

LOT 249
PART 1
PLAN

LOT 250
PART 2
4R

LOT 251
PART 3
-

LOT 251
PART 4
12308

REGISTERED

LOT 260

LOT 262

STE. ANNE STREET

LOT 263

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
PART OF LOT 76
REGISTERED PLAN 246
CITY OF OTTAWA

SCALE 1 : 200
0 5 10 metres

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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

- DESCRIPTION
PART OF LOT 76, REGISTERED PLAN 246
BEING PIN 04232-0040 (LT), IN THE CITY OF OTTAWA

- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE REGISTERED

- ADDITIONAL REMARKS
NOTE THE LOCATION OF 2 STOREY STUCCO DWELLING #294 ALONG THE EASTERN LIMIT OF THE SUBJECT PROPERTY.
NOTE THE LOCATION OF CONCRETE BLOCK RETAINING WALL ALONG NORTHERLY LIMIT OF SUBJECT PROPERTY.
NOTE THE LOCATION OF 1 1/2 STOREY VINYL ADDITION, BOARD FENCE AND CHAIN LINK FENCE ALONG WESTERLY LIMIT OF SUBJECT PROPERTY.
NOTE THE LOCATION OF BOARD FENCE AND CONCRETE BLOCK RETAINING WALL ALONG SOUTHERLY LIMIT OF SUBJECT PROPERTY.

NOTES

BEARINGS ARE WITH GRID, DERIVED FROM ONVS OBSERVATION BY REAL TIME NETWORK (RTN) OBSERVATION, WITH ZONE 9, NAD 83 (CRSR) (2010.0).

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE SHOWN.

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

LEGEND

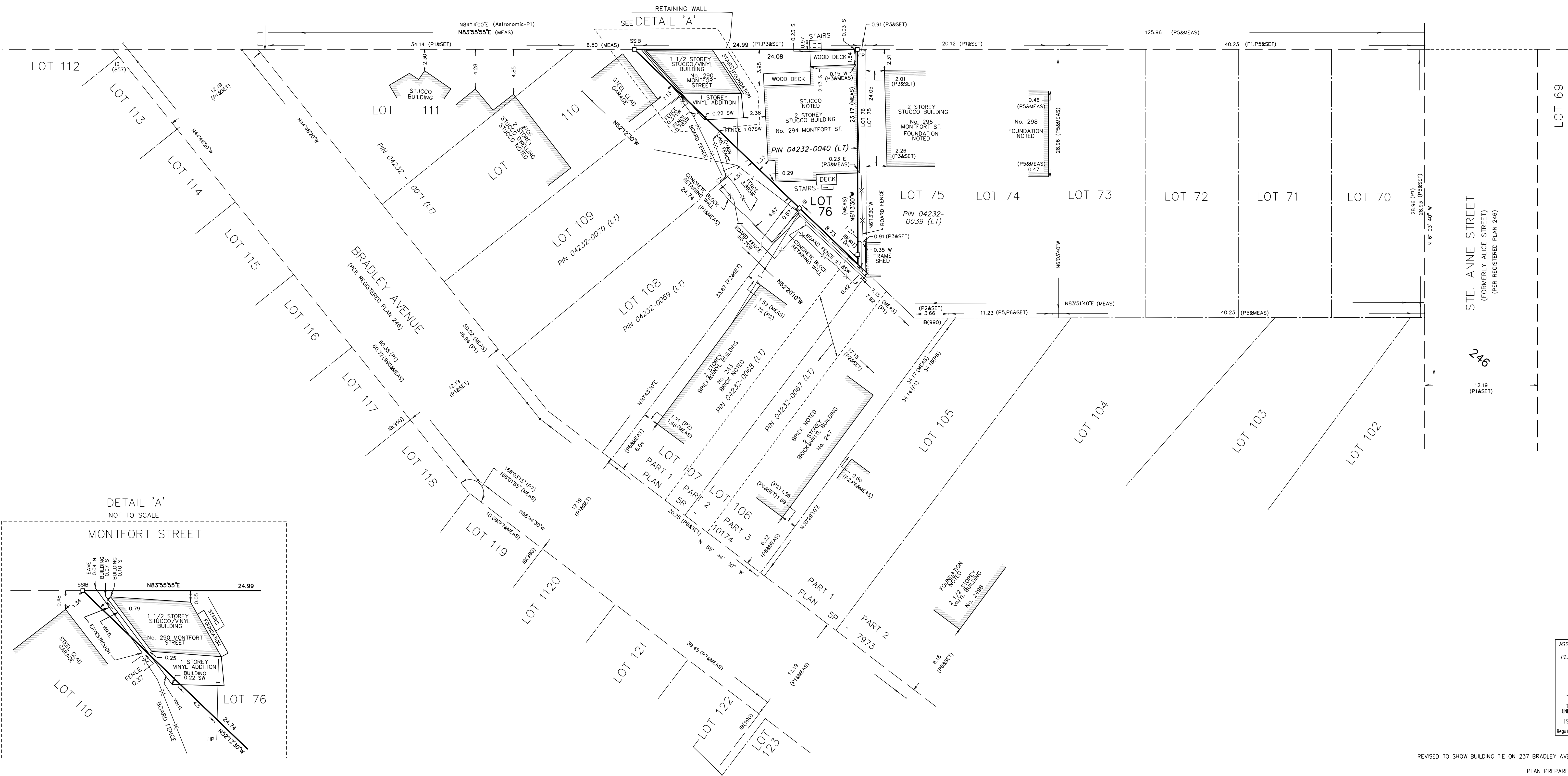
- DENOTES SURVEY MONUMENT FOUND
- SSIB DENOTES STANDARD IRON BAR
- IB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN & WASHER
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- P1 DENOTES REGISTERED PLAN 246
- P2 DENOTES PLAN SR-10174
- P3 DENOTES PLAN BY S. E. & H. R. FARLEY DATED OCT. 28, 1965
- P4 DENOTES PLAN 4R-12308
- P5 DENOTES SRPR BY PAYETTE, HIMMA, DELORME LTD., DATED AUG. 27, 2001
- P6 DENOTES SRPR BY PAYETTE, HIMMA, DELORME LTD., DATED OCT. 22, 2014
- P7 DENOTES SRPR BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED JANUARY 28, 2007
- AOC DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- 990 DENOTES J. G. PAYETTE, O.L.S.
- 857 DENOTES CHARLES WESLEY FARRHALL
- HP DENOTES HYDRO POLE
- ST DENOTES STREET
- OT DENOTES OVERHEAD TELEPHONE CABLE
- CP DENOTES CONCRETE PIN & WASHER

Committee of Adjustment
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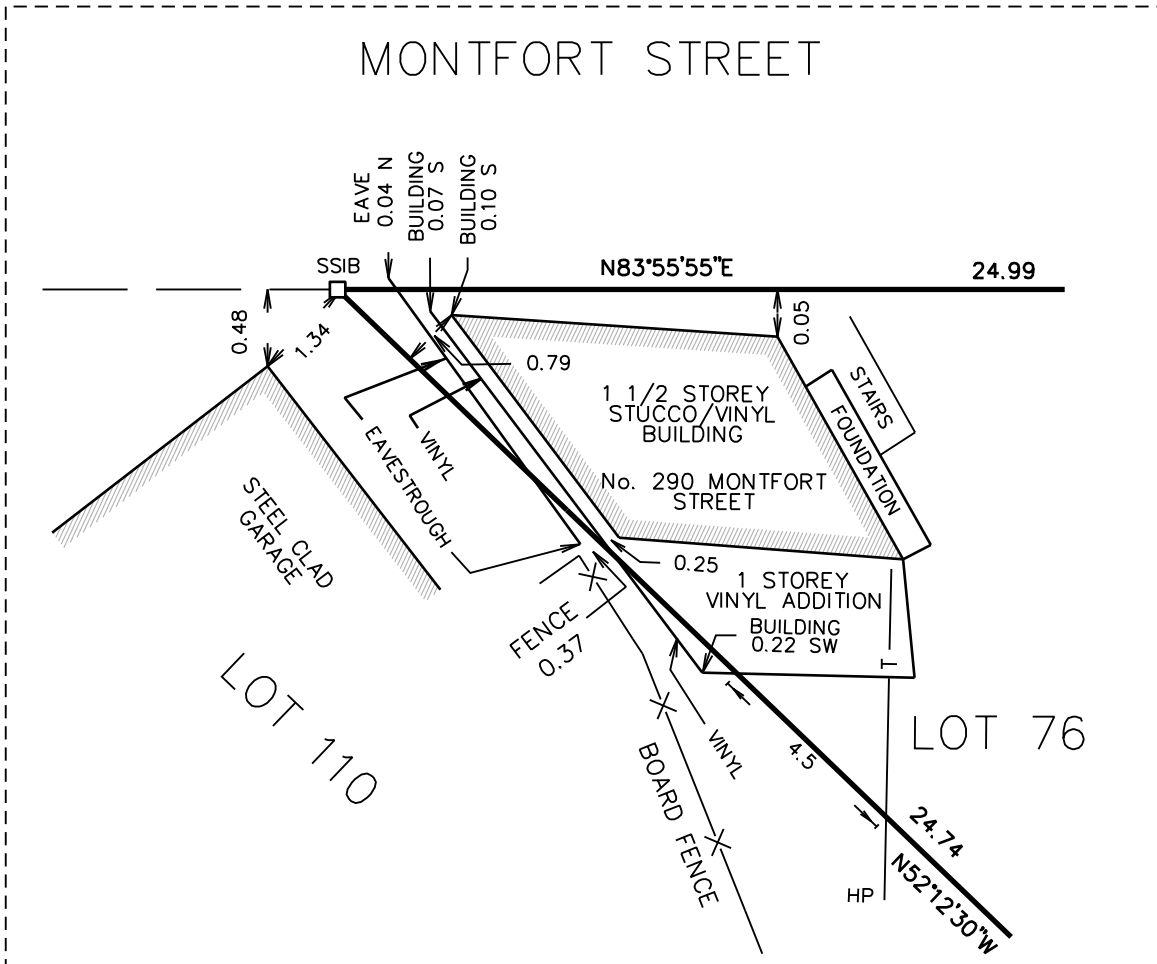
MONTFORT STREET

(BY BY-LAW No. V48677)
(FORMERLY OVERTON STREET PER REGISTERED PLAN 246)
PIN 04232-0264 (LT)

PLAN

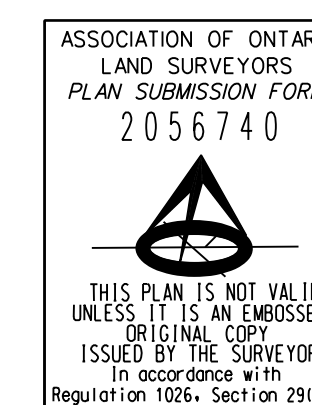


DETAIL 'A'
NOT TO SCALE



REVISED TO SHOW BUILDING TIE ON 237 BRADLEY AVENUE, DECEMBER 7 2021.

PLAN PREPARED FOR: MICHAEL IBRAHIM



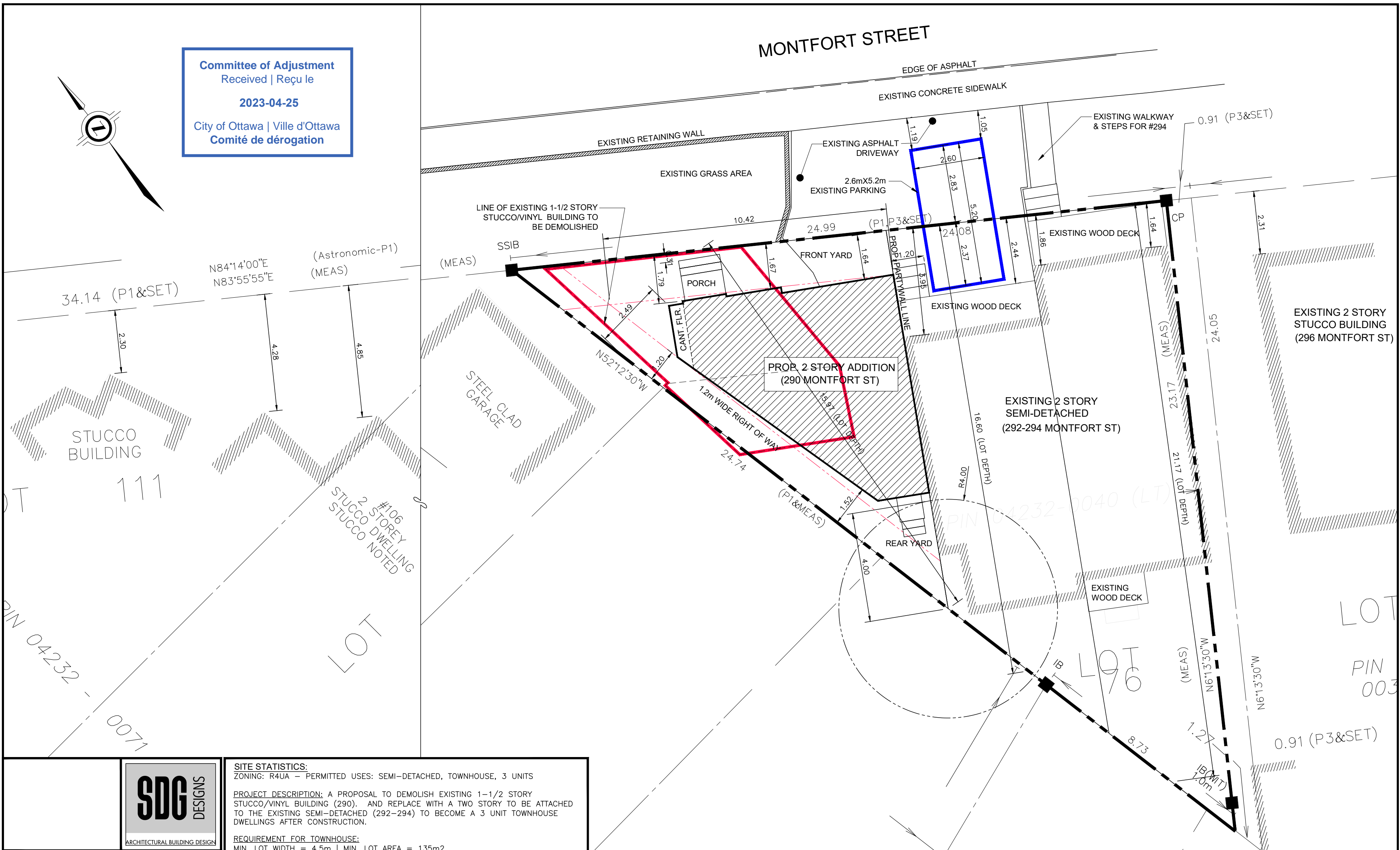
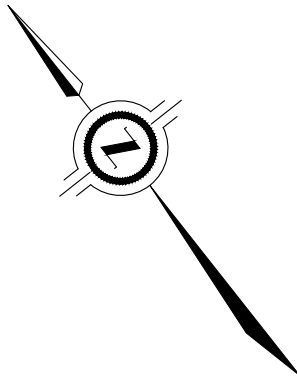
JULY 6, 2018
DATE

George Jervis
GEORGE JERVIS
REGISTERED LAND SURVEYOR



DRAWN BY: CE/SS CHECKED BY: REFERENCE NO.: 17-10-069-00-SRPR
DATED: OCTOBER 3, 2017

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PROJECT:
PROPOSED 2 STOREY ADDITION
290 MONTFORT STREET, OTTAWA

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DESIGNED: S.D.	DRAWN: S.D.
SCALE: AS SHOWN	SHEET NO: A0
DATE: FEBRUARY 2022	

04 MAY4/22	ADDED EXISTING CONCRETE SIDEWALK
03 APR4/22	ADDED EXISTING G.F.A.
02 MAR31/22	UPDATED SITE STATISTICS
01 FEB14/22	FOR MINOR VARIANCE APPLICATION

SITE STATISTICS:
ZONING: R4UA - PERMITTED USES: SEMI-DETACHED, TOWNHOUSE, 3 UNITS

PROJECT DESCRIPTION: A PROPOSAL TO DEMOLISH EXISTING 1-1/2 STORY STUCCO/VINYL BUILDING (290), AND REPLACE WITH A TWO STORY TO BE ATTACHED TO THE EXISTING SEMI-DETACHED (292-294) TO BECOME A 3 UNIT TOWNHOUSE DWELLINGS AFTER CONSTRUCTION.

REQUIREMENT FOR TOWNHOUSE:
MIN. LOT WIDTH = 4.5m | MIN. LOT AREA = 135m²
MAX. BUILDING HEIGHT = 10m | MIN. FRONT YARD SETBACK = 3.3m (SEE NOTE 2)
MIN. REAR YARD SETBACK = 25% OF LOT DEPTH (25% OF LOT AREA)
MIN. SIDE YARD SETBACK = 1.2m
PARKING: NOT REQUIRED

EXISTING LOT CONDITION:
290 LOT WIDTH: 12.15m | LOT DEPTH: 15.97m | LOT AREA: 96.35m²
292 LOT WIDTH: 5.08m | LOT DEPTH: 16.60m | LOT AREA: 84.10m²
294 LOT WIDTH: 5.08m | LOT DEPTH: 21.17m | LOT AREA: 98.75m²
TOTAL LOT AREAS: 279.2m²

TOTAL YARD AREAS:
FRONT YARD: 38.09m² | REAR YARD: 42.49m² | SIDE YARD: 19.88m²
ADDITIONAL YARD NOT COVERED BY BUILDING FOOTPRINT: 23.32m²
TOTAL BUILDING AREA (EXISTING & PROPOSED): 155.42m²

FOR PROPOSED ADDITION (290 MONTFORT):
LOT WIDTH = 12.15m (TAKEN FROM THE PROPOSED MIN. FRONT YARD SETBACK LINE OF 1.64m OFFSET FROM FRONT PROPERTY LINE.
LOT DEPTH = 15.97m (TAKEN AT LOT CENTERLINE) | LOT AREA = 96.35m²
BUILDING HEIGHT = 7.16m (FROM EXISTING AVERAGE GRADE TO T/O PARAPET)
FRONT YARD SETBACK = 1.64m (ALIGN WITH EXISTING 294 MONTFORT ST.)
REAR YARD SETBACK = 4m (4m RADIUS FROM THE VERTEX OF REAR LOT LINE)
SIDE YARD SETBACK = 1.20m | PROPOSED PARTYWALL LENGTH = 14.02m

NOTES:
1. EXISTING AVERAGE GRADE CALCULATION: 60.00+61.05+60.31+60.08 / 4 = 60.36
2. THE REQUIRED FRONT YARD SETBACK IS THE AVERAGE FRONT YARD SETBACK OF 2.31m (296 MONTFORT) AND 4.28m (237 BRADLEY CORNER LOT) = 3.3m.

1 ARCHITECTURAL SITE PLAN
SCALE: 1:100

G.F.A. CALCULATION - 290
(PROPOSED 2 STORY ADDITION - 290 MONTFORT)

GROUND FLOOR PLAN	39.76 m ²
SECOND FLOOR PLAN	37.16 m ²
TOTAL GROSS FLOOR AREA	76.92 m² (828 SF)
BUILDING AREA/FOOTPRINT	46.45 m ² (500 SF)
(EXCLUDING FRONT PORCH)	

G.F.A. CALCULATION - 292
(EXISTING 2 STORY SEMI-DETACHED TO REMAIN)

GROUND FLOOR PLAN	45.71 m ²
SECOND FLOOR PLAN	34.37 m ²
TOTAL GROSS FLOOR AREA	80.08 m² (862 SF)
BUILDING AREA/FOOTPRINT	51.92 m ² (559 SF)
(EXCLUDING FRONT PORCH)	

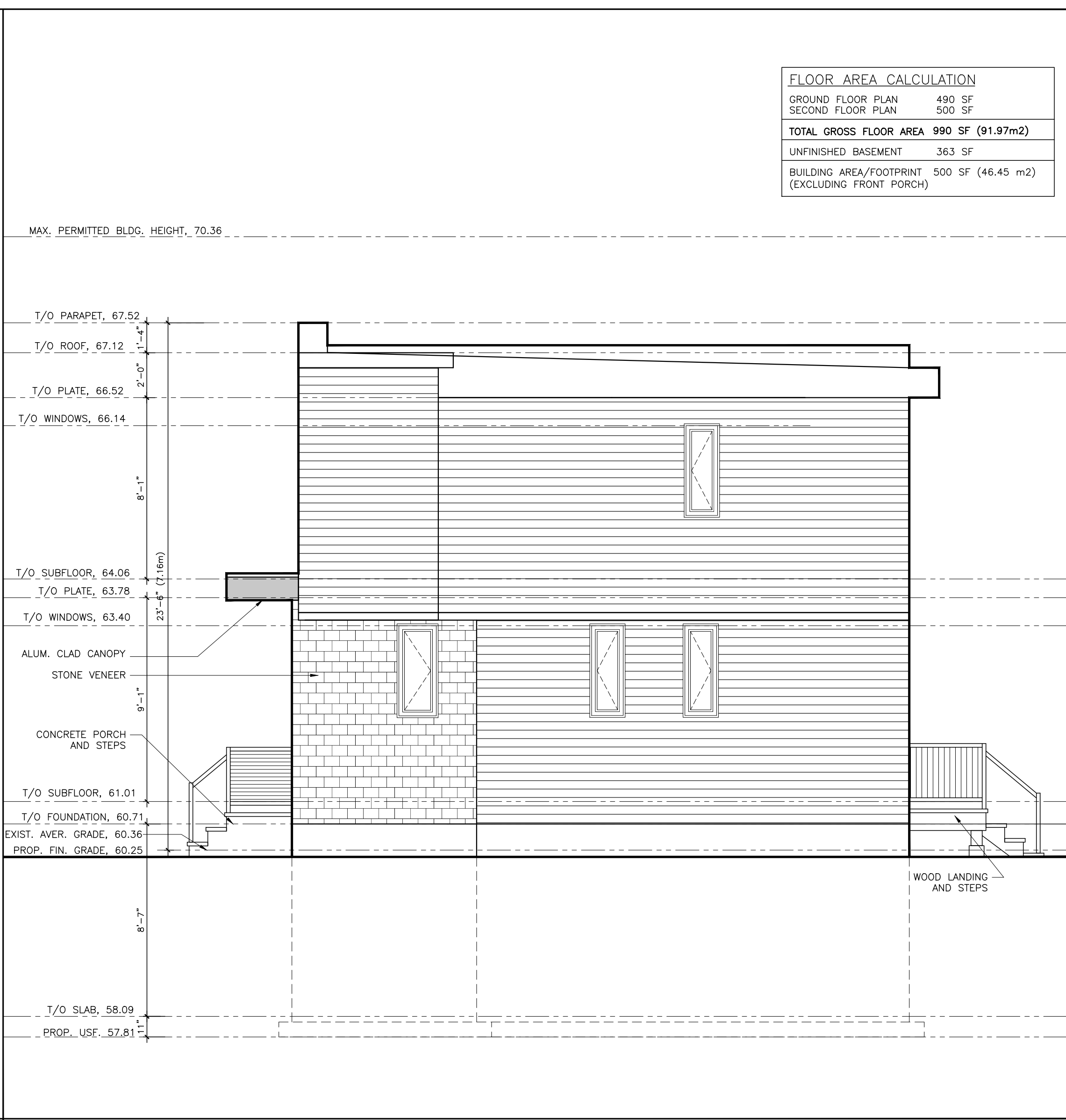
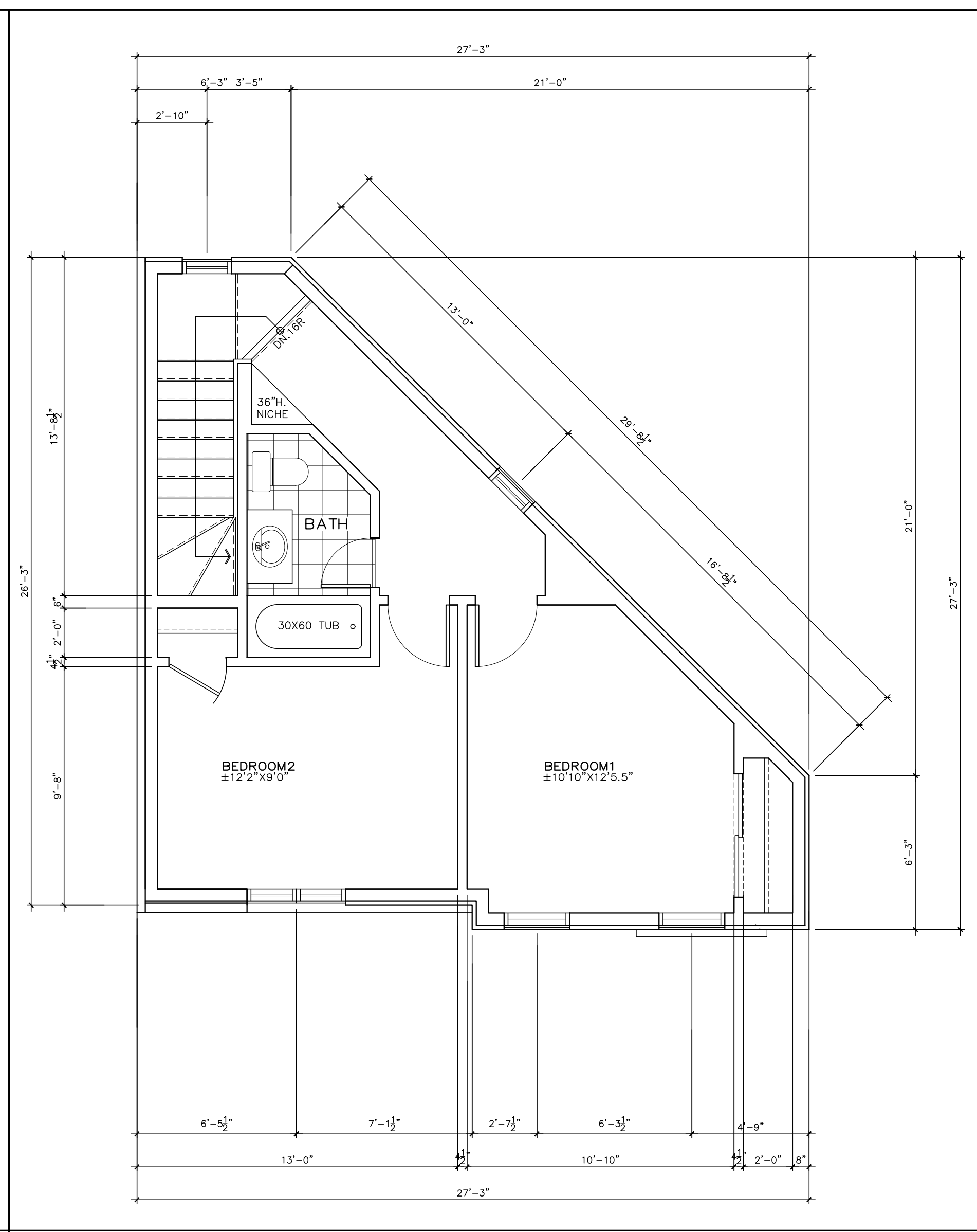
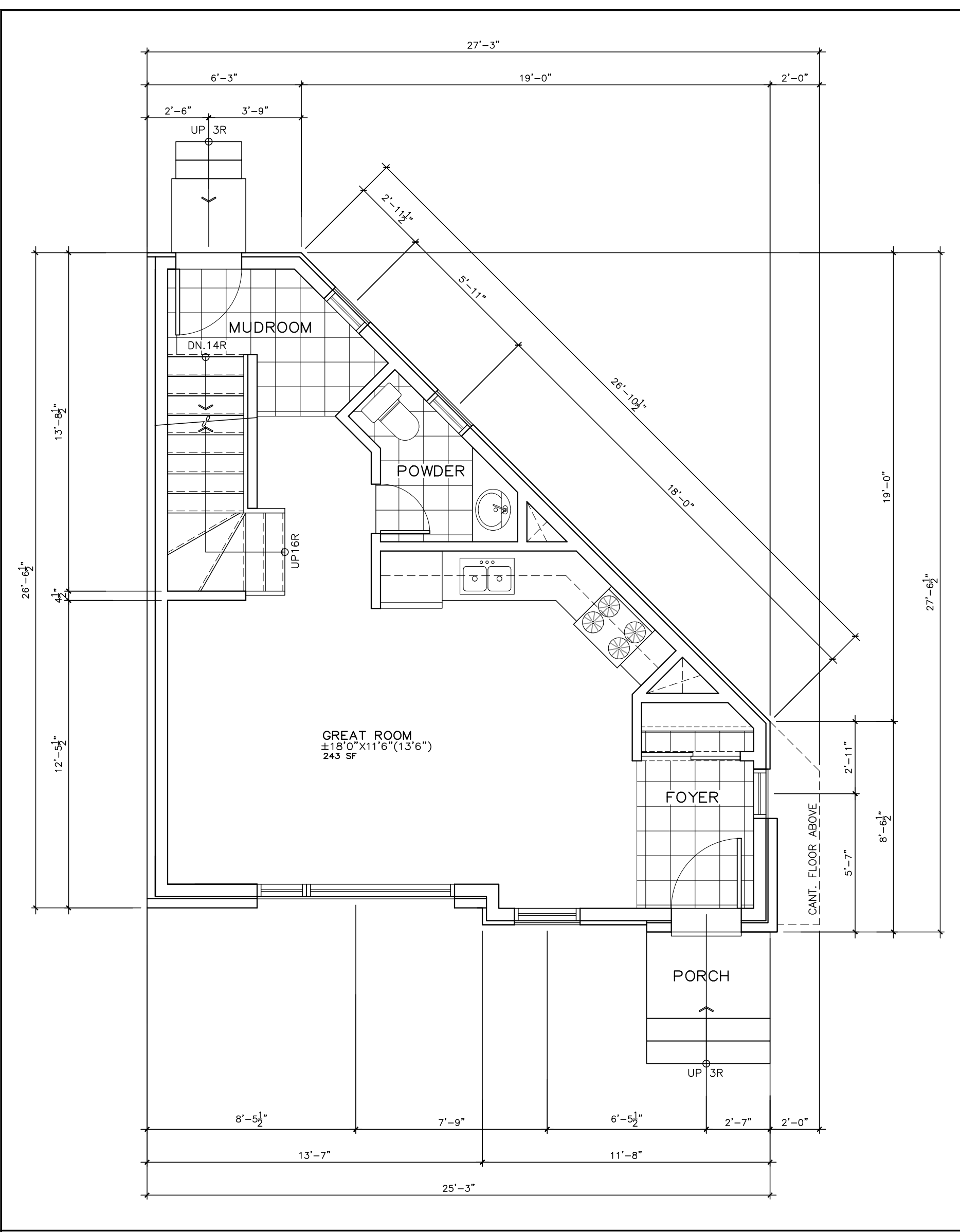
G.F.A. CALCULATION - 290
(EXISTING 1-1/2 STORY TO BE DEMOLISHED)

GROUND FLOOR PLAN	38.02 m ²
SECOND FLOOR PLAN	22.20 m ²
TOTAL GROSS FLOOR AREA	60.22 m² (648.22 SF)
BUILDING AREA/FOOTPRINT	46.11 m ² (496.34 SF)
(EXCLUDING FRONT PORCH)	

G.F.A. CALCULATION - 294
(EXISTING 2 STORY SEMI-DETACHED TO REMAIN)

GROUND FLOOR PLAN	52.02 m ²
SECOND FLOOR PLAN	46.45 m ²
TOTAL GROSS FLOOR AREA	98.47 m² (1060 SF)
BUILDING AREA/FOOTPRINT	55.78 m ² (600.43 SF)
(EXCLUDING FRONT PORCH)	





FLOOR AREA CALCULATION	
GROUND FLOOR PLAN	490 SF
SECOND FLOOR PLAN	500 SF
TOTAL GROSS FLOOR AREA	990 SF (91.97m²)
UNFINISHED BASEMENT	363 SF
BUILDING AREA/FOOTPRINT	500 SF (46.45 m ²)
(EXCLUDING FRONT PORCH)	

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO O.B.C. 2012 (O.REG. 332/12) WITH ALL REVISIONS AND AMENDMENTS.

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY CONFLICT, OMISSION, AND MODIFICATIONS TO DESIGNER.

CONTRACTOR/OWNER TO OBTAIN A BUILDING PERMIT PRIOR TO STARTING ANY CONSTRUCTION WORK, COPY OF BUILDING PERMIT TO BE POSTED AND KEPT ON SITE FOR CITY INSPECTION.

CONTRACTOR TO CHECK SUPPLIER FOR EXACT ROUGH OPENING REQ'TS OF ALL DOORS AND WINDOWS.

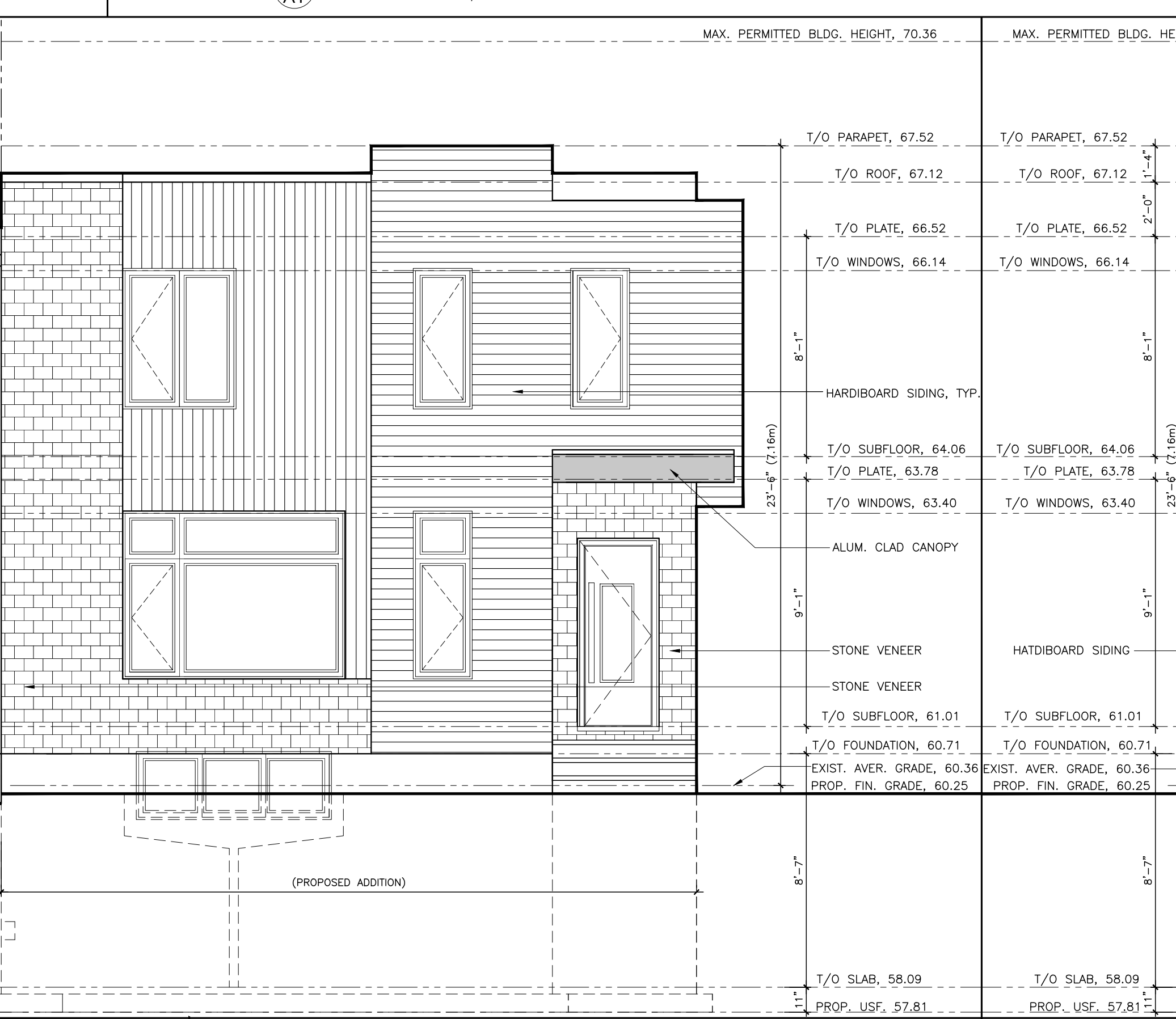
CONTRACTOR TO FOLLOW SUPPLIER'S LAYOUTS & SPECIFICATIONS OF ALL PRE-ENGINEERED JOISTS & TRUSSES.

CONTRACTOR TO CONDUCT SOIL BEARING CAPACITY TEST PRIOR TO POURING OF FOOTINGS. NOTE: ASSUMED 100 KPA SOIL BEARING CAPACITY UNLESS NOTED.

MECHANICAL AND ELECTRICAL WORKS SHALL CONFORM TO PROVINCIAL AND MUNICIPAL CODES & BY-LAWS, AND ENGINEERING STANDARD PRACTICES.

DO NOT SCALE DRAWINGS E. O.&E.

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No.	Date	Revision	By
00	FEB/22	FOR MINOR VARIANCE	
00	DEC/16/21	PRELIMINARY FOR REVIEW	



PROJECT:
PROP. TOWNHOUSE ADDITION
290 MONTFORT ST. OTTAWA

DRAWING TITLE:
GROUND FLOOR PLAN
SECOND FLOOR PLAN
ELEVATIONS

DESIGNED: S.D.	DRAWN: S.D.	APPROVED:

SCALE:
AS SHOWN

DATE:
DECEMBER 2021

A1