

TOPOGRAPHIC PLAN OF SURVEY OF  
 LOT 177  
 REGISTERED PLAN 88291  
 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2020

Scale 1:  
 1:1000

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

Bearing Note  
 Bearings herein 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°35'18" counter-clockwise was applied to bearings on PI and P3.

Elevation Notes  
 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928-1978. (AOG Job No. 18152-18)  
 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 it's 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:  
 Sheet No. E-07-07, Plan No. 8645, sheets 2,3 of 4, Plan No. 2671,  
 sheets no. 4,5 of 6.  
 4. Sanitary and storm sewer grades and inverts were derived from field measurement.  
 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
- |      |  |
|------|--|
| —    | Denotes  |
| —    | Survey Monument Planted                            |
| —    | Iron Bar   |
| —    | Round Iron Bar                                     |
| —    | Concrete Pin                                       |
| —    | Witness  |
| —    | Measured   |
| (P1) | Registered Plan 88291                              |
| (P2) | Plan 48-12233                                      |
| (P3) | Plan by (1319) dated November 29, 1983             |
| (P4) | Plan by (1287) dated May 26, 1998 (Ref No. 141-98) |
| (P5) | Plan by (647) dated November 4, 1966               |
| (H6) | Plan 48-31151                                      |
| (N1) | Notes (1319) November 29, 1983                     |
| —    | Maintenance Hole (Storm)                           |
| —    | Maintenance Hole (Sanitary)                        |
| —    | Underground Storm Sewer                            |
| —    | Underground Sanitary Sewer                         |
| —    | Underground Water                                  |
| —    | Underground Gas                                    |
| —    | Overhead Wires                                     |
| —    | Utility Pole                                       |
| —    | Catch Basin  |
| —    | Water Stand Post                                   |
| —    | Gas Meter  |
| —    | Board Fence  |
| —    | Chain Link Fence                                   |
| —    | PVC  |
| —    | CHW  |
| —    | Concrete Retaining Wall                            |
| —    | Undergrade of Eave                                 |
| —    | Top of Foundation                                  |
| —    | Centreline   |
| —    | Location of Elevations                             |
| —    | Top of Concrete Curb Elevation                     |
| —    | Deciduous Tree                                     |
| —    | Coniferous Tree                                    |

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

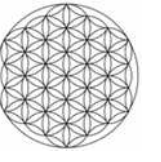
ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 213 0 171

THIS PLAN IS VALID  
 ONLY IF APPROVED  
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 THE SURVEYOR  
 IN ACCORDANCE WITH  
 REGULATION 1026, SECTION 29  
 (3)

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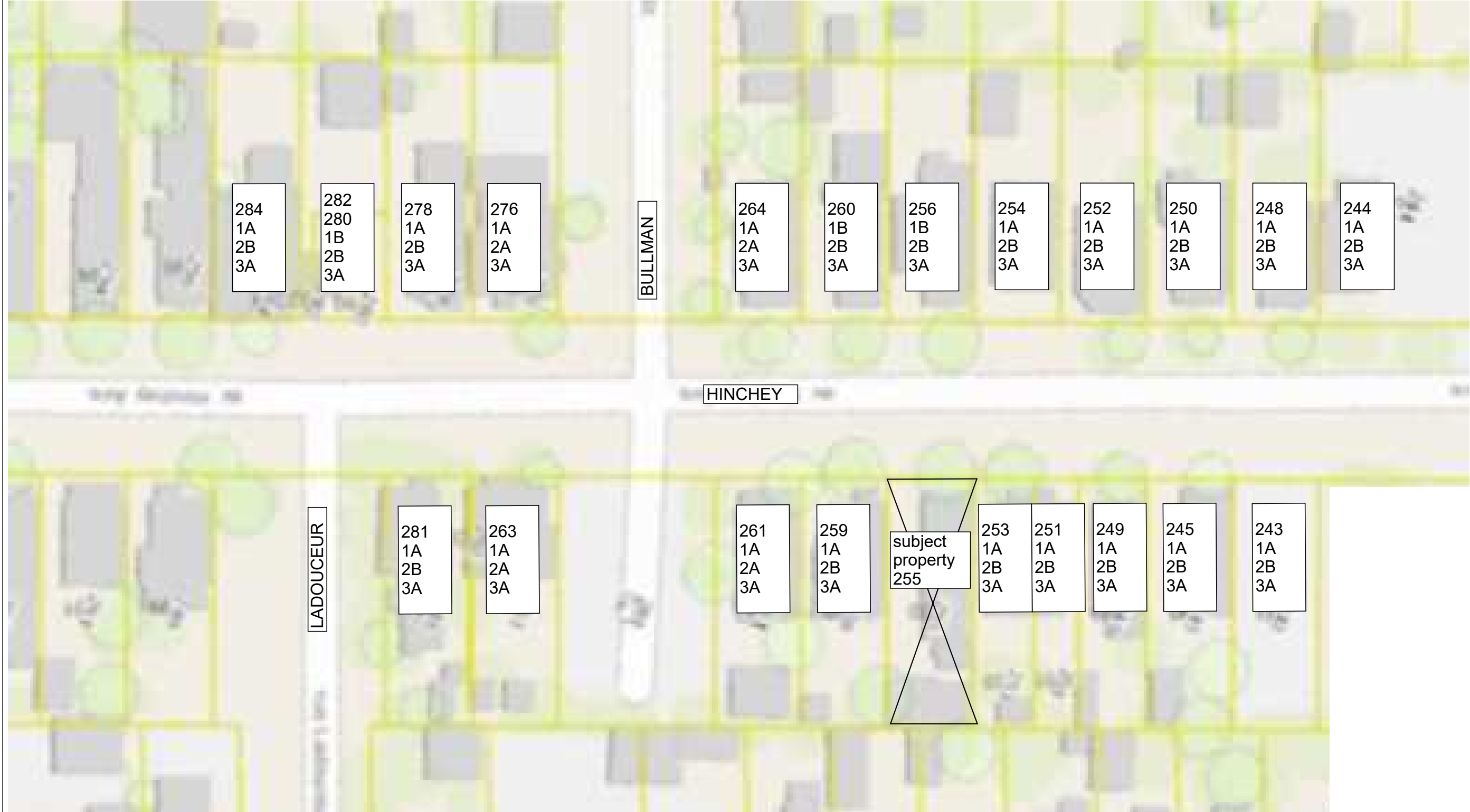
Surveyor's Certificate  
 I certify that:  
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them.  
 2. The survey was completed on the 17th day of June, 2020.

FARLEY, SMITH & DENIS SURVEYING LTD.  
 190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5  
 TEL: (613) 727-8226 FAX: (613) 727-1826



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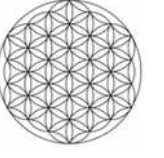
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Apt 3, Ottawa, Ont.  
K1N 1H2

CLIENT  
Scale

PROJECT  
255 Hinchey  
PROJECT NO.

ISSUE  
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CJ

March 6, 2023  
Streetscape



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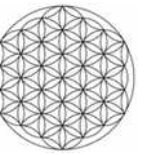
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Asphalt

**A.02**





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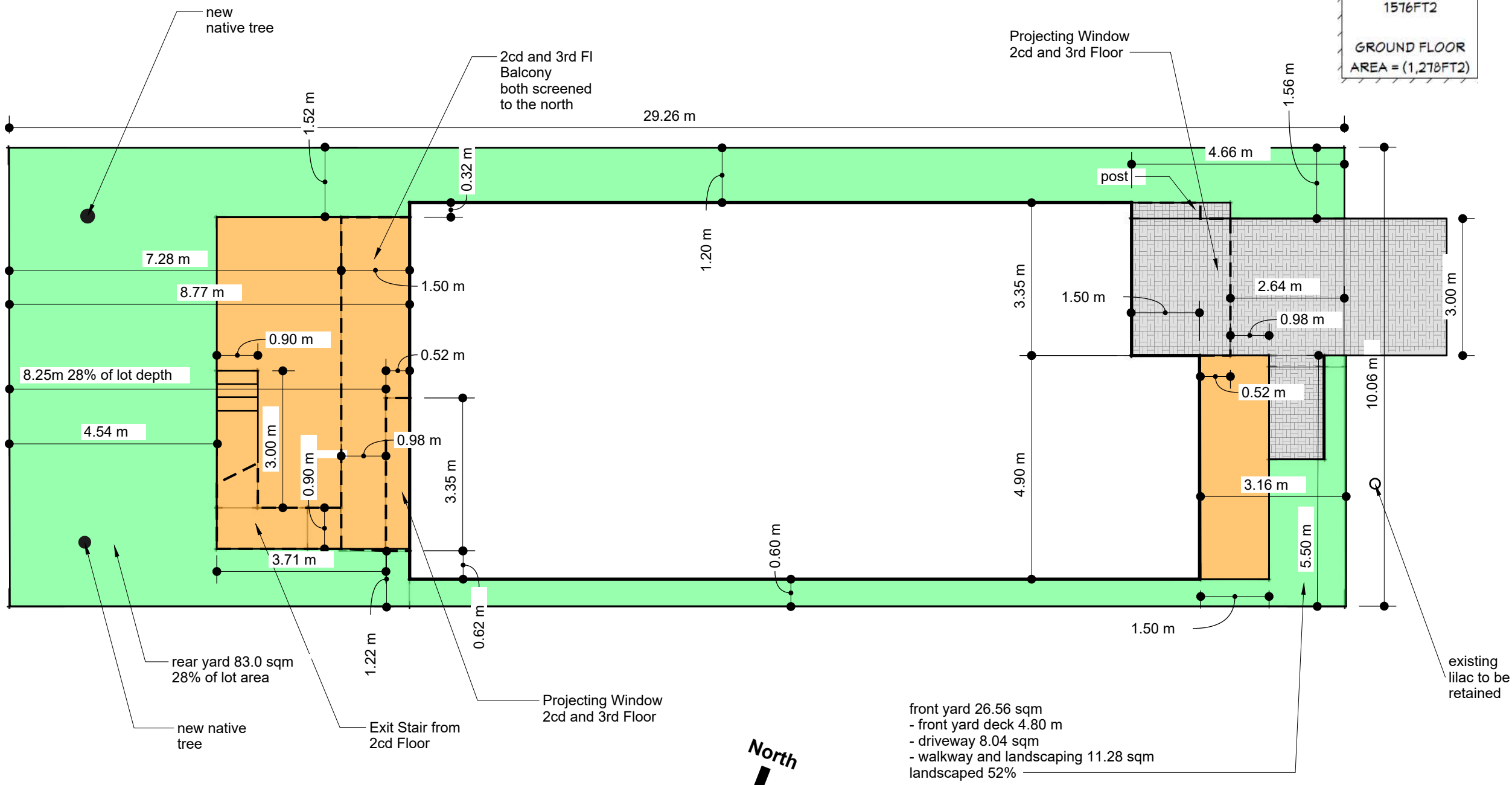
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March 6, 2023  
Site Plan

**A.03**

MATURED NEIGHBORHOOD :  
FRONT YARD SETBACK CALCULATION  
FROM EXISTING BUILDINGS:  
LEFT PROPERTY : 3.09 M + 3.04 M  
RIGHT PROPERTY : 3.19 M + 3.30 M  
AVG FRONT YARD LINE : 3.155 M

BUILDING AREA  
1576FT<sup>2</sup>  
GROUND FLOOR  
AREA = (1,278FT<sup>2</sup>)



front yard 26.56 sqm  
- front yard deck 4.80 m  
- driveway 8.04 sqm  
- walkway and landscaping 11.28 sqm  
landscaped 52%

rear yard 83.0 sqm  
28% of lot area

8.25m 28% of lot depth

Projecting Window  
2cd and 3rd Floor

2cd and 3rd Fl  
Balcony  
both screened  
to the north

HINCHEY

existing lilac to be retained

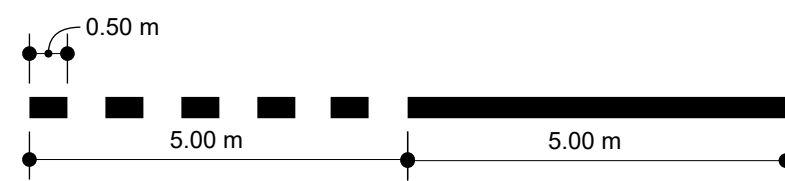
Exit Stair from  
2cd Floor

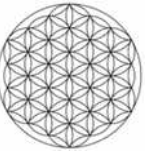
Projecting Window  
2cd and 3rd Floor

new native tree

new native tree

North





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March 6, 2023  
Typical Rear Yar  
d

A.04

MATURED NEIGHBORHOOD :  
FRONT YARD SETBACK CALCULATION  
FROM EXISTING BUILDINGS:  
LEFT PROPERTY : 3.09 M + 3.04 M  
RIGHT PROPERTY : 3.19 M + 3.30 M  
AVG FRONT YARD LINE : 3.155 M

BUILDING AREA  
1576FT<sup>2</sup>  
GROUND FLOOR  
AREA = (1,278FT<sup>2</sup>)

soft landscaping  
reduced by 30%

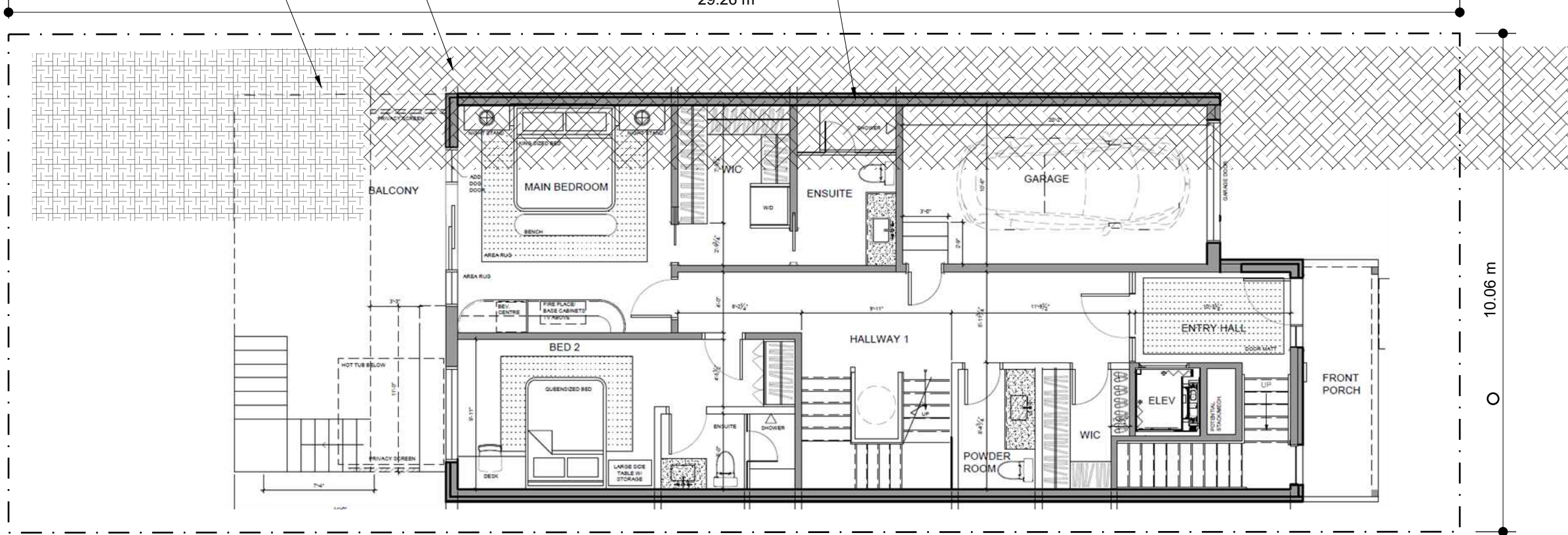
typ driveway

typ garage

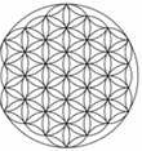
29.26 m

10.06 m

○



Ground Floor



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March 6, 2023  
Variances

**A.05**

2) The five variances requested are:

- a) a variance where the predominate pattern is not a front facing garage or carport, permit a front facing garage. The predominate pattern also tends to create considerably less soft landscaping deemed desirable by the neighbourhood as it reduces the heat island effect.

While the streetscape analysis does not support a front facing garage the designer of the building has decided to incorporate several design features to enhance the character of the proposed duplex. These features are typical to the characteristics of older homes in the neighbourhood in contrast to many of the modern new builds that do not incorporate that type of detailing. the proposed details include:

- 1) 2 front facing balconies with both over the entrance to the building
- 2) a single door entrance to the duplex
- 3) a wide porch facing the street
- 4) a modern cornice detail at the rooftop
- 5) masonry siding material
- 6) The garage is recessed 1.6m and have a darker appearance to reduce its visual effect
- 7) modifications made above from the Community Associations recommendations

- b) a variance to permit a balcony to project 1.5m into he rear yard of a lot with a lot depth of 30.5 m or less

The rear yard 3rd floor balcony is quite small with a depth of just 1.5m and is primarily intended as a refuge as defined in the Ontario Building Code. The 3rd floor unit has only one exit. The 2cd floor balcony is screened and used as an extension of the 2fl living activities (see below)

- c) a variance to permit a stair from the second floor to project 4.23m into the rear yard whereas the bylaw permits 1.5m

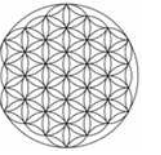
Because the garage has been set back 1.6m behind the front face of the required rear yard, this reduces the ground floor area. The building design has the second unit on the third floor and the primary unit occupies the basement, 1st floor and second floor. With the garage taking a larger part of the ground floor with the 1.6m setback, the design has the main living spaces on the second floor with the bedrooms on the ground floor. The stair provides access from the 2cd floor living spaces to the rear yard and shields the bedroom windows from neighbouring properties. Careful attention has been paid to screening the balcony and exit stair. In addition, the windows in the side yard are to the kitchen and secondary spaces, the windows to the main activity spaces on the 2cd and 3rd floor face only to the rear yard

- d) a variance to permit a reduced rear yard of 8.25m whereas the bylaw requires 8.77m

This variance only is required to permit the box bay window on the 3rd floor. This window provides articulation of the rear elevation

- e) a variance to permit a reduced front yard of 2.64m whereas the bylaw requires 3.16m

This variance only is required to permit the box bay window on the 2rd and 3rd floor. This windows provide articulation of the front elevation. Bay windows are a traditional feature in the neighbourhood. The box bay window is a modern interpretation of the traditional bay window.



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3) The variances requested meet the four tests as follows:

a) they are minor in that the design of the building incorporated multi characteristics of older buildings to provide significant animation for the street reducing the effect of the front facing garage and the rear yard 3rd floor balcony is primarily for Ontario Building Code Compliance, the driveway width meets the bylaw requirements if it were permitted

b) it is desirable for the development of this property in that it introduces a modern take on existing community building characteristics and increases the amount of greenspace protected when compared to a lane to a garage in the rear

c) it is in keeping with the intent of the bylaw in that it incorporates design features characteristic of a neighbourhood (these are not required), and there is a positive aspect to a proposal that offsets the variance as in this case

d) The general intent and purpose of the Official Plan is maintained; To permit gentle intensification of land uses compatible with the current urban fabric.

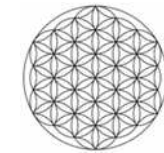
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March 6, 2023  
4 Tests

**A.06**

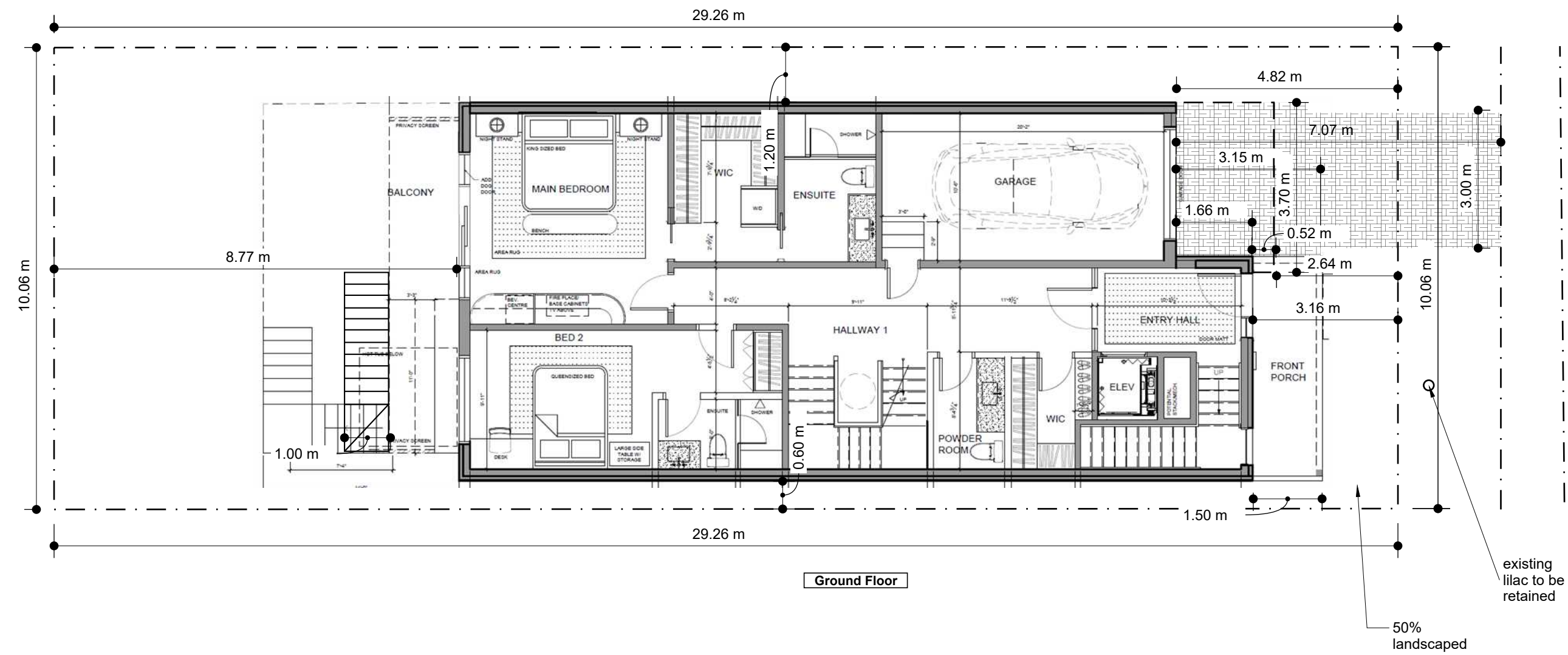


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FROM EXISTING BUILDINGS:  
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RIGHT PROPERTY : 3.19 M + 3.30 M  
AVG FRONT YARD LINE : 3.155 M

BUILDING AREA  
1576FT<sup>2</sup>  
  
GROUND FLOOR  
AREA = (1,278FT<sup>2</sup>)



Ground Floor

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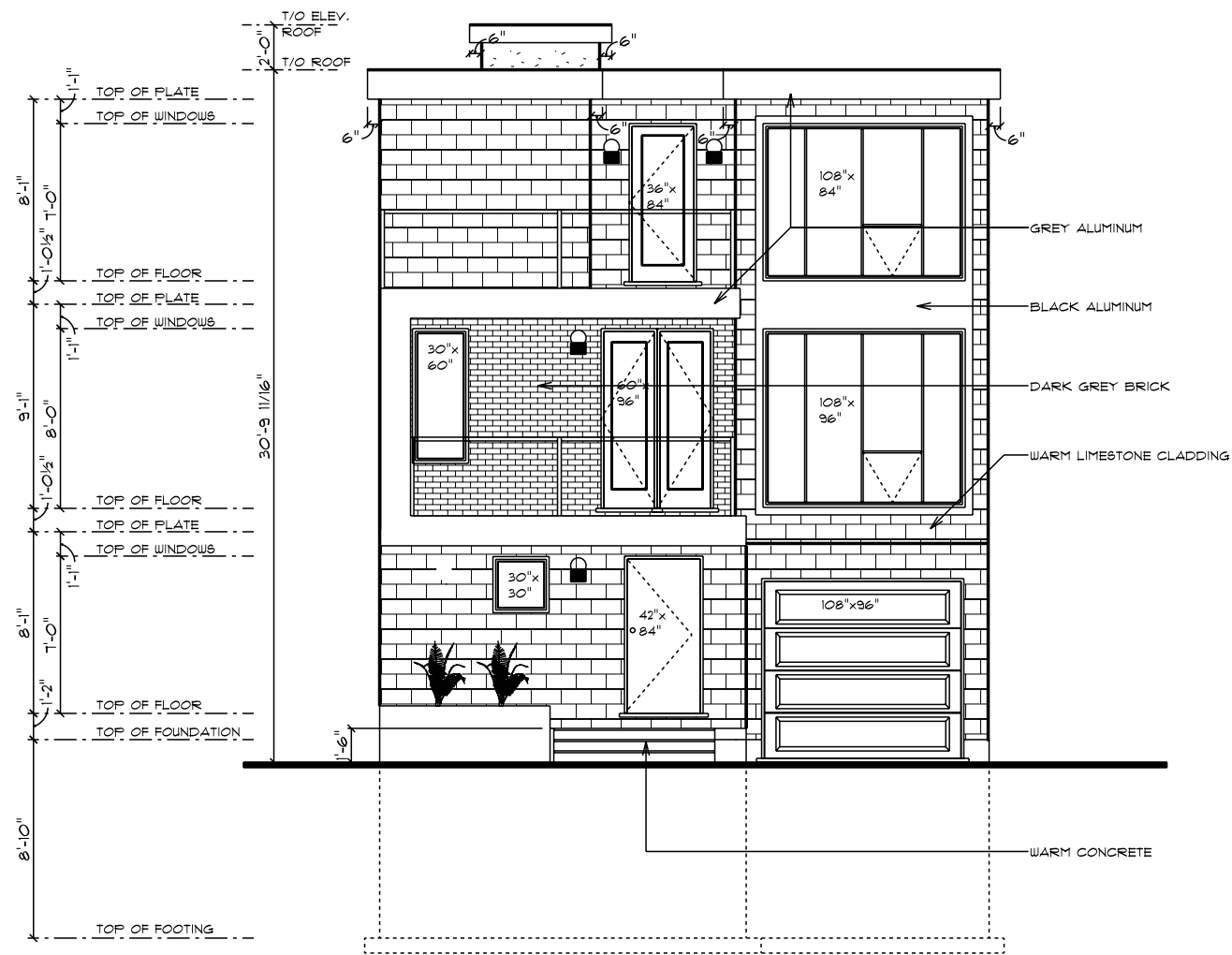
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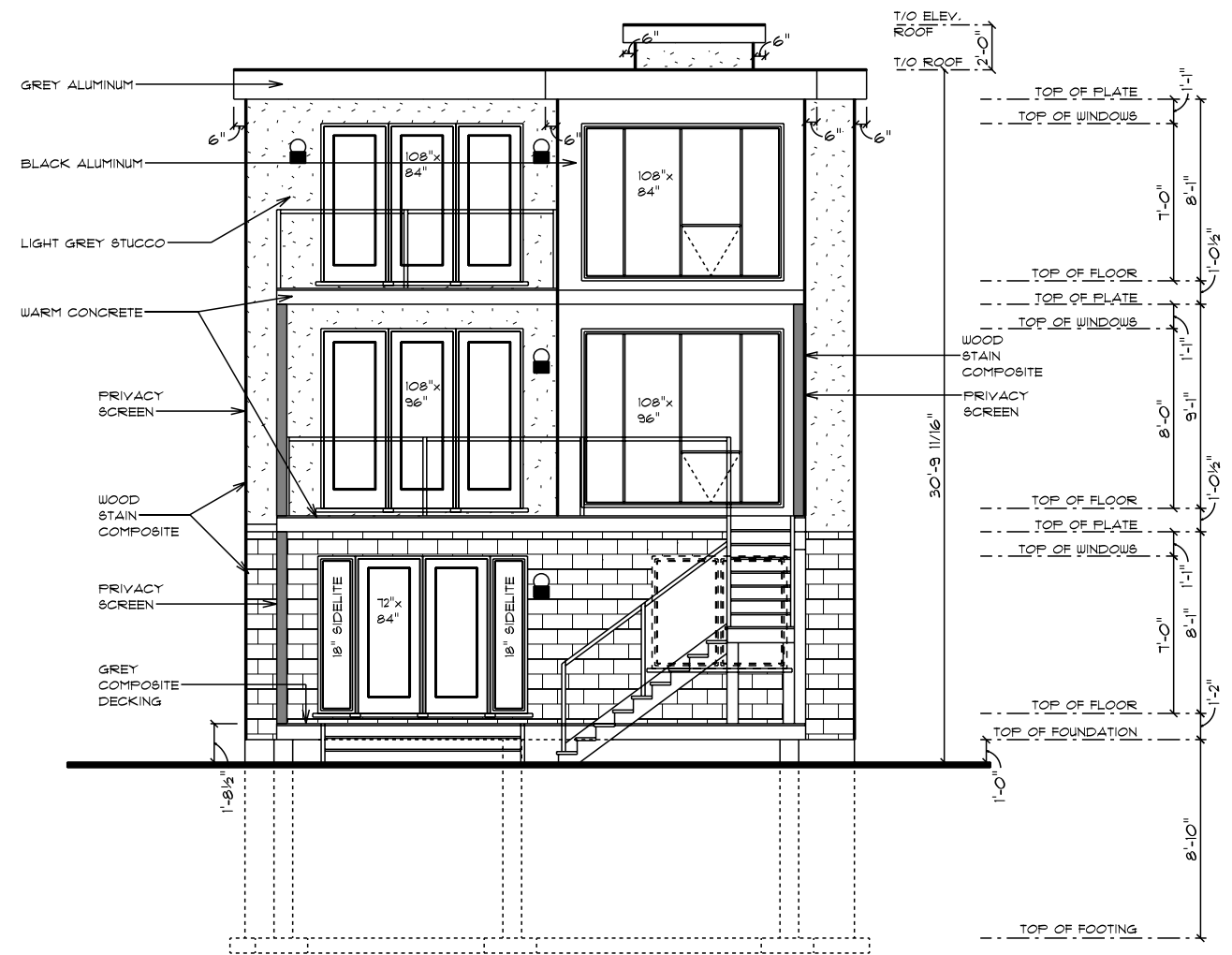
A.07





**FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



**REAR ELEVATION**

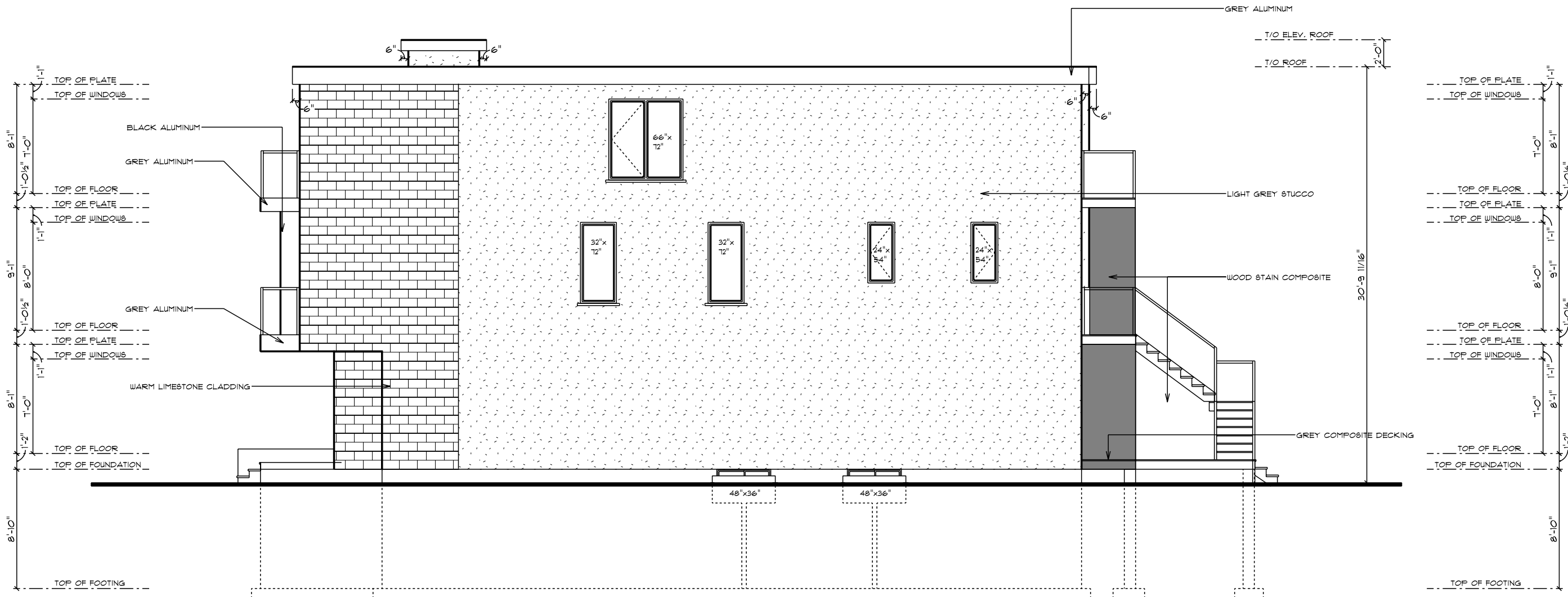
SCALE: 3/16" = 1'-0"

structural engineer stamp if required:



1	PRELIM	15 APR 2022
2	REVISION	24 APR 2022
3	REVISION	21 JAN 2023
4	REVISION	8 FEB 2023
5	REVISION	13 FEB 2023
6	REVISION	21 FEB 2023

Project Name	
PROPOSED RESIDENCE FOR 255 HINCHEY	
Drawn by	Sebastien T
Project no.	2023-106
Drawing no.	1/7



**RIGHT ELEVATION**

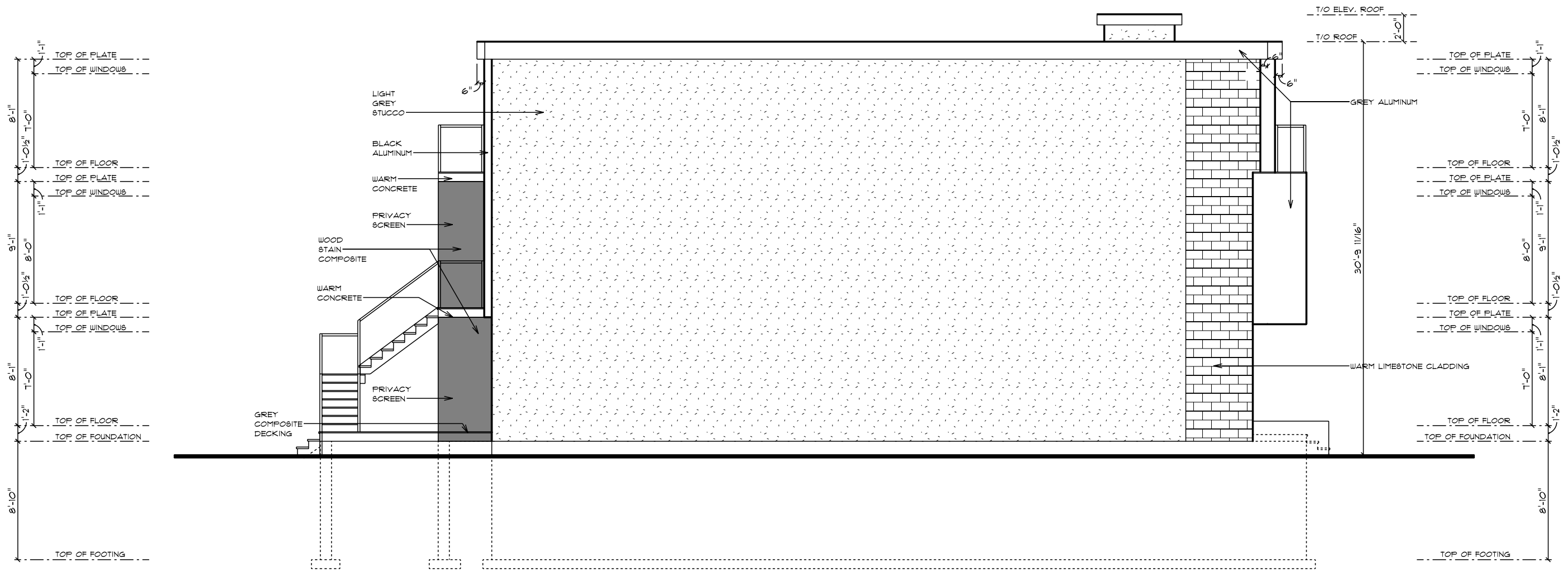
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structural engineer stamp if required:



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3	REVISION	21 JAN 2023
4	REVISION	8 FEB 2023
5	REVISION	13 FEB 2023
6	REVISION	21 FEB 2023

Project Name	
PROPOSED RESIDENCE FOR 255 HINCHEY	
Drawn by	Sebastien T
Project no.	2023-106
Drawing no.	2 / 7



# LEFT ELEVATION

SCALE: 3/16" = 1'-0"

structural engineer stamp if required:

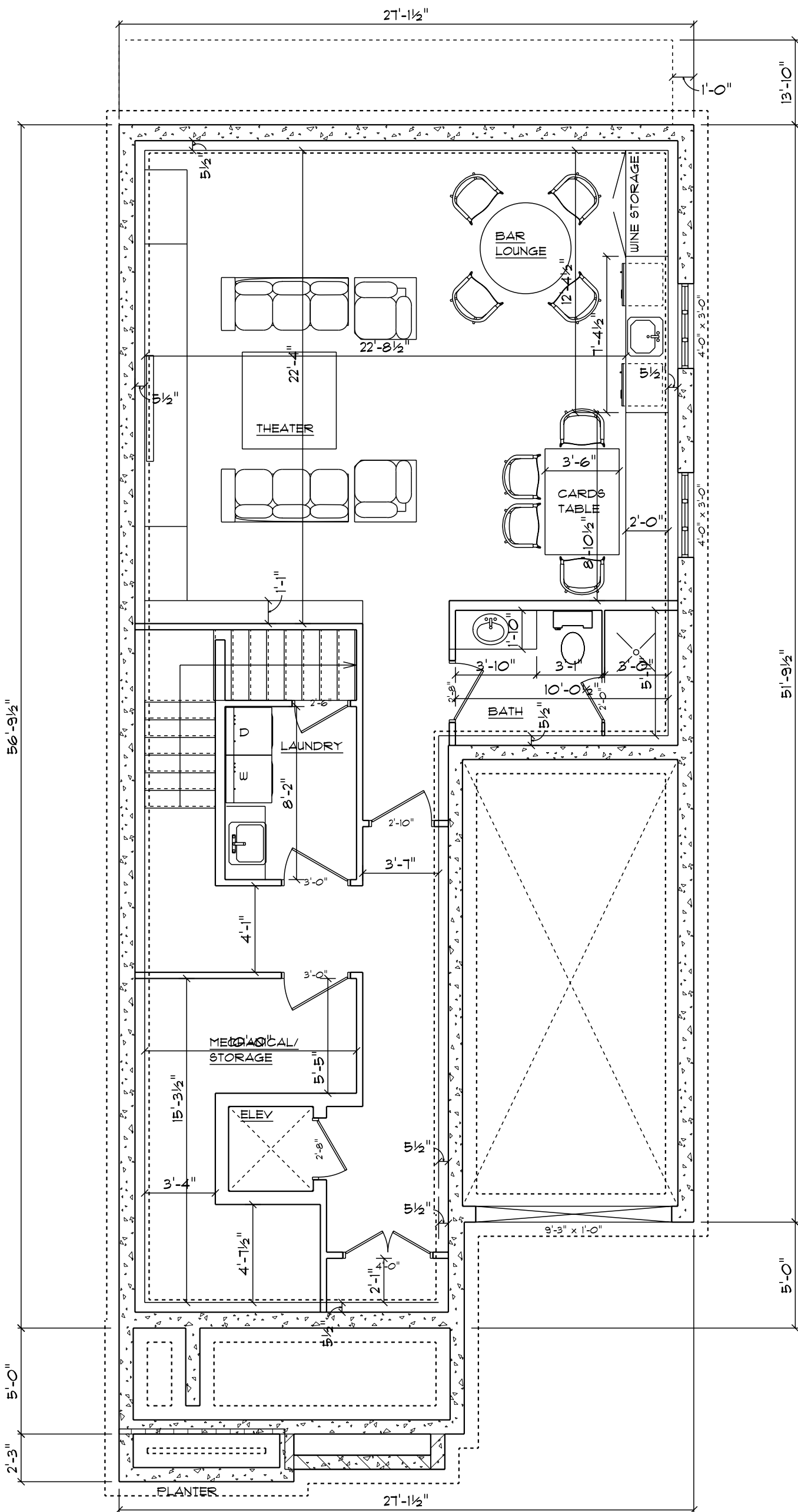


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3	REVISION	21 JAN 2023
4	REVISION	8 FEB 2023
5	REVISION	13 FEB 2023
6	REVISION	21 FEB 2023

Project Name

PROPOSED RESIDENCE  
FOR  
255 HINCHEY

Drawn by	Sebastien T	Drawing no	3
Project no.	2023-106		7



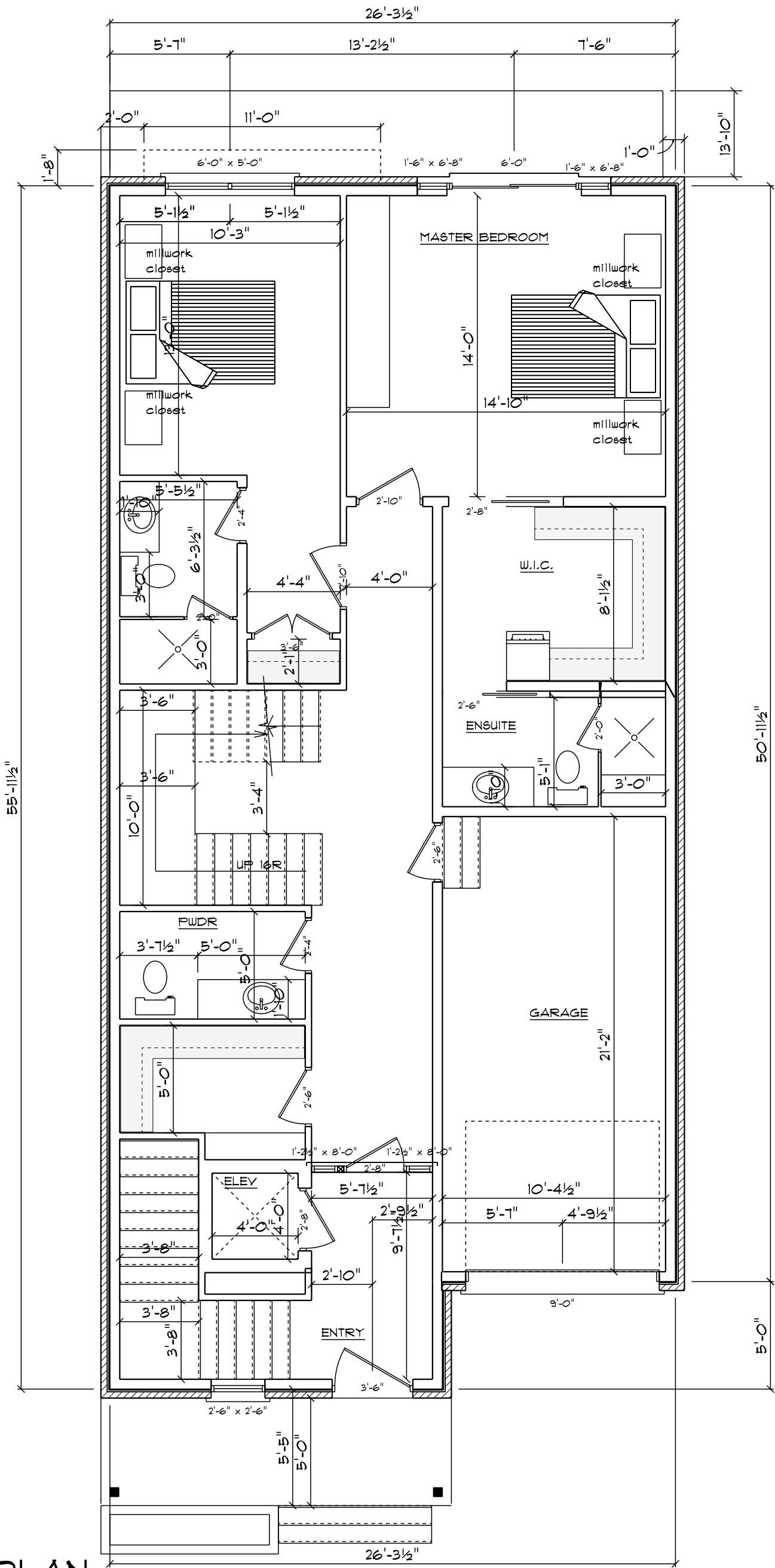
# FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



date		
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3	REVISION	27 JAN 2023
4	REVISION	8 FEB 2023
5	REVISION	13 FEB 2023

model	
PROPOSED RESIDENCE FOR 255 HINCHEY	
drawing by	drawing no
SEBASTIEN T	4
project no.	7
2023-106	



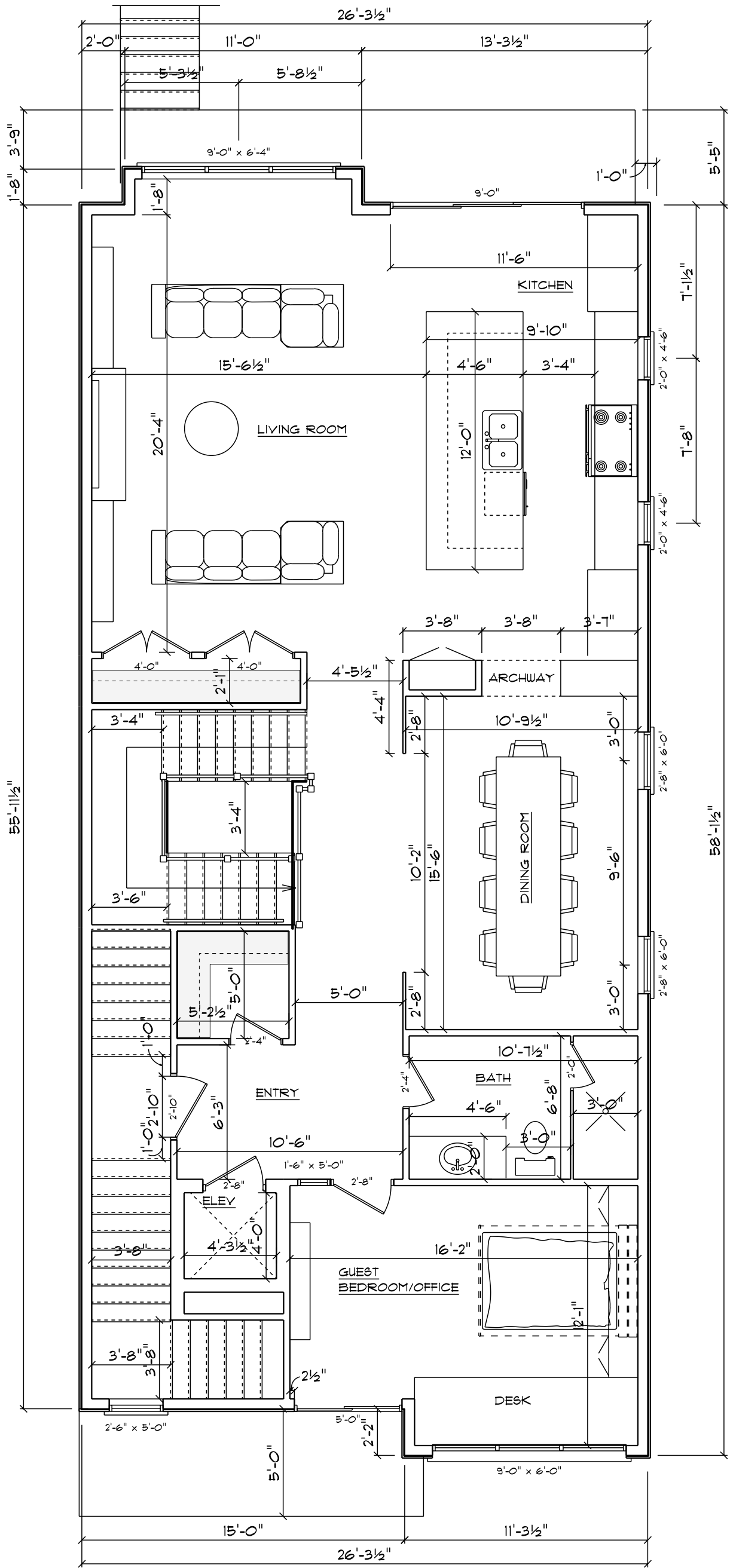
# MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"



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4	REVISION	8 FEB 2023
5	REVISION	13 FEB 2023
6	REVISION	21 FEB 2023

model	
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drawing by	drawing no
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project no.	7
2023-106	



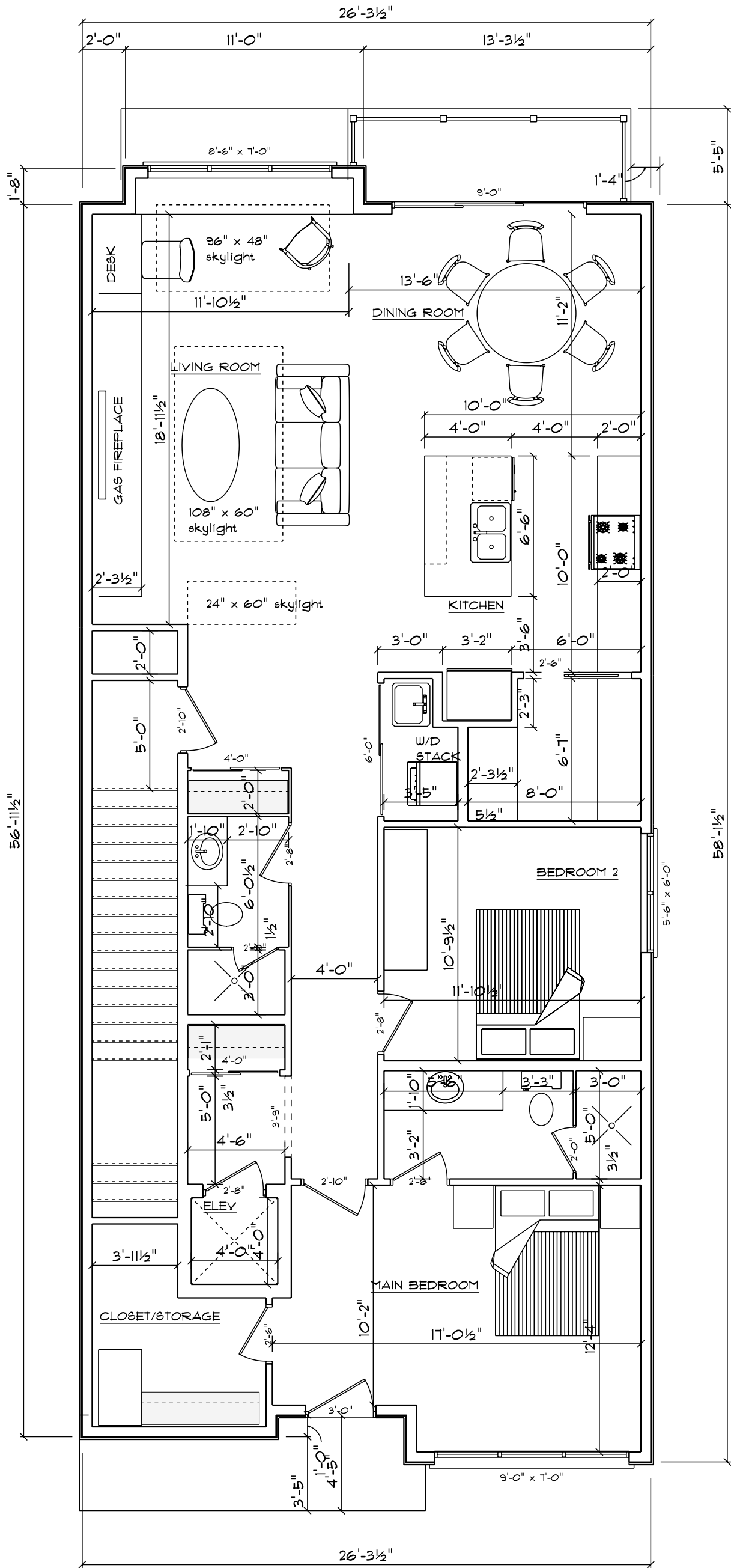
# SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



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3	REVISION	27 JAN 2023
4	REVISION	8 FEB 2023
5	REVISION	13 FEB 2023
6	REVISION	21 FEB 2023

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drawing by	drawing no
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project no.	7
2023-106	



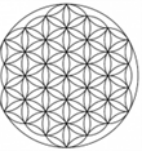
# THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"



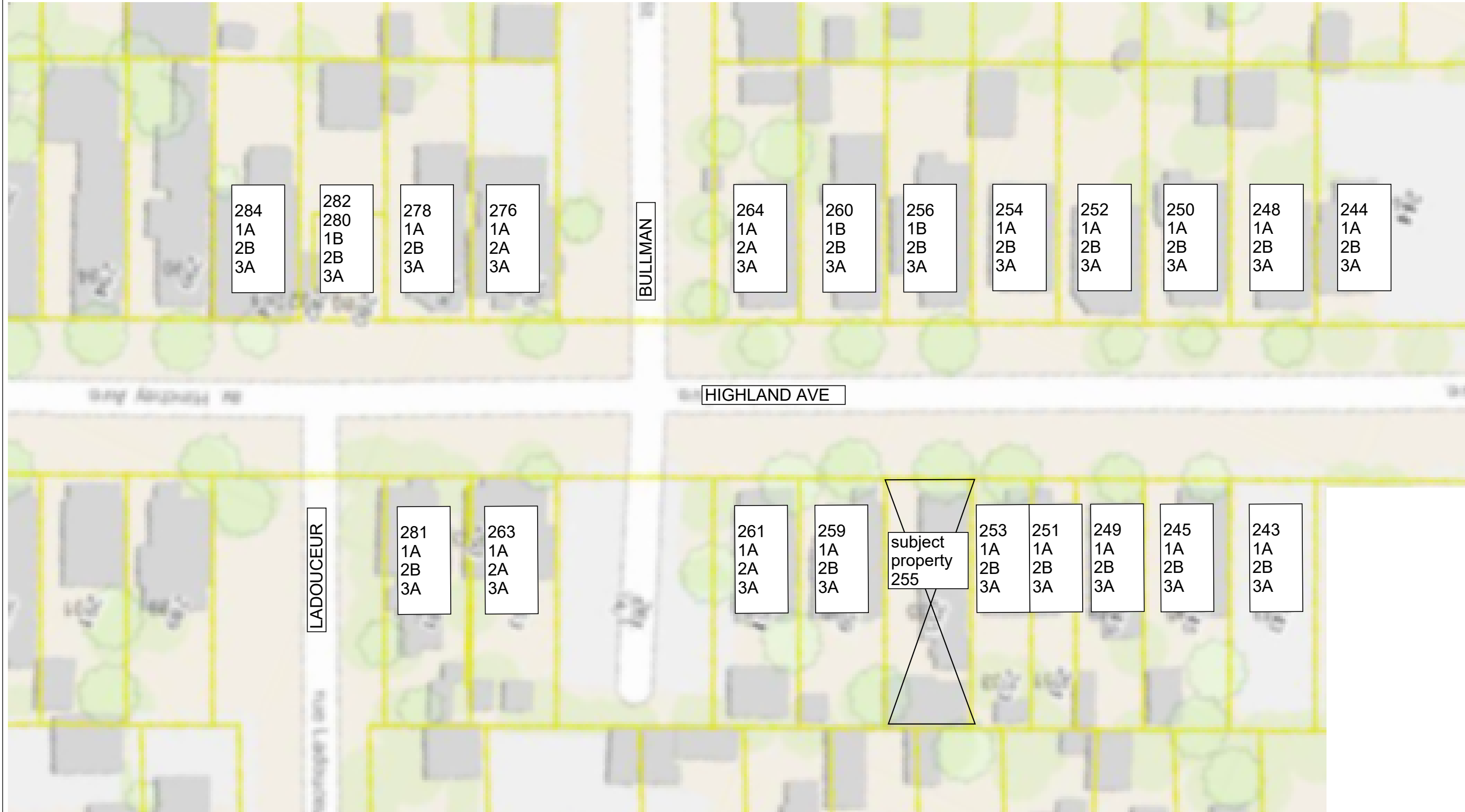
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2	REVISION	24 APR 2022
3	REVISION	27 JAN 2023
4	REVISION	8 FEB 2023
5	REVISION	13 FEB 2023
6	REVISION	21 FEB 2023

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PROJECT NO.

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February 9, 2021

Streetscape  
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CJ