Committee of Adjustment
Received | Reçu le
2023-05-31
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 25	2 (OTTAWA FRONT)	ALLOF 04359-0054
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: _____

FRANCIS LAU
ONTARIO LAND SURVEYOR

PLAN 4R-_____
RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (4).

PLAN OF SURVEY OF

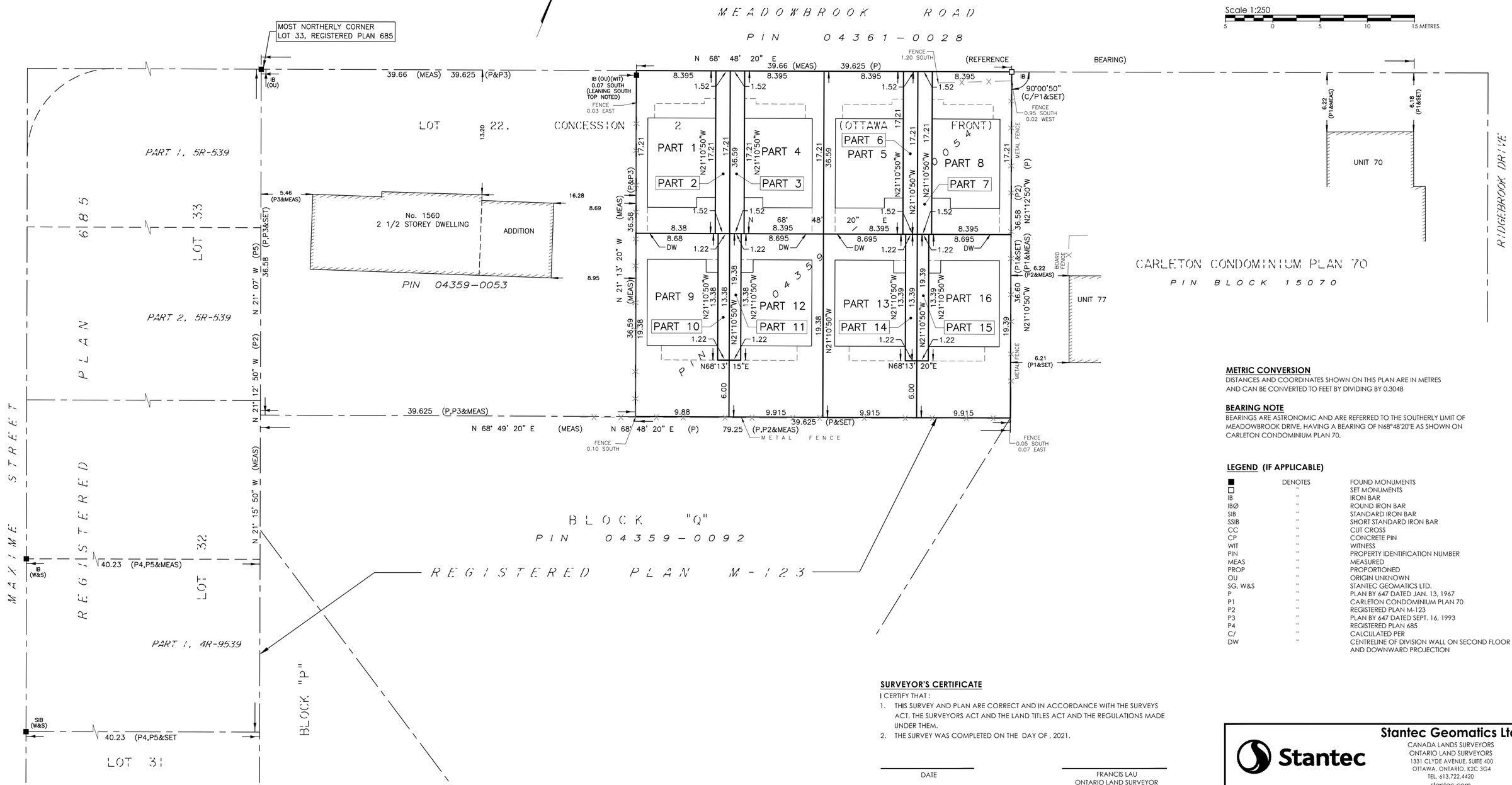
PART OF LOT 22
CONCESSION 2 (OTTAWA FRONT)

(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)

CITY OF OTTAWA

Scale 1:250

5 0 5 10 15 METRES



METRIC CONVERSION

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

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF MEADOWBROOK DRIVE, HAVING A BEARING OF N68°48'20"E AS SHOWN ON CARLETON CONDOMINIUM PLAN 70.

LEGEND (IF APPLICABLE)

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBØ	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG, W&S	"	STANTEC GEOMATICS LTD.
P	"	PLAN BY 647 DATED JAN. 13, 1967
P1	"	CARLETON CONDOMINIUM PLAN 70
P2	"	REGISTERED PLAN M-123
P3	"	PLAN BY 647 DATED SEPT. 16, 1993
P4	"	REGISTERED PLAN 685
C/	"	CALCULATED PER
DW	"	CENTRELINE OF DIVISION WALL ON SECOND FLOOR AND DOWNWARD PROJECTION

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF , 2021.

DATE

FRANCIS LAU
ONTARIO LAND SURVEYOR

Stantec

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: NJ	CHECKED: KJ	PM: KJ	FIELD: *	PROJECT No.: 161614373-114

29 July 2021 9:06 AM
W:\active\161614373\topographical\drawing\161614373-114-r2_2-36.dwg

SITE PLAN OF PLAN OF SURVEY, PART OF LOT 22, CONCESSION 2 (OTTAWA FRONT), CITY OF OTTAWA

ZONING: R1WW CONVERTED TO R2?
RESIDENTIAL FIRST DENSITY (SEC. 155-156) CITY OF OTTAWA;
RESIDENTIAL SECOND DENSITY (SEC. 157-158) CITY OF OTTAWA;

PROPOSED BUILDING TYPE: 4 x 2 STOREY, LONG-SEMI c/w SDUs
2 x 3-BEDS + 2 x 1-BED EACH

LOT DEPTH: 36.59m (120.05')

ADJACENT ZONING:
NORTH: R2N
SOUTH: I1F H(15)
WEST SIDE: R1WW
EAST SIDE: R3Y[708]

SCHEDULE 1 AREA: AREA 'C'
SCHEDULE 1A AREA: AREA 'C'

LOT INFO

AFTER CONVERSION TO R2N - ALL LOTS

P. STANDARD	1568 M.BROOK REQUIRED	1568 M. BROOK DETACHED PROPOSED	EXISTING	NOTES
LOT WIDTH:	10m	9.915m	39.66m	
LOT AREA:	300m2	362.9m2	1451.2m2	
HEIGHT:	8.5m	9.00m	~7.0m	
FRONT YARD:	5m	5.01m	9.36m	
CORNER YARD:	n/a	n/a	n/a	
REAR YARD:	7m	7.00m	10.6m	25% LOT DPTH.
INTERIOR YARD:	1m	1.22m	1.73m	
R.Y. SOFTSCAPE.:	7m2	63.5m2	557m2	25% OF L. AREA
AMENITY AREA:	n/a	n/a	n/a	
PARKING SPACES:	0	2	1	
BIKE SPACES:	0	1	0	
M.L.C.:	NO MAX.			

BUILDING AREAS REVISE

BASEMENT FL. GFA:	-	132.0m2	-
FIRST FL. GFA:	-	132.0m2	-
SECOND FL. GFA:	-	175.3m2	-
THIRD FL. GFA:	-	0.0m2	-
STORAGE:	-	0.0m2	-
GARAGE:	-	0.0m2	-
EXITS (ALL FLOORS):	-	0.0m2	-
TOTAL LIVING:	-	439.3m2	-
TOTAL ALL AREAS:	-	439.3m2	-

PROPOSED SITE DEVELOPMENT INFO. REVISE

NEW GROSS FLOOR AREA:	439.3m2	-	
EX. GROSS FLOOR AREA:	0.0m2	185.0m2	EX. DEMO'D
NUMBER OF UNITS:	2 PDUs + 2 SDUs	SINGLE	
PROPOSED STOREYS:	2	1.5	
BUILDING COVERAGE:	36.4%	-	
SOFT LANDSCAPING CVG.:	35.4%	-	
HARD LANDSCAPING CVG.:	2.7%	-	
DECKS/PORCH/STEPS:	5.4%	-	
ASPHALT CVG.:	19.8%	-	
OTHER:	0.3%	-	

SURVEY INFO.

SURVEY INFO TAKEN FROM
SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
PART OF LOT 22, CONCESSION 2 (OTTAWA FRONT),
CITY OF OTTAWA
PREPARED BY:
STANTEC GEOMATICS LTD.
JAN. 7, 2021

SITE LEGEND

- EX. TREE TO BE REMOVED
- NEW CONIFEROUS TREE
- DENOTES SOFT LANDSCAPING
- DENOTES HARD LANDSCAPING
- EXISTING BUILDING FOOTPRINT
- PROPOSED HONEYCOMB HARD LANDSCAPING
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WOOD DECKS/ BALCONIES
- CAR PARKING SPACE (ASPHALT)
- BYCYCLE PARKING (ASPAHLT)
- WASTE COLLECTION AREA
- SNOW STORAGE AREA
- PROPOSED/EXISTING ENTRY/EXIT
- PF — TEMPORARY PROTECTION FENCE
- U.P. EX. UTILITY POLE
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE

WASTE COLLECTION LEGEND

GB

BB

B

G

SITE NOTES

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES

EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY

ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL

ALL MEASUREMENTS ARE IMPERIAL AND [METRIC]

EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED

EXISTING PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDOUS TREES				
CONIFEROUS TREES				
SHRUBS				

NEW PLANTING MATERIAL

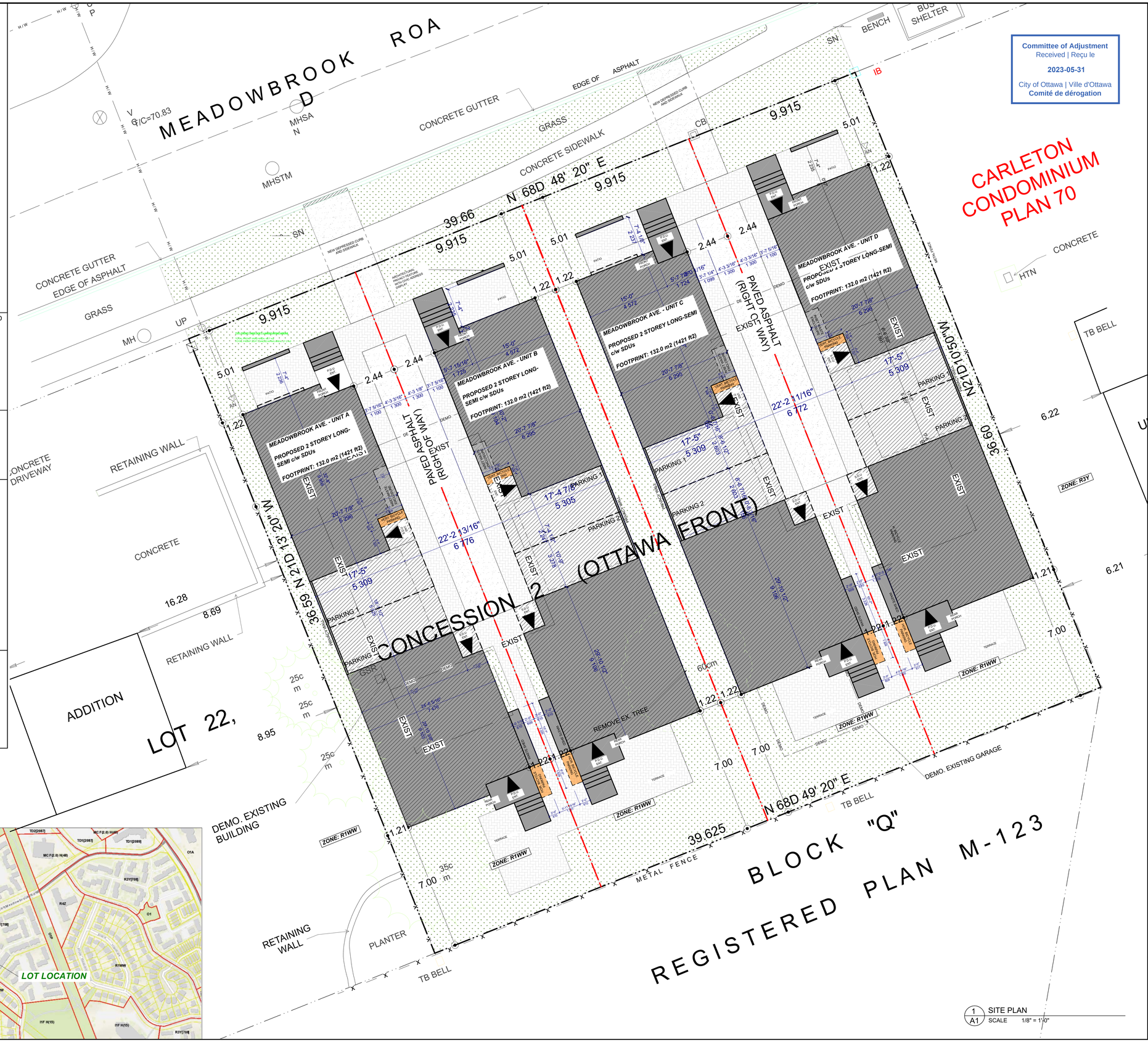
CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDOUS TREES				
DT1	RED MAPLE	2	50mm Cal.	
CONIFEROUS TREES				
SHRUBS				

TREE CONSERVATION NOTES

1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ1) OF TREES;
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;
6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE;
7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.

* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.
* TREE PROTECTION FENCE (PF) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

3 / A1 KEY PLAN & CONTEXT
SCALE NO SCALE



1 / A1 SITE PLAN
SCALE 1/8" = 1'-0"

Committee of Adjustment
Received | Reçu le
2023-05-31
City of Ottawa | Ville d'Ottawa
Comité de dérogation

1568 MEADOWBROOK ROAD

SCOPE OF WORK: NEW 2-STOREY LONG-SEMI c/w SDUs

AZUL DESIGNS - BCIN#: 33578
2277 PROSPECT AVE.
OTTAWA, ON. K1H-7G2

FERNANDO MATOS - BCIN#: 22431
613-884-4425

QUALIFICATION INFO
SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:

DO NOT SCALE DRAWINGS

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

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GENERAL NOTES:

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE (M/D/Y)
4	REZONING CHANGES	04/13/23
3	REZONING CHANGES	01/26/23
2	REZONING CHANGES	09/07/22
1	PRELIMINARIES	08/17/22

PROJECT:
1568
MEADOWBROOK RD.
1568 MEADOWBROOK RD.
OTTAWA, ON. K1B 3L5
(613) 612-3288

DRAWING NAME:
SITE & LANDSCAPE PLAN

DRAWN BY: F.M.
DATE: JUNE 10, 2021
SCALE: AS NOTED
SHEET: A1

FILE NUMBER: D00-00-0000