

ZONING TABLE	REQUIRED	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		
MINIMUM LOT AREA	No minimum	—
MINIMUM LOT WIDTH	No minimum	—
MINIMUM FRONT YARD SETBACK	Section 186 - 11 (i)(i) & (ii) Setback = 3.0m 50% of frontage along front lot line must be occupied by building walls located within 3.0m of the front lot line.	Building setback = 5.11m from lot line (to accommodate required hydro clearance high voltage line clearance) Building frontage = 14.5m Length of frontage located at 3.0m setback = 0m
MINIMUM INTERIOR SIDE YARD SETBACK	Section 186 - 3 (v)(v) In all other cases = No minimum	Building setback at AM-11 zone = 11.90m Building setback at HE H(15) = 0m
MINIMUM REAR YARD SETBACK	Section 186 - 11 (i)(i) In all other cases = 10m	Building setback = 13.33m
MAXIMUM BUILDING HEIGHT	Section 186 - 11 (f) In all other cases = 30m	Building height = 17.90m
FIRST FLOOR HEIGHT & GLAZING	Section 186 - 11 (i)(v) First storey of any building < 11m in height = 4.5m 50% of surface area of the ground floor facade, facing public street to be transparent glazing and customer/resident entrance doors.	First storey height = 4.5m % transparent glazed area of ground floor facade facing public street = 60%
LANDSCAPED AREA	Section 110 - 1 15% of the area of any parking lot must be provided as perimeter or interior landscaped area. Section 110 - 1(i) + Table 110 (iii), column III Landscape buffer = 1.5m not abutting a street, 10-100 parking spaces. Total Landscaped Area = 286 sq.m.	Parking Lot Area = 633.5 sq.m. (6,819 sq.ft.) Landscape Buffer Area = 170 sq.m. (27%) Other Landscaped Area = 116 sq.m. Total Landscaped Area = 286 sq.m.
VEHICLE PARKING REQS. (AREA C, SCHEDULE 1A)	Table 101 - R15, column III: 1 per dwelling unit = 18 parking N59, column III: 2.4 per 100m <sup>2</sup> of GFA (96.88m <sup>2</sup> ) = 2.4 Rounded to 2 parking N76, column III: 3.4 per 100m <sup>2</sup> of GFA (152.7m <sup>2</sup> ) = 6.8 Rounded to 7 parking Section 104: Visitor, office and retail use spaces permitted to be shared 11 parking during non/afternoon on weekends.	Total Vehicle Parking Spaces provided = 29 Residential = 18 spaces Shared Visitor/Commercial = 11 spaces Accessible Parking provided = 2 (Type A and Type B)
VISITOR PARKING REQS. (AREA C, SCHEDULE 1A)	Table 102 - Dwelling units in a mixed use building = 0.2 parking spaces per dwelling unit = 4 spaces required	Visitor Parking Spaces provided = 4 (per Section 104) Included within shared parking
AMENITY AREA REQUIREMENTS	6m <sup>2</sup> per dwelling units (per Section 137(5), column II) (x18) = 108m <sup>2</sup>	Amenity Area provided = 134.2 m <sup>2</sup> (1,444.5ft <sup>2</sup> ) areas located at north landscape buffer and basement rooms.
BICYCLE PARKING REQS. (AREA C, SCHEDULE 1A)	0.5 per dwelling unit = 9 bicycle parking spaces Office/retail = 1 per 250 m <sup>2</sup> of gross floor area Total bicycle parking required = 10 bicycle parking spaces	Bicycle parking spaces provided = 11

SITE PLANNING INFO	
LOT AREA = 1,992.45m <sup>2</sup> (17,141ft <sup>2</sup> )	
BUILDING AREA = 603m <sup>2</sup> (6,491ft <sup>2</sup> )	
GROSS FLOOR AREA = 2,121m <sup>2</sup> (22,830ft <sup>2</sup> )	
GROSS FLOOR AREA DWELLING UNITS ONLY = 1,201m <sup>2</sup> (12,927ft <sup>2</sup> )	
MAXIMUM FLOOR SPACE INDEX = NONE	
LEGAL DESCRIPTION	
PART OF LOT 13 CONCESSION 2 (OTTAWA FRONT), BEING ALL OF PIN 04398-0045 (LT), IN THE CITY OF OTTAWA.	
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY	
NONE.	
SURVEYORS PLAN COMPLETED BY J.D. BARNES LTD. JULY 27, 2022.	
RESIDENTIAL UNIT BREAKDOWN	
LEVEL 01 (GROUND)	2 UNITS (1-BED + DEN BF x1, 1-BED x1)
LEVEL 02	4 UNITS (1-BED x1, 1-BED-DEN x1, 2-BED x2)
LEVEL 03	6 UNITS (1-BED x3, 1-BED-DEN x1, 2-BED x2)
LEVEL 04	6 UNITS (1-BED x3, 1-BED-DEN x1, 2-BED x2)
TOTAL	18 UNITS
COMMERCIAL UNIT BREAKDOWN	
LEVEL 01	2 RETAIL UNITS
LEVEL 02	1 OFFICE UNIT
TOTAL	3 UNITS

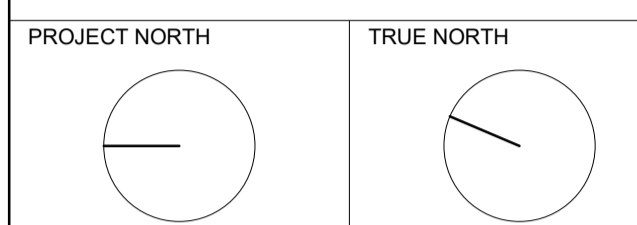
**2 GARBAGE COLLECTION ACCESS**  
A101 1:300

Committee of Adjustment  
Received | Reçu le  
2023-06-30  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**IDEA**  
INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE  
595 BYRON AVE., OTTAWA, ONT. K1A 4C4  
T 613.728.0008 E info@integrateddesign.ca

SEAL  
**NOT FOR CONSTRUCTION**

GENERAL NOTES  
DO NOT SCALE DRAWINGS.  
CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS  
AND REPORT ANY DISCREPANCIES.



**LEGEND**

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
▣	DENOTES STANDARD IRON BAR
⊠	DENOTES ROUND IRON BAR
⊞	DENOTES CUT CROSS
MEAS	DENOTES MEASURED
OU	DENOTES ORIGIN UNKNOWN
WT	DENOTES WITNESS
No.	DENOTES NUMBER
P	DENOTES CARLETON CONDO PLAN No. 414
P1	DENOTES PLAN 4R-5898
P2	DENOTES PLAN 5R-1738
P3	DENOTES PLAN 5R-3330
P4	DENOTES PLAN 5R-368
P5	DENOTES INSTRUMENT No. GL65761
647	DENOTES H.R. FARLEY, O.L.S.
671	DENOTES F.H. GOOCH, O.L.S.
857	DENOTES FAIRHALL, MOFFATT & WOODLAND LTD
—	DENOTES PROPERTY LINE
N	DENOTES NORTH
S	DENOTES SOUTH
E	DENOTES EAST
W	DENOTES WEST
▲	DENOTES BUILDING ENTRY/EXIT

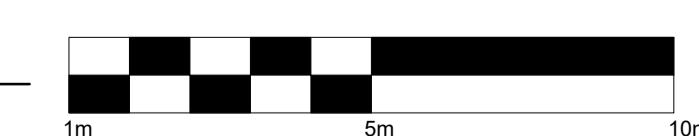
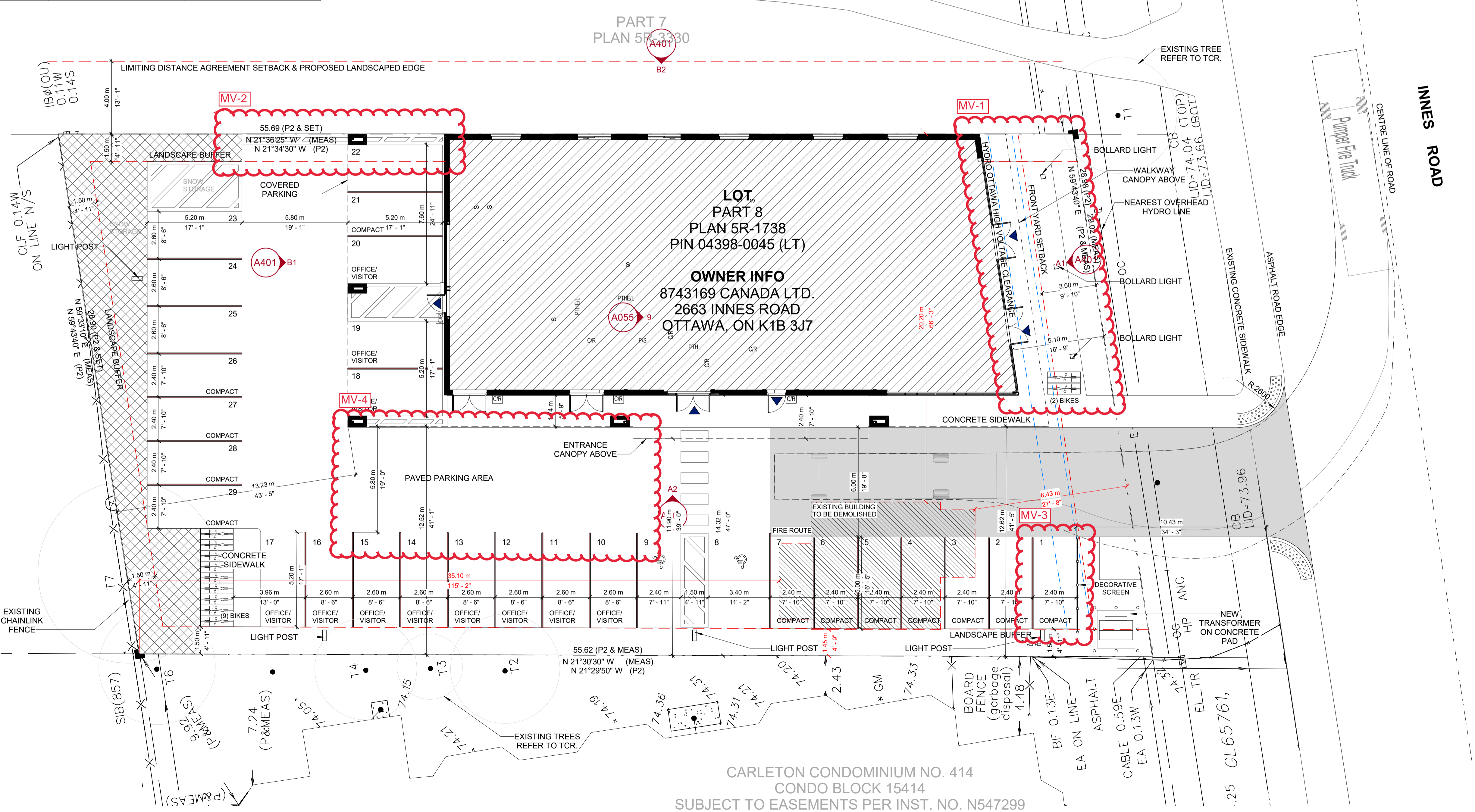
**TOPOGRAPHIC LEGEND**

CONC	DENOTES CONCRETE
C/L	DENOTES CENTERLINE
TOW	DENOTES TOP OF WALL
TOR	DENOTES TOP OF ROOF
D_SILL	DENOTES DOOR SILL
EA	DENOTES EDGE OF ASPHALT
INT BR	DENOTES INTERLOCK BRICK
CLF	DENOTES CHAIN LINK FENCE
BF	DENOTES BOARD FENCE
HP	DENOTES HYDRO POLE
ANC	DENOTES ANCHOR
GM	DENOTES GAS METER
CB	DENOTES CATCH BASIN
E_JB	DENOTES HYDRO JUNCTION BOX
E_TRANS	DENOTES HYDRO TRANSFORMER
TE_PED	DENOTES TELEPHONE PEDESTAL
MH_SAN	DENOTES SANITARY MANHOLE
E	DENOTES OVERHEAD HYDRO CABLE
OC	DENOTES OVERHEAD CABLE
SAN	DENOTES UNDERGROUND SANI SEWER
○	DENOTES TREES

No.	DATE	DESCRIPTION
E	2023-06-28	ISSUED FOR MINOR VARIANCE APPLICATION
D	2023-04-21	66% ISSUED FOR COORDINATION
C	2023-03-31	33% ISSUED FOR COORDINATION
B	2023-01-20	ISSUED FOR SITE PLAN APPLICATION
A	2022-12-21	ISSUED FOR SITE PLAN APPLICATION

REVISIONS  
PROJECT  
**4-Storey Mixed Use Building**  
**8743169 Canada Ltd**  
ISSUED FOR 66% COORDINATION  
2663 Innes Road  
Ottawa, Ontario K1B 3J7

IDEA # <b>22541</b>	CLIENT #
SHEET NAME <b>SITE PLAN</b>	
DATE 2023-06-28	SCALE AS NOTED.
CHECKED BY DDS	DRAWN BY NJ
SHEET No.	<b>A101</b>



**A5 SITE PLAN**  
A101 1:125

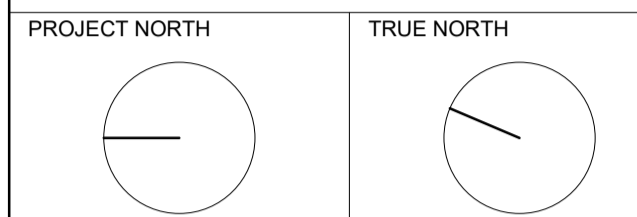
CARLETON CONDOMINIUM NO. 414  
CONDO BLOCK 15414  
SUBJECT TO EASEMENTS PER INST. NO. N547299

18933 D07-12-22-0182

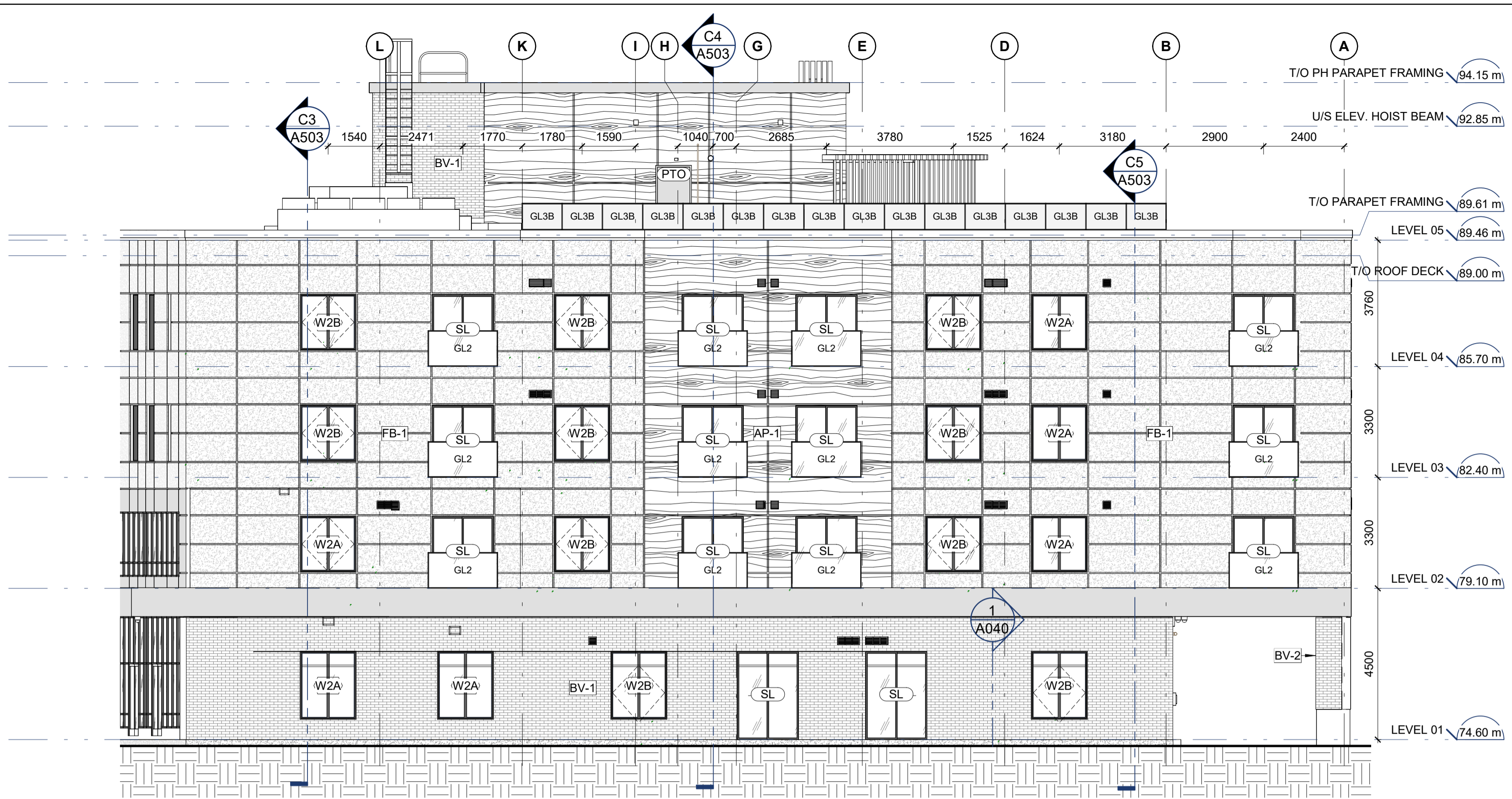
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**NOT FOR CONSTRUCTION**

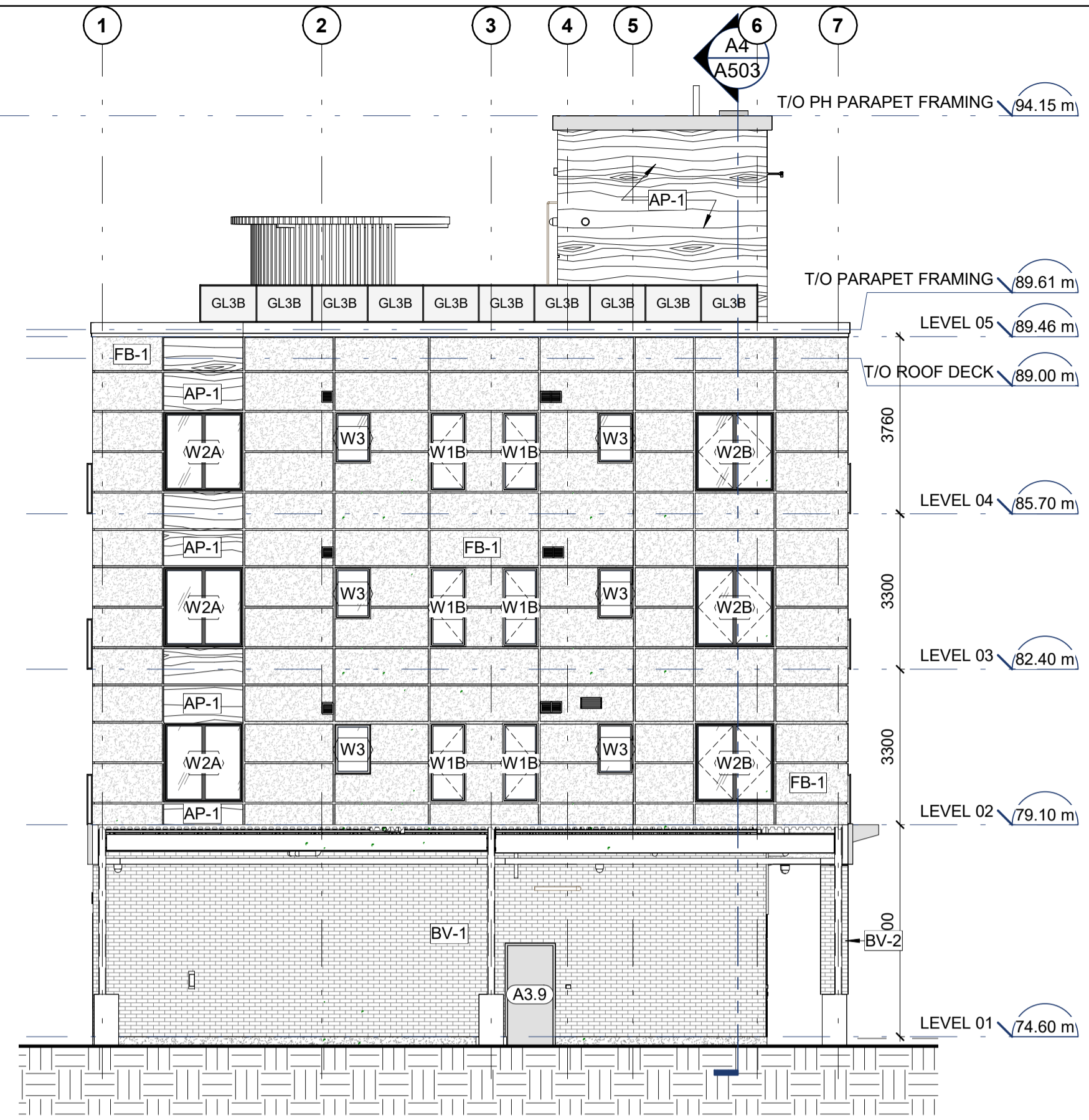
GENERAL NOTES  
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AND REPORT ANY DISCREPANCIES.



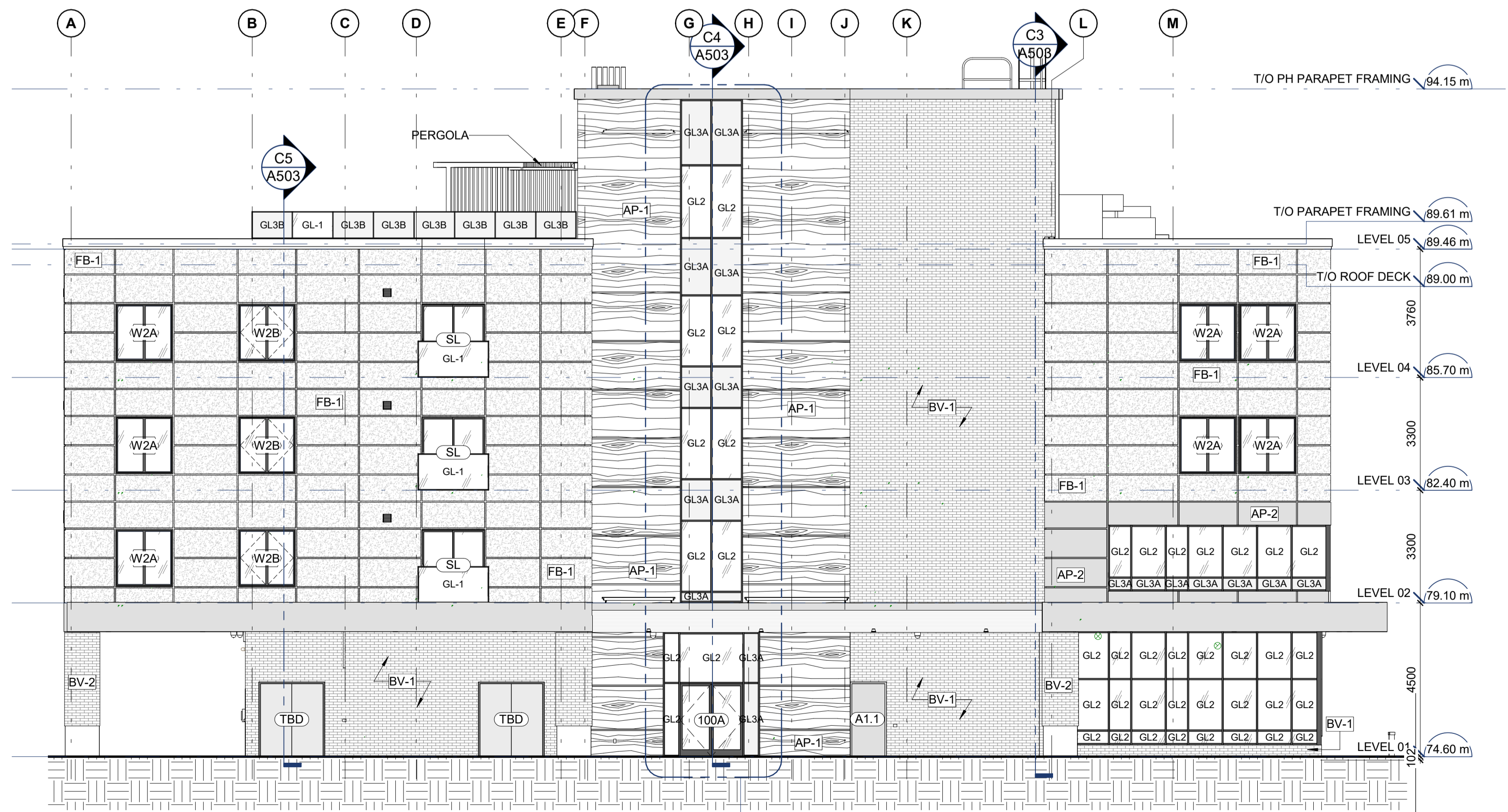
Committee of Adjustment  
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City of Ottawa / Ville d'Ottawa  
Comité de dérogation



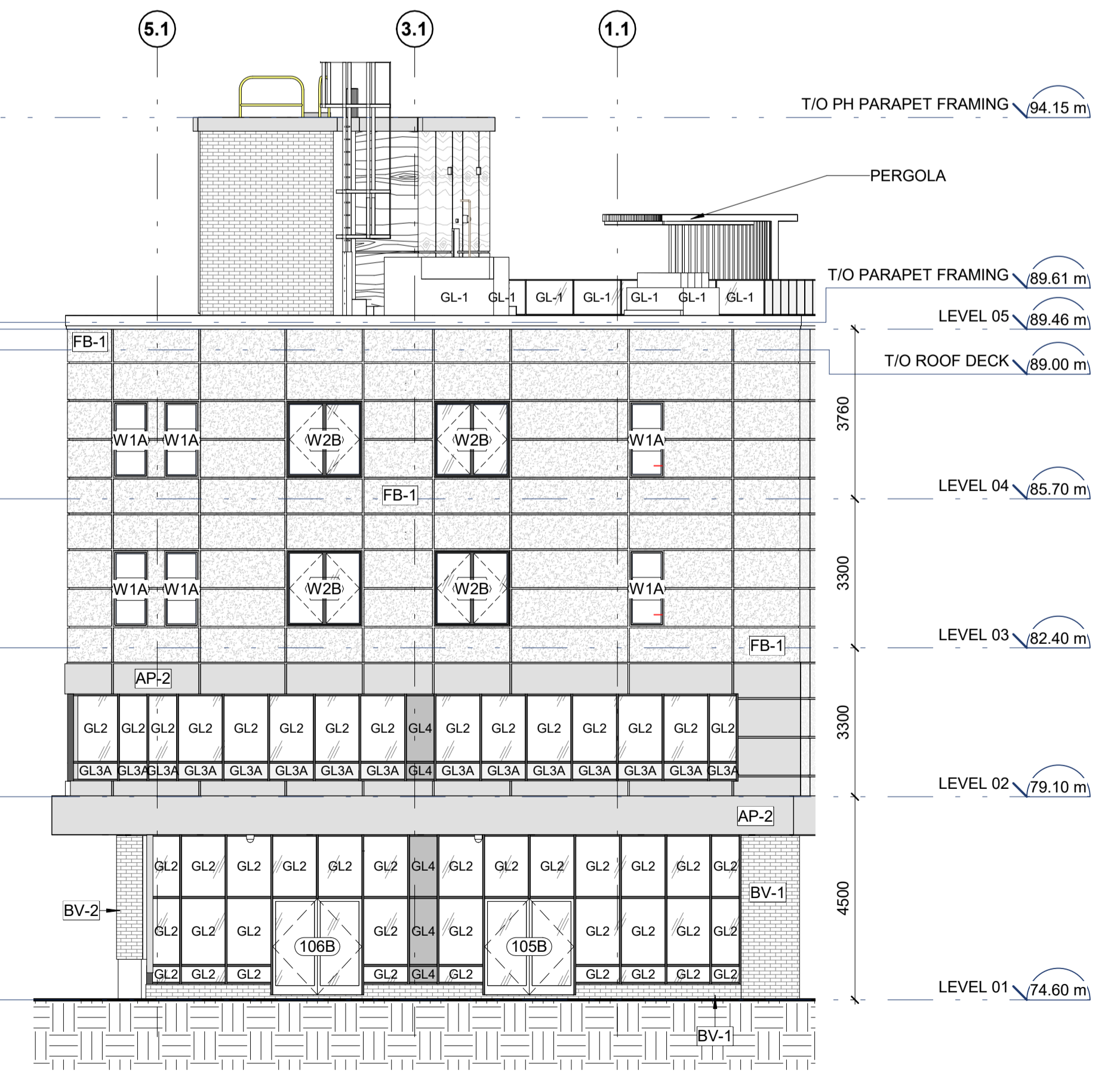
**B2 BUILDING ELEVATION - EAST**  
A401 1:100



**B1 BUILDING ELEVATION - NORTH**  
A401 1:100



**A2 BUILDING ELEVATION - WEST**  
A401 1:100



**A1 BUILDING ELEVATION - SOUTH**  
A401 1:100

D	2023-06-28	ISSUED FOR MINOR VARIANCE APPLICATION
C	2023-04-21	66% ISSUED FOR COORDINATION
B	2023-03-31	33% ISSUED FOR COORDINATION
A	2022-12-21	ISSUED FOR SITE PLAN APPLICATION
No.	DATE	DESCRIPTION

REVISIONS

PROJECT  
**4-Storey Mixed Use Building**

**8743169 Canada Ltd**  
ISSUED FOR 66% COORDINATION  
**2663 Innes Road**  
**Ottawa, Ontario K1B 3J7**

IDEA #  
**22541** CLIENT #

SHEET NAME  
**EXTERIOR ELEVATIONS**

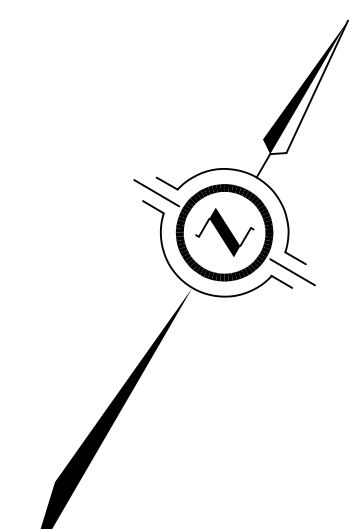
DATE	2023-06-28	SCALE	AS NOTED.
CHECKED BY	DDS	DRAWN BY	AR/NJ
SHEET No.			

TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.6	7	1.1 E, 2.6 S
T2	0.3	3	0.9 W
T3	0.2	3	0.8 W
T4	0.25	3	0.9 W
T5	0.5	4.5	1.0 W
T6	0.4	4	0.8 W, 0.8 S
T7	0.5	5	4.5 E, 0.1 S
T8	1.0	0	8.3 E, 0.2 N

TRUNK DIAMETER MEASURED AT 1.2 METRES ABOVE GRADE  
TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF TREE

### PART 2 - SURVEY REPORT

- DESCRIPTION  
PART OF LOT 13 CONCESSION 2 (OTTAWA FRONT), BEING ALL OF PIN 04398-0045 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
NONE
- BOUNDARY FEATURES  
NOTE LOCATION OF THE BOARD FENCE AND THE EDGE OF ASPHALT ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE OVERHEAD CABLES AND THE SIGN ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE CHAIN LINK FENCE AND THE TELEPHONE PEDESTAL ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY



SURVEYOR'S REAL PROPERTY REPORT  
WITH TOPOGRAPHIC DETAILS  
PART 1 - PLAN SHOWING

## PART OF LOT 13 CONCESSION 2 (OTTAWA FRONT)

GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
NOW IN THE  
CITY OF OTTAWA

J.D. BARNES LIMITED  
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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.

### NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).

DISTANCES ARE GROUND.

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

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

FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°39'40" WAS APPLIED TO P.

FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°38'35" WAS APPLIED TO P2.

### LEGEND

- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SIB DENOTES STANDARD IRON BAR
  - IB#(OU) DENOTES ROUND IRON BAR
  - CC DENOTES CUT CROSS
  - MEAS DENOTES MEASURED
  - OU DENOTES ORIGIN UNKNOWN
  - WT DENOTES WITNESS
  - No. DENOTES NUMBER
  - P DENOTES CARLETON CONDOMINIUM PLAN No. 414
  - P1 DENOTES PLAN 4R-5899
  - P2 DENOTES PLAN 5R-1738
  - P3 DENOTES PLAN 5R-3330
  - P4 DENOTES PLAN 5R-368
  - P5 DENOTES INSTRUMENT No. G65761
  - 647 DENOTES H.R. FARLEY, O.L.S.
  - 671 DENOTES F.H. GOOCH, O.L.S.
  - 857 DENOTES FAIRHALL, MOFFATT & WOODLAND LIMITED
  - DENOTES PROPERTY LINE
- N=NORTH / S=SOUTH / E=EAST / W=WEST

### TOPOGRAPHIC LEGEND

- CONC DENOTES CONCRETE
- C/L DENOTES CENTERLINE
- TOW DENOTES TOP OF WALL
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- INT BR DENOTES INTERLOCK BRICK
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- BF DENOTES BOARD FENCE
- HP DENOTES HYDRO POLE
- ANC DENOTES ANCHOR
- GM DENOTES GAS METER
- CB DENOTES CATCH BASIN
- E\_JB DENOTES HYDRO JUNCTION BOX
- E\_TRANS DENOTES HYDRO TRANSFORMER
- TE\_PED DENOTES TELEPHONE PEDESTAL
- MH\_SAN DENOTES SANITARY MANHOLE
- E DENOTES OVERHEAD HYDRO CABLE
- OC DENOTES OVERHEAD CABLE
- SAN DENOTES UNDERGROUND SANITARY SEWER
- DENOTES TREE (UNKNOWN TYPE)
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE

### ELEVATION NOTE:

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 001196530216 HAVING A PUBLISHED ELEVATION OF 74.56 METRES (CGVD-1928 DATUM).

### 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 JULY 27, 2022.

AUGUST 10, 2022  
DATE

*George Zervas*  
GEORGE ZERVAS  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2160985

**J.D. BARNES** SURVEYING MAPPING GIS  
LIMITED  
LAND INFORMATION SPECIALISTS  
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9  
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP	CHECKED BY: GZ	REFERENCE NO.: 22-10-082-00
PLOTTED: 12/21/2022		DATED: 08/10/22



Committee of Adjustment  
 Received | Reçu le  
**2023-06-30**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation