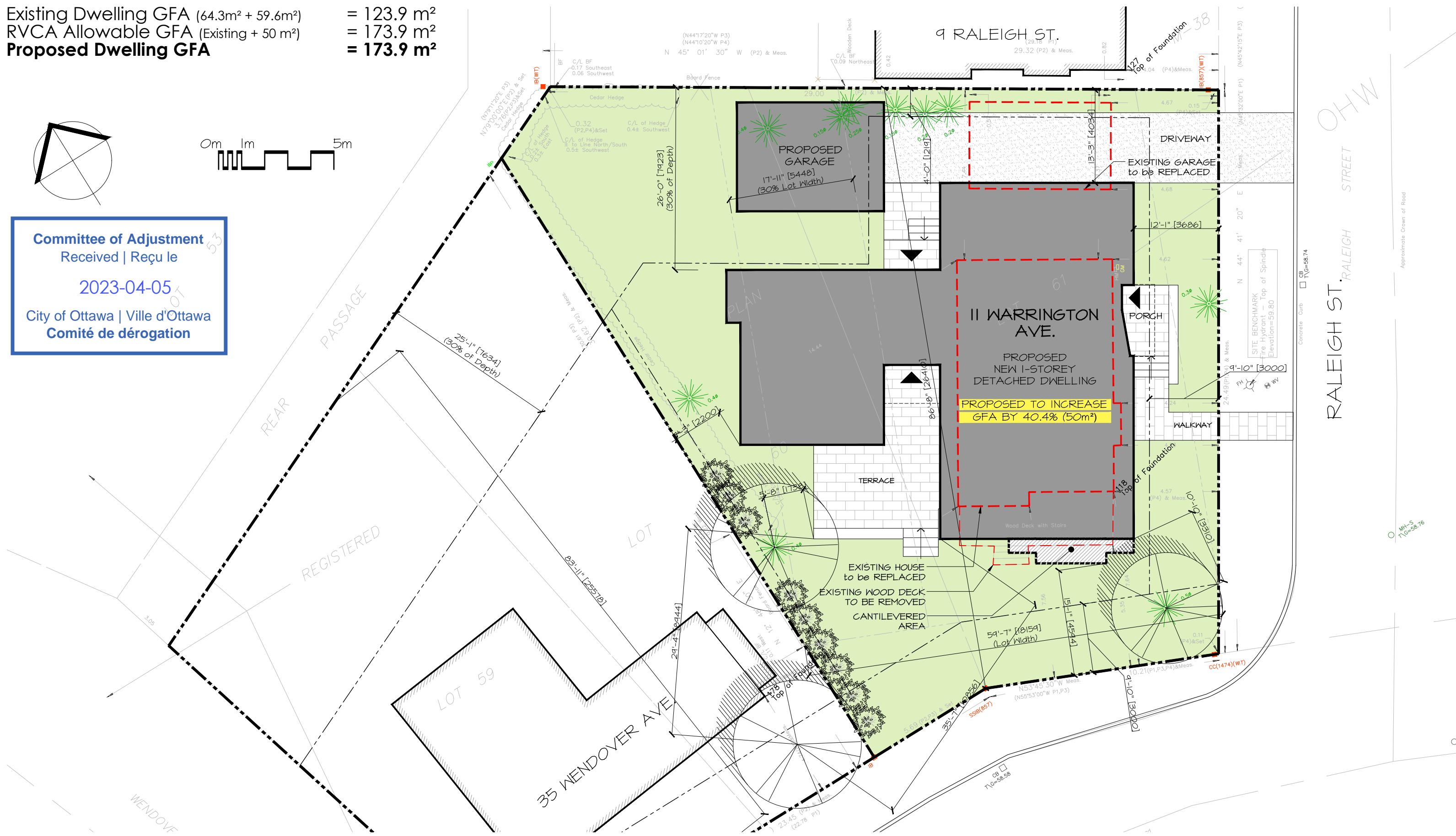


Existing Dwelling GFA (64.3m<sup>2</sup> + 59.6m<sup>2</sup>) = 123.9 m<sup>2</sup>  
 RVCA Allowable GFA (Existing + 50 m<sup>2</sup>) = 173.9 m<sup>2</sup>  
**Proposed Dwelling GFA = 173.9 m<sup>2</sup>**



**Committee of Adjustment**  
 Received | Reçu le  
 2023-04-05  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



# 11 WARRINGTON DRIVE

Old Ottawa South

CONCEPT SITE PLAN

scale: 1:150  
 MARCH, 2023





SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



HOBIN

# 11 WARRINGTON DRIVE

Old Ottawa South

CONCEPT ELEVATIONS

scale: 1/8" = 1'  
MARCH, 2023





11 WARRINGTON DRIVE  
Old Ottawa South

CONCEPT RENDERING

MARCH, 2023





11 WARRINGTON DRIVE  
Old Ottawa South

CONCEPT RENDERING





11 WARRINGTON DRIVE  
Old Ottawa South

CONCEPT RENDERING

MARCH, 2023





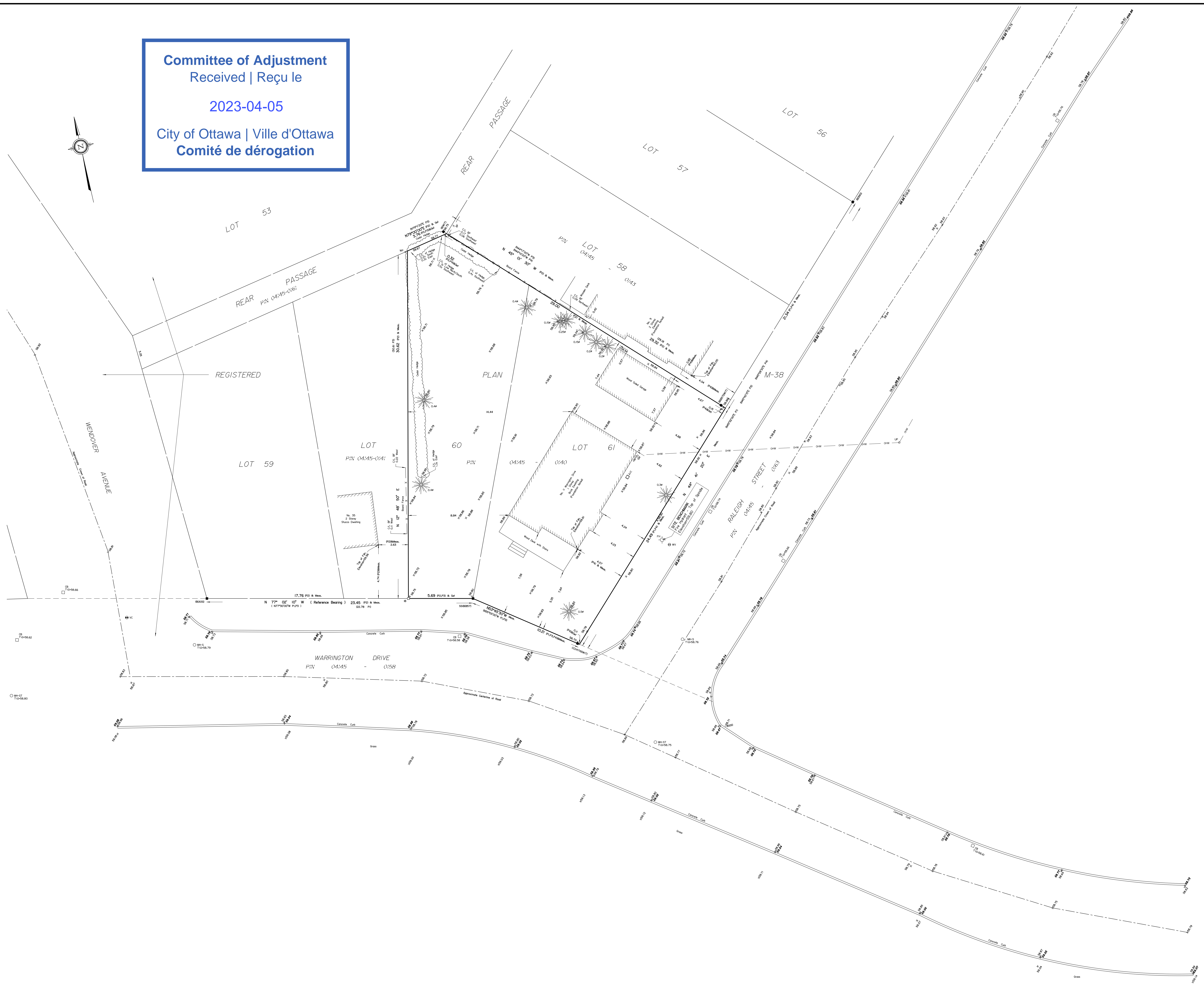
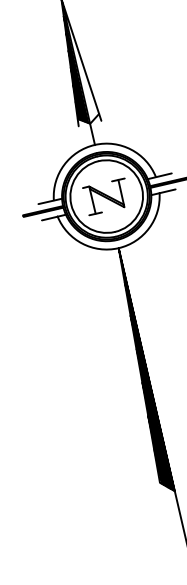
11 WARRINGTON DRIVE  
Old Ottawa South

CONCEPT RENDERING

MARCH, 2023



**Committee of Adjustment**  
Received | Reçu le  
  
**2023-04-05**  
  
City of Ottawa | Ville d'Ottawa  
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**SURVEYOR'S REAL PROPERTY REPORT**

**PART 1** Plan of  
**PART OF LOT 60**  
**AND ALL OF LOT 61**  
**REGISTERED PLAN M-38**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.  
Plan Amended on July 13, 2022 to Add Topographical Features.  
Plan Amended on August 5, 2022 to Add Spot Elevations.

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**  
1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Regulation and the Land Titles Act and the regulations made under them.  
2. The survey was completed on the 1st day of March, 2017.

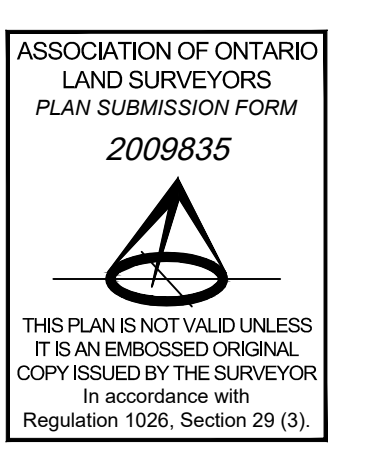
Date: \_\_\_\_\_  
E. H. Herweyer  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: March 8, 2017

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Barry HEBB (The Client), their solecounsel, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

**Notes & Legend**

—○—	Denotes	Survey Monument Planted
—■—	Survey Monument Found	
—S/B—	Standard Iron Bar	
—S/SB—	Short Standard Iron Bar	
—I/B—	Iron Bar	
—C/P—	Concrete Pin	
—(WIT)—	Witness	
—Meas.—	Measured	
—(A00)—	Annis, O'Sullivan, Vollebek Ltd.	
—(P1)—	Registered Plan M-38	
—(P2)—	Plan (AOC) dated May 4, 2006	
—(P3)—	Plan (T25) dated April 1, 1985	
—(P4)—	Plan (1787) dated August 14, 2000	
—*—	Coniferous Tree	
—FH—	Fire Hydrant	
—WV—	Water Valve	
—MHS—	Maintenance Hole (Storm Sewer)	
—MHS—	Maintenance Hole (Sanitary)	
—V/C—	Valve Chamber (Watermain)	
—CB—	Catch Basin	
—BF—	Board Fence	
—U/P—	Utility Pole	
—A/C—	Air Conditioner	
—Elev.—	Location of Elevations	
—C/L—	Centreline	
—P.L.—	Property Line	
—OW—	Overhead Wires	
—GM—	Gas Meter	
—HM—	Hydro Meter	



**SITE AREA = 645 m<sup>2</sup>**

Bearings are grid, derived from the Northern limit of Warrington Drive, shown to be N 77°02'10" W 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°46'00" counter-clockwise was applied to bearings on plan (P2).

**ELEVATION NOTES**  
1. Elevations shown are geoidic and are referred to the CGVD28 geoidic datum.  
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 plants by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.





11 WARRINGTON DRIVE  
Old Ottawa South

CONCEPT RENDERING

MARCH, 2023



Existing Dwelling GFA (692sq.ft. +642sq.ft.)  
 RVCA Allowable GFA (Existing + 538sq.ft.)  
**Proposed Dwelling GFA**

= ±1,334 sq.ft.  
 = ±1,872 sq.ft.  
 = **1,865 sq.ft.**

**Replacement Tree Specifications**

Trees 1 and 5, large trees at maturity, species suggestions include:

- Hackberry (*Celtis occidentalis*)\*
- Katsura (*Cercidiphyllum japonicum*)
- Black walnut (*Juglans nigra*)\* – has large nuts
- White oak (*Quercus alba*)\*
- Bur oak (*Quercus macrocarpa*)\*
- Red oak (*Quercus rubra*)\*
- Basswood (*Tilia americana*)\*
- Ginkgo (*Ginkgo biloba*)
- Kentucky coffeetree (*Gymnocladus dioica*) – has pods
- Liberty elm (*Ulmus americana* "Libertas")

Trees 2-4, medium to large trees, species suggestions include conifers:

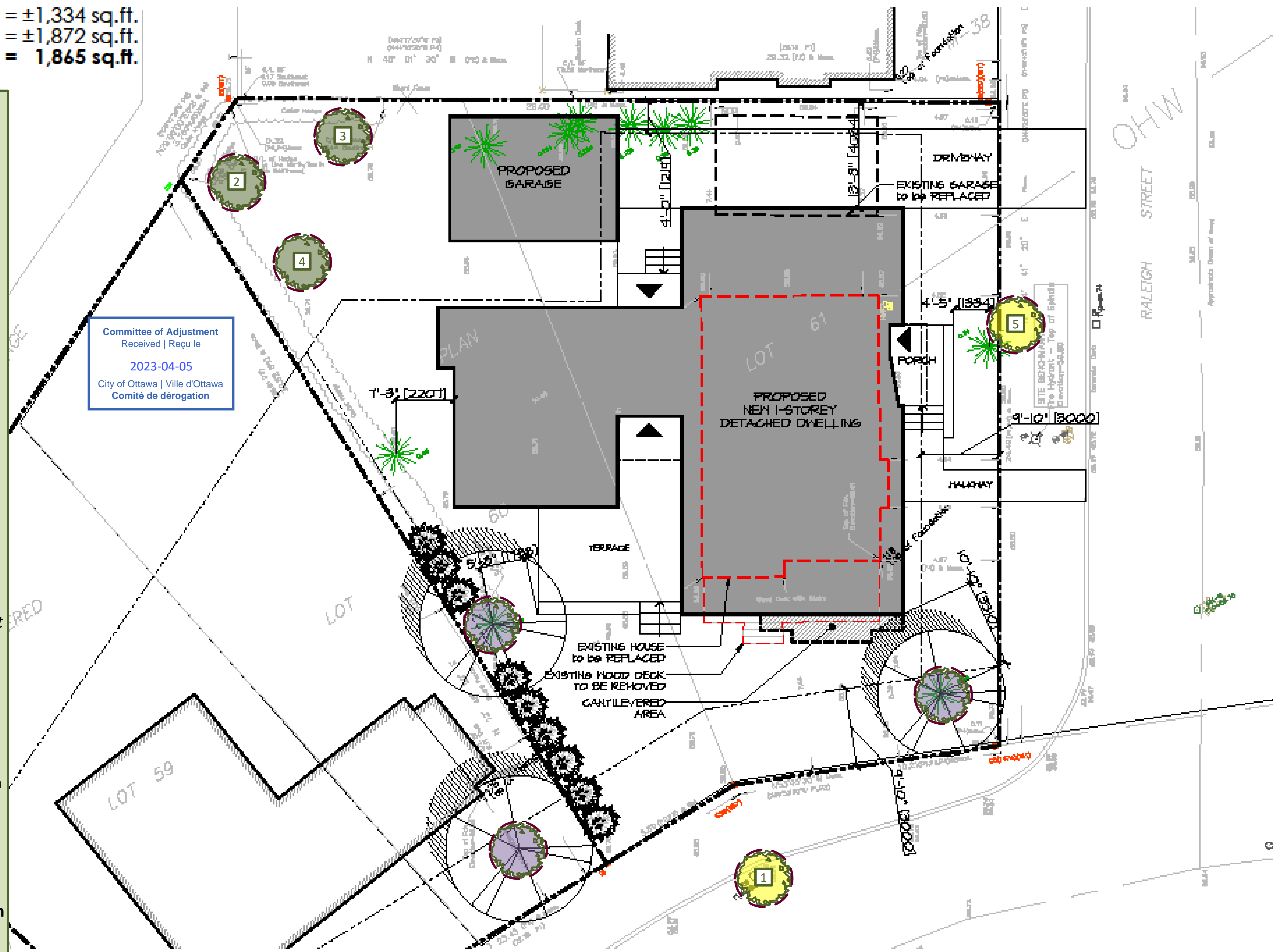
- White spruce (*Picea glauca*)\*
- Norway spruce (*Picea abies*)
- Colorado spruce (*Picea pungens*)
- Eastern white cedar (*Thuja occidentalis*)\*
- Canadian hemlock (*Tsuga canadensis*)\*

Note: Proposed tree locations are suggestions only and should be finalized only once construction is complete and should adhere to City of Ottawa Tree Planting Guidelines

Note: Norway maple (*Acer platanoides*), a commonly planted species in Ottawa and sold at nurseries, is *not* recommended as it is highly invasive and not a suitable tree for urban planting due to its poor growth characteristics (weak unions, girdling roots), susceptibility to disease (e.g. tar spot) and its ability to outcompete other vegetation including grass.

**All deciduous trees must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level. Coniferous trees must be no less than 200 cm in height.**

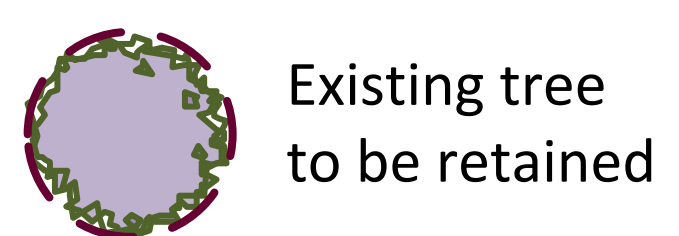
See attached City of Ottawa Tree Planting Specifications for Infill Properties for more details on planting requirements.



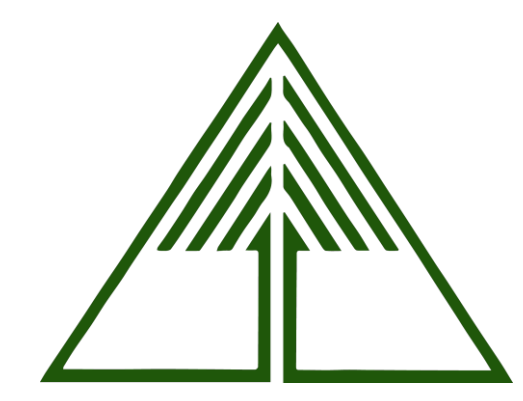
**11 WARRINGTON DRIVE**  
 Old Ottawa South

CONCEPT SITE PLAN

NOVEMBER 2022



Note that the tree layer has been added to the original site plan supplied by the client in pdf format. This layer refers to the trees only, and the original site plan has not been altered in the process. Refer to the original plan for details on grading as quality is lost when importing the plan into the mapping software used to create the tree layer.



Tree Planting Plan – 11 Warrington  
 Tree layer prepared by Dendron Forestry Services  
 Version 1.0, December 15, 2022  
 For more information, please contact info@dendronforestry.ca





## City of Ottawa Tree Planting Specifications for Infill Properties

Compensation planting locations and species must be approved by Forestry Services prior to planting, usually through submission of a Landscape Plan or showing new tree locations on the Tree Information Report. Large-growing, native species are preferred where space and conditions allow.

Any trees planted within the ROW are immediately protected under the Tree Protection by-law ( ) and cannot be moved after planting.

### Planning for planting in the ROW:

- o Determine how much open (soft) space is available in the planting location. A minimum of 9m<sup>2</sup> (1m depth) of good soil is recommended to support one tree. If there is insufficient space to plant in the ROW, planting on private property will be considered.
- o Note the locations and types of existing obstacles, above and below ground, using existing surveys plans, observations, and have utility locations marked by contacting [www.on1call.com](http://www.on1call.com) or 1.800.400.2255 (call before you dig). Use this information along with the setbacks listed below to determine a suitable planting location on the site, and the appropriate size of tree to plant.
- o If there are Hydro wires present over the property, consult Hydro Ottawa's tree planting guidelines: [https://static.hydroottawa.com/documents/publications/safety/tree\\_planting\\_advice-EN.pdf](https://static.hydroottawa.com/documents/publications/safety/tree_planting_advice-EN.pdf).
- o If sensitive marine clay exists on the site, only small-growing, low-water demand species may be planted a minimum of 7.5m from the house.
- o Ensure no future conflicts with building projections, overhead or underground utilities that would pose future maintenance problems or impede full development of the canopy.
- o Tree species must be appropriate for the site (size, salt tolerance, etc). There are many resources available online to help select the right tree for your lot. Keep in mind that often native trees are best adapted to the local climate but less so for high salt conditions.
- o Planting must be done according to the specifications in Forestry Services' tree planting detail.
- o Trees must be watered regularly following planting to ensure proper establishment.
- o The City will assume maintenance responsibilities for trees planted in the ROW.

### Key spacing (minimum distance) guidelines:

- 1m from utility boxes

### For deciduous trees:

- Minimum 50mm caliper stock





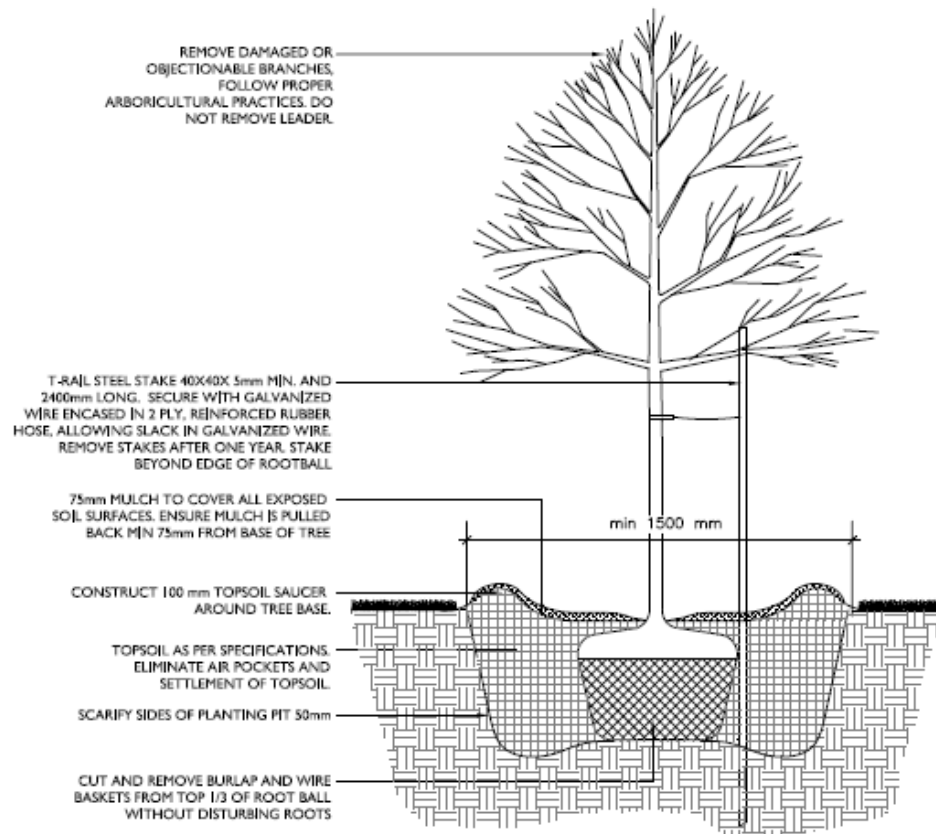
## City of Ottawa Tree Planting Specifications for Infill Properties

- 1.5m from sidewalks, driveways, walkways, fences, sound walls, and old stumps.
- 2.5m from curbs, hydro transformers, or behind fire hydrants
- 4-7m from any part of an existing tree, depending on canopy width
- 10m from bus shelters and community mailboxes

### For conifer (evergreen) trees:

Follow same setbacks as deciduous, but due to the widest branching being at the base of the tree, conifers need greater setbacks for ground-level obstacles.

- Minimum 200cm height stock
- 4.5m setbacks from sidewalks, walkways, driveways, and curbs.
- Do not plant on corners where sight lines will be compromised.



#### NOTES:

1. PROTECT TRUNK DURING TRANSPORT AND INSTALLATION. ALL WRAPPING TO BE REMOVED BEFORE FINAL INSPECTION;
2. ALL PROTECTIVE WRAPPING SHALL BE REMOVED AFTER INSTALLATION;
3. STAKING OF TREES SHALL BE PERFORMED ONLY IF DEEMED NECESSARY;
4. ALL DIMENSION IN MILLIMETERS UNLESS OTHERWISE NOTED.