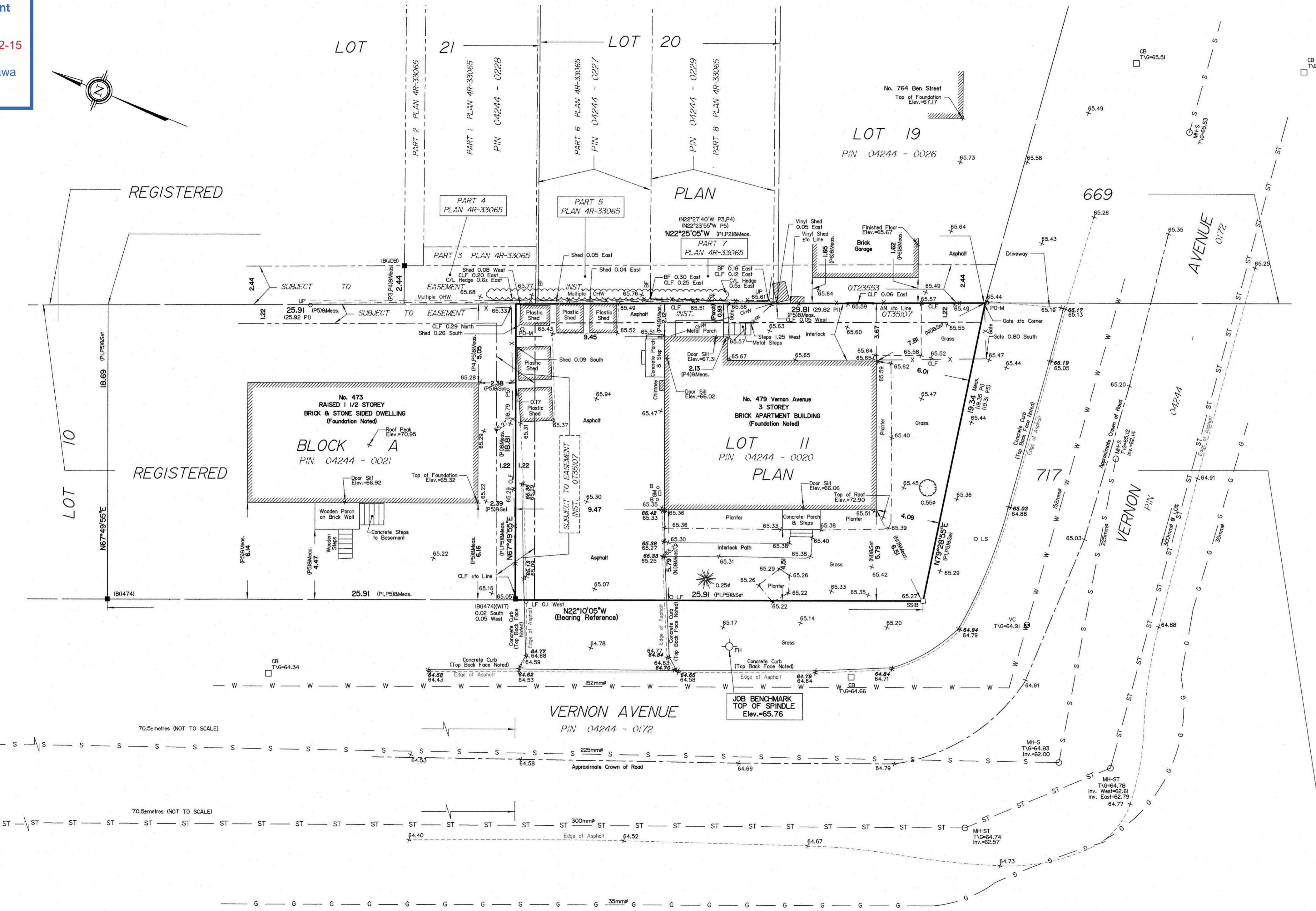
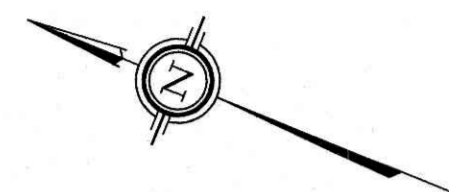


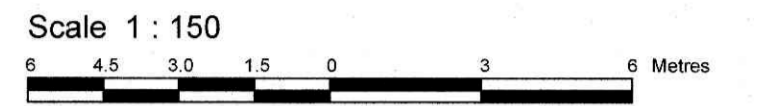
Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-02-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation



Notes & Legend

- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - Meas. Measured
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - (P1) Registered Plan 717
 - (P2) Registered Plan 669
 - (P3) Plan 4R-33065
 - (P4) (JDB) Plan December 18, 2019
 - (P5) (1474) Plan July 13, 2000
 - (P6) (725) Plan November 1, 1989
 - (N1) (990) Field Notes July 28, 1989
-
- FH Fire Hydrant
 - ⊕ VC Valve Chamber (Watermain)
 - MH-ST Maintenance Hole (Storm Sewer)
 - MH-S Maintenance Hole (Sanitary)
 - ST Undergroud Storm Sewer
 - S Undergroud Sanitary Sewer
 - W Undergroud Water
 - OW Overhead Wires
 - G Undergroud Gas
 - CB Catch Basin
 - B Gas Meter
 - AN Bollard
 - LP Anchor
 - BF Utility Pole
 - BF Board Fence
 - CLF Chain Link Fence
 - PO-M Metal Pole
 - LS Light Standard
 - LF Lamp Post
 - ∅ Diameter
 - +65.00 Location of Elevations
 - +66.00 Top of Concrete Curb Elevation
 - C/L Centreline
 - Property Line
 - T/G Top of Grate
 - Inv. Invert
-
- Deciduous Tree
 - ⊛ Coniferous Tree

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 11
REGISTERED PLAN 717
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



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 Regulations made under them.
2. The survey was completed on the 6th day of January, 2022.

January 17, 2022
Date
A.S. Broxham
Andrew J Broxham
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JANUARY 17, 2022

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to V. Dines & P.Y. Choy (The Client), their solicitors, mortgages, and other related parties permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Bearings are grid, and are referred to the Central Meridian of MTM Zone 9 (78°30' West Longitude) NAD-83 (original).
For bearing comparisons, a rotation of 0°34'05" counter-clockwise was applied to bearings on plans P1, P5 0°20'05" counter-clockwise was applied to bearings on plans P2, P6.

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from vertical control monument No. G-34 (Index No. 402) having an elevation of 70.943 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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground services and Inverts are taken from City of Ottawa Engineering Plan Plan G-6-F and UCC sheet D-18-09.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-22467

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

DRAWING NOTES:

ZONING REQUIREMENTS:

ZONE: R4UA
 LOT FRONTAGE: 25.91m
 LOT AREA: 528.62 m²
 BUILDING HEIGHT: 11m
 LOT DEPTH: 18.98m

PERMITTED USE: LOW-RISE APARTMENT

EXISTING USE:

LOW-RISE APARTMENT
 MIN. LOT AREA: 360 m²
 MIN. LOT FRONTAGE: 12m
 TOTAL UNITS: 3

PROPOSED USE:

LOW-RISE 8 UNITS
 (5) 1 BEDROOM
 (1) 2 BEDROOM
 (2) 3 BEDROOM

PARKING REQUIREMENTS:

AREA X OF SCHEDULE 1A
 RATE: 0.5 SPACES PER UNIT.

VISITOR SPACES: 0.1 PER UNIT

TOTAL REQUIRED: 0 SPACES
 LESS THAN 12 UNITS
 TOTAL PROVIDED: 0

BICYCLE STORAGE:

0.5 PER DWELLING UNIT.

TOTAL REQUIRED: 4
 TOTAL PROVIDED: 6

LANDSCAPING CALCULATION:

FRONT YARD
 YARD AREA: 151.99 m²
 LANDSCAPING: 115.01 m²
 PROVIDED: 75.67%

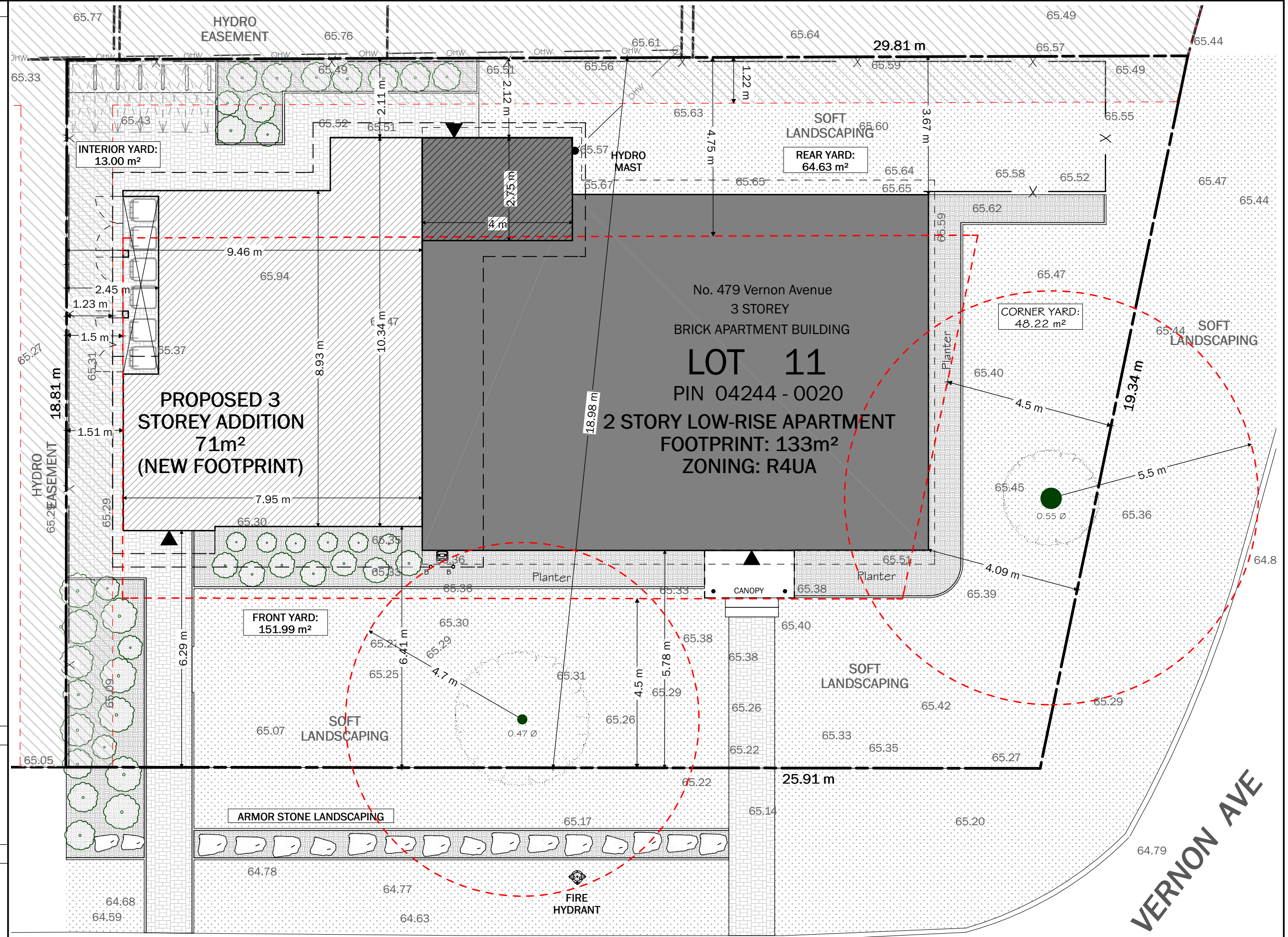
CORNER YARD
 YARD AREA: 48.22 m²
 LANDSCAPING: 48.22 m²
 PROVIDED: 100%

REAR YARD
 YARD AREA: 64.63 m²
 LANDSCAPING: 50.45 m²
 PROVIDED: 78.06%

PROJECT NORTH



TRUE NORTH



NO.	DESCRIPTION	BY	DATE
2	REVISED SITE PLAN	AB	2023-FEB-10
1	MINOR VARIANCE	AB	2023-JAN-10

SHEET TITLE:
SITE PLAN

PROJECT DESCRIPTION:
479 VERNON MULTI-UNIT RENOVATION

DATE:
 2023-02-10

1/8" = 1'-0"
 INDICATED

SIZE:
 11x17

SHEET:
A-1

FRONT FACADE CALCULATION:

EXISTING WALL:
 WALL AREA: 95 m²
 WINDOWS: 21 m²
 22.10%

PROPOSED NEW WALL:
 WALL AREA: 88 m²
 WINDOWS: 23 m²
 26.14%



PROPOSED EAST ELEVATION (FRONT)

Chawa
 General
 Contractors
 Your partner in quality.

NO.	DATE	BY	DESCRIPTION

PROJECT FILE

EXTERIOR ELEVATIONS

PROJECT DESCRIPTION

**479 VERNON
 MULTI-UNIT RENOVATION**

DATE:
 2023-01-19

SCALE: 1/4" = 1'-0"

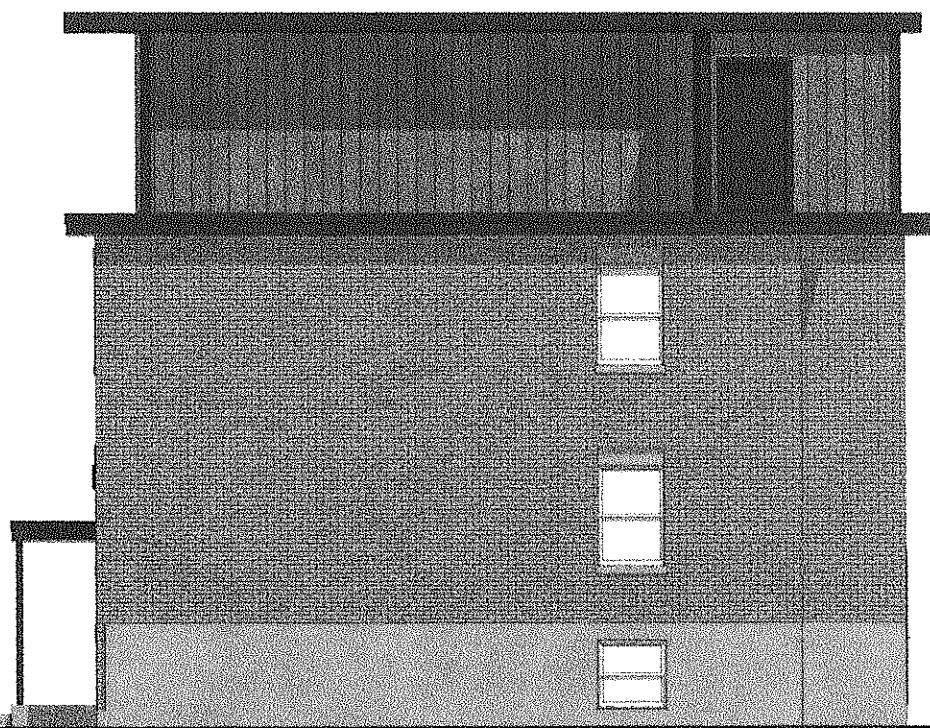
INDICATED

SIZE:
 11x17

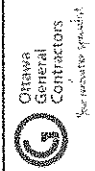
SHEET:

A-3

1/20/2023 11:58 AM



PROPOSED SOUTH ELEVATION (CORNER SIDE)



NO.	DESCRIPTION	DATE	BY	CHECKED BY

EXTERIOR ELEVATIONS

PROJECT INFORMATION
479 VERNON
MULTI-UNIT RENOVATION

DATE:

2023-03-10

SHEET # 1 OF 2

INDICATED

SIZE:

11x17


SHEET:

A-4

12/00/21/174



PROPOSED WEST ELEVATION (REAR)



 Ottawa
 General
 Contractors
For Greater Quality

NO.	DESCRIPTION	DATE

EXTERIOR
 ELEVATIONS

PROJECT
 479 VERNON
 MULTI-UNIT RENOVATION

DATE:
 2023-01-10

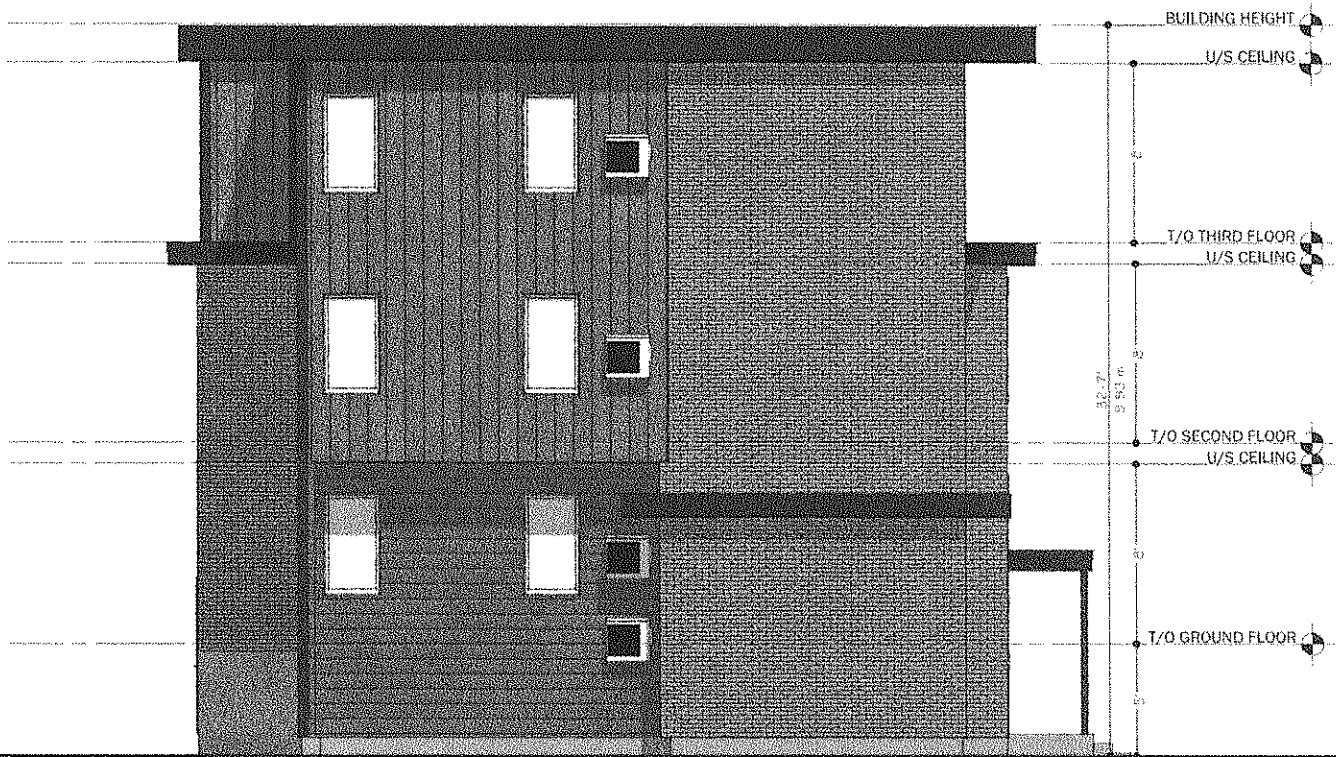
SCALE:
 INDICATED

SIZE:
 11x17

SHEET:
 A-5

12.23.23.04

Committee of Adjustment
 FEB 02 2023
 City of Ottawa



PROPOSED NORTH ELEVATION (SIDE INTERIOR)

Ottawa
 General
 Contractors
 Your partner in growth!

NO.	REVISION	DATE

EXTERIOR
 ELEVATIONS

479 VERNON
 MULTI-UNIT RENOVATION

DATE:
 2023-01-10

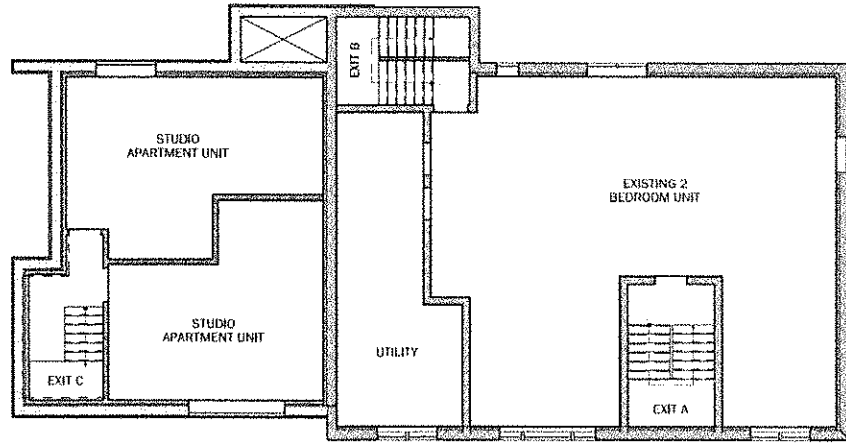
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SIZE:
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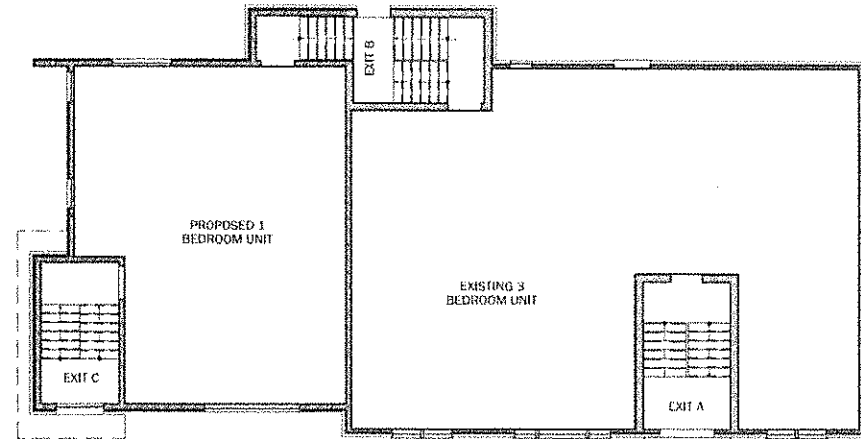
SHEET:

A-6

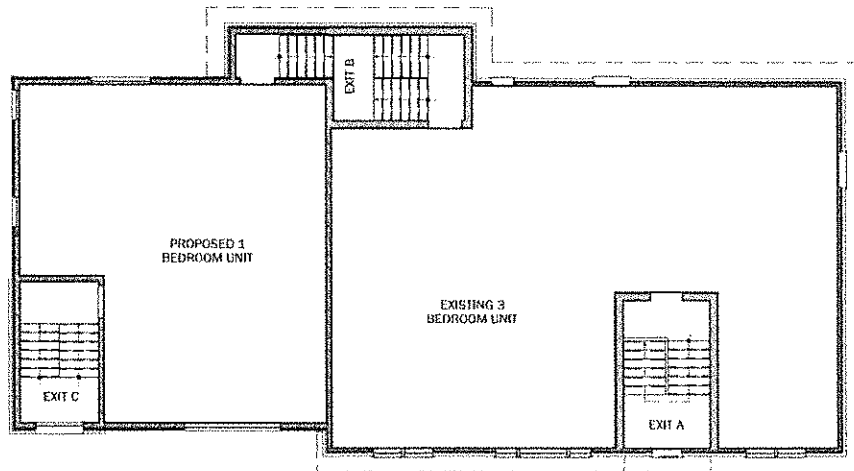
1/13/23 (A)



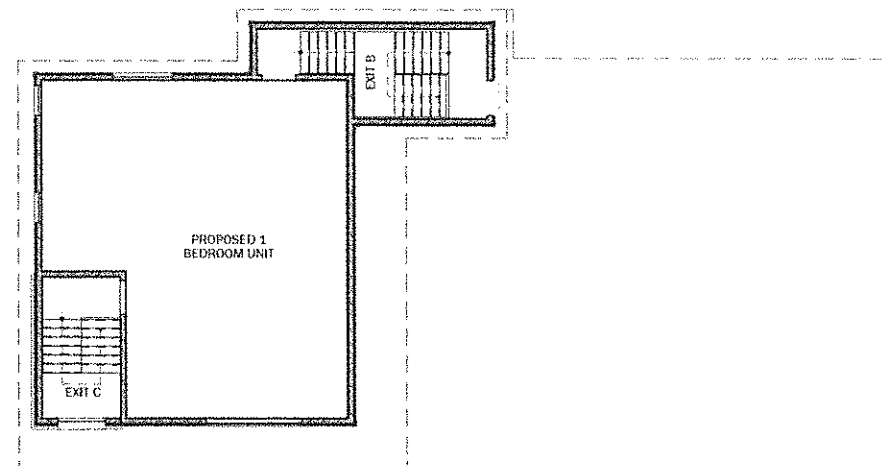
BASEMENT FLOOR LEVEL



GROUND FLOOR LEVEL



SECOND FLOOR LEVEL



THIRD FLOOR LEVEL

NO.	DESCRIPTION	DATE

FLOOR KEY PLANS

**479 VERNON
MULTI-UNIT RENOVATION**

DATE:	2023-01-10
INDICATED:	
SIZE:	11x17
SHEET:	A-2