, Top of Slope, Bottom of Slope, Underside of Eave, Top of Foundation, Centreline, Location of Elevations, Top of Concrete Curb/Wall Elevation, Deciduous Tree, Coniferous Tree.

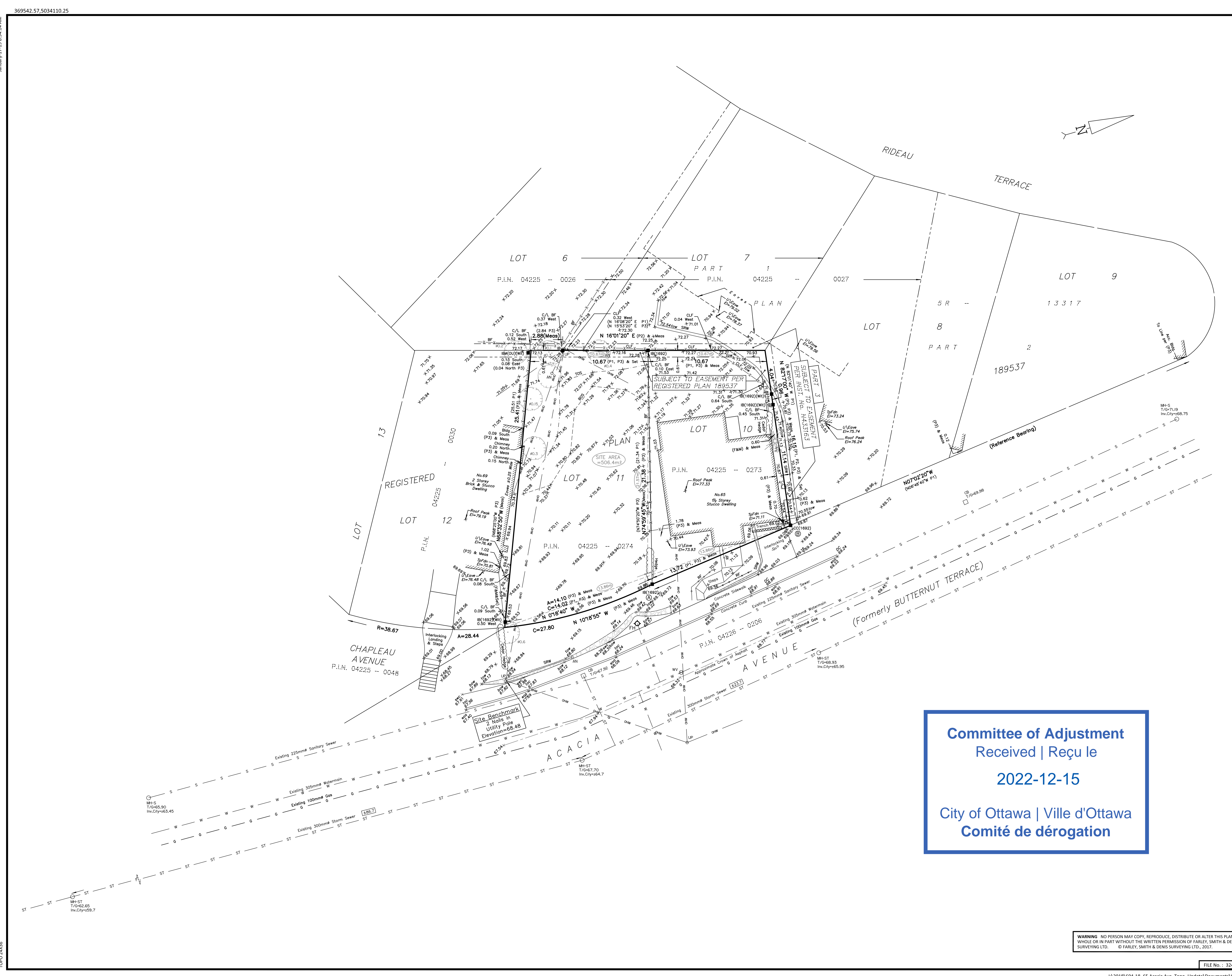
Revision Note: Revised to show additional elevation shots, all trees and new Benchmark shown near Southeast corner of property at utility pole. Field work completed November 8th, 2018. Date: November 14, 2018. Signature: Jamie Leslie, Ontario Land Surveyor.

Surveyor's Certificate I certify that: 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Regulations made under them. 2. The survey was completed on the 23rd day of August, 2017. Date: SEPTEMBER 06, 2017. Signature: Ronald A. Denis, Ontario Land Surveyor.

FARLEY, SMITH & DENIS SURVEYING LTD. ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS 190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5 TEL. (613) 727-8226 FAX. (613) 727-1826

Committee of Adjustment Received | Reçu le 2022-12-15 City of Ottawa | Ville d'Ottawa Comité de dérogation

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**NEW LOW RISE
APARTMENT
BUILDING**

AT

65 ACACIA AVENUE
OTTAWA, ONTARIO

CLIENT: **SIMON SAAB**
1296 KILBORN AVE
OTTAWA, ONTARIO
K1H 6L3
TEL: 613-240-7320

**Committee of Adjustment
Received | Reçu le**
2022-12-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SUSAN D. SMITH ARCHITECT
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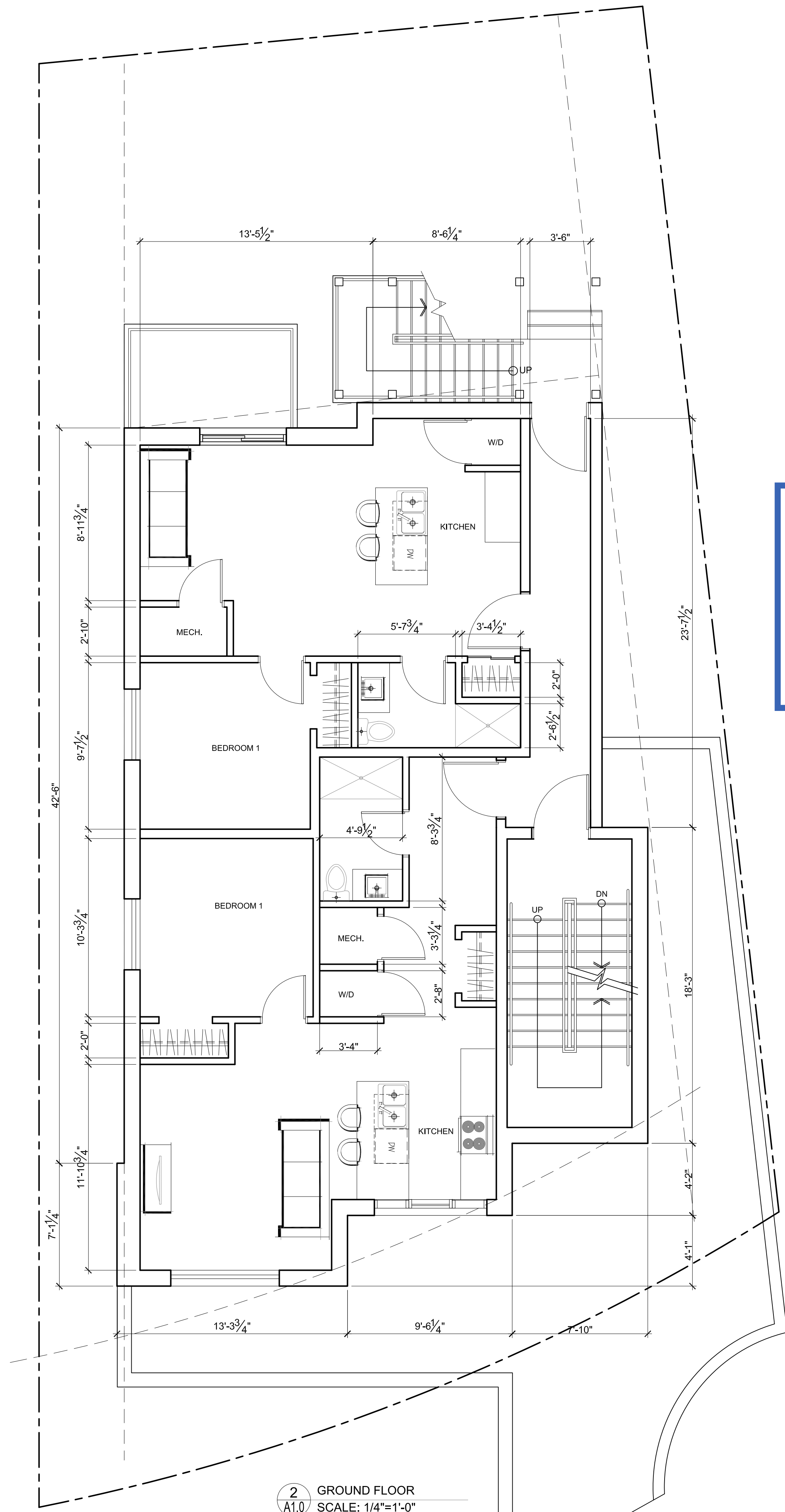
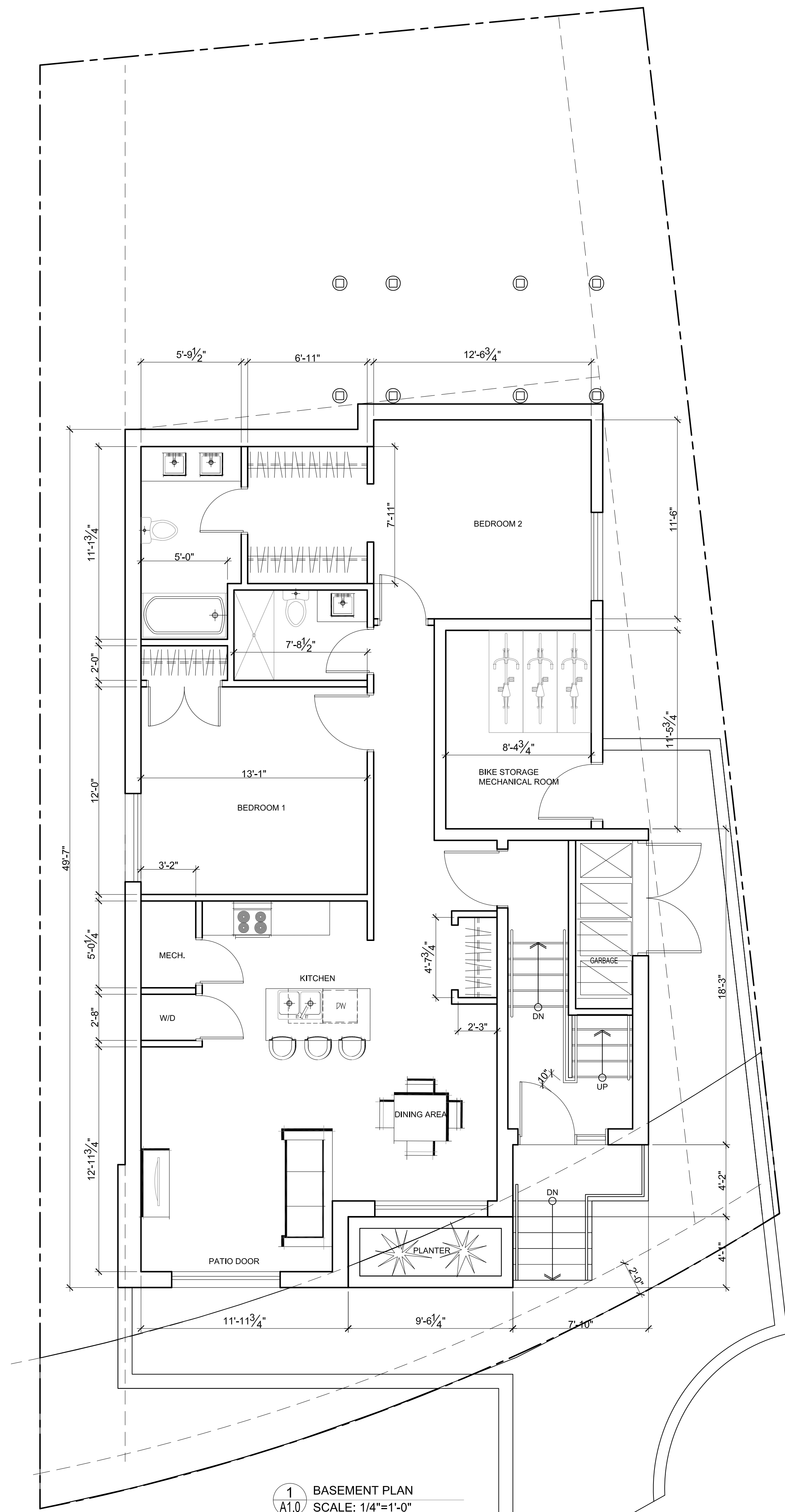
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01	ISSUED FOR REVIEW	03/11/2022
NO.	REVISION	DATE

NOTE:
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering materials.
2. All work to comply with Ontario building code.
3. All dimensions include thickness of gypsum board on stud walls.

FLOOR PLANS

JOB# 1755	DRAWN BY S.C.
DATE SEPT/2022	SCALE AS NOTED

A1.0



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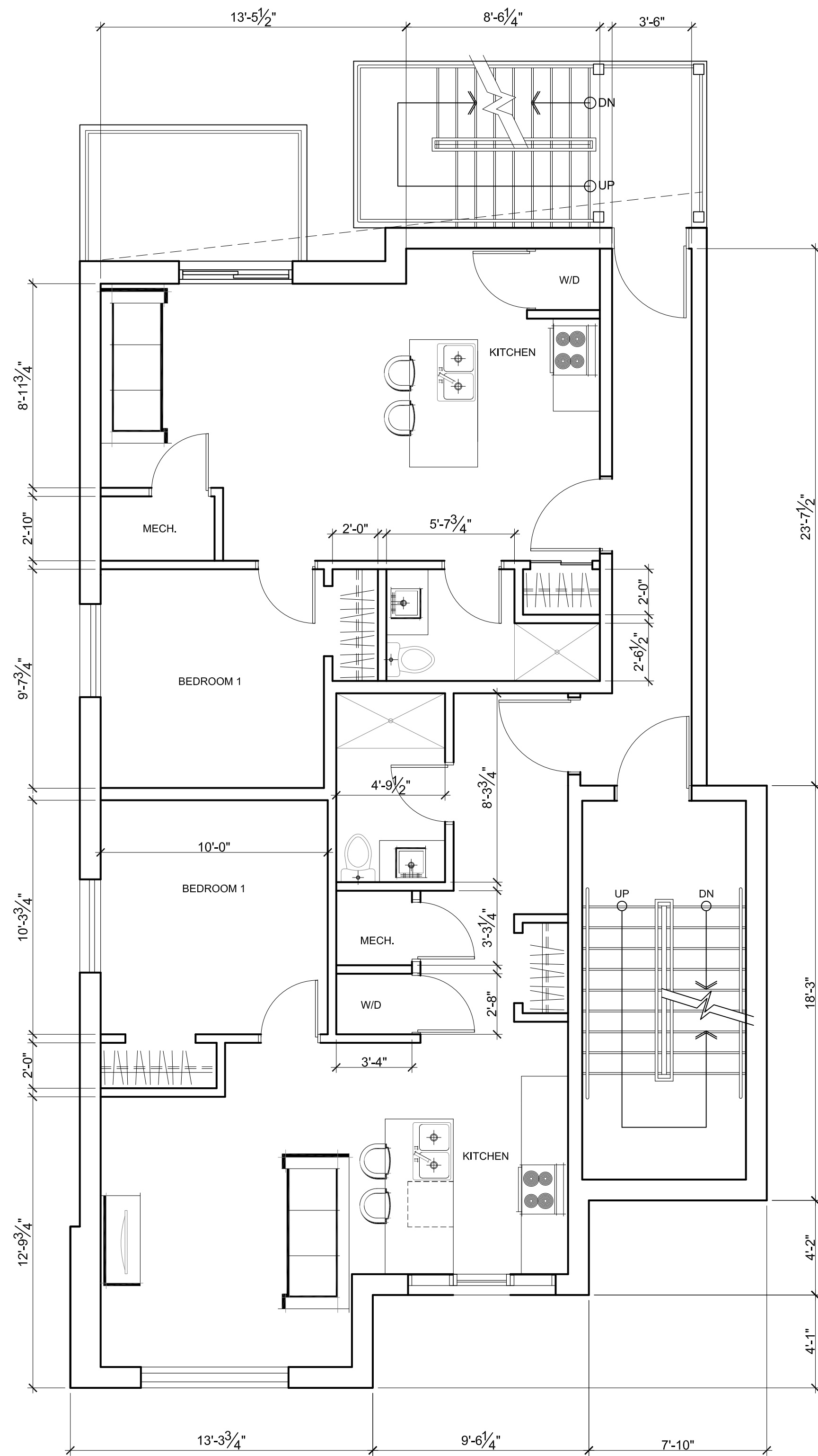
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NO.	REVISION	DATE

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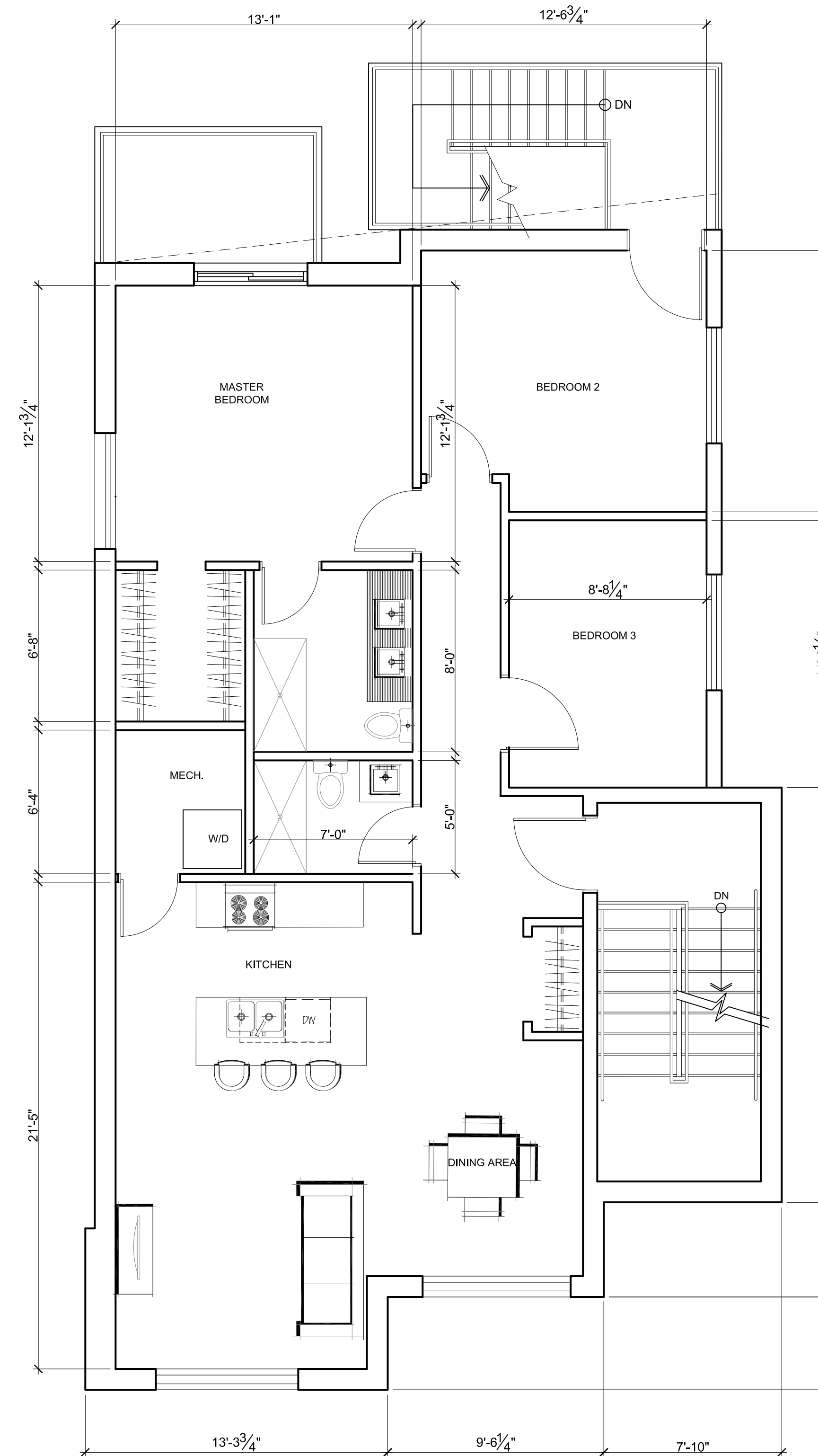
FLOOR PLANS

JOB# 1755	DRAWN BY S.C.
DATE SEPT/2022	SCALE AS NOTED

A1.1



1 SECOND FLOOR
A1.1 SCALE: 1/4"=1'-0"



2 THIRD FLOOR
A1.1 SCALE: 1/4"=1'-0"

NEW LOW RISE APARTMENT BUILDING

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NO.	REVISION	DATE
08		
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01	ISSUED FOR REVIEW	03/11/2022

NOTE:
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering materials.
2. All work to comply with Ontario building code.
3. All dimensions include thickness of gypsum board on stud walls.

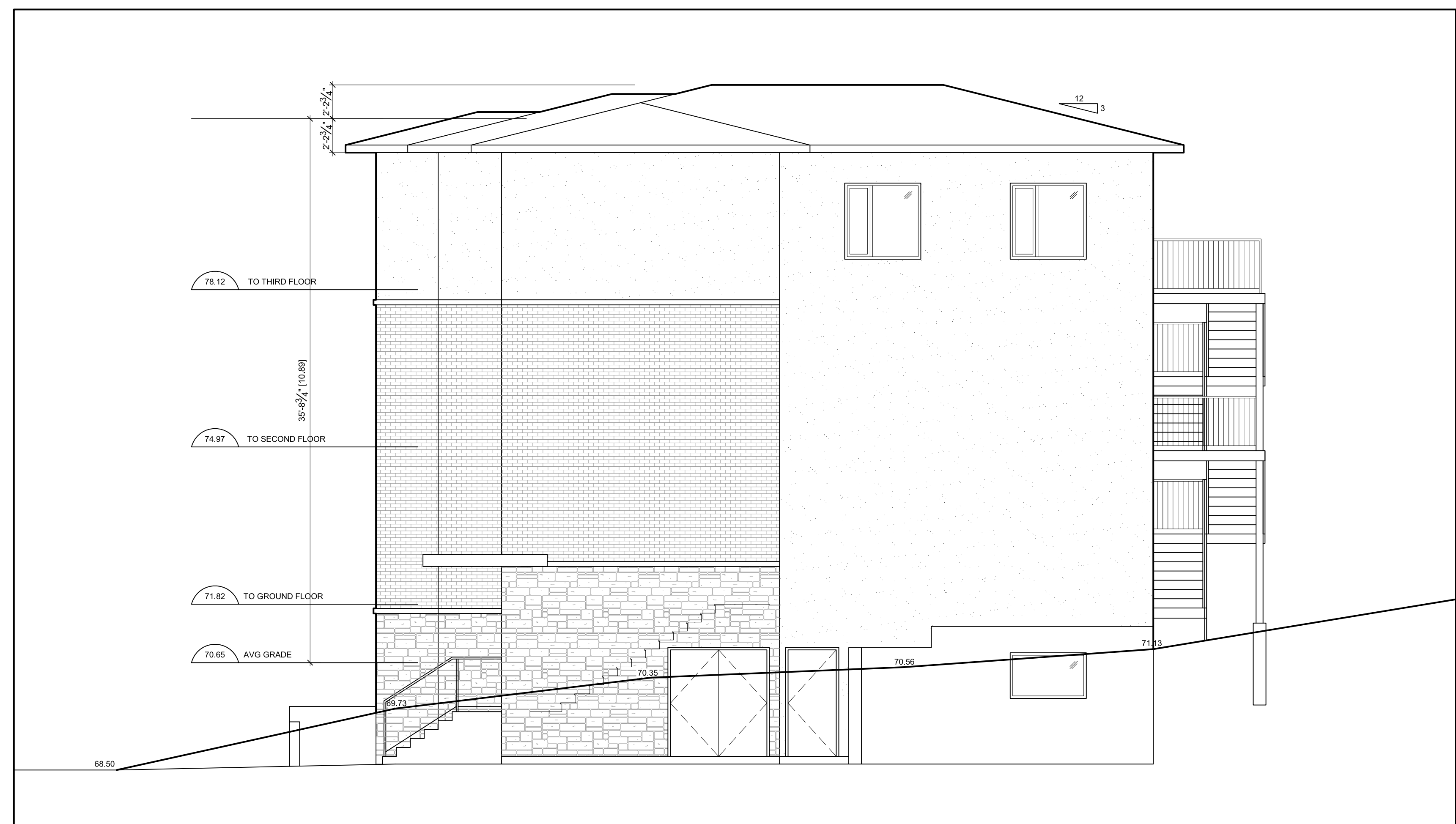
ELEVATIONS OPTION A

JOB# 1755	DRAWN BY S.C.
DATE SEPT/2022	SCALE AS NOTED

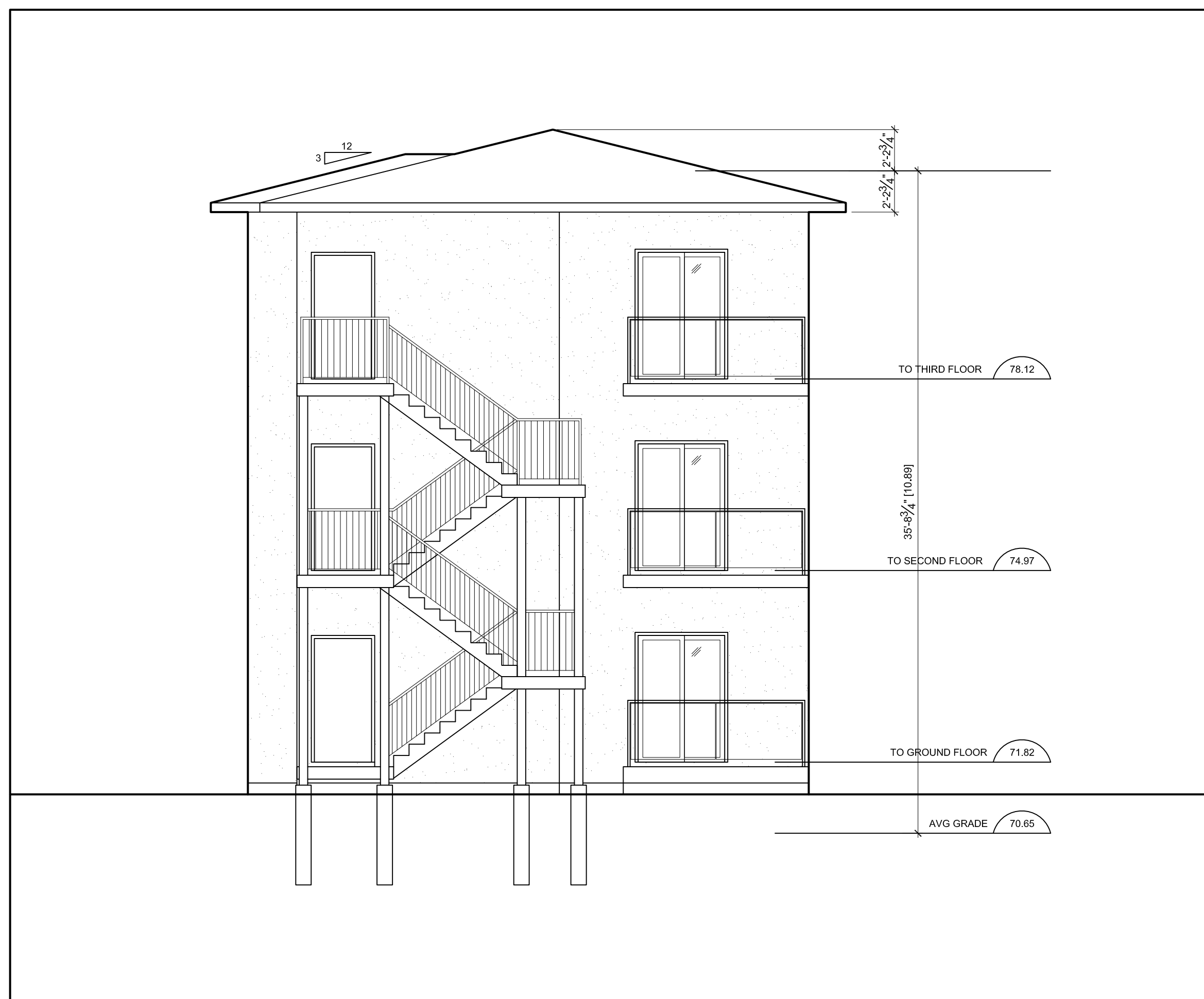
A2.0



1 EAST ELEVATION
A1 SCALE: 3/6"=1'-0"



2 NORTH ELEVATION
A1 SCALE: 3/6"=1'-0"



3 WEST ELEVATION
A1 SCALE: 3/6"=1'-0"



4 SOUTH ELEVATION
A1 SCALE: 3/6"=1'-0"



Farley, Smith & Denis Surveying Ltd.

ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYORS

Since 1908



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D. B. ROBINSON, O.L.S., O.L.I.P.
E. M. ALREFAAI, O.L.S., O.L.I.P.
J. W. LESLIE, P. ENG., O.L.S., O.L.I.P., C.L.S., N.S.L.S.

275-30 Colonnade Road
Ottawa, Ontario K2E 7J6
Telephone (613) 727-8226
Email: fdsurveys@bellnet.ca

File No. 594-22

Simon Saab

11 Oakland Avenue
Unit #2
Ottawa, Ontario
K1S 2T1
Cell: 613-240-7320
Email: s.saab@live.com

SURVEYOR'S CERTIFICATE

RE: **#65(63) Acacia Avenue**
Lot 11
Registered Plan 189537
City of Ottawa
(Being PIN 04225-0274)

Committee of Adjustment
Received | Reçu le

2022-12-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

I, Daniel Robinson an Ontario Land Surveyor registered under the Surveyors Act of Province of Ontario hereby certify the area of the above noted lands to be **285.7m²**. I also hereby certify the lot width to be **13.77m**, calculated at the 4.50m setback limit.

Date: November 15, 2022

Daniel Robinson O.L.S., O.L.I.P.
President
Farley Smith & Denis Surveying Ltd



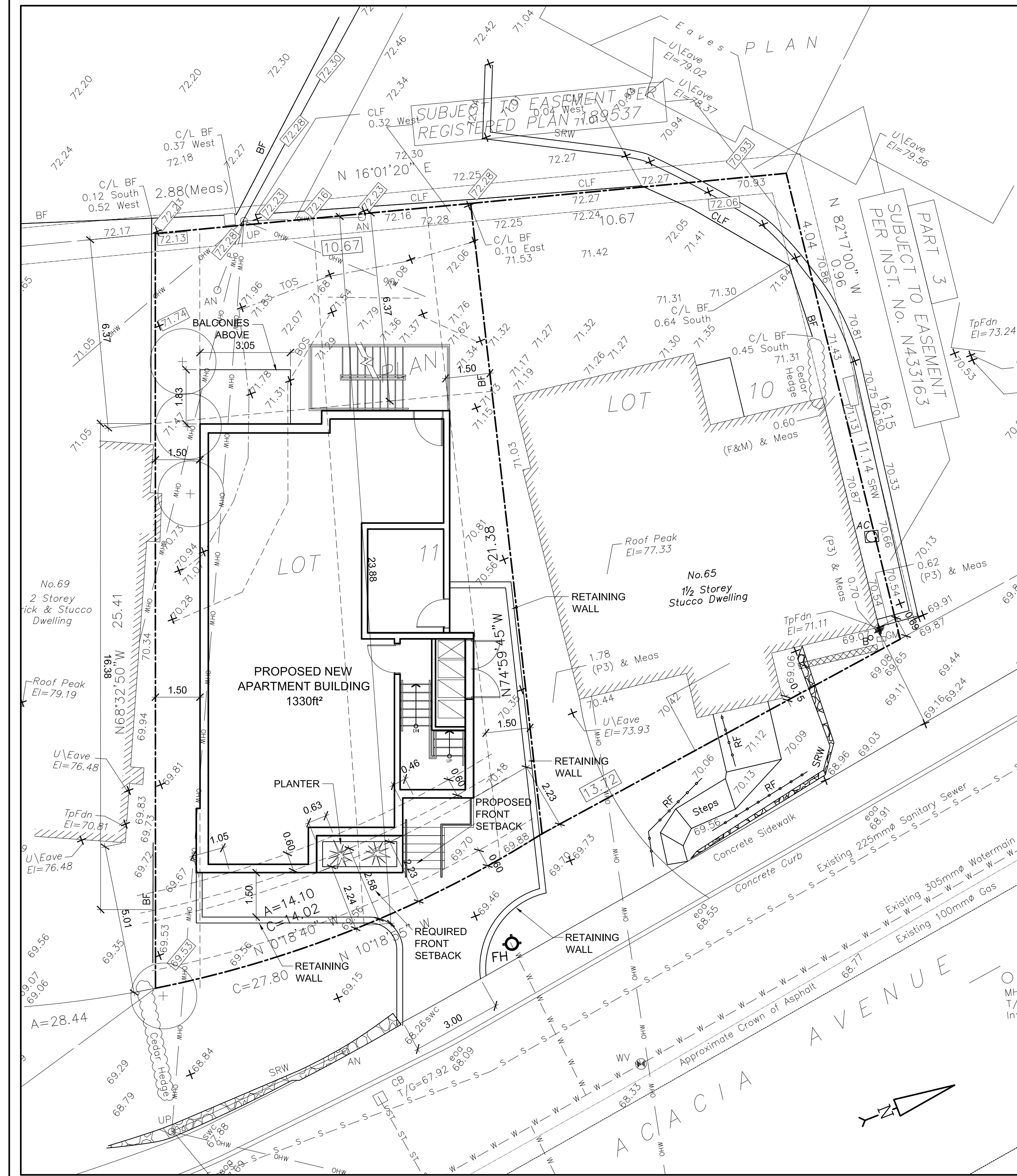
NEW LOW RISE APARTMENT BUILDING
AT
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OTTAWA, ONTARIO

CLIENT: **SIMON SAAB**
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OTTAWA, ONTARIO
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TEL: 613-240-7320

CONSULTANTS:
SURVEYOR:
FARLEY SMITH & DENIS SURVEYING LTD
10-190 Colonnade Rd, Nepean, ON K2E 7J5



3 KEY PLAN
SCALE: NTS



1 SITE PLAN
SCALE: 1/100

SITE PLAN OF SURVEY LOT 11
REGISTERED PLAN 189537, CITY OF OTTAWA

P.I.N.: 04225 - 0274, 04225 - 0273

R4UD - RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA;
DWELLING TYPE: 4 STOREY LOW RISE APARTMENT BUILDING

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	300.0 m²	285.7 m²	MV
B) MINIMUM LOT WIDTH	10.0 m	13.77 m	
MINIMUM LOT WIDTH @ 3m	N/A	N/A	
C) LOT DEPTH	N/A	23.876 m	
D) MINIMUM FRONT YARD SET BACK	AVERAGE	2.584 m	2.23 m MV
E) MINIMUM INTERIOR SIDE YARD SETBACK	1.5 m	1.5 m	
G) * MINIMUM REAR YARD SET BACK (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW)	SEE ZONE PROVISIONS ACCORDING TO OMB ORDER FILE NO. PL150797	DEPTH	
	6.37 m	6.43 m	
H) ** MAXIMUM BUILDING HEIGHT	11.0 m	10.9 m	
I) SOFT SCAPING	35 m² IN THE REAR YARD	69.4 m² IN THE REAR YARD	
	6.4m² (20%) OF 32m² FRONT YARD	10.8m² (33.7%) OF 32m² FRONT YARD	
J) VEHICLE PARKING	0	0	
K) BICYCLE PARKING	0.5 PER UNITS	3	3 INSIDE THE BASEMENT

SURVEY INFO		
SURVEY INFO TAKEN FROM LOT 11		
REGISTERED PLAN 189537		
CITY OF OTTAWA		
PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD.		
FIELD WORK COMPLETED AUG. 23, 2017		
GARBAGE REQUIREMENT		
	REQUIREMENT	PROVIDED
GARBAGE	0.231 CUBIC YARDS PER UNIT; 5x0.231=2.7	2 YARD
RECYCLING	FOR EVERY 6 UNITS, PROVIDE ONE 360L BLUE CART AND ONE 360L BLACK CART	ONE 360L BLUE CART & 1-360L BLACK CART
ORGANICS	"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER PER 50 UNITS	"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER
GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN A PUBLIC ROOM (AS PER THE BASEMENT PLAN) 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		

- PROPOSED TREE
- EX. TREE TO BE REMOVED
- EX. TREE TO REMAIN
- DENOTES SOFT LANDSCAPING (SOD)
- DENOTES HARD LANDSCAPING (PERMEABLE PAVER)
- PROPOSED RIVERWASH STONE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED SHRUB (SEE LANDSCAPE PLAN)
- PROPOSED RETAINING WALL
- TREE PROTECTION FENCING
- PROPOSED/EXISTING ENTRY/EXIT
- EX. UTILITY POLE
- U.P.
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE
- OVERHEAD HYDRO LINES
- STM**
PROPOSED STORM MANHOLE
- CBMH**
PROPOSED CATCH BASIN MANHOLE

* Alternative Setbacks for Urban Areas (OMB Order File No: PL150797, Issued July 25, 2016 - By-law 2015-228)

** Alternative Height Limits for Urban Areas (OMB Order File No: PL150797, Issued July 25, 2016 - By-law 2015-228)

“(1) Despite the minimum rear yard setback provision in column IX of Table 162A, the minimum required rear yard setback on through lots or interior lots where the rear lot line abuts R1, R2, R3, and R4 zones, and where the minimum front yard setback is up to and including 4.5 metres in Area A on Schedule 342 are as follows:

(i) up to and including 23.5 metres, except for a lot containing a Planned Unit Development: a distance equal to 25 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot,

(ii) greater than 23.5 metres and up to and including 25 metres, except for a lot containing a Planned Unit Development: a distance equal to the lot depth minus 17.5 metres which must comprise at least 25 per cent of the area of the lot...”

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08		
07		
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01	ISSUED FOR REVIEW	03/11/2022
NO.	REVISION	DATE

NOTE:
1. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. DISCREPANCIES OR AMBIGUITIES SHOULD BE REPORTED PRIOR TO WORK ON SITE OR ORDERING MATERIALS.
2. ALL WORK TO COMPLY WITH ONTARIO BUILDING CODE.
3. ALL DIMENSIONS INCLUDE THICKNESS OF GYPSUM BOARD ON STUD WALLS.

SITE PLAN

JOB# 1755
DATE SEPT 2022

DRAWN BY L.T
SCALE AS NOTED

SP-1

Committee of Adjustment
Received | Reçu le
2022-12-15
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