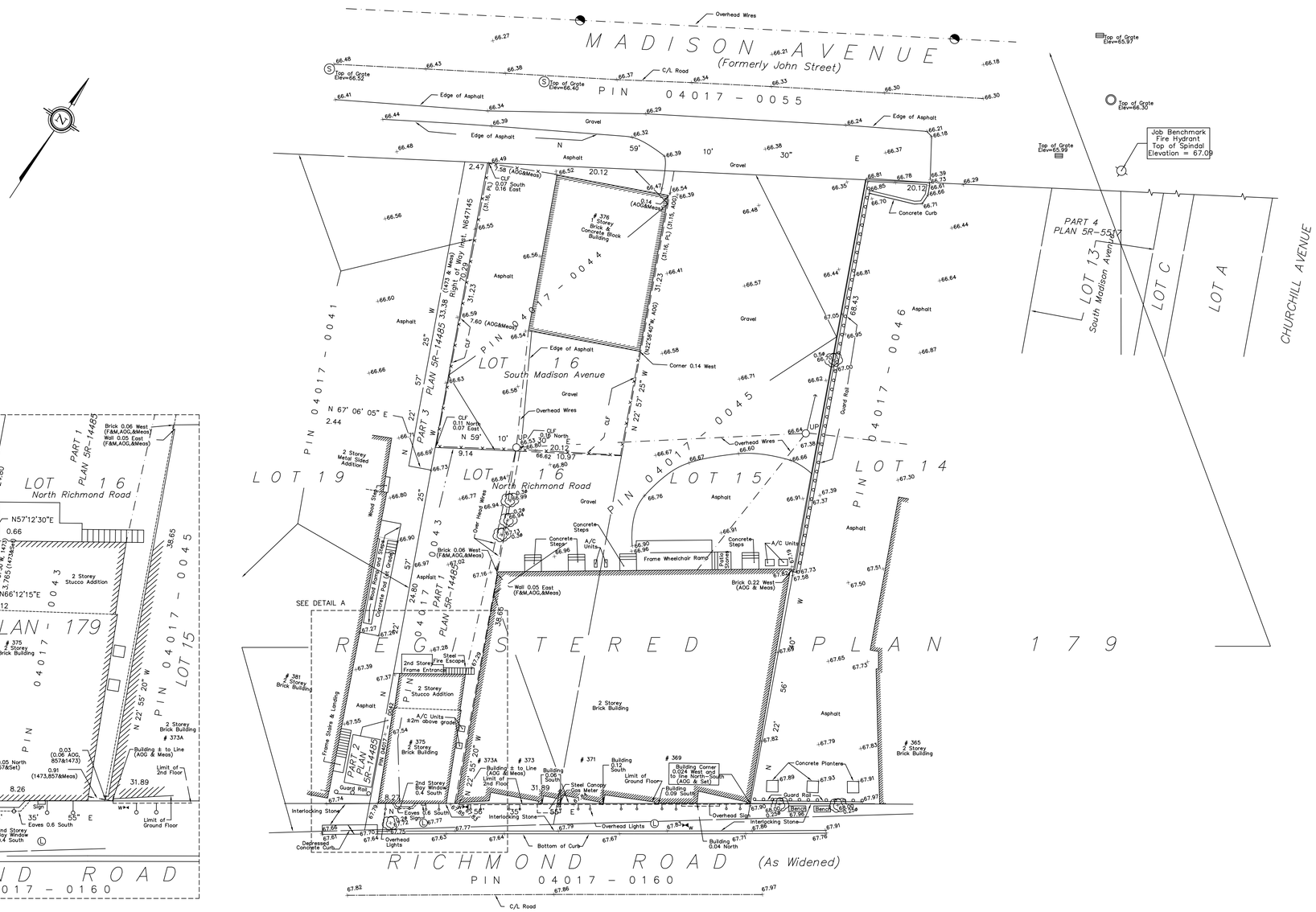
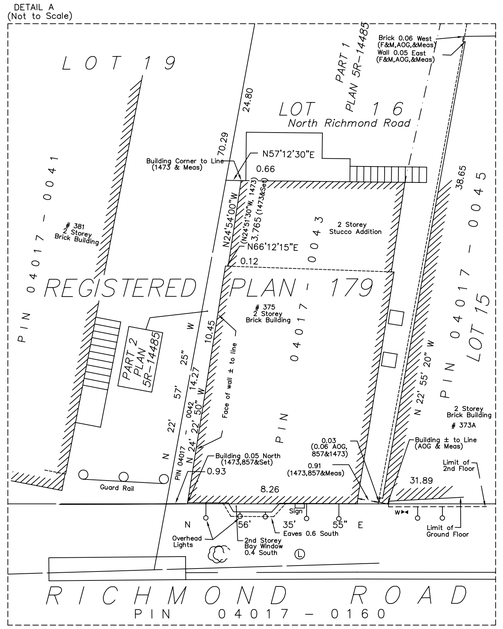
Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-07-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation



DETAIL A
(Not to Scale)



TOPOGRAPHICAL PLAN OF
PART OF LOT 15 AND PART OF LOT 16 (North Richmond Road) AND LOT 16 (South Madison Avenue) REGISTERED PLAN 179 CITY OF OTTAWA

Prepared by
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

NOVEMBER 8, 2001

Scale 1 : 250

8 6 4 2 0 4 8 Metres

Metric

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

Notes & Legend

—□—	DENOTES	SURVEY MONUMENT PLANTED
—■—	"	SURVEY MONUMENT FOUND
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IB	"	IRON BAR
C.P.	"	CONCRETE PIN
Wit.	"	WITNESS
ø	"	DIAMETER
(P1)	"	PLAN 5R-5517
PL	"	REGISTERED PLAN 179
(AOG)	"	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
L	"	LIGHT STANDARD
UP	"	UTILITY POLE
	"	MAINTENANCE HOLE (UNIDENTIFIED)
W	"	WATER VALVE
	"	HYDRANT VALVE
	"	FIRE HYDRANT
	"	GUY WIRE
	"	DECIDUOUS TREE
	"	CONIFEROUS TREE
ST	"	MAINTENANCE HOLE (STORM SEWER)
S	"	MAINTENANCE HOLE (SANITARY)
±25.00	"	LOCATION OF ELEVATIONS
	"	PROPERTY LINE
C/L	"	CENTRELINE
	"	BELL / HYDRO POLE
A/C	"	AIR CONDITIONER
CLF	"	CHAIN LINK FENCE
DEED	"	INST. N386198
	"	OVERHEAD LIGHT

SITE AREA = 2791.0 Sq. Metres

BEARINGS ARE ASTRONOMIC DERIVED FROM THE SOUTHERLY LIMIT OF MADISON AVENUE SHOWN TO BE N 59° 10' 30" E ON PLAN 5R-5517.

NOTES

1. OVERHEAD LIGHTS ALONG RICHMOND ROAD ENCROACH ONTO RICHMOND ROAD BY ± 0.6m.
2. 2nd STOREY WOOD SIDING ON #369 – #373A ENCROACHES ONTO RICHMOND ROAD BY ± 0.1m.
3. COLUMNS FOR #369 – #373A ENCROACH AS MUCH AS 0.12m ONTO RICHMOND ROAD.
3. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM EXISTING RECORDS AND FIELD SURVEYS.

ELEVATIONS NOTES

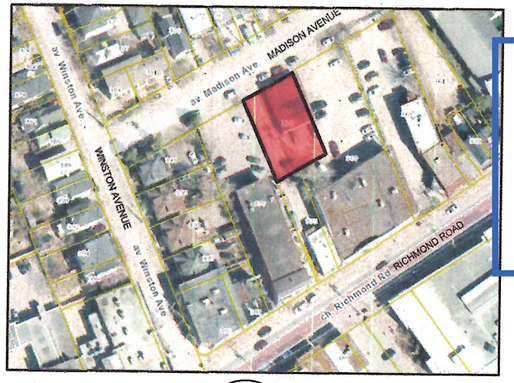
1. ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCH MARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

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. A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING PROBING, EXCAVATING ETC.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
Ontario Land Surveyors
14 CONCOURSE GATE, SUITE 500, NEPEAN, ONTARIO K2E 7S6
TEL.(613)727-0850 FAX(613)727-1079

Job No. 2471-01 T



00 A-001 LOCATION PLAN
N.T.S.

Committee of Adjustment
Received | Reçu le

2023-07-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation

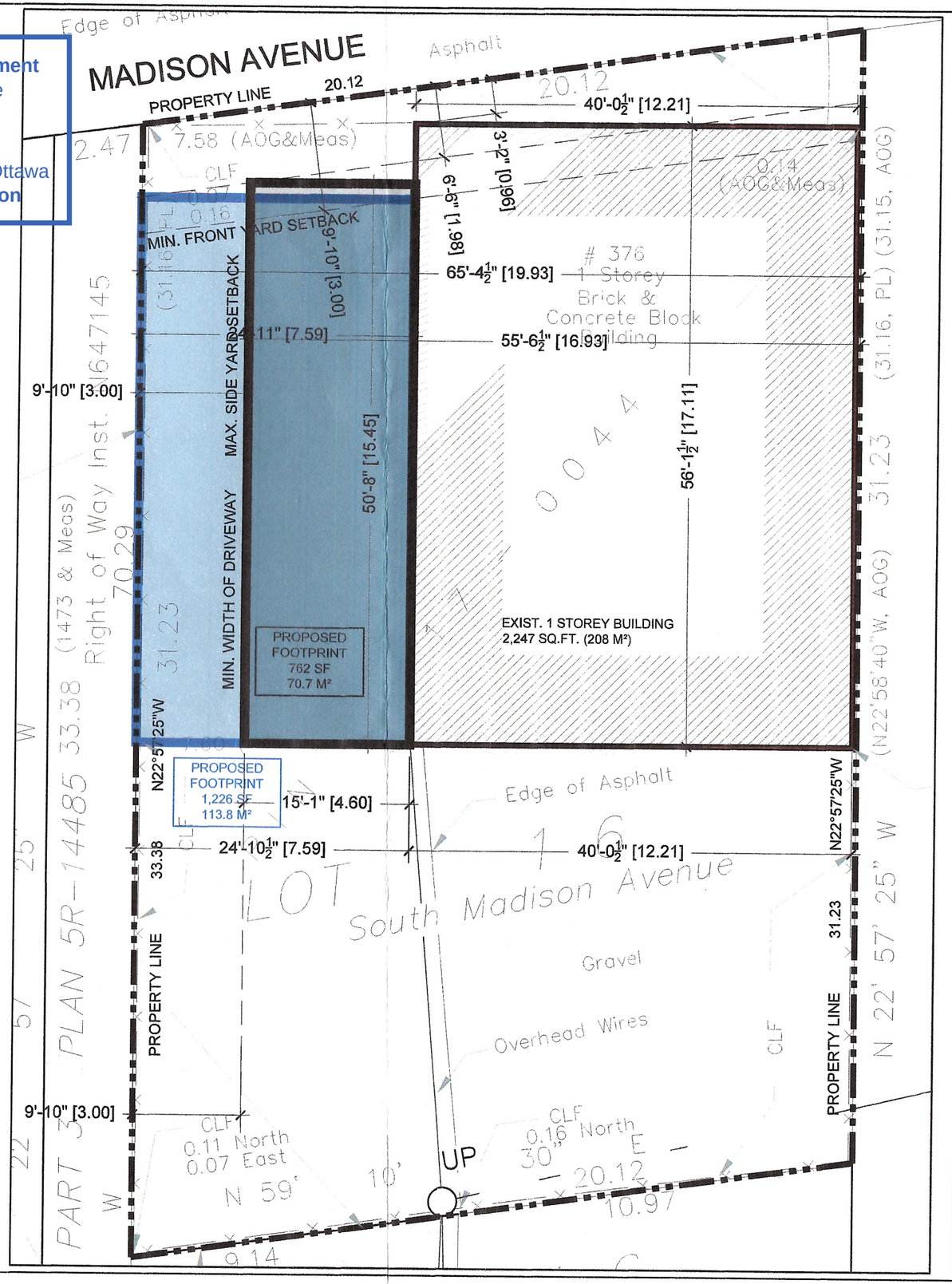
ZONING INFO - 376 MADISON AVENUE		
LEGAL DESCRIPTION: PIN 04017-0044, LOT 16, REGISTERED PLAN 179		
ZONING	TM [1675] H24	
USE	NON-RESIDENTIAL	
ZONING REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	NO MINIMUM	19.93 M
MINIMUM LOT AREA	NO MINIMUM	622 M²
MAXIMUM BUILDING HEIGHT	24 M	EXIST. APPROX. 4 M
MINIMUM FRONT YARD SETBACK	3 M (EXCEPTION [1675])	EXISTING
PARKING REQUIREMENTS (AREA X)	RETAIL: 0 FOR 200 M² OF GFA, 1.25 PARKING SPACES/100 M² OF GFA	TBD
MINIMUM CORNER YARD SETBACK	N/A	N/A
MINIMUM REAR YARD SETBACK	WHERE ABUTTING TM ZONE - NO MINIMUM	0 M
MINIMUM INTERIOR SIDE YARD SETBACK	NO MINIMUM BETWEEN NON-RESIDENTIAL AND NON-RESIDENTIAL USE, MAX. 3 M FOR DRIVEWAY FOR LESS THAN 20 PARKING SPACES	TBD
SCHEDULE 1	AREA B INNER URBAN	
SCHEDULES	SCHEDULE 342, MATURE NEIGHBOURHOODS OVERLAY	

SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- PROPOSED DRIVEWAY
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXIST. TO BE DEMOLISHED
- PROPOSED WALKWAY
- PROPOSED SOFT LANDSCAPING
- RIVER ROCK

1000 1 2 3 4 5
0
METRIC SCALE

01 A-001 SITE PLAN
3/32"=1'-0"



PROPOSED ADDITION

376 Madison Avenue,
Ottawa, ON K2A 0B7

Client
RICK MORRIS
DOMICILE COMMERCIAL MANAGEMENT INC.
(613)-292-7425
rick@domicile.ca

Architect
SUSAN D. SMITH
941 MERIVALE ROAD,
OTTAWA, ON K1Z 6A1
T:(613) 722-5327 C:(613) 291-3777
s.smith@sdsarch.ca

#	REVISION	DATE
03		
02		
01	ISSUED FOR REVIEW	08/24/2022
00	ISSUED FOR REVIEW	07/27/2022

NOTE:
1. DO NOT SCALE DRAWINGS.
2. All dimensions are to be checked onsite. ALL errors and omissions and discrepancies or ambiguities on the drawings, specifications and any other contract documents, must be forwarded in writing to the Architect within two (2) days, upon discovery and prior to work on site or ordering materials.
3. All work must comply with Ontario Building Code.
4. All dimensions include thickness of gypsum board on stud walls.
5. Drawings to be read in conjuction with structural drawings.

Drawing Title
SITE PLAN

Reviewed By:

Project Start Date: JULY, 2022
Scale: AS INDICATED
Drawn By: ZK
Job No: XXX
Sheet No: A-001 OF ##

1 A1.2 GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

RJH
414 Churchill Ave. N, Ottawa
ON, K1Z 5C6 • 613-853-2822
www.rjhill.ca • rosaline@rjhill.ca
Rosaline J. Hill Architect Inc.

No.	Y / M / D	REVISION
2.	23 / 03 / 14	ISSUED FOR PERMIT
1.	23 / 01 / 31	ISSUED FOR COORDINATION

Consultants:

It is the responsibly of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.

ONTARIO ASSOCIATION OF ARCHITECTS
ROSALINE J. HILL
LICENCE
5809

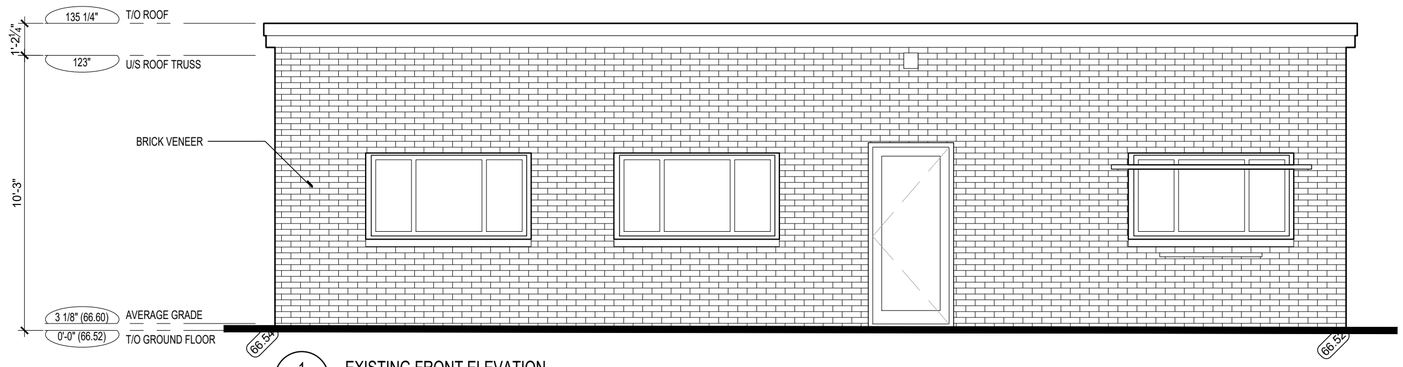
MERCANTILE ADDITION
376 MADISON AVE, OTTAWA, K2A 0B6

PROPOSED GROUND FLOOR PLAN

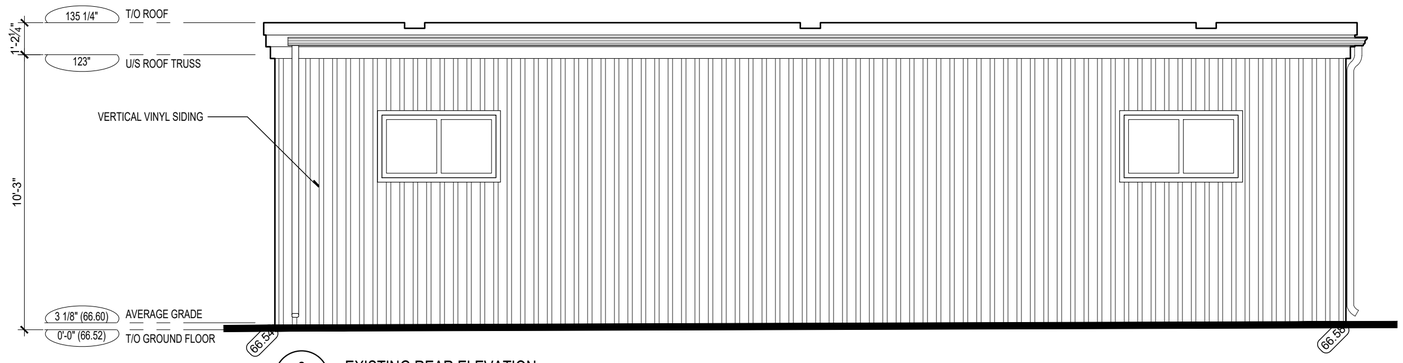
Drawn By	Date	
RV	MARCH 2023	A1.3
Project No.	Scale	
2301	1/4" = 1'-0"	

PLOTTED For: 14 Mar 2023

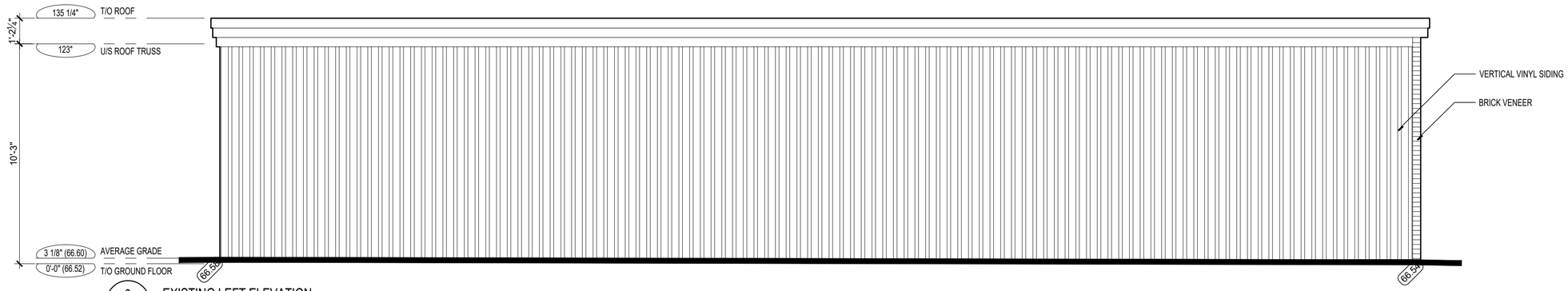
Drawing name: Z:\2301 Madison 376\2301 Dwings\2301 Arch\2301 (FIN) Grid.dwg



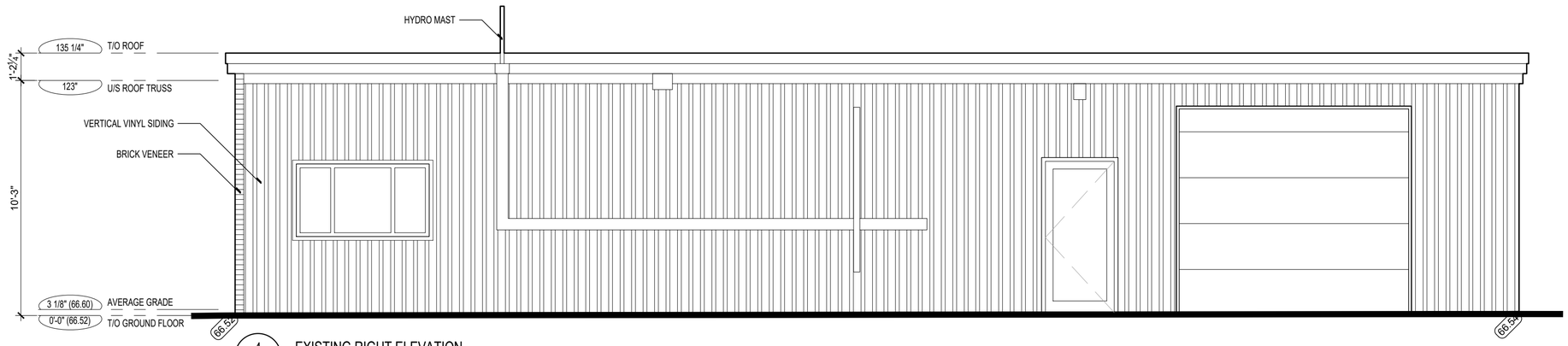
1 / A2.1 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 / A2.1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



3 / A2.1 EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"



4 / A2.1 EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"

414 Churchill Ave. N, Ottawa
ON, K1Z 5C6 • 613-853-2822
www.rjhill.ca • rosaline@rjhill.ca

Rosaline J. Hill Architect Inc.

No.	Y / M / D	REVISION
2.	23 / 03 / 14	ISSUED FOR PERMIT
1.	23 / 01 / 31	ISSUED FOR COORDINATION

Consultants:

It is the responsibly of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.

ONTARIO ASSOCIATION OF ARCHITECTS
ROSALINE J. HILL
LICENCE
5997

MERCANTILE ADDITION

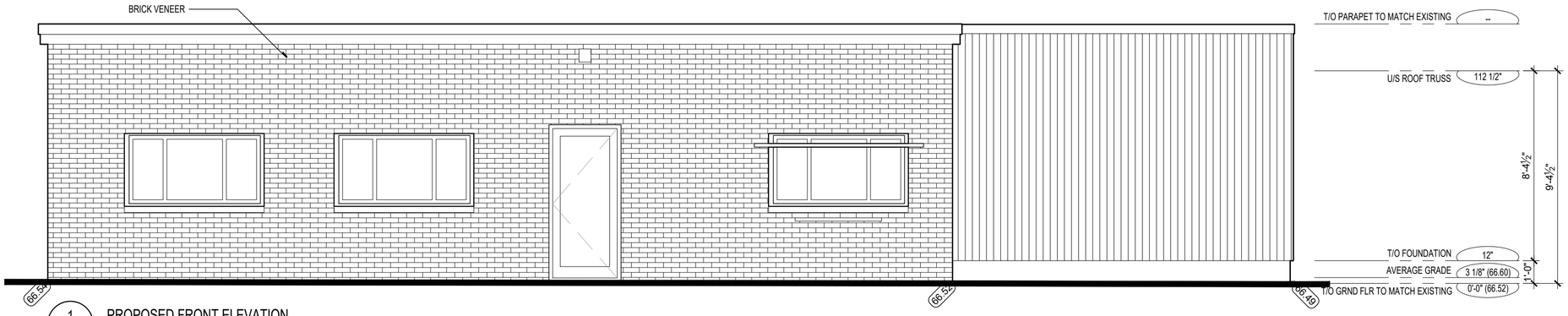
376 MADISON AVE, OTTAWA, K2A 0B6

EXISTING ELEVATIONS

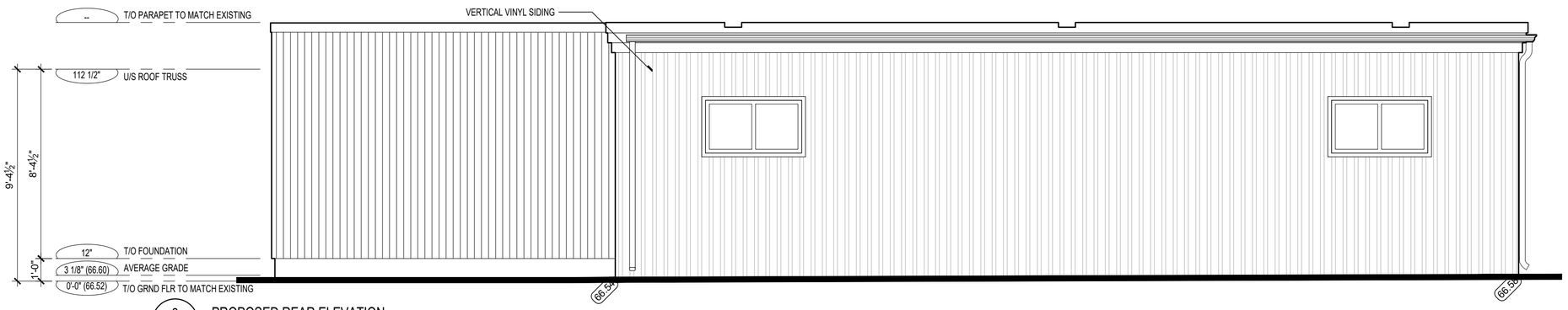
Drawn By:	Date:	
RV	MARCH 2023	A2.1
Project No: 2301	Scale: 1/4" = 1'-0"	

PLOTTED Tue, 14 Mar 2023

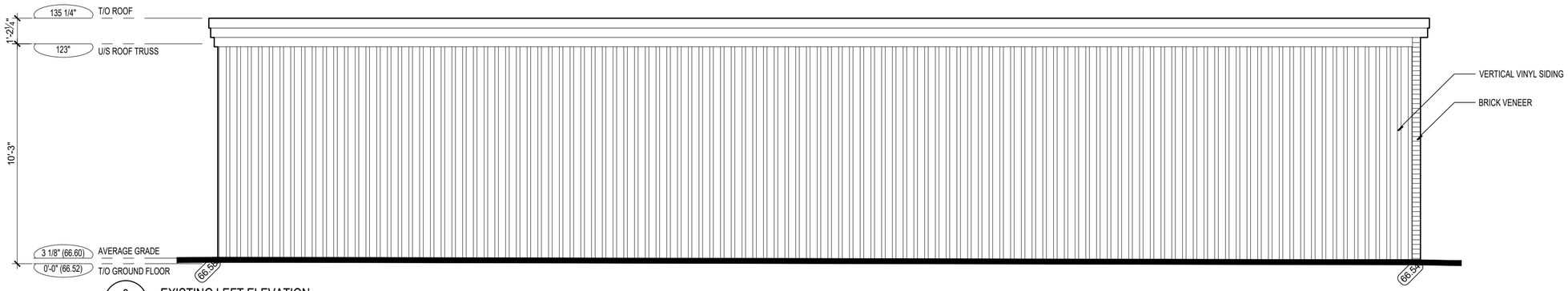
Drawing name: Z:\2301 Madison (376)\2301 Drawings\2301 AutoCAD\2301 EUI1 Elev\Sec\Dwl.dwg



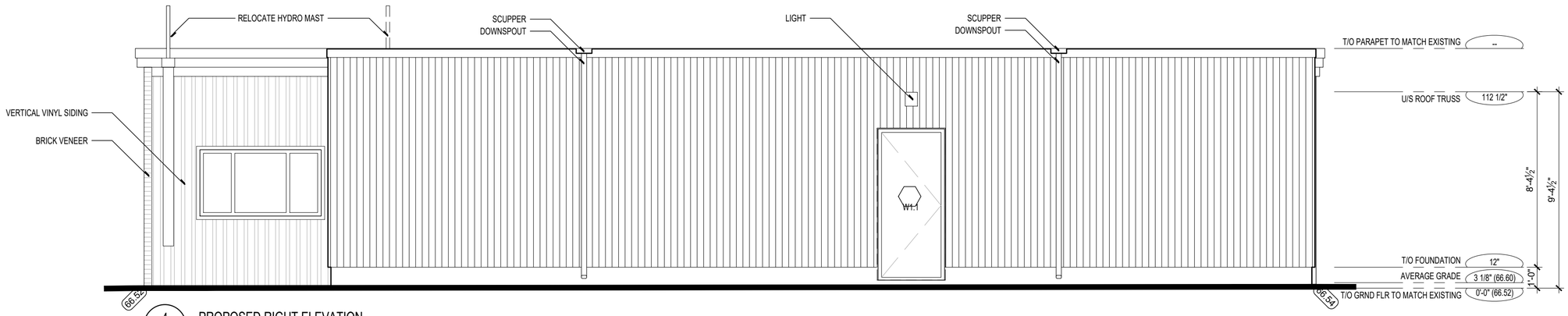
1 / A2.1 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 / A2.1 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



3 / A2.1 EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"



4 / A2.1 PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"

Rosaline J. Hill Architect Inc.
414 Churchill Ave. N, Ottawa
ON, K1Z 5C6 • 613-853-2822
www.rjhill.ca • rosaline@rjhill.ca

No.	Y / M / D	REVISION
2.	23 / 03 / 14	ISSUED FOR PERMIT
1.	23 / 01 / 31	ISSUED FOR COORDINATION

Consultants:

It is the responsibly of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.

ONTARIO ASSOCIATION OF ARCHITECTS
ROSALINE J. HILL
LICENCE
5897

MERCANTILE ADDITION

376 MADISON AVE, OTTAWA, K2A 0B6

PROPOSED ELEVATIONS

Drawn By:	Date:	
RV	MARCH 2023	A2.2
Project No: 2301	Scale: 1/4" = 1'-0"	

PLOTTED Tue, 14 Mar 2023

Drawing name: Z:\2301 Madison (376)\2301 Drawings\2301 AutoCAD\2301 EL01 ElevSecDet.dwg