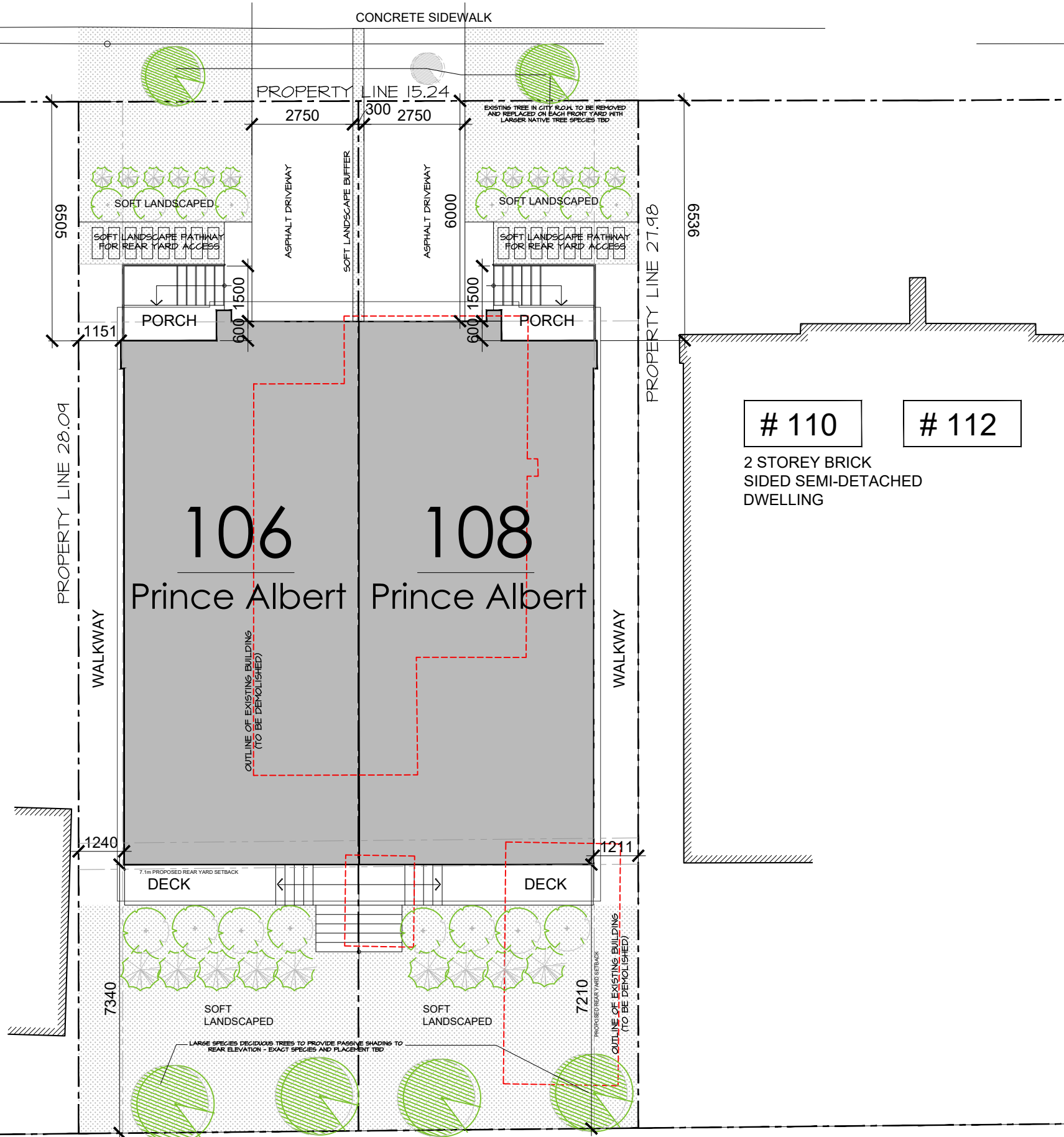
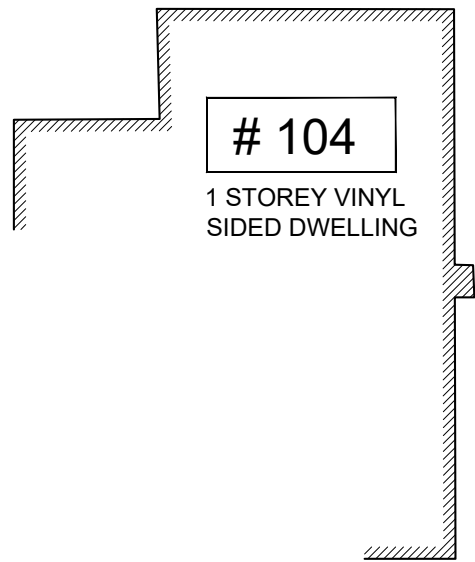


Committee of Adjustment  
 Received | Reçu le  
 Revised | Modifié le : 2023-03-30  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



# 106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

## SITE PLANS

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

# SITE

ALL THE PROPERTIES PERMITTED 7m REAR YARD BECAUSE THEY ABUT AN R5 ZONE

OUR VARIANCE REQUESTS TO MATCH THE 7m SETBACK AT 110-112 PRINCE ALBERT

PRINCE ALBERT ST.

LARGER SETBACK TO BUILDING THAN PROPERTIES TO THE WEST

OPEN PARKING

6 STOREY CONDO

15 STOREY CONDO

4 STOREY APARTMENT

R5 ZONE

R4 ZONE

Mature Neighbourhoods Overlay  
ous-jacente du caractère des anciens quartiers

R5B[1829] S266

20m

-8422646.831 5688528.035 Meters



## 106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

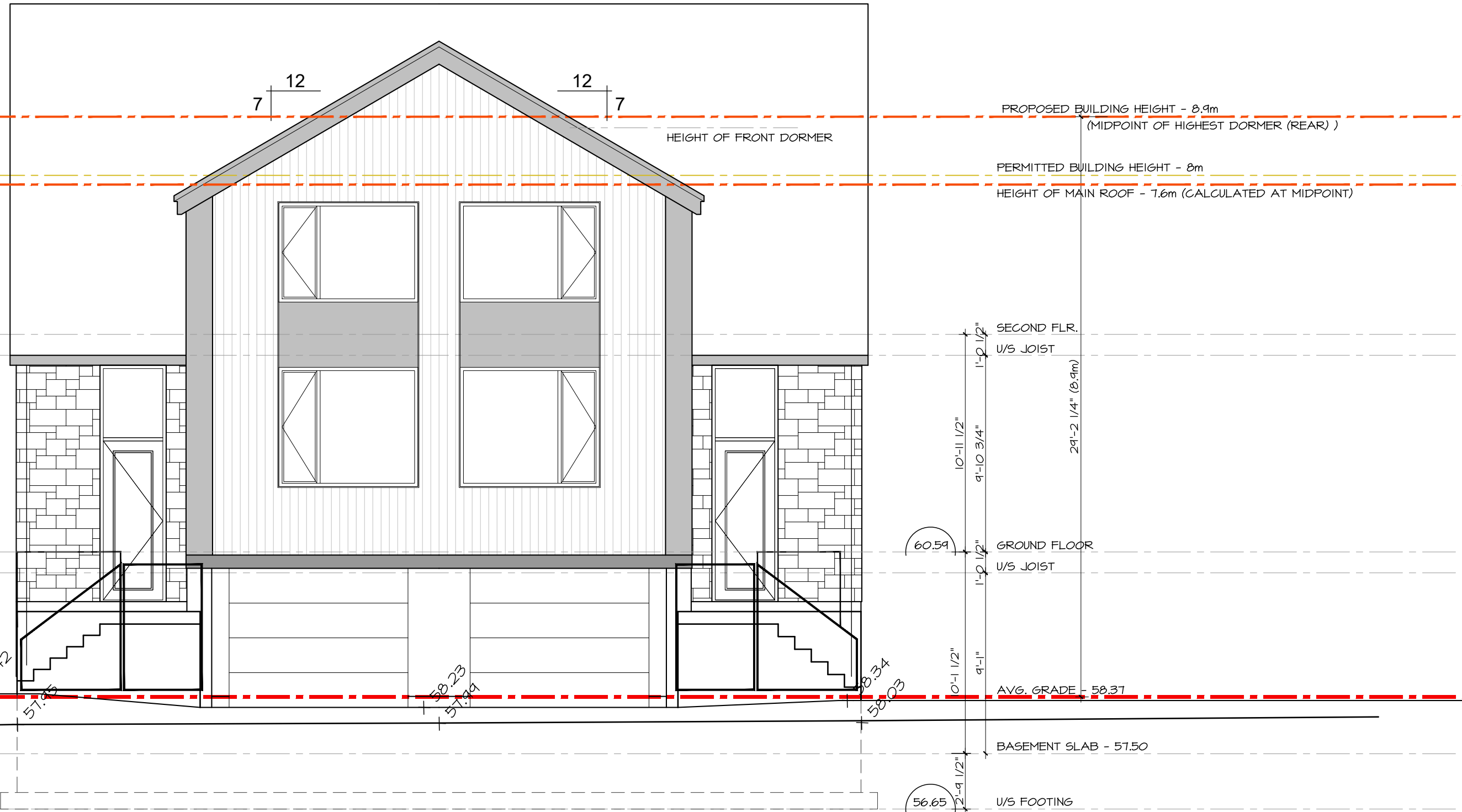
REAR YARD CONTEXT

MARCH 2023

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2023-03-14

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

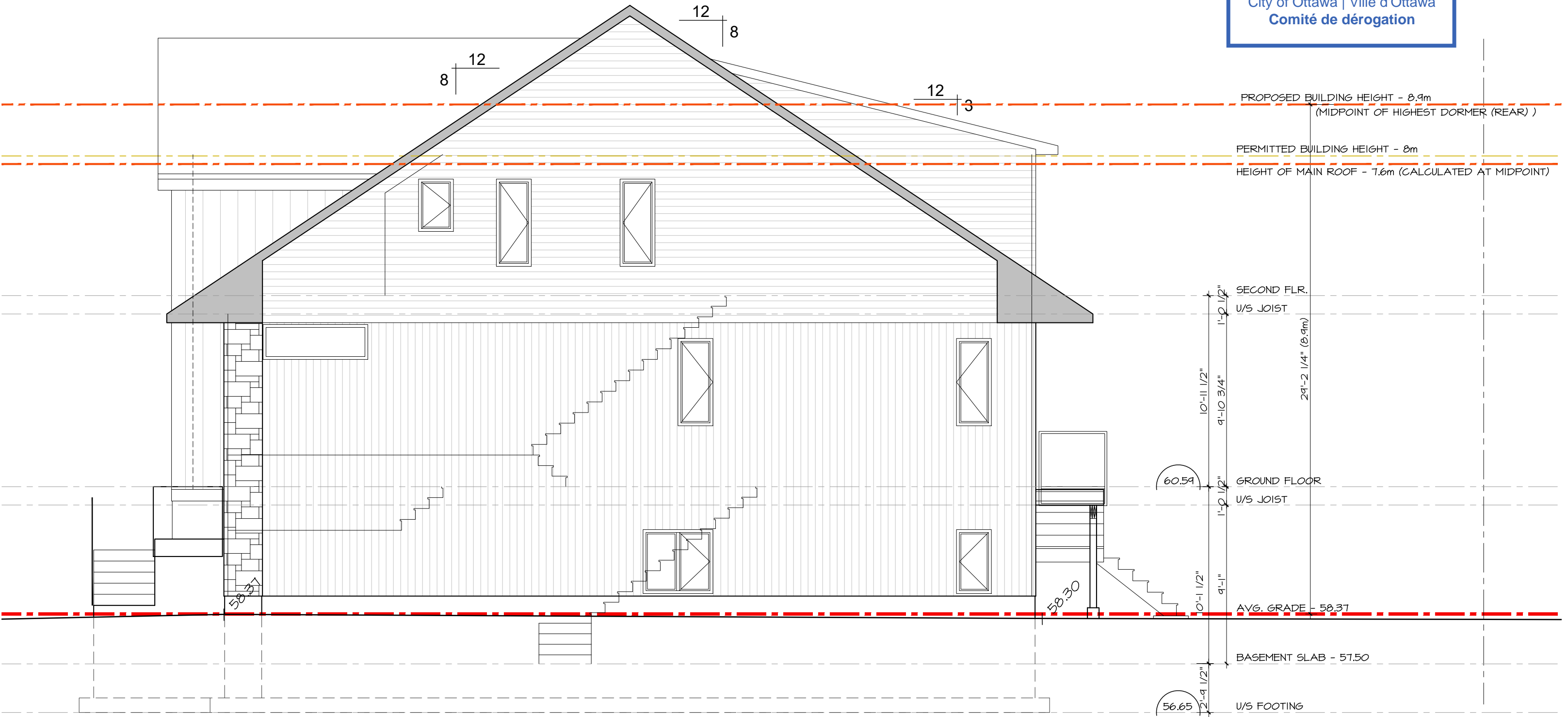


# 106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

## NORTH ELEVATION

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

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

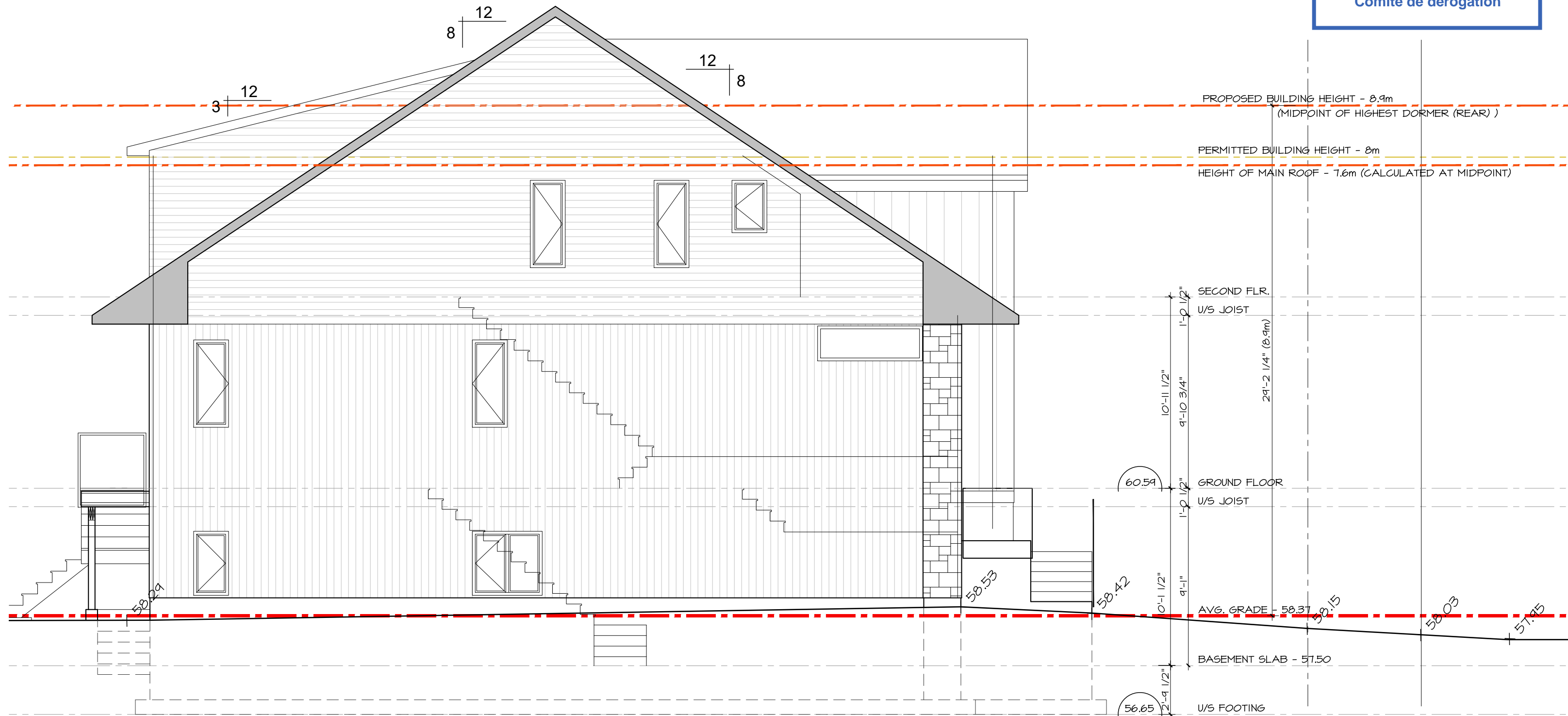
WEST ELEVATION

SCALE : 3/16" = 1'  
 FEBRUARY 2023

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2023-03-14

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

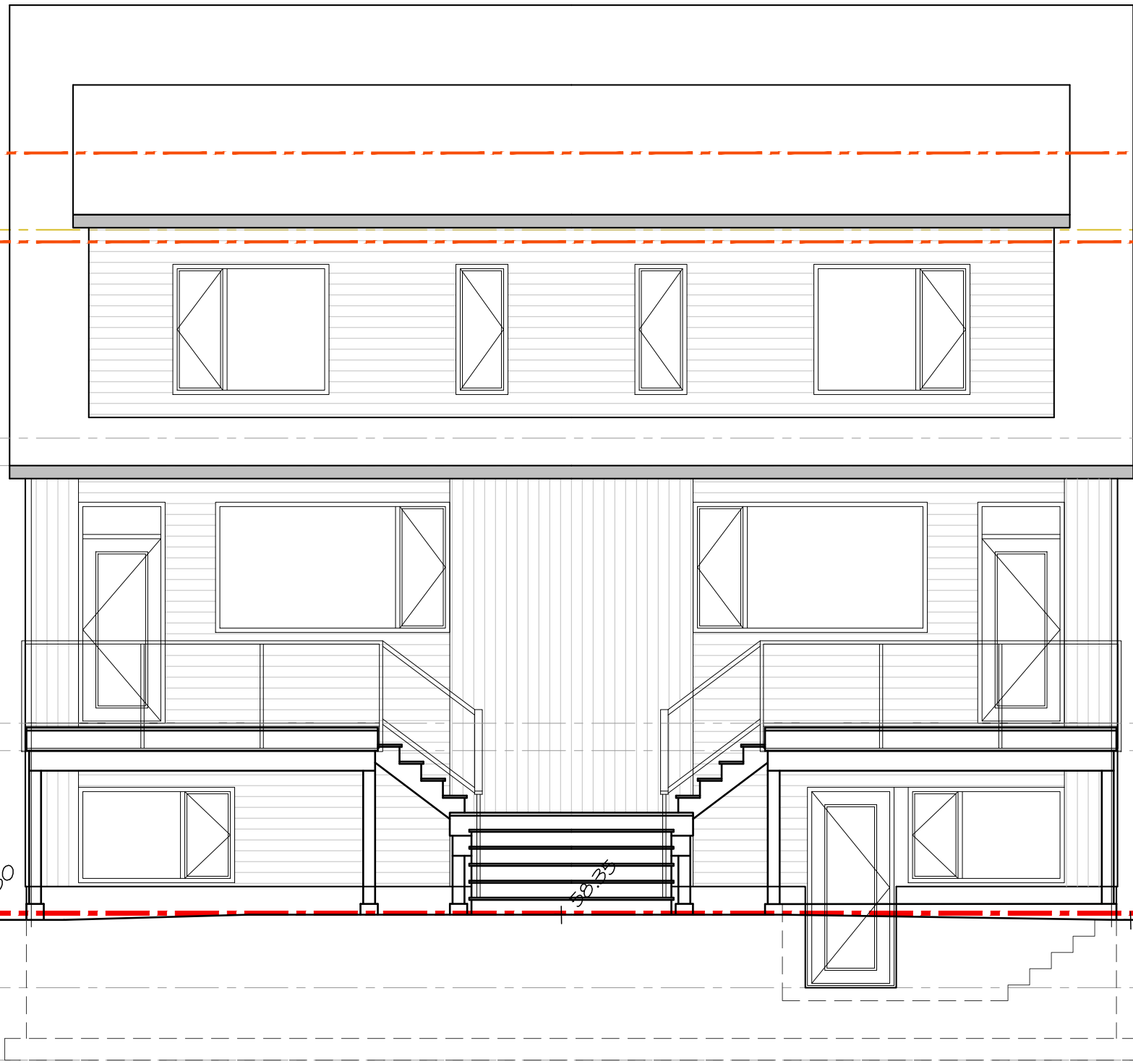


# 106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

## EAST ELEVATION

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

Committee of Adjustment  
 Received | Reçu le  
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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  
 29'-2 1/4" (8.9m)  
 10'-11 1/2"  
 9'-10 3/4"  
 1'-0 1/2"  
 GROUND FLOOR  
 U/S JOIST  
 1'-0 1/2"  
 9'-1"  
 0'-1 1/2"  
 AVG. GRADE - 58.37  
 BASEMENT SLAB - 57.50  
 U/S FOOTING  
 2'-9 1/2"  
 56.65

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

2ND STOREY VISUAL LINE

MAIN EAVE VISUAL LINE  
1 STOREY REFERENCE LINE

GARAGE VISUAL LINE

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



## 106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

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Comité de dérogation

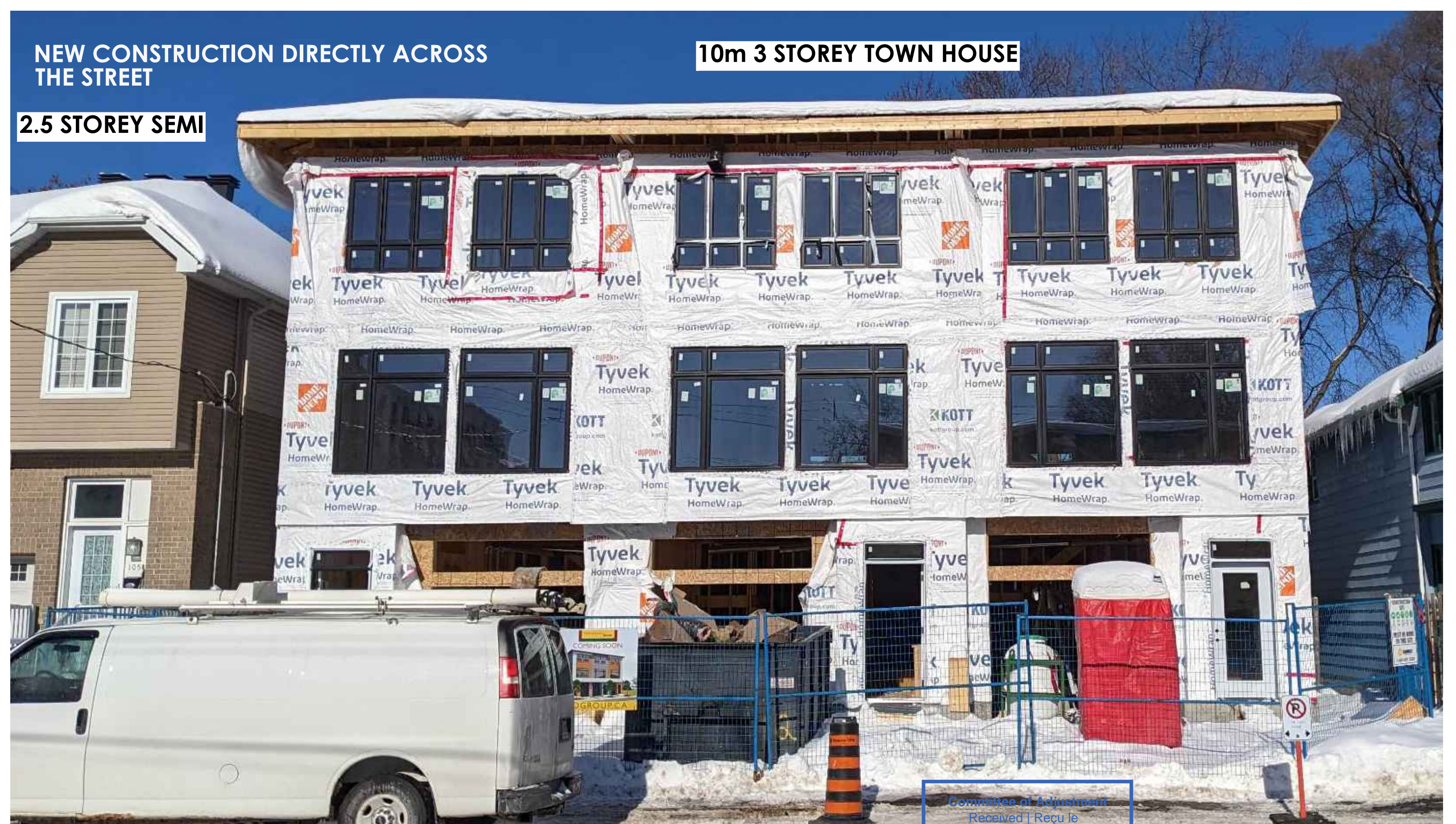
### FRONT VISUAL IMPACT

FEBRUARY 2023

NEW CONSTRUCTION DIRECTLY ACROSS  
THE STREET

10m 3 STOREY TOWN HOUSE

2.5 STOREY SEMI



106-108 PRINCE ALBERT  
SEMI-DETACHED HOUSE

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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

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City of Ottawa | Ville d'Ottawa  
Comité de dérogation

## FRONT YARD CONTEXT

FEBRUARY 2023



REAR DORMER EAVE LINE  
2 STOREY REFERENCE LINE

MAIN EAVE VISUAL LINE  
1 STOREY REFERENCE LINE



# 106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

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City of Ottawa | Ville d'Ottawa  
Comité de dérogation

## 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 Prince Albert St,  
Ottawa, ON K1K 2A1

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Revised | Modifié le : 2023-03-14  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



# 106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

## SURROUNDING CONTEXT

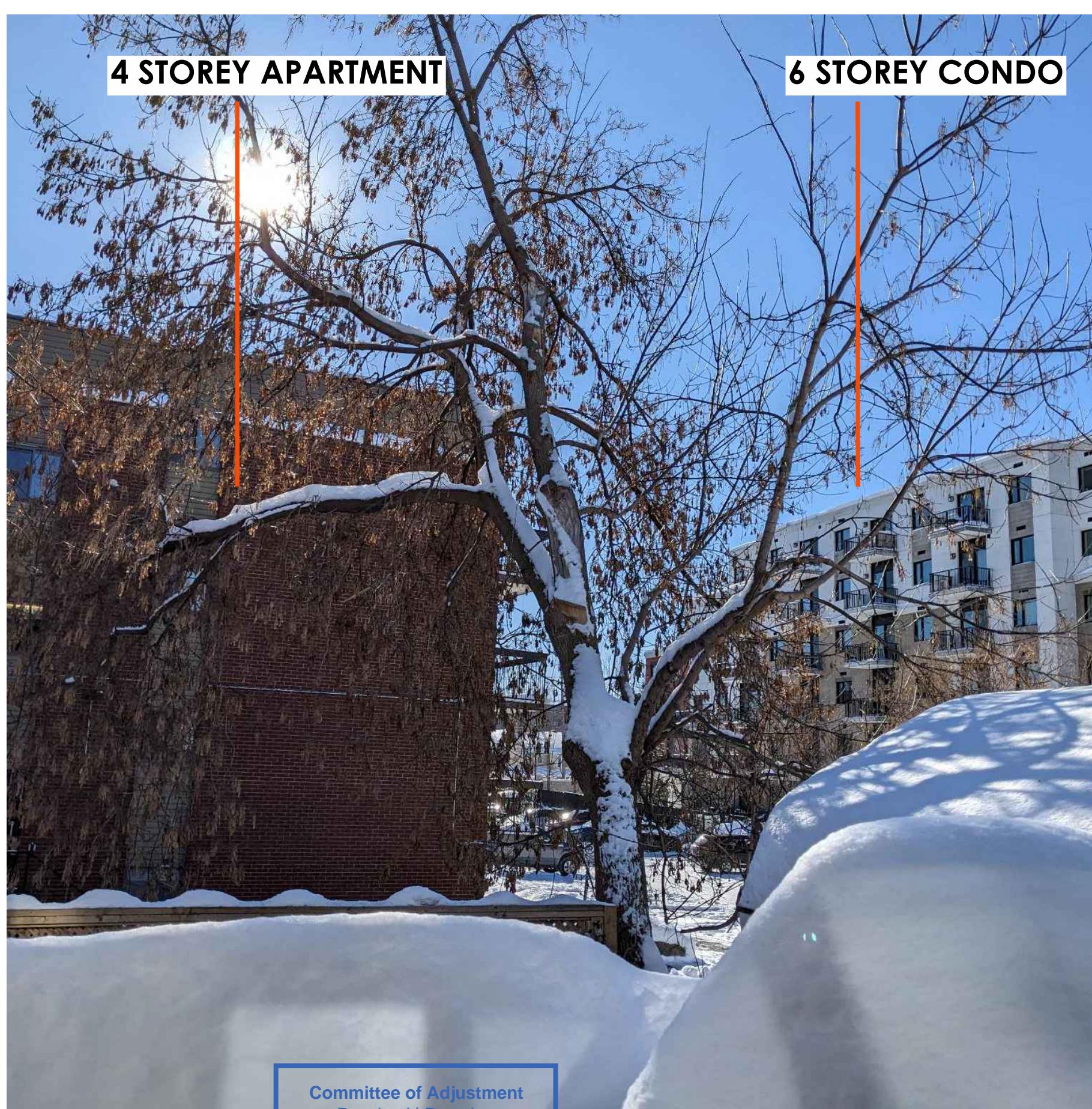
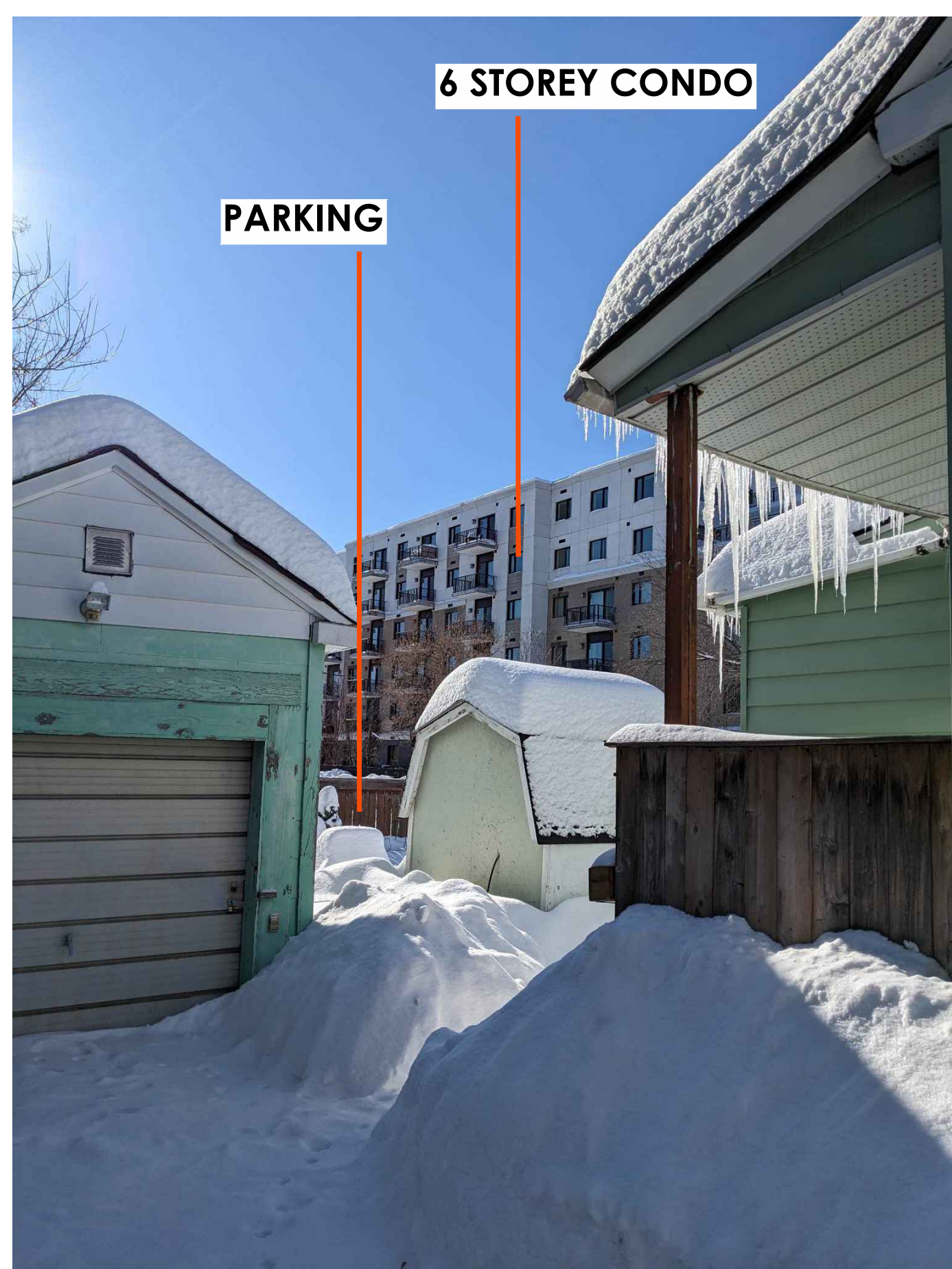
FEBRUARY 2023

6 STOREY CONDO

PARKING

4 STOREY APARTMENT

6 STOREY CONDO



Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2023-03-14

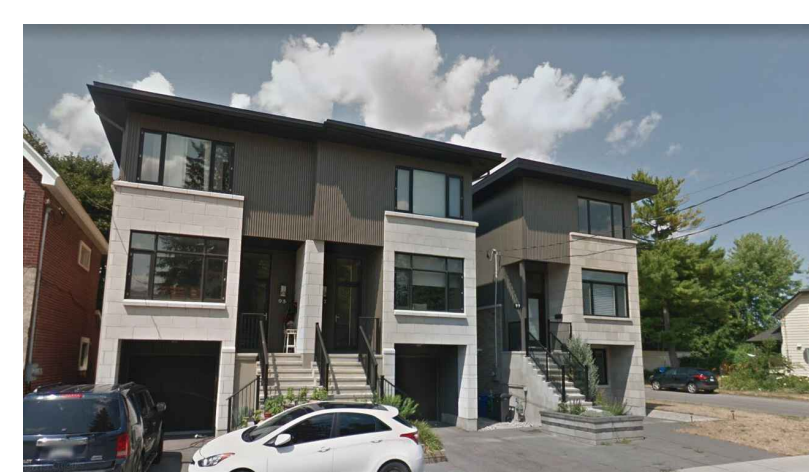
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

REAR YARD CONTEXT

FEBRUARY 2023



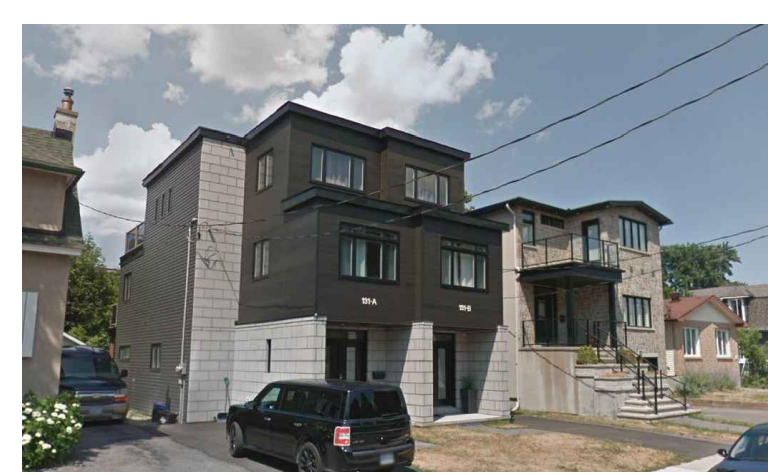
106-108 PRINCE ALBERT  
SEMI-DETACHED HOUSE



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



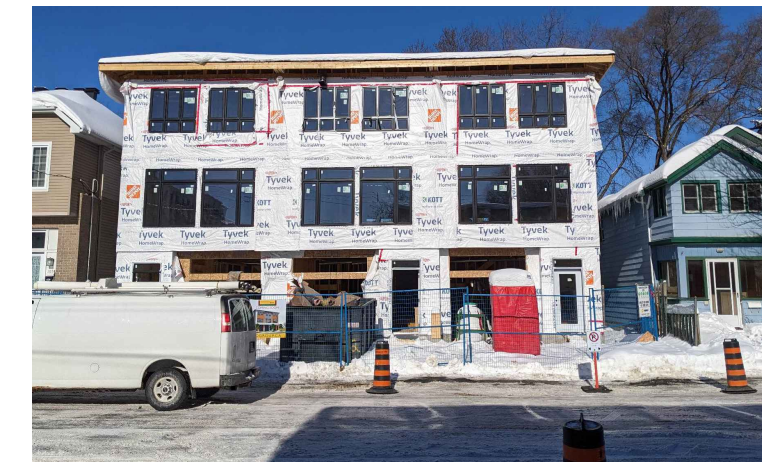
3 STOREY SEMI-DETACHED  
145 QUEEN MARRY



3 STOREY SEMI-DETACHED  
63-65 PRINCE ALBERT



3 STOREY APARTMENT  
279 GLYNN



3 STOREY TOWNS  
107 PRINCE ALBERT

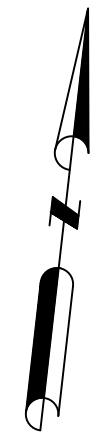
Committee of Adjustment  
Received | Reçu le  
**Revised | Modifié le : 2023-03-14**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



# 106-108 PRINCE ALBERT SEMI-DETACHED HOUSE

## NEIGHBOURHOOD PRECEDENTS

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).

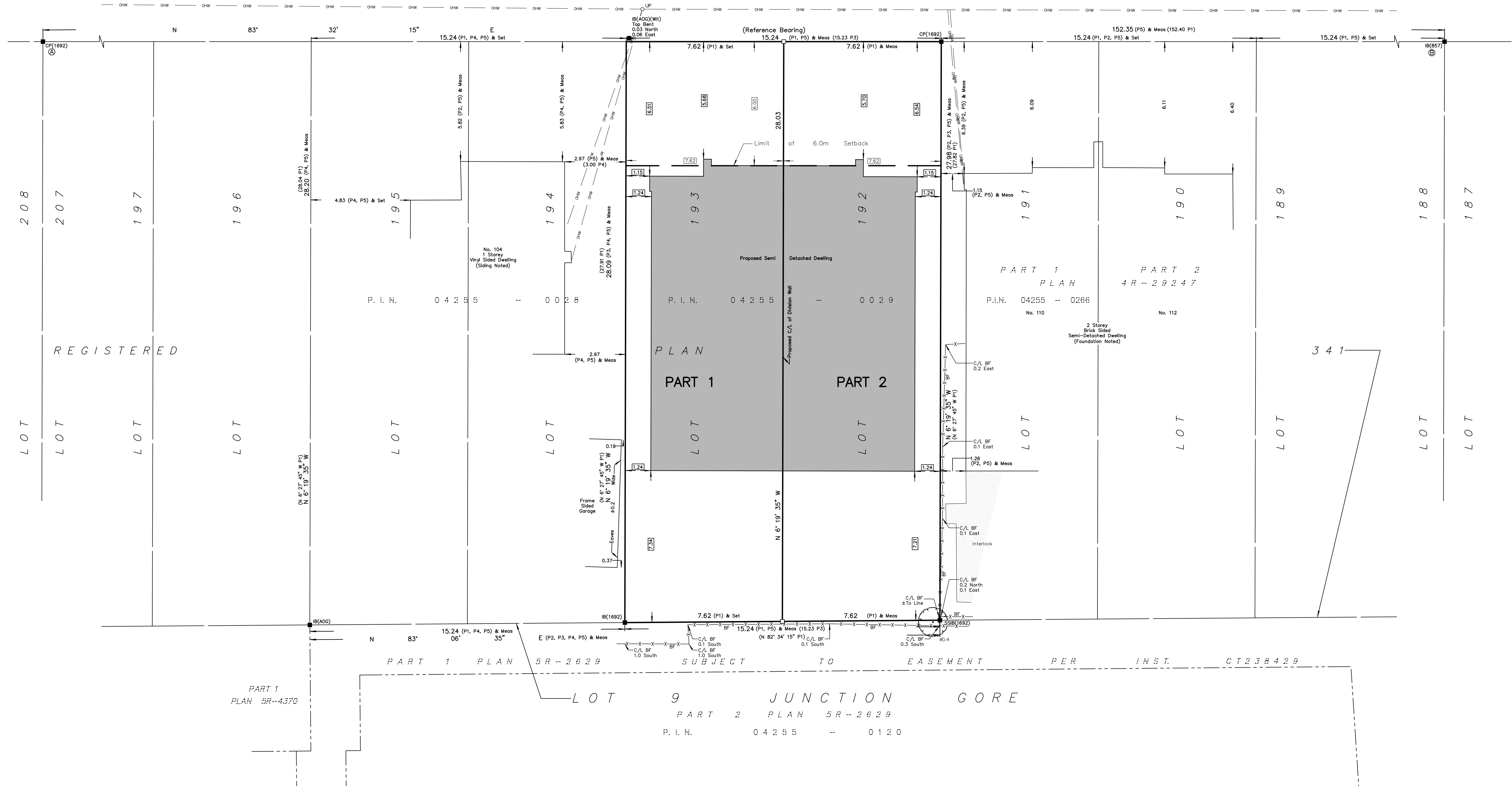
For bearing comparisons, a rotation of 3°27'45" counter-clockwise was applied to bearings on P1.

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
  - (Wt) = 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
  - — = Underground Wires
  - OW — = Overhead Wires
  - = Utility Pole
  - ∅ = 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:

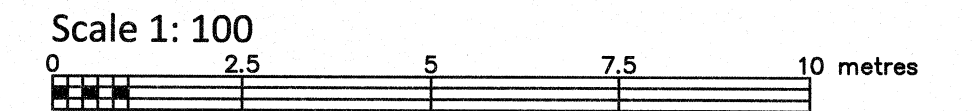
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the \_\_\_ day of \_\_\_\_\_, 2023.

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, Iron Bar, Concrete Pin, Witness, Measured, Registered Plan 341, Plan by (1692) dated February 23, 2017 (File No. 422-16), Plan by (1287) dated June 15, 1995 (Job No. 123-95), Plan by (AOG) dated November 25, 1991 (Job No. 0-435-91), Maintenance Hole (Storm), Maintenance Hole (Sanitary), Water Valve, Undergound Storm Sewer, Undergound Sanitary Sewer, Undergound Water, Undergound Gas, Overhead Wires, Utility Pole, Catch Basin, Catch Basin Inlet, Gas Meter, Bollard, Diameter, Chain Link Fence, Board Fence, Invert, Invert from City of Ottawa Utility Sheets, Top of Grate, Top of Foundation, Centreline, Location of Elevations, Top of Concrete Curb Elevation, Property Line.

Site Area=427.3 sq.m.

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

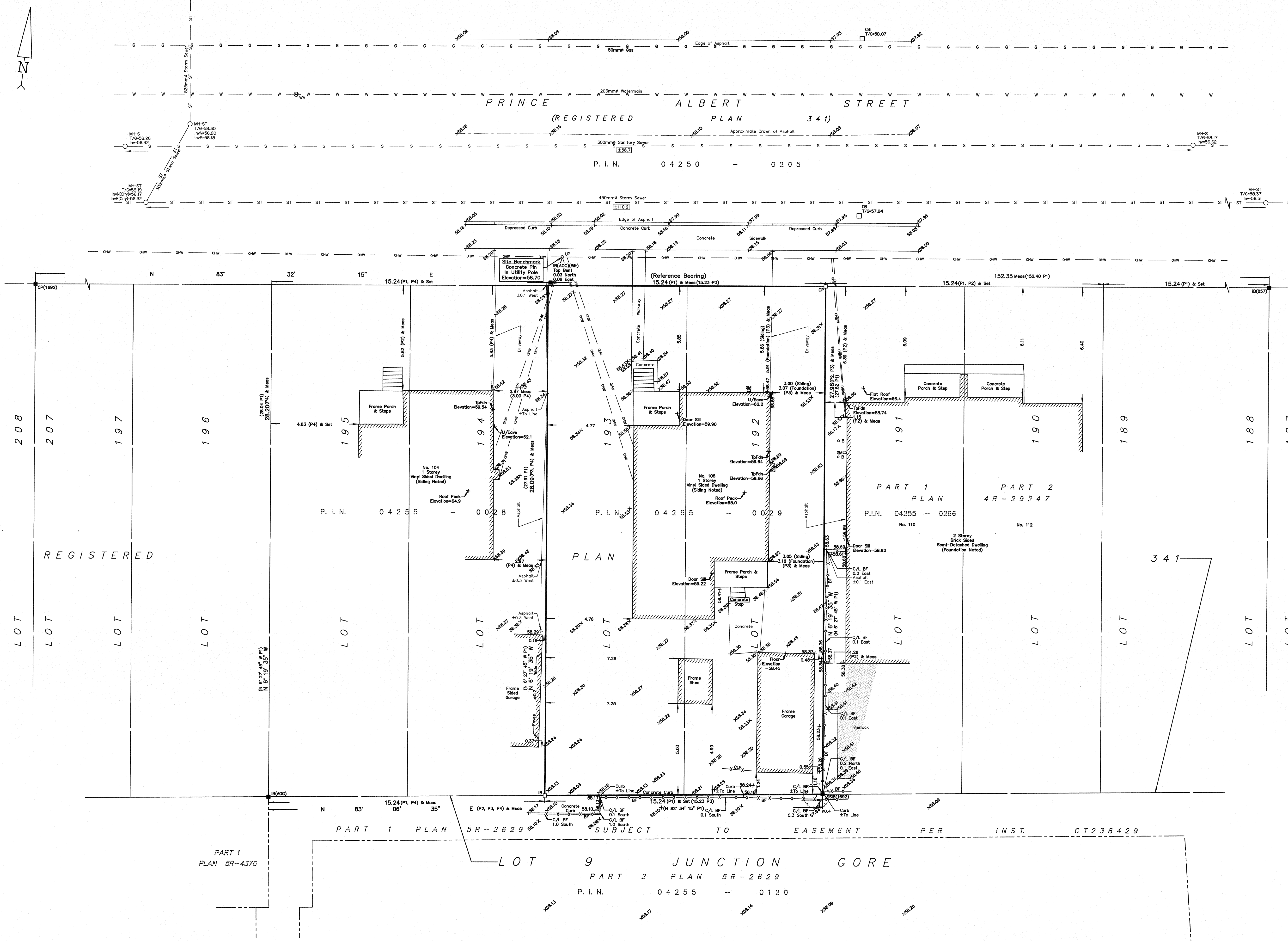
Surveyor's Certificate I certify that: 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Regulations made under them. 2. The survey was completed on the 14th day of September, 2022.

Signature of Jamie Leslie, Ontario Land Surveyor, dated Sept 14/22.

This plan of survey relates to AOLS Plan Submission Form Number V-32836 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

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.



LOT 208 LOT 207 LOT 197 LOT 196

LOT 189 LOT 188 LOT 187

REGISTERED

LOT 208 LOT 207 LOT 197 LOT 196

LOT 208 LOT 207 LOT 197 LOT 196

LOT 208 LOT 207 LOT 197 LOT 196

LOT 208 LOT 207 LOT 197 LOT 196

LOT 208 LOT 207 LOT 197 LOT 196

LOT 208 LOT 207 LOT 197 LOT 196

LOT 208 LOT 207 LOT 197 LOT 196

LOT 208 LOT 207 LOT 197 LOT 196

LOT 208 LOT 207 LOT 197 LOT 196

LOT 208 LOT 207 LOT 197 LOT 196

PART 1 PLAN 5R-4370

LOT 9 JUNCTION GORE PART 2 PLAN 5R-2629 P.I.N. 04255 - 0120

PART 1 PLAN 4R-29247 P.I.N. 04255 - 0266

SUBJECT TO EASEMENT PER INST. CT238429

LOT 208 LOT 207 LOT 197 LOT 196

LOT 208 LOT 207 LOT 197 LOT 196