

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2023-03-14

City of Ottawa | Ville d'Ottawa
Comité de dérogation



106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

NORTH ELEVATION

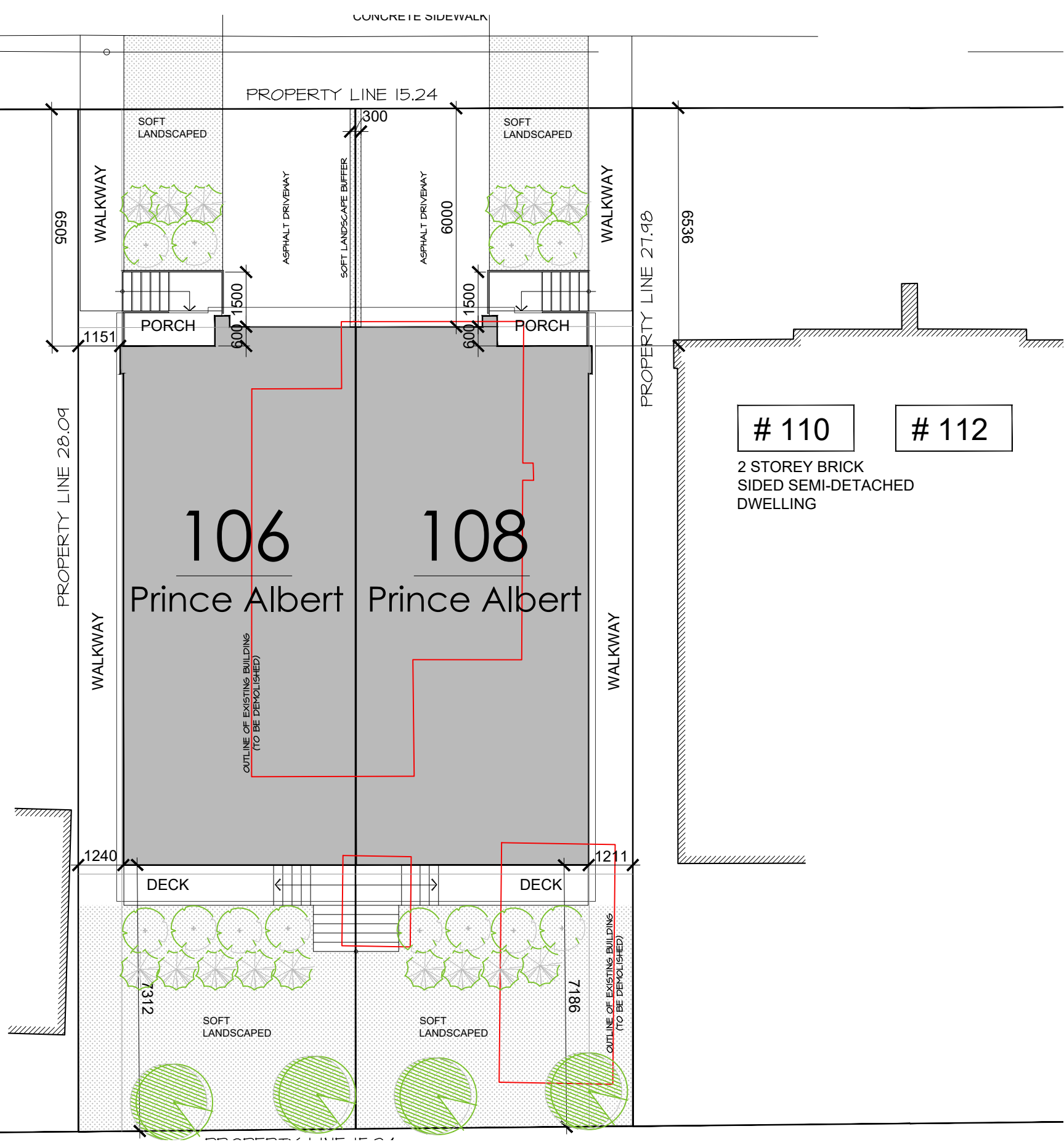
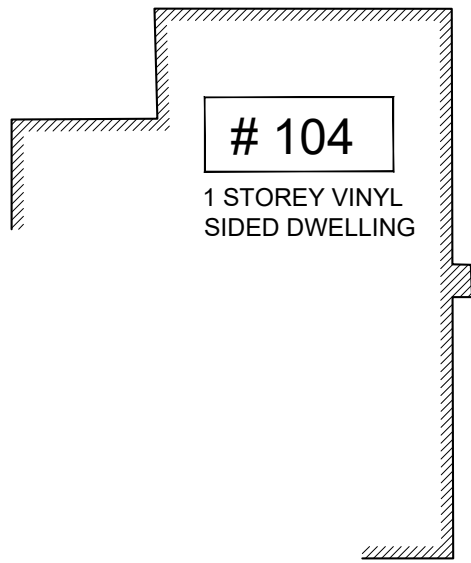
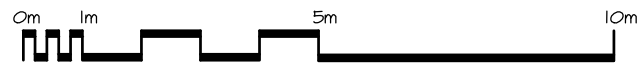
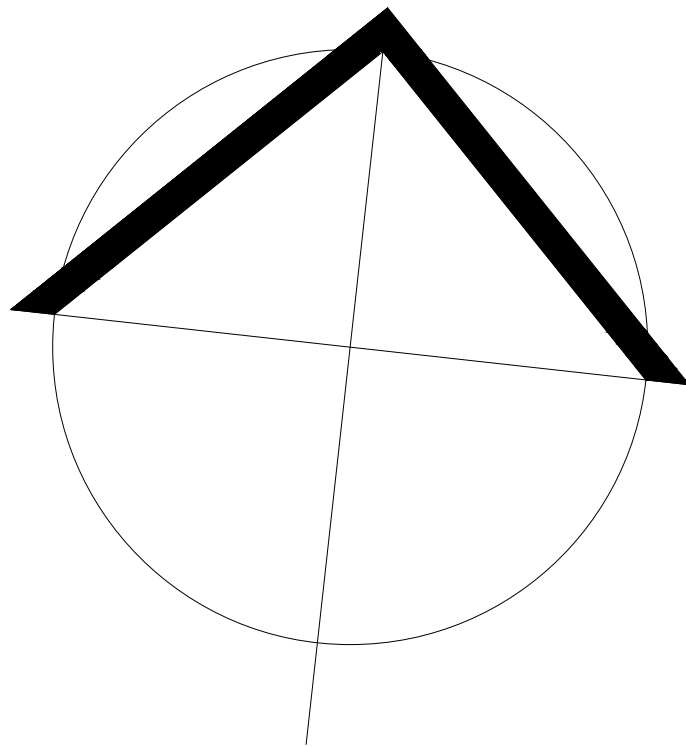
FEBRUARY 2023



106-108 PRINCE ALBERT
SEMI-DETACHED HOUSE

NORTH ELEVATION

FEBRUARY 2023

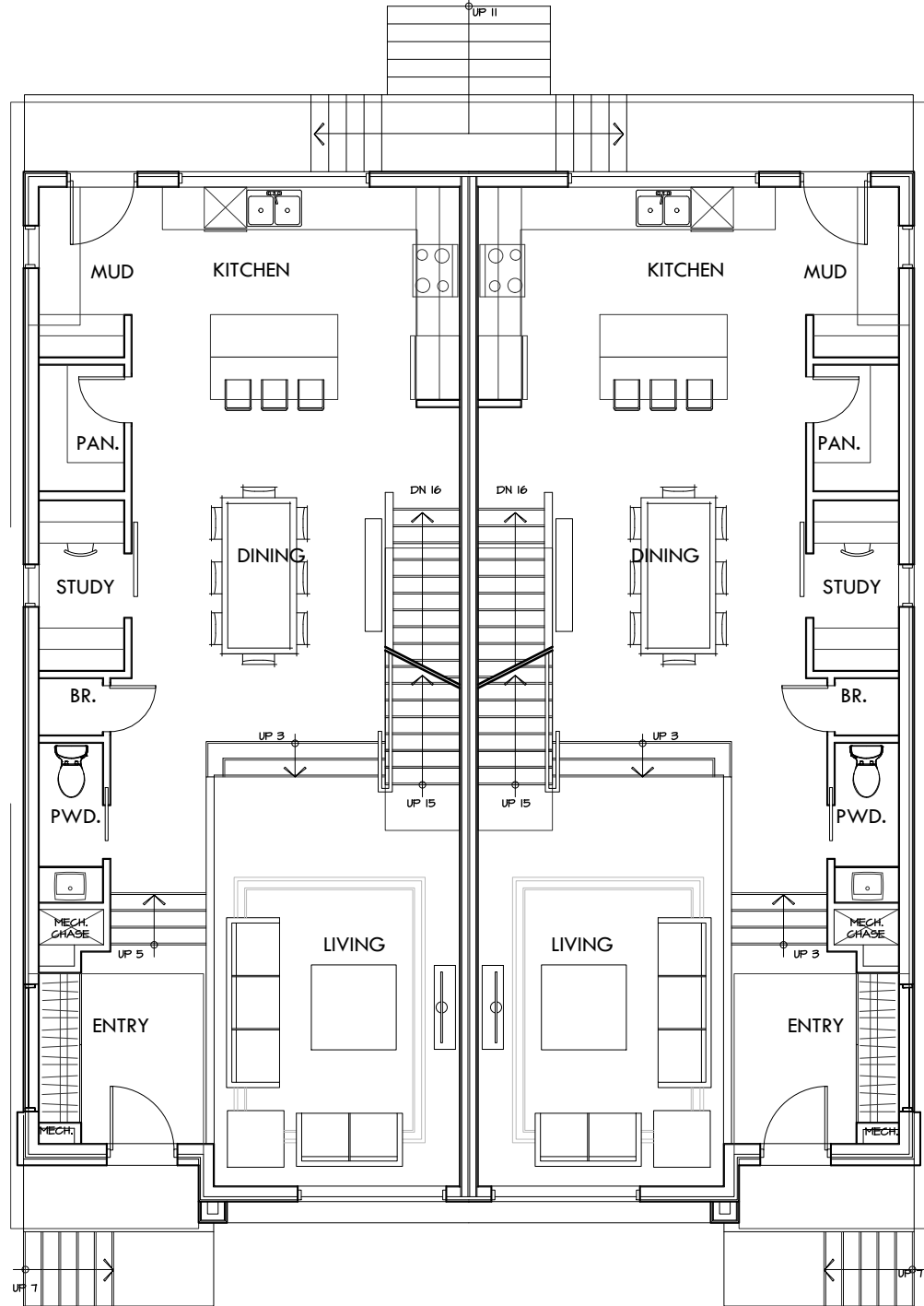


106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

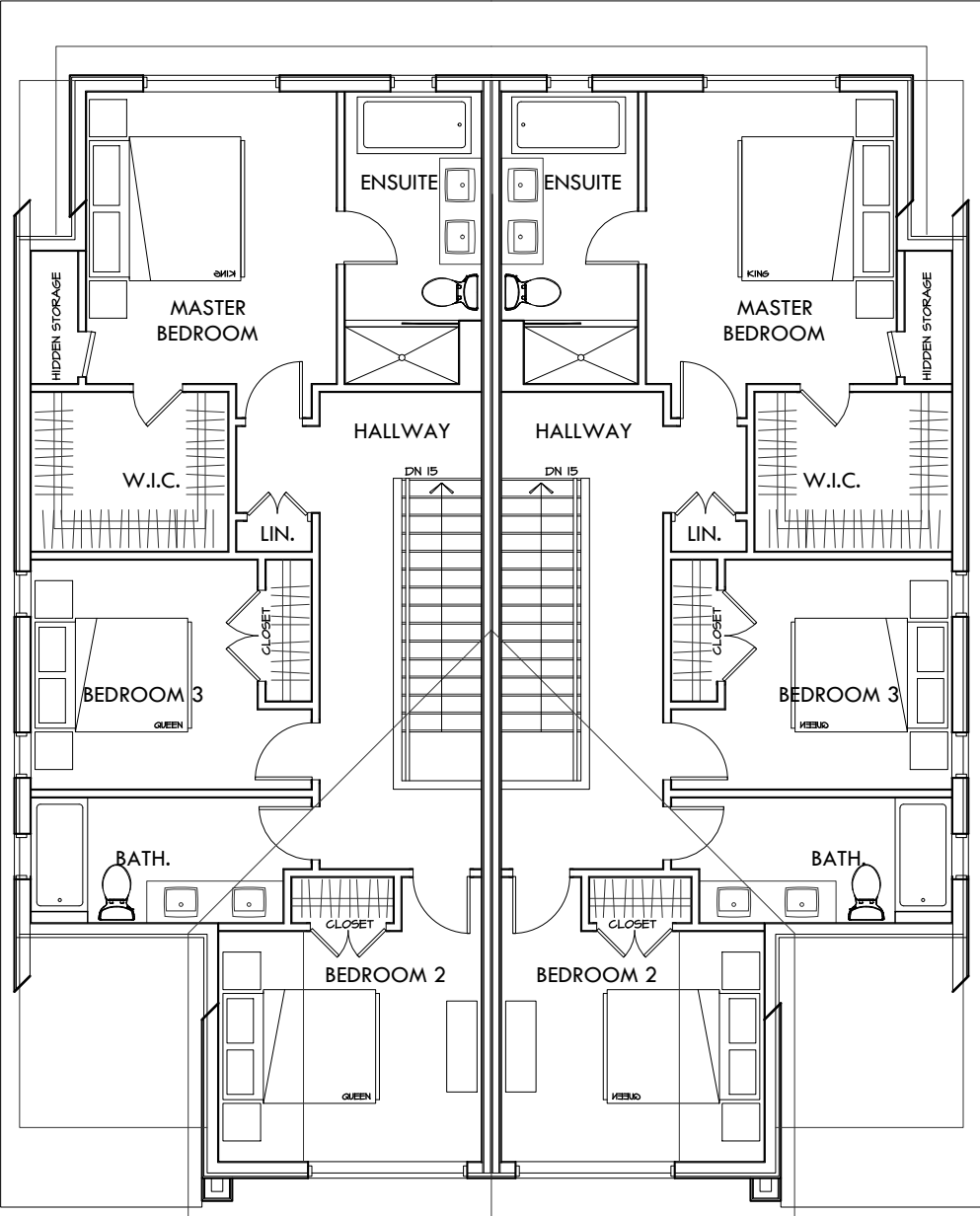
SITE PLANS

SCALE : $\frac{3}{32}'' = 1'$
FEBRUARY 2023

GROUND FLOOR PLAN



SECOND FLOOR PLAN

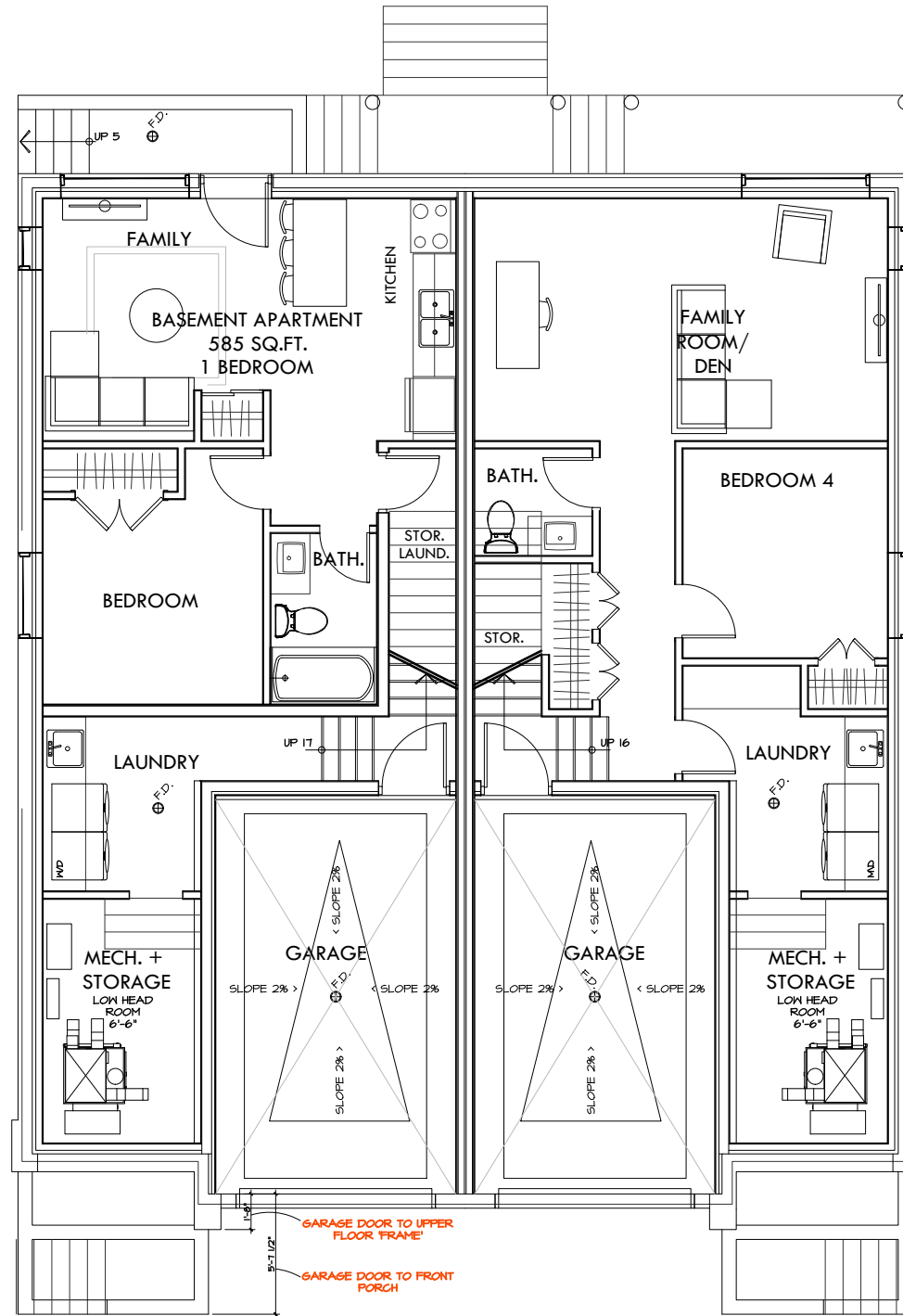


106-108 PRINCE ALBERT
SEMI-DETACHED HOUSE

PLANS

FEBRUARY 2023

BASEMENT PLAN

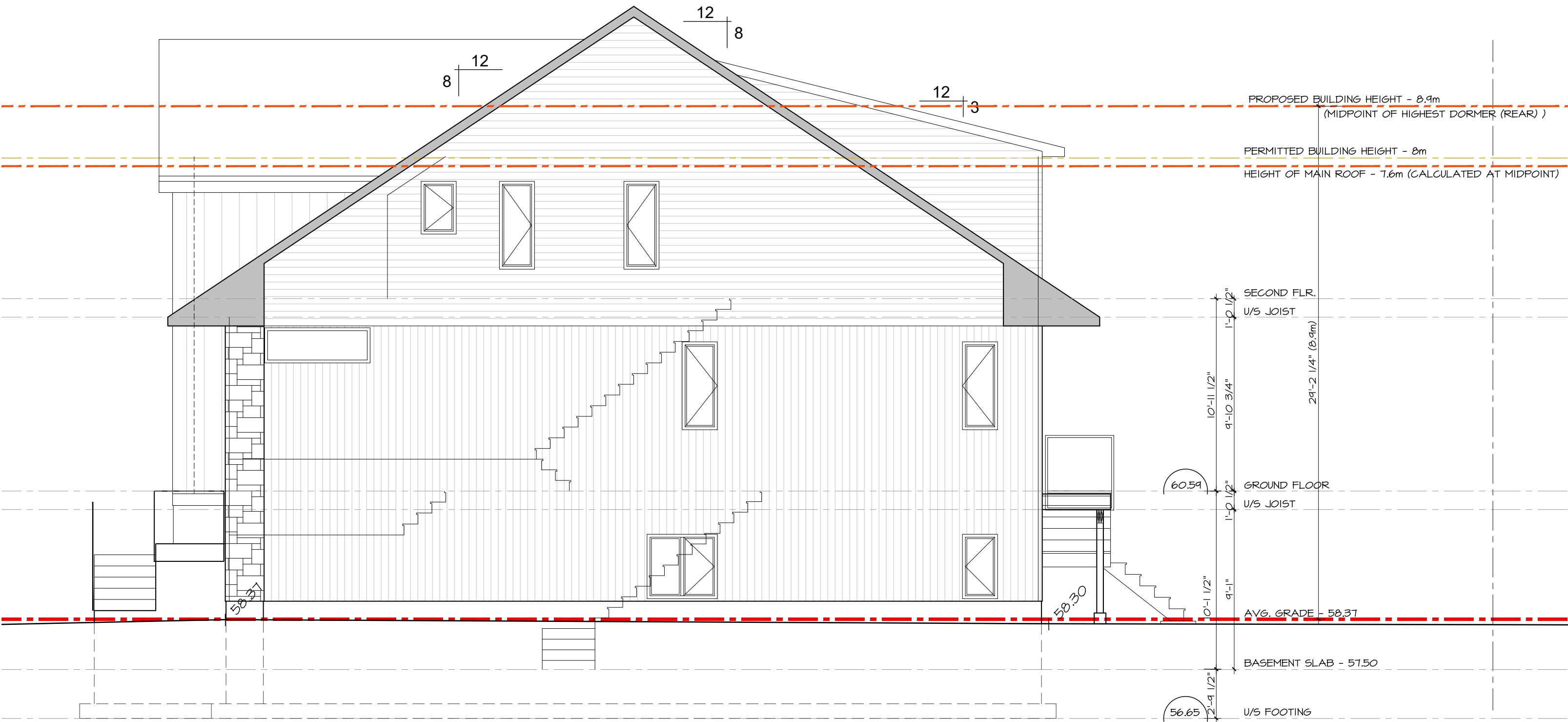




106-108 PRINCE ALBERT
SEMI-DETACHED HOUSE

NORTH ELEVATION

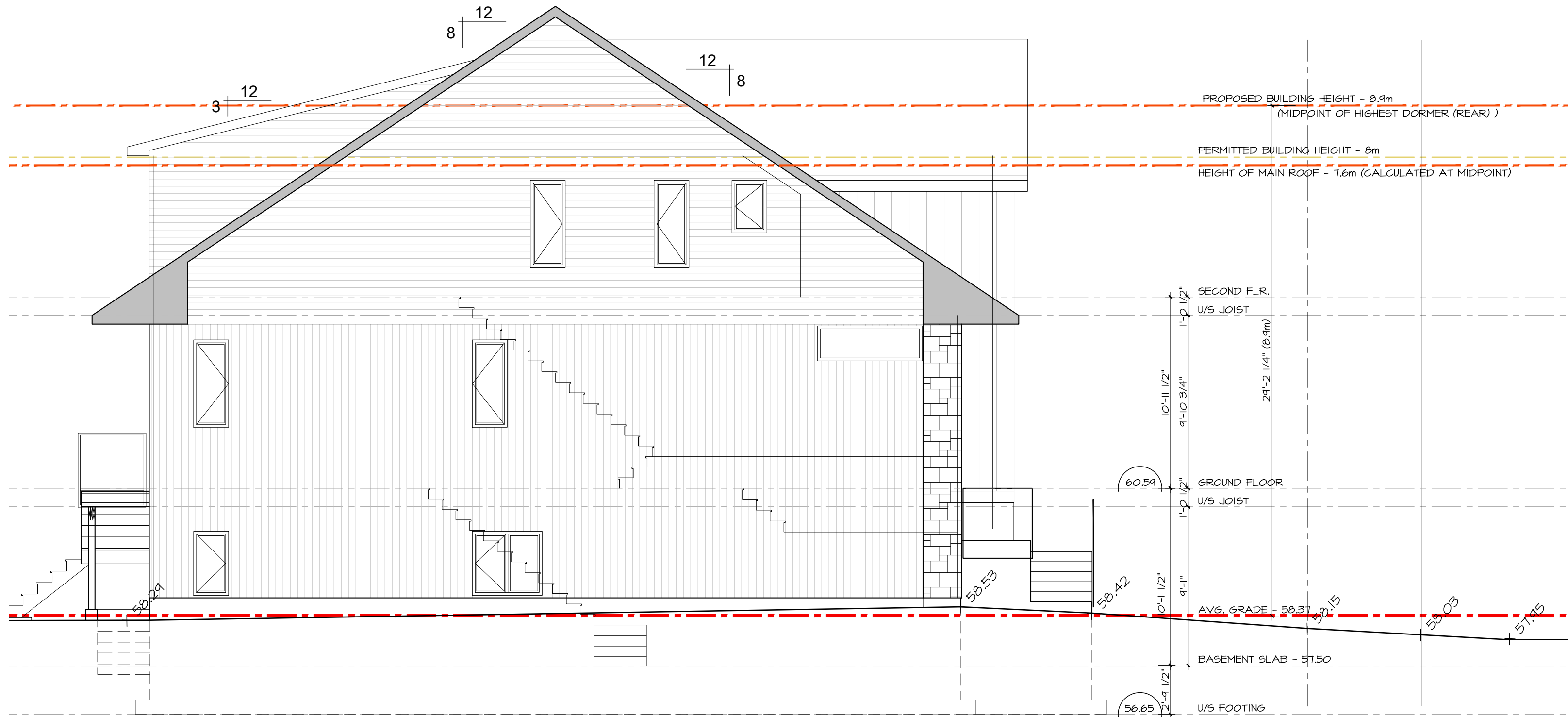
SCALE : $\frac{3}{16}'' = 1'$
FEBRUARY 2023



106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

WEST ELEVATION

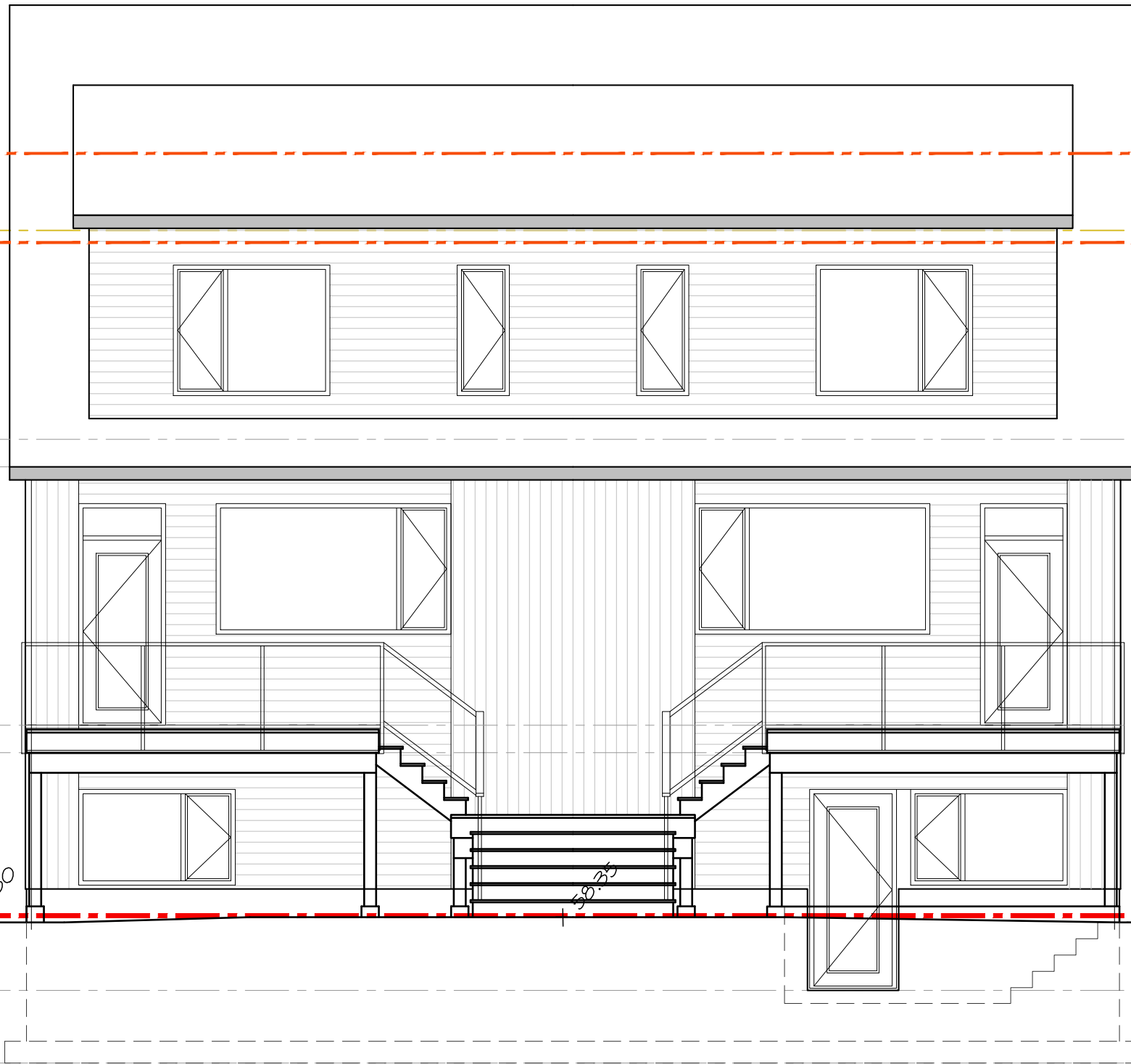
SCALE : $\frac{3}{16}'' = 1'$
FEBRUARY 2023



106-108 PRINCE ALBERT
 SEMI-DETACHED HOUSE

EAST ELEVATION

SCALE : $\frac{3}{16}'' = 1'$
 FEBRUARY 2023



PROPOSED BUILDING HEIGHT - 8.9m
 (MIDPOINT OF HIGHEST DORMER (REAR))

PERMITTED BUILDING HEIGHT - 8m

HEIGHT OF MAIN ROOF - 7.6m (CALCULATED AT MIDPOINT)

SECOND FLR.
 U/S JOIST

1'-0 1/2"

10'-11 1/2"

9'-10 3/4"

29'-2 1/4" (8.9m)

GROUND FLOOR
 U/S JOIST

1'-0 1/2"

60.59

0'-1 1/2"

9'-1"

AVG. GRADE - 58.37

BASEMENT SLAB - 57.50

U/S FOOTING

56.65

2'-9 1/2"

58.30

58.35

58.29



106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

REAR ELEVATION PROPOSED

SCALE : 3/16" = 1'
 FEBRUARY 2023

STREETSCAPE HEIGHT IMPACT REFERENCE LINES

MAIN ROOF COMPLIES WITH 8M HEIGHT ALLOWANCE

MAIN ROOF'S EAVE LINE LOWERED TO FIT IN WITH NEIGHBOURHOOD FABRIC - IN LINE WITH 1 STOREY BUILDING

2ND STOREY VISUAL LINE

MAIN EAVE VISUAL LINE
1 STOREY REFERENCE LINE

GARAGE VISUAL LINE



106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

FRONT VISUAL IMPACT

FEBRUARY 2023

NEW CONSTRUCTION DIRECTLY ACROSS
THE STREET

10m 3 STOREY TOWN HOUSE

2.5 STOREY SEMI



106-108 PRINCE ALBERT
SEMI-DETACHED HOUSE

FRONT YARD CONTEXT

FEBRUARY 2023

FRONT FACING GARAGE IMPACT

CONFORMING

PROPOSED

OPAQUE
ENTRANCE

GARAGE

LIVING SPACE

OPAQUE ENTRANCE - NO ENTRANCE EXPERIENCE
TWO STOREY GARAGE DOMINANT ON FRONT FACADE
NO LIVING SPACE ON THE FRONT OF THE HOUSE

GARAGE TUCKED BACK 6'2" FROM FRONT PORCH -
HIDDEN AT THE FRONT
LIVING SPACE AT THE FRONT:
STRONG ARCHITECTURAL ELEMENT - VISUAL DRAW
ELEVATED TRANSPARENT ENTRANCE
FRONT ENTRANCE PORCH PROMINENT ON THE STREET
'STRONG ENTRANCE EXPERIENCE'



106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

FRONT YARD CONTEXT

FEBRUARY 2023



106-108 PRINCE ALBERT
SEMI-DETACHED HOUSE

REAR ELEVATION IMPACT

FEBRUARY 2023



6 STOREY CONDO

15 STOREY CONDO

4 STOREY APARTMENT

OPEN PARKING

2.5 STOREY SEMI

SITE

2.5 STOREY SEMI

10m 3 STOREY TOWNS



106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

SURROUNDING CONTEXT

FEBRUARY 2023



6 STOREY CONDO

PARKING



4 STOREY APARTMENT

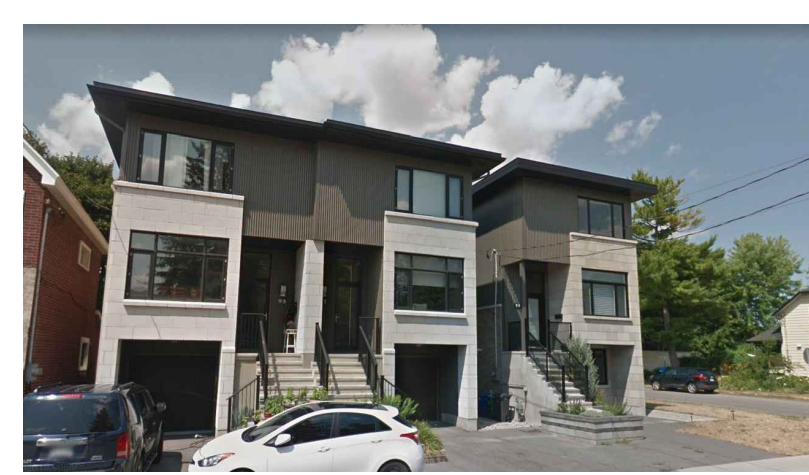
6 STOREY CONDO



106-108 PRINCE ALBERT
SEMI-DETACHED HOUSE

REAR YARD CONTEXT

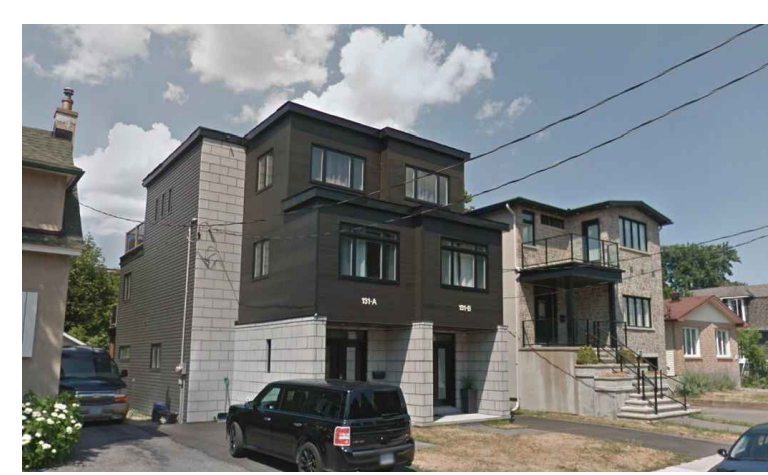
FEBRUARY 2023



10m+ 3 STOREY
97 QUEEN MARRY



2.5 STOREY SEMI
112 PRINCE ALBERT



3 STOREY SEMI-DETACHED
131 QUEEN MARRY



3 STOREY SEMI-DETACHED
135 PRINCE ALBERT



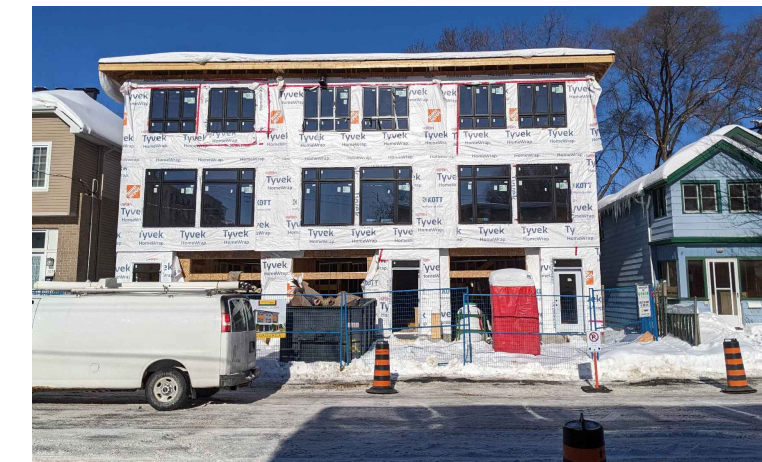
3 STOREY SEMI-DETACHED
145 QUEEN MARRY



3 STOREY SEMI-DETACHED
63-65 PRINCE ALBERT



3 STOREY APARTMENT
279 GLYNN



3 STOREY TOWNS
107 PRINCE ALBERT



106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

NEIGHBOURHOOD PRECEDENTS

FEBRUARY 2023

Committee of Adjustment
Received | Reçu le
2023-03-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
JAMIE LESLIE
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	ALL OF 193	341	ALL OF 04255-0029	213.8
2	ALL OF 192			213.4

PRINCE ALBERT STREET
(REGISTERED PLAN 341)

P. I. N. 0 4 2 5 0 - 0 2 0 5

PLAN OF SURVEY OF
LOTS 192 & 193
REGISTERED PLAN 341
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023
Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and/or 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 hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 3°27'45" counter-clockwise was applied to bearings on P1.

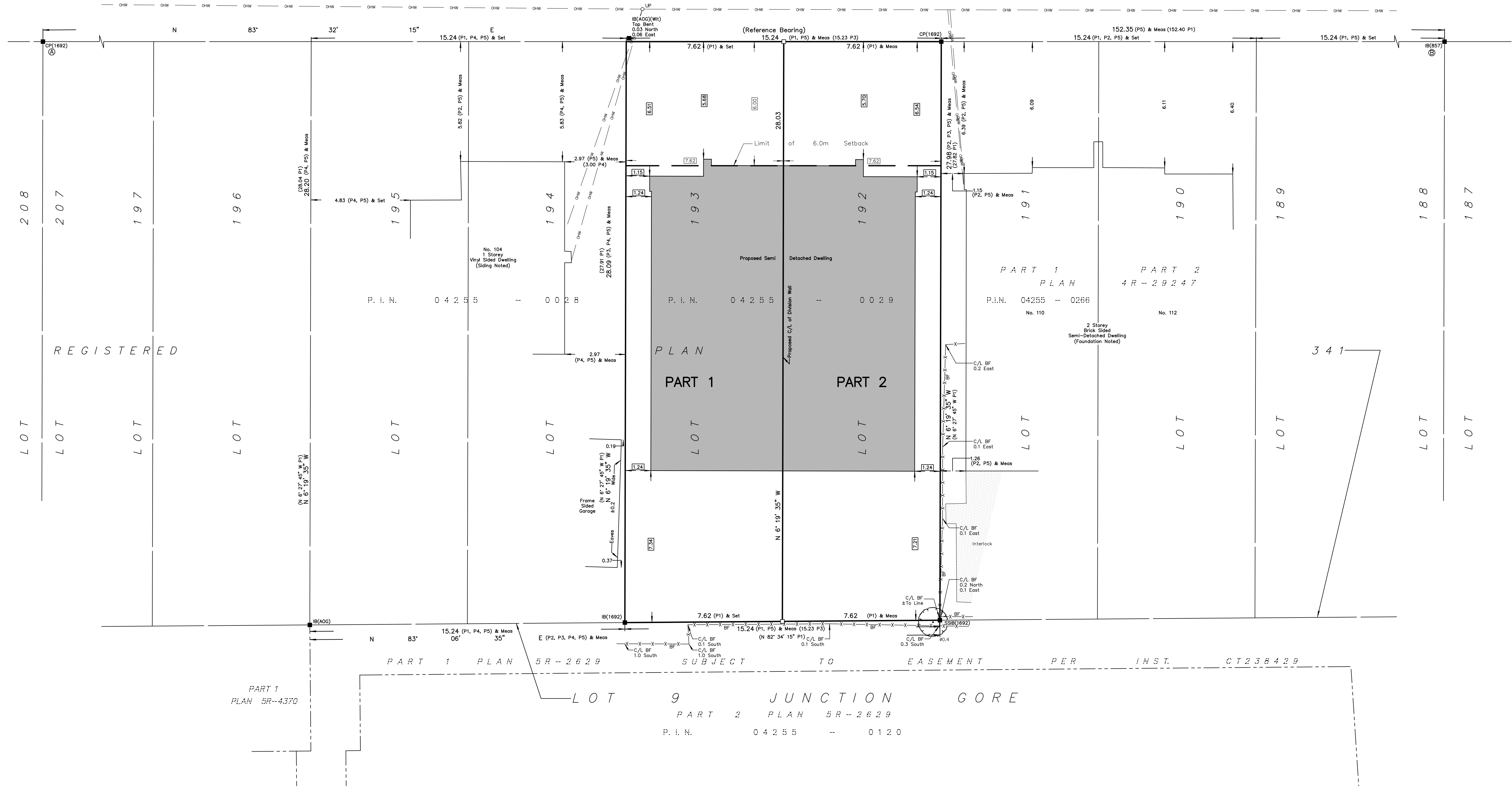
For bearing comparisons, a rotation of 0°02'35" clockwise was applied to bearings on P2.

For bearing comparisons, a rotation of 0°35'05" counter-clockwise was applied to bearings on P3 & P4.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5031887.89	370446.85
(B)	5031905.04	370598.23
01919680105	5024915.16	373971.65
019198434761	5036178.12	372436.11

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend**
- Denotes
- = Survey Monument Planted
 - = Survey Monument Found
 - SIB = Standard Iron Bar
 - SSIB = Short Standard Iron Bar
 - IB = Iron Bar
 - CP = Concrete Pin
 - (WIT) = Witness
 - Meas = Measured
 - (P1) = Registered Plan 341
 - (P2) = Plan by (1692) dated February 23, 2017 (File No. 422-16)
 - (P3) = Plan by (1287) dated June 15, 1995 (Job No. 123-95)
 - (P4) = Plan by (AOG) dated November 25, 1991 (Job No. 0-435-91)
 - (P5) = Plan by (1692) dated September 21, 2022 (File No. 458-22)
 - M-H-S = Maintenance Hole (Storm)
 - M-H-S = Maintenance Hole (Sanitary)
 - ⊙ W = Water Valve
 - ST — = Underground Storm Sewer
 - S — = Underground Sanitary Sewer
 - W — = Underground Water
 - G — = Underground Gas
 - U — = Utility Pole
 - OP = Overhead Wires
 - ∅ = Diameter
 - CLF = Chain Link Fence
 - BF = Board Fence
 - C/L = Centreline
 - = Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.



Surveyor's Certificate

I certify that:

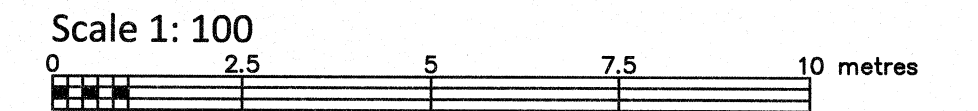
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the ___ day of _____, 2023.

Date: _____
Jamie Leslie
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX
FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca

LOTS 192 & 193 REGISTERED PLAN 341 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022



Metric Note: Distances 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 hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 3°27'45" counter-clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 0°02'35" clockwise was applied to bearings on P2.

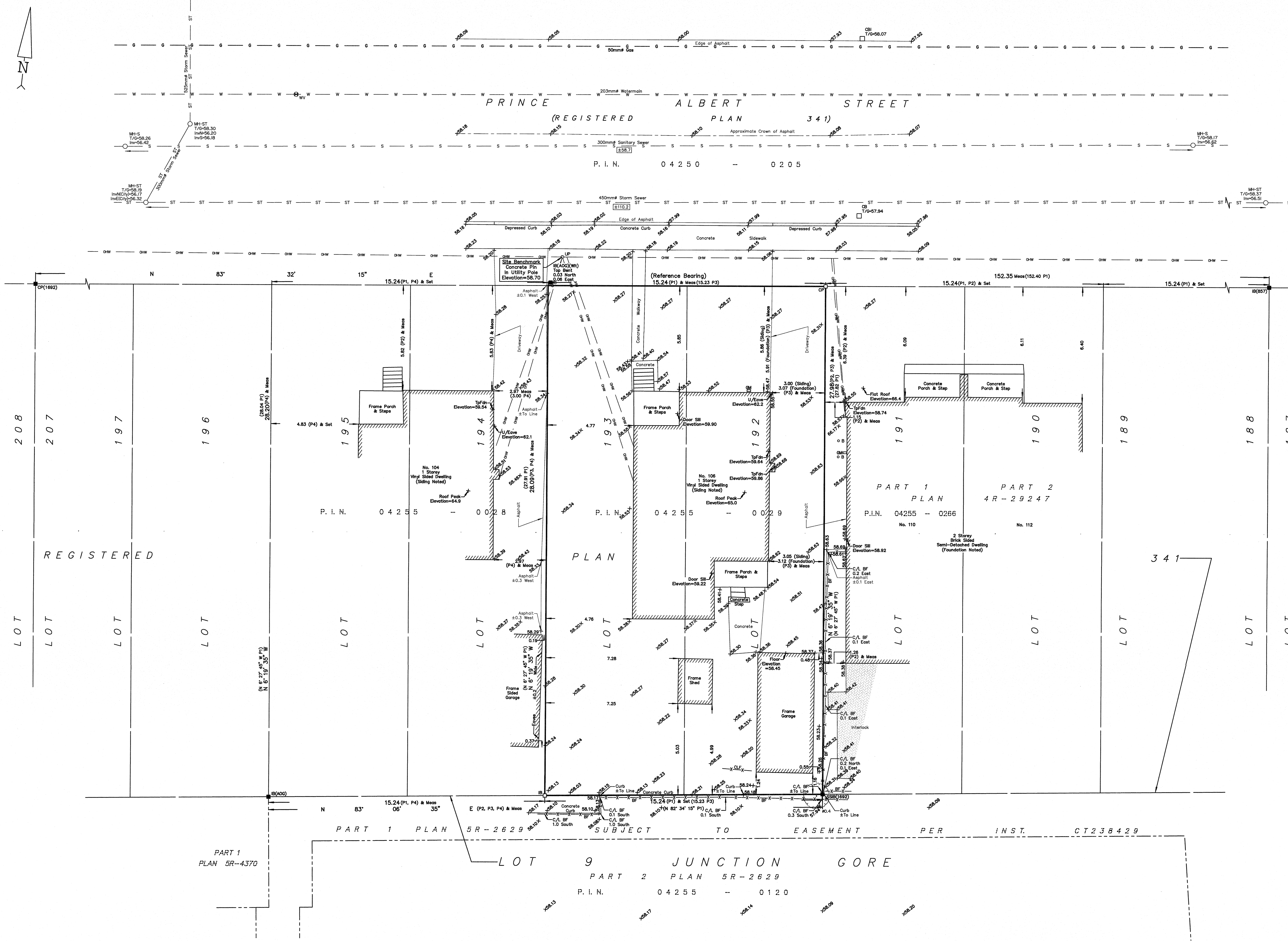
For bearing comparisons, a rotation of 0°35'05" counter-clockwise was applied to bearings on P3 & P4.

- Elevation Notes: 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 198434761) 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 compiled from City of Ottawa utility sheet reference: E-17-23C, 2858p&p6 & 2858p&p7. 4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa Utility Sheets. 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend table with symbols for Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Concrete Pin, etc.

Site Area=427.3 sq.m.



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 14th day of September, 2022. Date: Sept 14/22 Signature: Jamie Leslie, Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-32836 FARLEY, SMITH & DENIS SURVEYING LTD.

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6 TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca