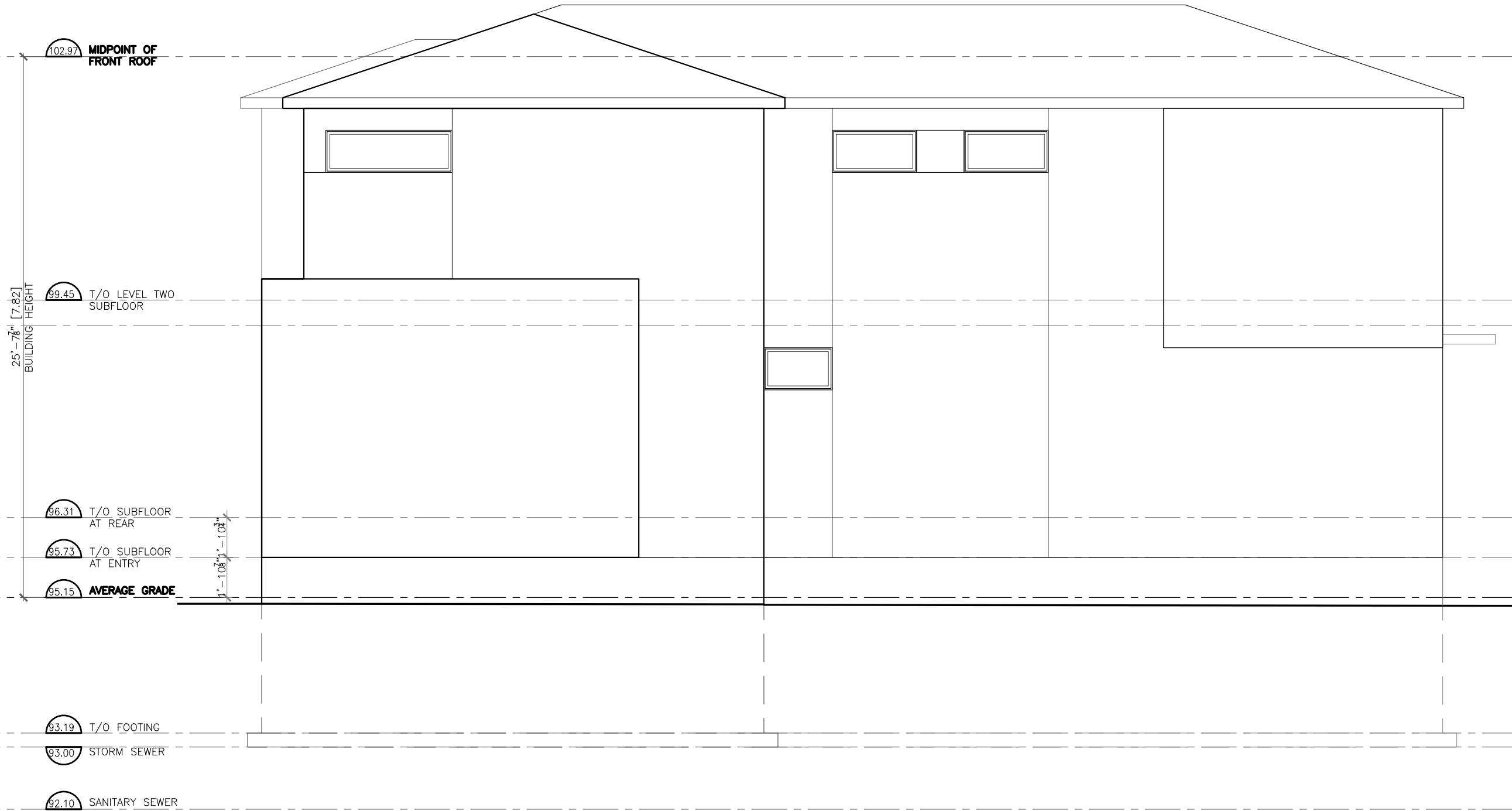


Committee of Adjustment
 Received | Reçu le
2023-04-05
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



COLIZZA BRUNI
 architecture

76 CHAMBERLAIN AVE • OTTAWA • ONTARIO • K1S 1V9
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PROJECT NAME
1544 KILBORN AVE

OTTAWA, ON

DRAWING TITLE
ELEVATIONS

SCALE
 AS NOTED
 DRAWN BY

 DATE
 3/31/23
 PROJECT NO.
 006-23

DRAWING NO.

A6

1 WEST ELEVATION
 A6 3/16" = 1'-0"

P:\2023\00623_1544_KILBORN_AVE\2.0_ARCH\2.3_DRAWINGS\2.3.1 DD\2.3.1.5 SECTIONS\230227_1544_KILBORN [SECTIONS & ELEVATIONS].dwg - LAYOUT A7 ELEVATION - PLOT DATE: 31-Mar-23 - LAST SAVED BY: AD - LAST SAVED DATE: March 31, 2023

PROPERTY LINE

102.97 MIDPOINT OF FRONT ROOF

25'-7 7/8" [7.82] BUILDING HEIGHT

99.45 T/O LEVEL TWO SUBFLOOR

96.31 T/O SUBFLOOR AT REAR

95.73 T/O SUBFLOOR AT ENTRY

95.15 AVERAGE GRADE

1'-10 1/2" [-1.04]

93.19 T/O FOOTING

93.00 STORM SEWER

92.10 SANITARY SEWER

PROPERTY LINE



1 SOUTH ELEVATION
A7 3/16" = 1'-0"

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PROJECT NAME
1544 KILBORN AVE

OTTAWA, ON

	DRAWING TITLE ELEVATIONS
SCALE AS NOTED	DRAWING NO. A7
DRAWN BY ----	
DATE 3/31/23	
PROJECT NO. 006-23	

P:\2023\00623_1544_KILBORN_AVE\2.0_ARCH\2.3_DRAWINGS\2.3.1_DD\2.3.1.5_SECTIONS\230227_1544_KILBORN [SECTIONS & ELEVATIONS].dwg - LAYOUT A8 ELEVATION - PLOT DATE: 31-Mar-23 - LAST SAVED BY: AD - LAST SAVED DATE: March 31, 2023

102.97 MIDPOINT OF FRONT ROOF

25'-7 7/8" [7.82] BUILDING HEIGHT

99.45 T/O LEVEL TWO SUBFLOOR

96.31 T/O SUBFLOOR AT REAR

95.73 T/O SUBFLOOR AT ENTRY

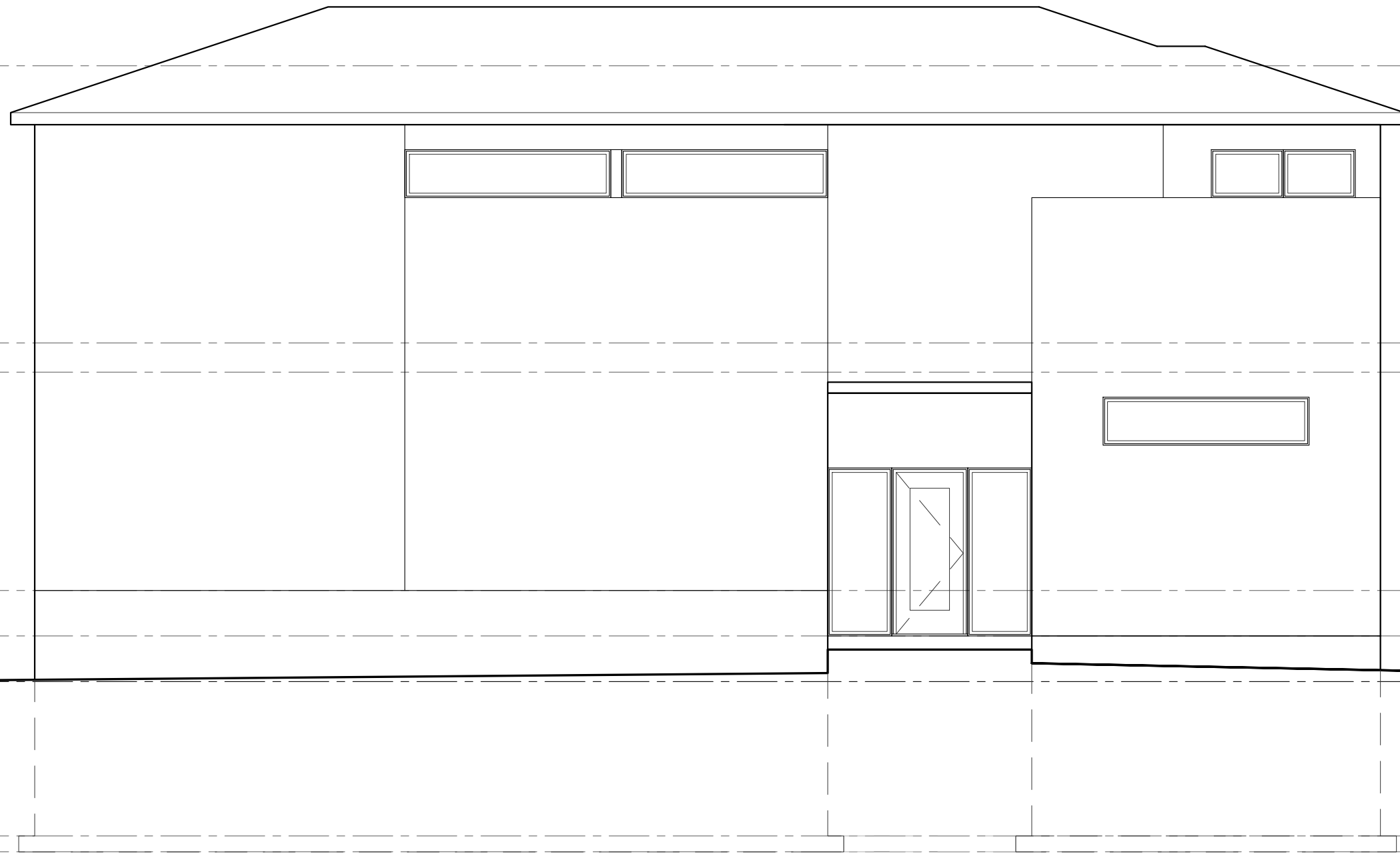
95.15 AVERAGE GRADE

93.19 T/O FOOTING

93.00 STORM SEWER

92.10 SANITARY SEWER

1'-10 1/2" ±



COLIZZA BRUNI
architecture

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PROJECT NAME
1544 KILBORN AVE

OTTAWA, ON

DRAWING TITLE
ELEVATIONS

DRAWING NO.

A8

SCALE
AS NOTED

DRAWN BY

DATE
3/31/23

PROJECT NO.
006-23

1 EAST ELEVATION

A8 3/16" = 1'-0"

P:\2023\00623_1544_KILBORN_AVE\2.0_ARCH\2.3_DRAWINGS\2.3.1_DD\2.3.1.5_SECTIONS\230227_1544_KILBORN [SECTIONS & ELEVATIONS].dwg - LAYOUT A9 ELEVATION - PLOT DATE: 31-Mar-23 - LAST SAVED BY: AD - LAST SAVED DATE: March 31, 2023

102.97 MIDPOINT OF FRONT ROOF

25'-7 7/8" [7.82] BUILDING HEIGHT

99.45 T/O LEVEL TWO SUBFLOOR

96.31 T/O SUBFLOOR AT REAR

95.73 T/O SUBFLOOR AT ENTRY

95.15 AVERAGE GRADE

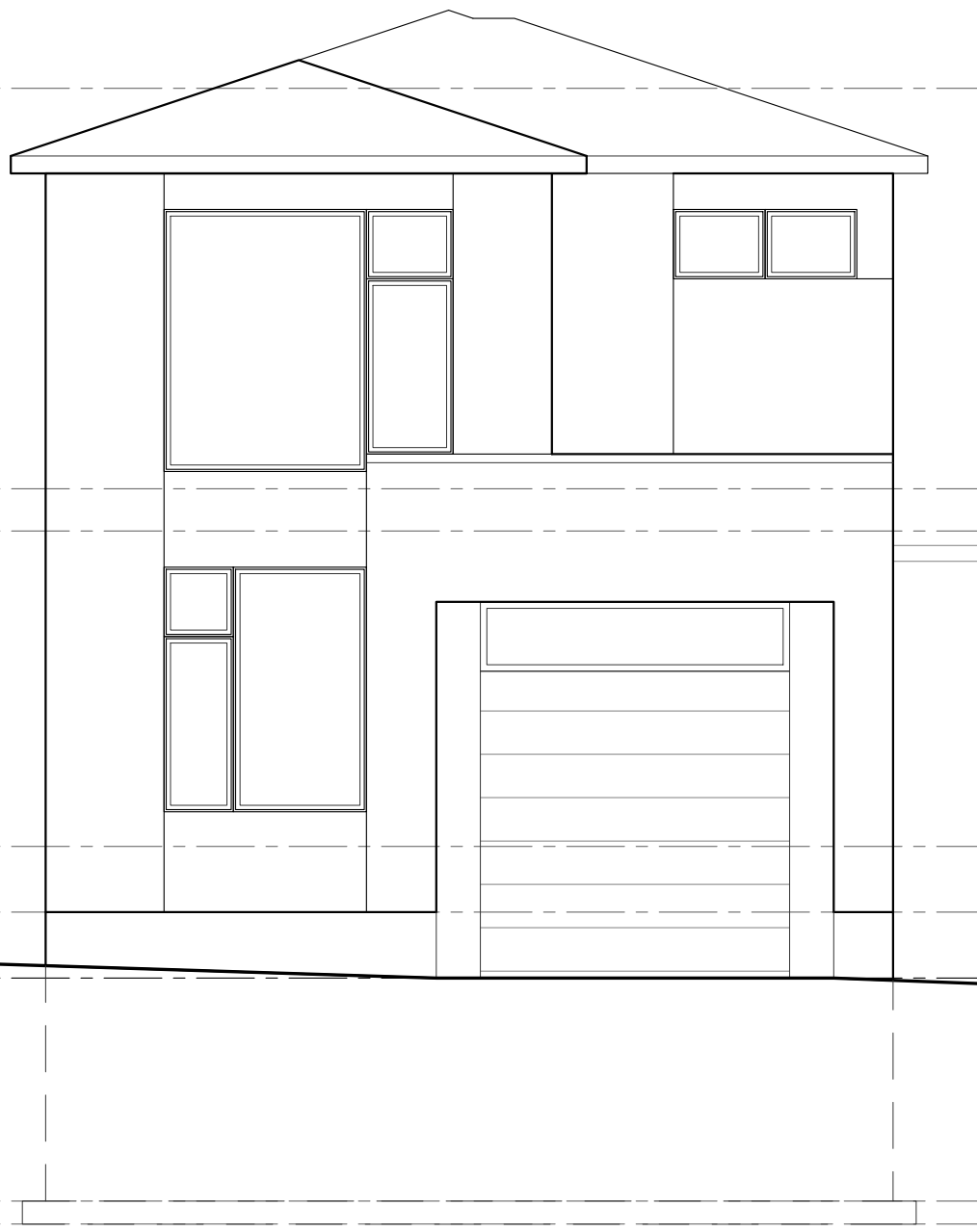
93.19 T/O FOOTING

93.00 STORM SEWER

92.10 SANITARY SEWER

PROPERTY LINE

PROPERTY LINE



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architecture

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PROJECT NAME
1544 KILBORN AVE

OTTAWA, ON

DRAWING TITLE
ELEVATIONS

SCALE
AS NOTED

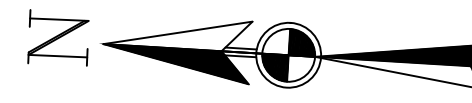
DRAWN BY

DATE
3/31/23

PROJECT NO.
006-23

DRAWING NO.
A9

1
A9 NORTH ELEVATION
3/16" = 1'-0"



WEBSTER

(REGISTERED PLAN 296)
P.I.N. 04190 -- 0269

AVENUE

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

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
DANIEL ROBINSON
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 1	296	ALL OF 04190 - 0128	323.4
2				353.9

PLAN OF SURVEY OF

LOT 1
REGISTERED PLAN 296
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 150
0 1.5 3 6 9 12 15 metres

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

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 0°38'15" counter-clockwise was applied to bearings on P2, P5.
For bearing comparisons, a rotation of 0°00'26" clockwise was applied to bearings on 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)	5027745.87	370823.15
(B)	5027624.21	370830.47
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
 - SSB Short Standard Iron Bar
 - IB Iron Bar
 - Meas Measured
 - (P1) Registered Plan 296
 - (P2) Registered Plan 639
 - (P3) Plan by (1692) dated August 9, 2022 (File No. 323-22)
 - (P4) Plan by (647) dated May 23, 1984
 - (P5) Plan by (857) dated January 3, 2003 (Ref No. 13-639)
 - (P6) Plan by (647) dated September 26, 1958 (Lot 55)
 - (P7) Plan by (1692) dated March 2, 2023 (File No. 34-23)
 - (N1) Notes by (AOG) dated October 18, 1974
 - OW Overhead Wires
 - OP Utility Pole
 - AN Anchor
 - Ø Diameter
 - CLF Chain Link Fence
 - BF Board Fence
 - MF Metal Fence
 - SRW Stone Retaining Wall
 - TRW Timber Retaining Wall
 - 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.
 - Coniferous 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:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.
2. The survey was completed on the ___ day of _____, 2023.

Date: _____ Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number _____

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



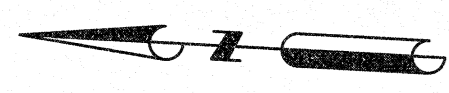
AVENUE (Forced Road)

LOT 19 JUNCTION CORE

KILBORN

REEVES

CRESCENT

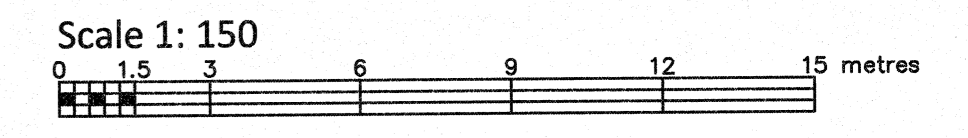


Committee of Adjustment
Received | Reçu le
2023-04-05
City of Ottawa | Ville d'Ottawa
Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF

LOT 1 REGISTERED PLAN 296 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023



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

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 0°38'15" counter-clockwise was applied to bearings on P2, P5.
For bearing comparisons, a rotation of 0°00'26" clockwise was applied to bearings on 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 derived from City of Ottawa utility sheet reference: K-16-15, Plan No. 2232 sheets 3 and 4 of 5.
4. Sanitary and storm sewer grades were derived from: Field measurement and inverts were compiled from 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

Symbol	Denotes
—	Survey Monument Planted
—	Survey Monument Found
SSIB	Short Standard Iron Bar
IB	Iron Bar
Meas	Measured
(P1)	Registered Plan 296
(P2)	Registered Plan 639
(P3)	Plan by (1692) dated August 9, 2022 (File No. 323-22)
(P4)	Plan by (647) dated May 23, 1984
(P5)	Plan by (857) dated January 3, 2003 (Ref No. 13-639)
(P6)	Plan by (647) dated September 26, 1968 (Lot 55)
(N1)	Notes by (AOG) dated October 18, 1974
○ MH-ST	Maintenance Hole (Storm)
○ MH-S	Maintenance Hole (Sanitary)
—	Underground Storm Sewer
—	Underground Sanitary Sewer
—	Underground Water
—	Underground Power
—	Underground Gas
—	Overhead Wires
○ UP	Utility Pole
○ AN	Anchor
Ø	Diameter
CLF	Chain Link Fence
BF	Board Fence
MF	Metal Fence
SRW	Stone Retaining Wall
TRW	Timber Retaining Wall
Inv.	Invert
Top of Grate	Top of Grate
U/Eave	Underside of Eave
TP/Fdn	Top of Foundation
E	Elevation
C/L	Centreline
+ 65.00	Location of Elevations
+ 65.00	Top of Concrete Curb/Retaining wall Elevation
—	Property Line
○	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.
○	Coniferous 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.

Site Area = 677.2 sq.m.

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

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. © FARLEY, SMITH & DENIS SURVEYING LTD., 2023.

Surveyor's Certificate

I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 28th day of February, 2023.

March 02/2023
Date
Emad Alrefaai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-43318
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

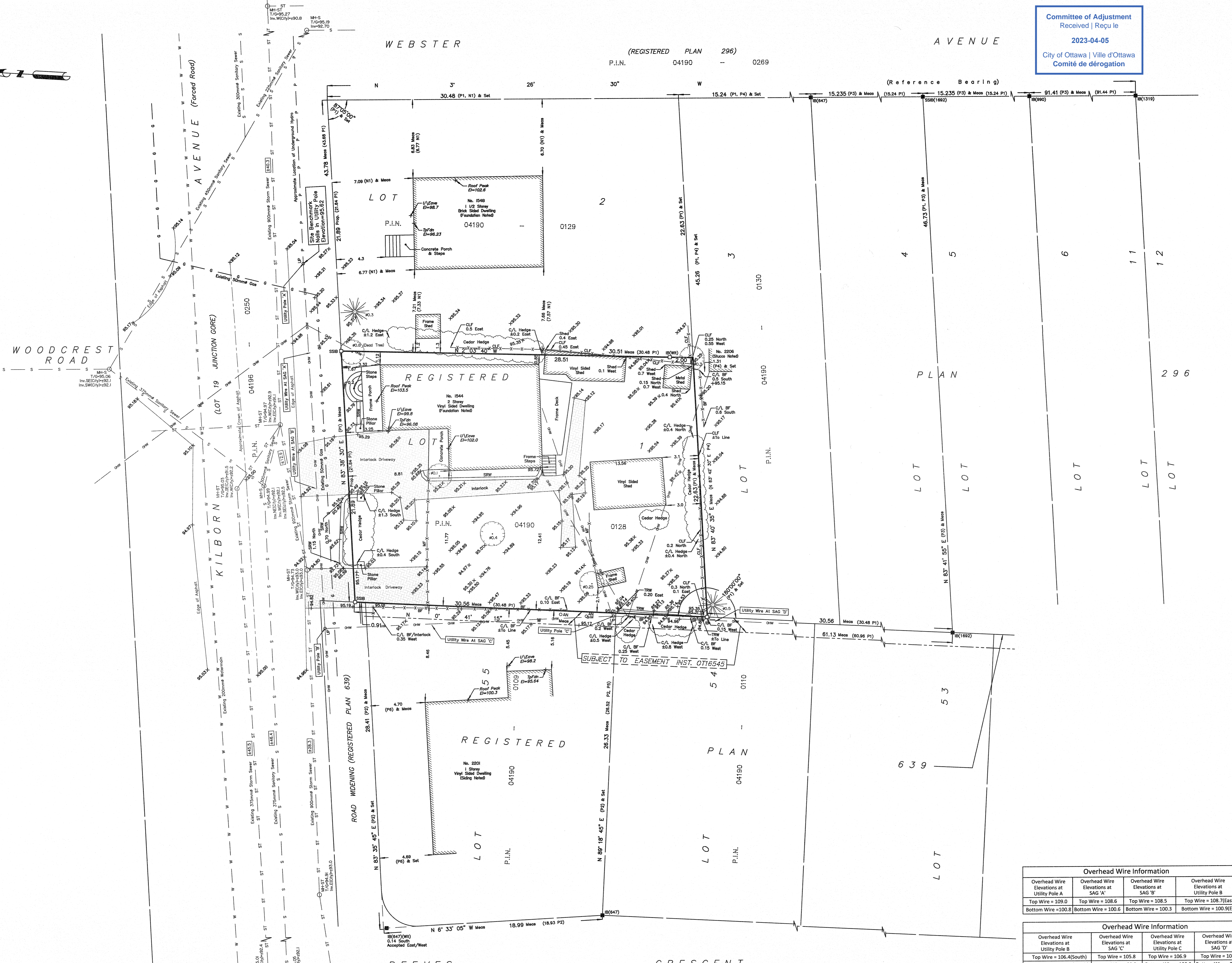
FILE No.: 34-23

Overhead Wire Information

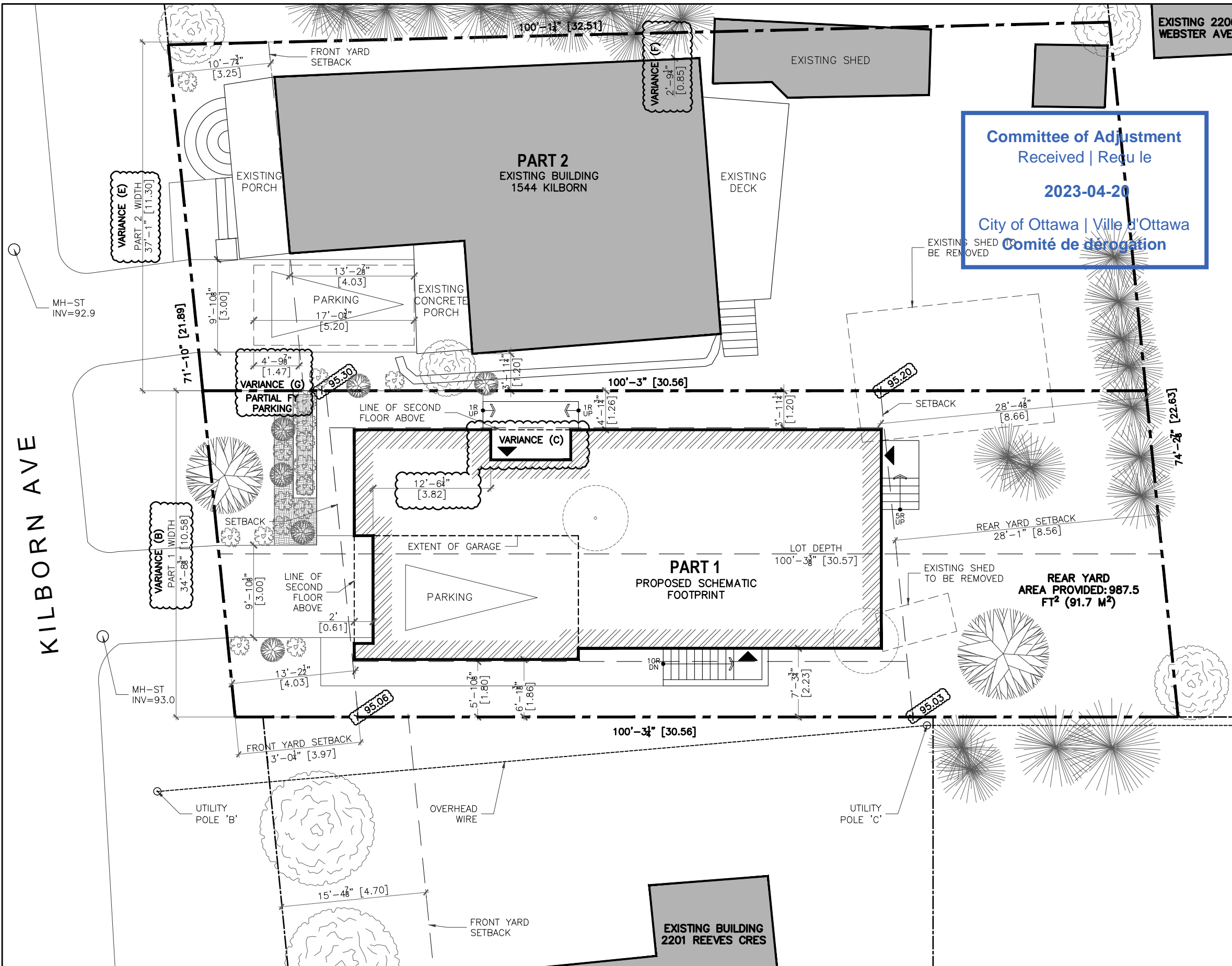
Overhead Wire Elevations at Utility Pole A	Overhead Wire Elevations at SAG 'A'	Overhead Wire Elevations at Utility Pole B	Overhead Wire Elevations at SAG 'B'
Top Wire = 109.0	Top Wire = 108.6	Top Wire = 108.5	Top Wire = 108.7(East)
Bottom Wire = 100.8	Bottom Wire = 100.6	Bottom Wire = 100.3	Bottom Wire = 100.9(East)

Overhead Wire Information

Overhead Wire Elevations at Utility Pole B	Overhead Wire Elevations at SAG 'C'	Overhead Wire Elevations at Utility Pole C	Overhead Wire Elevations at SAG 'D'
Top Wire = 106.4(South)	Top Wire = 105.8	Top Wire = 106.9	Top Wire = 103.5
Bottom Wire = 101.2(South)	Bottom Wire = 99.8	Bottom Wire = 100.0	Bottom Wire = 99.8



P:\2023\00623_1544_KILBORN_AVE\2.0_ARCH\2.3_DRAWINGS\2.3.1 DD\2.3.1.3 PLANS\230310_KILBORN [SP1, A1-A3].dwg - LAYOUT SP1 SITE PLAN - PLOT DATE 20-Apr-23 - LAST SAVED BY AD - LAST SAVED DATE April 20, 2023



EXISTING 2206 WEBSTER AVE

Committee of Adjustment
 Received | Reçu le
2023-04-20
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DEVELOPMENT INFORMATION

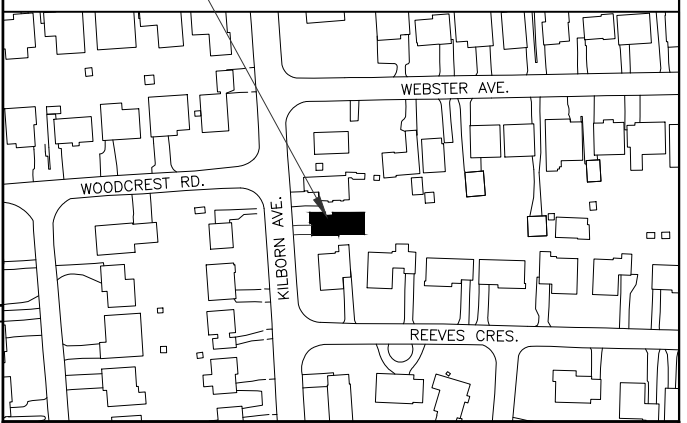
TOTAL SITE AREA: 677.2 M²
 ZONING: R10

PART 1 (NEW SEVERED LOT/BUILDING)		* VARIANCES REQ'D	
VARIANCES	BYLAW PROVISION	REQUIRED	PROVIDED
(A)	LOT AREA	450.0 M ²	323.4 M ²
(B)	LOT WIDTH	15.0 M	10.58 M
	FRONT YARD	6.0 M (OR AVG. OF ADJACENT PROPERTIES = 3.97 M)	4.03 M
	INTERIOR SIDE YARD	TOTAL 3.0 M CUMULATIVE REQ. WITH EITHER SIDE YARD NO LESS THAN 1.2 M	1.26 M AND 1.86 M
	REAR YARD (BY-LAW TABLE 144B)	28% OF LOT DEPTH REQ. 8.56 M	8.66 M
	MAX. BUILDING HEIGHT	8.0 M	7.82 M
	MAX. LOT COVERAGE	NA	NA
(C)	ENTRY LOCATION	GARAGE ENTRY TO BE 0.6M FURTHER FROM FRONT LOT LINE THAN PRINCIPAL ENTRY	GARAGE ENTRY IS 3.82M CLOSER TO FRONT LOT LINE THAN PRINCIPAL ENTRY

PART 2 (RETAINED LOT/BUILDING)

(D)	LOT AREA	450.0 M ²	353.9 M ²
(E)	LOT WIDTH	15.0 M	11.30 M
	FRONT YARD	6.0 M	3.25 M EXISTING
(F)	INTERIOR SIDE YARD	TOTAL 3.0 M CUMULATIVE REQ. WITH EITHER SIDE YARD NO LESS THAN 1.2 M	TOTAL 2.05 M - 1.20 M AND 0.85 M (EXISTING)
	REAR YARD (BY-LAW TABLE 144B)	28% OF LOT DEPTH REQ. 8.6 M	13.56 M EXISTING
	MAX. LOT COVERAGE	NA	NA
(G)	PARKING	NO FRONT YARD PARKING PERMITTED	EXISTING PARTIAL FRONT YARD PARKING TO REMAIN

LOCATION MAP



LEGEND:

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES
- EXISTING SHRUB
- TYP. PARKING SPACE 2.6M X 5.2M
- ELEVATION USED TO CALCULATE AVG. GRADE

1 SITE PLAN
 SP1 3/32" = 1'-0"



PROJECT NAME
1544 KILBORN AVENUE
 OTTAWA, ON

DRAWING TITLE
SITE PLAN

SCALE
 AS NOTED
 DRAWN BY
 DATE
 4/20/23
 PROJECT NO.
 006-23

DRAWING NO.
SP1

COLIZZA BRUNI
 architecture

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