

Committee of Adjustment  
Received | Reçu le  
2023-06-07  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**LOTS 530 AND 531**  
**AND PART OF LOTS 529 AND 532**  
**REGISTERED PLAN 246**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 100  
4 3 2 1 0 2 4 Metres

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

**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 1st day of May, 2023.  
Date: May 2, 2023  
V. Andrew Sheip  
Ontario Land Surveyor

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to  
IVONI CUSUMANO (The Client), their solicitors,  
mortgagees, and other related parties, permission to use original, signed, sealed  
copies of the Surveyor's Real Property Report in transactions involving The Client.

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED: May 2, 2023

**Notes & Legend**

Notes	Legend
—□—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
(WIT)	Witness
Meas.	Measured
(A00)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 246
(P2)	Plan 4R-34505
(P3)	(857) Plan dated March 26, 1906 (Ref 18-246 GR)
(P4)	(900) Plan dated July 27, 1994
(P5)	(900) Plan dated November 9, 1988
(P6)	(1602) Plan dated February 11, 2021 (File No. 45-21)
(P7)	(857) Plan dated Aug. 13, 1980
(P8)	(1491) Plan dated Aug. 1, 1991
(P9)	(900) Plan dated July 27, 1994
(P10)	(JDB) Plan dated October 11, 1974
(P11)	(1491) Plan dated July 13, 1984
(P12)	(647) Plan dated May 18, 1955
(D1)	Deed Inst. V28002
(D2)	Deed Inst. V28703
—FH—	Fire Hydrant
—MH-ST—	Maintenance Hole (Storm Sewer)
—MH-S—	Maintenance Hole (Sanitary)
—WV—	Water Valve
—ST—	Underground Storm Sewer
—S—	Underground Sanitary Sewer
—G—	Underground Gas
—W—	Overhead Wires
—CB—	Catch Basin
—G—	Gas Meter
—B—	Bollard
—S—	Sign
—CLF—	Chain Link Fence
—BF—	Board Fence
—MF—	Metal Fence
—UP—	Utility Pole
—AN—	Anchor
—AC—	Air Conditioner
—D—	Diameter
—Elev.—	Location of Elevations
—Elev.—	Top of Concrete Curb Elevation
—Elev.—	Top of Wall Elevation
—C/L—	Centerline
—P.L.—	Property Line
—RWC—	Concrete Retaining Wall
—T/G—	Top of Gate Elevation
—NTS—	Not to Scale

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°21'00" counter-clockwise was applied to bearings on plans (P1), (P4), (P5), (P6).

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

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**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 Fax: (613) 727-1079  
Email: [Info@annisov.com](mailto:Info@annisov.com)  
Ontario Land Surveyors  
Reg. No. 2386-23-6, Plan. P.E.T.S. 523-532, RP246 O.F.



DESIGNED BY: A Cesare

# SITE PLAN

## 258 | 260 ST-DENIS ST. PART LOTS 529 | 530 | 531 | 246 | 531 | 532 REGISTERED PLAN: 246

\*THIS PLAN MUST BE READ IN CONJUNCTION WITH THE SURVEY COMPLETED BY LEGAL SURVEYOR: ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED, MAY 2, 2023.

### ZONING ANALYSIS

<b>EXISTING:</b> SINGLE FAMILY DWELLING	<b>PROPOSED:</b> LOW-RISE APARTMENT 8 UNIT
--	--

PIN: 04231-0137  
PIN: 04231-0136

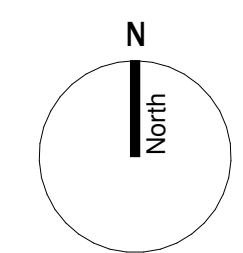
### R4UA ZONING REQUIREMENTS

ZONING MECHANISM	REQUIRED (M)	PROPOSED (M)	COMPLIANCE (YES/NO)
LOT WIDTH:	12	12.19	YES
LOT AREA:	360 m <sup>2</sup>	352.9 m <sup>2</sup>	NO *(RELIEF REQUIRED)
HEIGHT LIMIT:	11	11	YES
SETBACKS			
FRONT YARD:	1.7 AVG	1.7	YES
REAR YARD:	8.7 (30%)	8.7 (30%)	YES
SIDE YARD:	1.5	1.5	YES
LANDSCAPING:			
(FRONT YARD):	20%	66%	YES
(REAR YARD):	35 m <sup>2</sup>		
WALKWAYS:			
PRIMARY:	1.8 m MAX	1.8	YES
WASTE COLLECTION:	2.2 MAX	1.8	YES

### DEVELOPMENT REQUIREMENTS

<b>TOTAL NUMBER OF UNITS:</b>	<b>8 UNITS</b>
	1 BED UNITS: 50%
	2 BED UNITS: 50%
<b>DWELLING UNIT SIZES:</b>	
	UNIT TYPE A: 1 BED 47.6 m <sup>2</sup> (512 ft <sup>2</sup> )
	UNIT TYPE B: 2 BED 64.6 m <sup>2</sup> (695 ft <sup>2</sup> )
<b>BUILDING GROSS FLOOR AREA:</b>	488 m <sup>2</sup> (5,254 ft <sup>2</sup> )
*TOTAL AREA OF ALL FLOORS ABOVE GRADE, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS.	
<b>BUILDING AREA:</b>	164 m <sup>2</sup> (1,770 ft <sup>2</sup> )
*GREATEST HORIZONTAL AREA OF THE BUILDING, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS.	
<b>BUILDING HEIGHT:</b>	3 STOREYS (11 m)
<b>BICYCLE PARKING:</b>	4 BIKE RACKS MIN.
*0.50 per dwelling unit	
<b>WASTE COLLECTION:</b>	
GARBAGE *QTY: 0.231 YD <sup>3</sup> per dwelling unit	1.85 YD <sup>3</sup> (QTY: 4) 360L CARTS)
RECYCLING *QTY: 1 BLUE + 1 BLACK CART	2 BLUE + 2 BLACK CARTS
*1 - 360L   per (6 dwelling units)	
ORGANICS *QTY: 1 Communal	1 GREEN CART
240L Green container per (50 units)	

### KEY PLAN



01 SITE LOCATION EXTERIOR WALLS

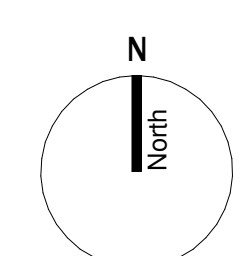
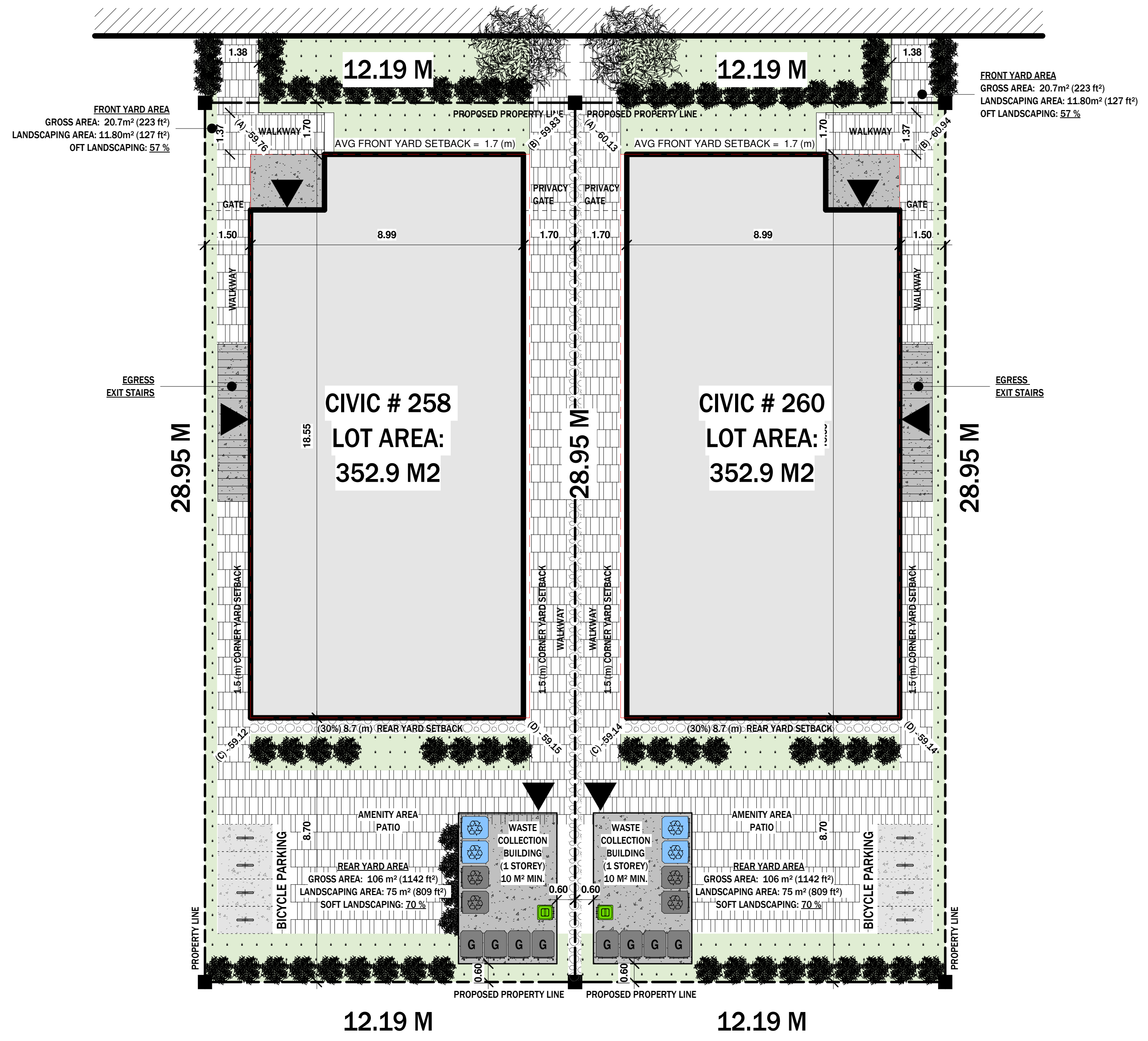
### AVERAGE GRADE CALCULATION (LOT 531)

POINT A - 59.76 m	AVERAGE GRADE: 59.47 m
POINT B - 59.83 m	
POINT C - 59.12 m	
POINT D - 59.15 m	

### AVERAGE GRADE CALCULATION (LOT 530)

POINT A - 60.13 m	AVERAGE GRADE: 59.83 m
POINT B - 60.94 m	
POINT C - 59.14 m	
POINT D - 59.14 m	

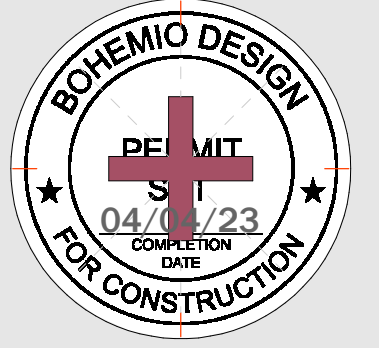
## ST-DENIS ST



1 SITE LAYOUT - V1 - LOT 258 1 : 96

# THE APARTMENTS

Project No. INDIV. BCIN: 36783 Project Number FIRM BCIN: 42007



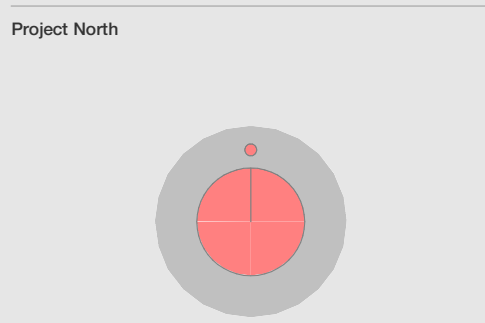
Revisions

1	ISSUED FOR VARIANCE - APRIL 4, 2023
2	REV 1 - JUNE 2, 2023
3	REV 2 - JUNE 5, 2023

**DRAFT SET**

Notes

- These drawings is to be read in conjunction with all other project drawings and specifications.
- The contractor shall check and verify all dimensions and report any errors and/or omissions to the designer.
- All work and materials to be in compliance with all codes, regulations and by-laws.
- Do not scale drawings
- This drawing is the exclusive property of Bohemio Design Inc. Copyright Reserved



Scale 1 : 96

SITE PLAN - 258

# A0.3