

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

Committee of Adjustment
Received | Reçu le
2023-08-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

| SCHEDULE | | | | |
|----------|----------------|------------|-------------------|------------------------|
| PART | LOT | REG'D PLAN | PIN | AREA (m ²) |
| 1 | | | | 640 |
| 2 | | | | 1818 |
| 3 | PART OF LOT 15 | 353 | ALL OF 04678-0068 | 97 |
| 4 | | | | 176 |
| 5 | | | | 42 |

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE _____
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA - CARLETON (N° 4)

JOHN H. GUTRI, O.L.S.

**PLAN OF SURVEY OF
PART OF LOT 15
REGISTERED PLAN 353
CITY OF OTTAWA**
SCALE 1 : 250
0 5 10 20 25 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 ORIGINAL.
COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

| POINT ID | NORTHING | EASTING |
|----------|-------------|------------|
| 125 | 5024306.423 | 364754.749 |
| 121 | 5024337.810 | 364804.528 |
| 142 | 5024283.798 | 364838.286 |

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- NOTES**
- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF LOT 15, REGISTERED PLAN N° 353, AS SHOWN ON PLAN 5R-3710 (P-6062-28). HAVING A BEARING OF N 31° 28' 30" E.
 - BEARINGS SHOWN CAN BE CONVERTED TO GRID BY APPLYING A COUNTERCLOCKWISE ANGULAR ROTATION OF 00°31'50".
 - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999934.

- LEGEND**
- - SURVEY MONUMENT SET (SU) - SOURCE UNKNOWN
 - - SURVEY MONUMENT FOUND (WIT) - WITNESS
 - SIB - STANDARD IRON BAR PIN - PROPERTY IDENTIFIER NUMBER
 - SSIB - SHORT STANDARD IRON BAR UP - UTILITY POLE
 - IB - IRON BAR (- ANCHOR & GUY WIRE
 - CP - CONCRETE PIN (- OVERHEAD UTILITY WIRES
 - ∅ - ROUND (7) - POINT IDENTIFICATION NUMBER
 - (P) - REGISTERED PLAN 353 = - CURB
 - (S) - SET
 - (M) - MEASURED
 - (671) - F. H. GOOCH, O.L.S.
 - (725) - R. W. ARNETT, O.L.S.
 - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 1-353 NP)
 - (1287) - FARLEY, SMITH & MURRAY SURVEYING LTD., O.L.S.

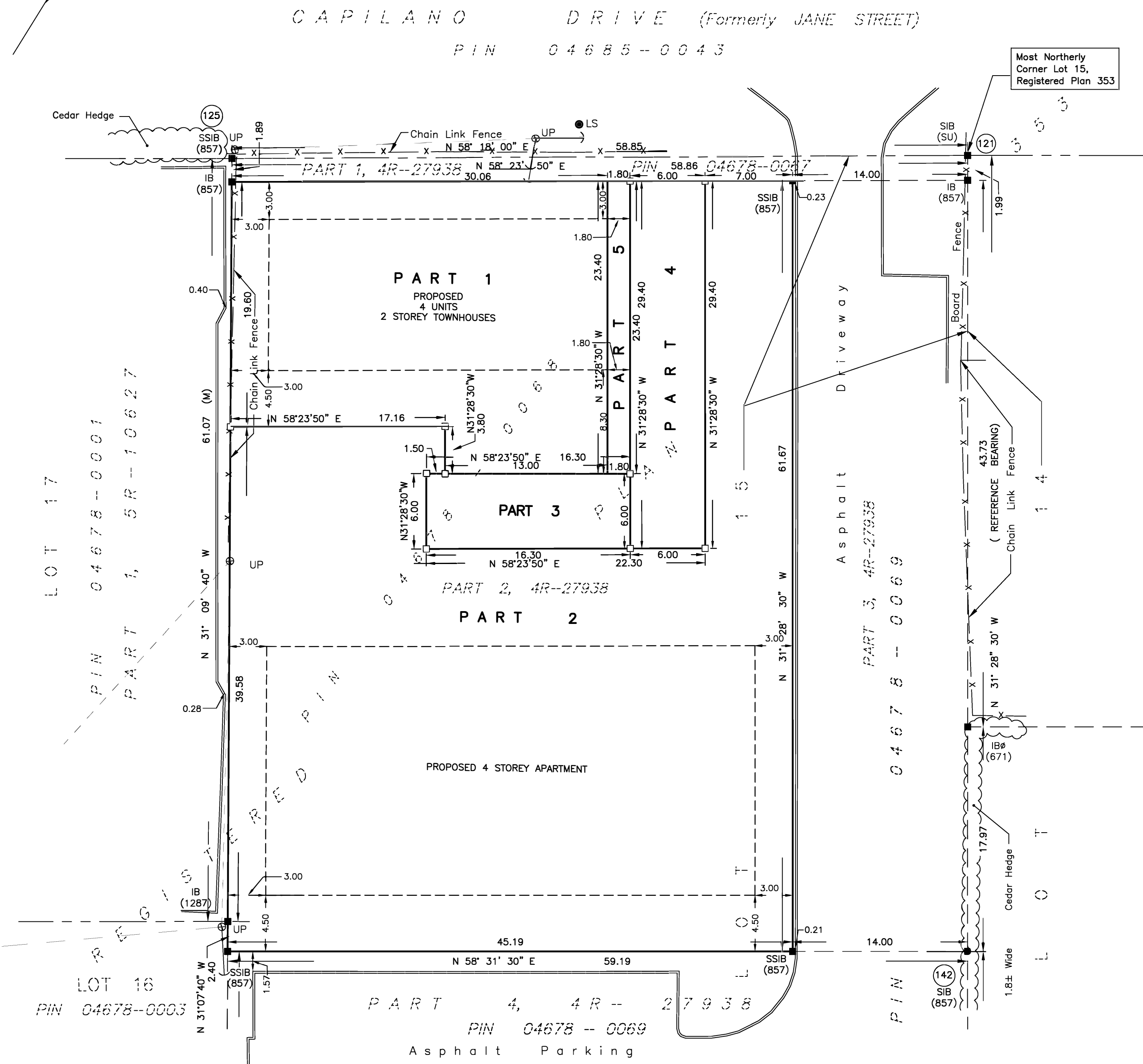
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON ----.

DATE _____ JOHN H. GUTRI
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER ----.

| | |
|--|---------------------------------|
| Fairhall Moffatt & Woodland LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2590 FAX: (613) 591-1495 www.fmw.on.ca | JOB No. AD22500 |
| | REFERENCE No. 1 (d) - 353 NP |

S:\JOBS\AD22500\DWGS\ad225-rplan (RR)



LOT 17
 PIN 04678-0001
 PART 1, 5R-10627

LOT 16
 PIN 04678-0003

PART 4, 4R-27938
 PIN 04678-0069
 Asphalt Parking

PART 3, 4R-27938
 PIN 04678-0069

CAPILANO DRIVE (Formerly JANE STREET)
 PIN 04685-0043

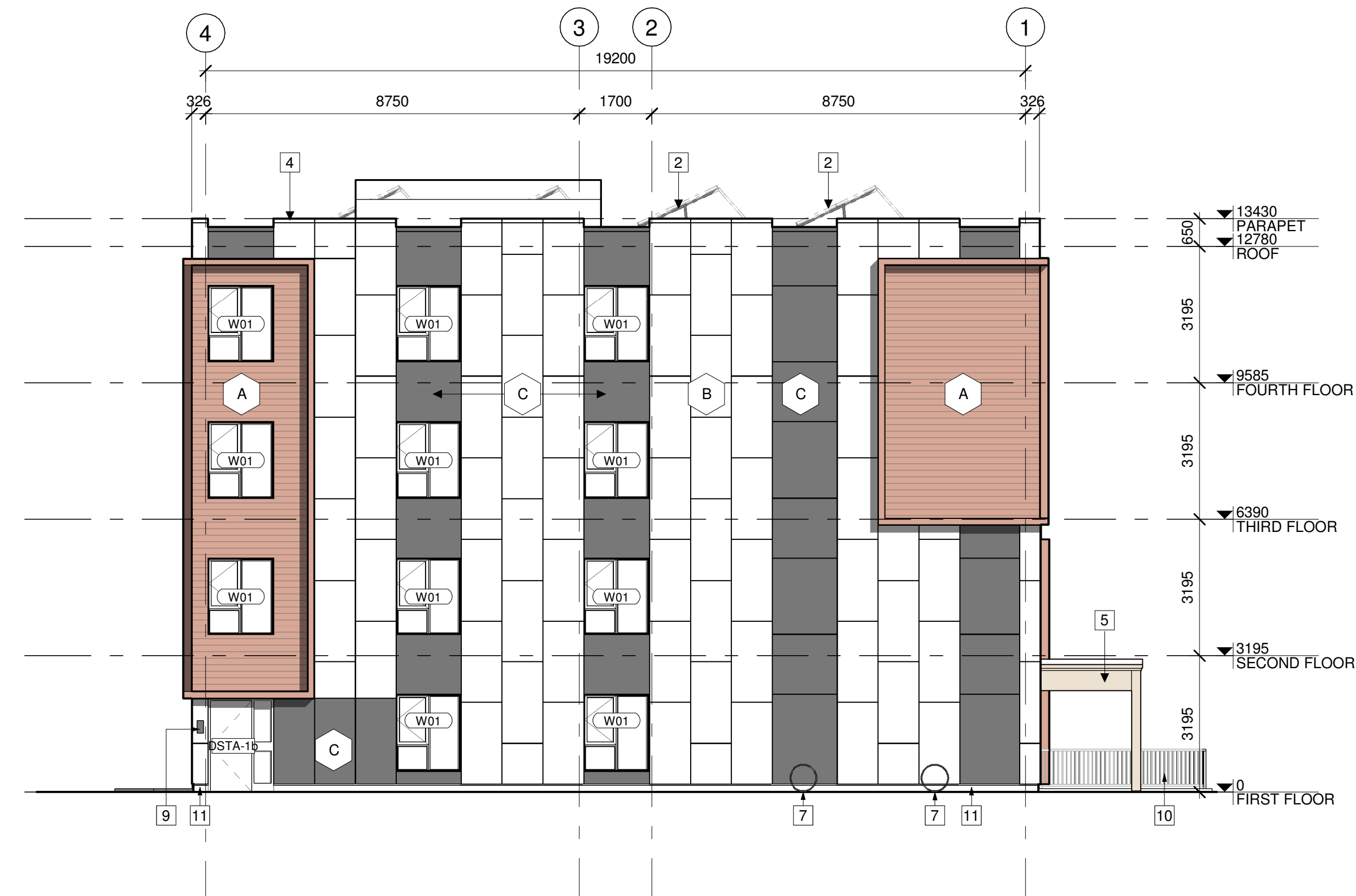
Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
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1 ELEVATION - NORTH
A301 1:100



3 ELEVATION - EAST
A301 1:100



2 NORTH/EAST PERSPECTIVE VIEW
A301

ELEVATION NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

ELEVATION KEYNOTES:

- 1 OVERFLOW SCUPPER FLASHING COLOUR TO MATCH PARAPET CAP FLASHING
- 2 FUTURE PHOTOVOLTAIC ARRAY
- 3 ROOF ACCESS HATCH
- 4 PRE FINISHED METAL PARAPET CAP FLASHING
- 5 CANOPY STRUCTURE
- 6 MECHANICAL VENTILATION WELL
- 7 BICYCLE PARKING RACK/RING
- 8 BUILDING SIGNAGE
- 9 WALL MOUNTED EXTERIOR LIGHT
- 10 1070mm HIGH STAINLESS STEEL GUARD ANCHORED TO CONCRETE BLOCK RETAINING WALL
- 11 CONCRETE FACED INSULATION PANEL
- 12 STANDING SEAM METAL ROOF

ELEVATION LEGEND:

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

| HATCH | SYMBOL | DESCRIPTION |
|-------|--------|---|
| | A | SIMULATED WOOD PLANK ALUMINIUM SIDING MANUFACTURER: TBD COLOUR: TBD |
| | B | METAL CASSETTE PANEL CLADDING MANUFACTURER: TBD COLOUR: TBD |
| | C | CONCRETE REINFORCED PANEL CLADDING MANUFACTURER: TBD COLOUR: TBD |



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Cleland Jardine Engineering Ltd
580 Terry Fox Drive, Suite 200
Ottawa, ON 613-591-1533
mail@clelandjardine.com



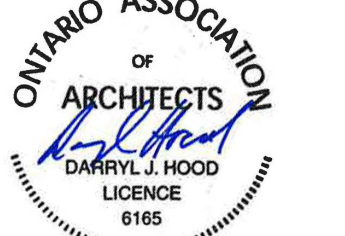
MECHANICAL & ELECTRICAL ENGINEER
Chorley + Bisset Consulting Engineers
250 City Centre Ave.,
Ottawa, ON 613-241-0030
email@chorley.com



CIVIL ENGINEER
McIntosh Perry
115 Walgreen Road
RR3 Carp, ON 613-836-2184
info@mcintoshperry.com



LANDSCAPE ARCHITECT
Fotenn
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Ottawa, ON 613-730-5709
info@fotenn.com



STAMP

2 2023.03.08 ISSUED FOR SITE PLAN CONTROL
1 2023.02.03 ISSUED FOR RHI 3 APPLICATION
REV DATE ISSUE

NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
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5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

OTTAWA SALUS

200 Scott Street
Ottawa Ontario
K1Z 6T2
Salusottawa.org

PROJECT

SALUS 56 CAPILANO

56 Capilano Drive, Ottawa, ON

TITLE

APARTMENT ELEVATIONS

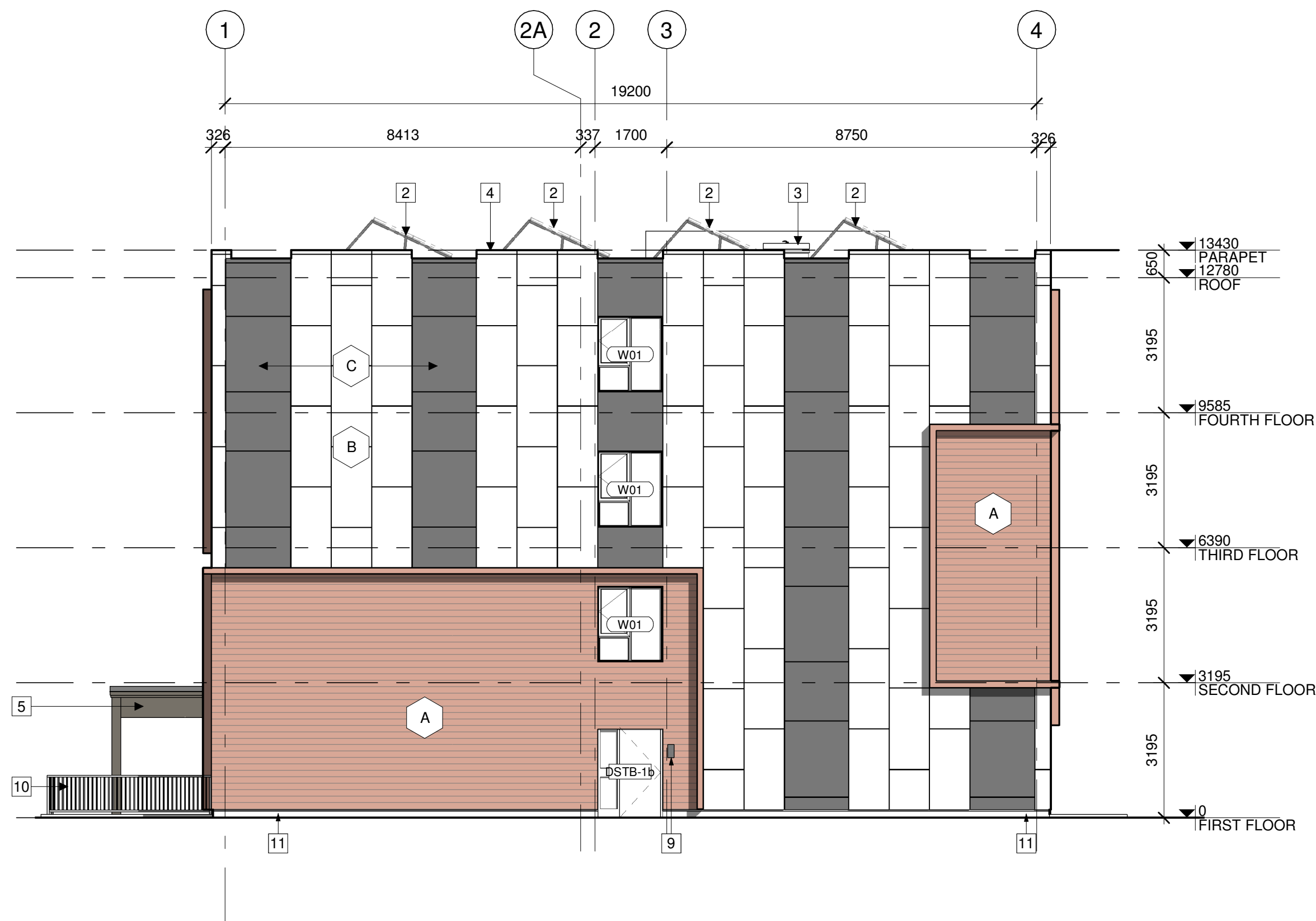
PROJECT NO: 2019-0291
DRAWN: AS, KV
APPROVED: DH
SCALE: 1:100

REV DRAWING NO.

2 A301



1 ELEVATION - SOUTH
A302 1:100



2 ELEVATION - WEST
A302 1:100



3 SOUTH/WEST PERSPECTIVE VIEW
A302

ELEVATION NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECTS REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

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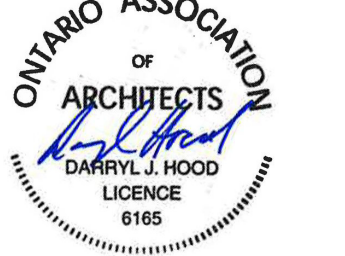
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CLIENT

OTTAWA SALUS

200 Scott Street
Ottawa Ontario
K1Z 6T2
Salusottawa.org

PROJECT

SALUS 56 CAPILANO

56 Capilano Drive, Ottawa, ON

TITLE

APARTMENT ELEVATIONS

PROJECT NO: 2019-0291
DRAWN: AS, KV
APPROVED: DH
SCALE: 1:100

REV DRAWING NO.

2 A302



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CLIENT

OTTAWA SALUS

200 Scott Street
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 K1Z 6T2
 Salusottawa.org

PROJECT

SALUS 56 CAPILANO

56 Capilano Drive, Ottawa, ON

TITLE

TOWNHOUSE ELEVATIONS

PROJECT NO: 2019-0291
 DRAWN: AS, KV
 APPROVED: DH
 SCALE: 1 : 100

REV DRAWING NO.

2 A310

ELEVATION NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECTS REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

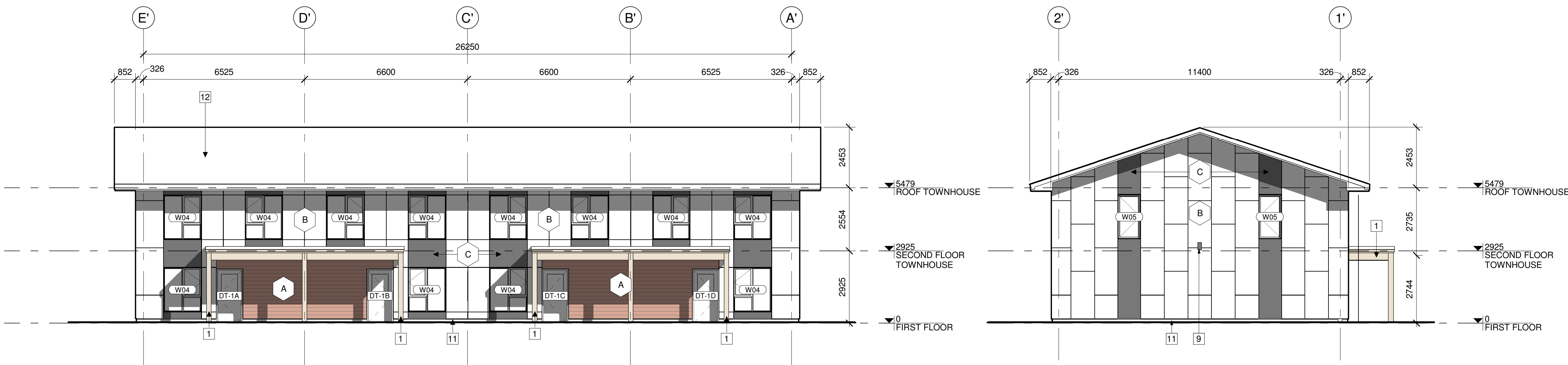
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ELEVATION LEGEND:

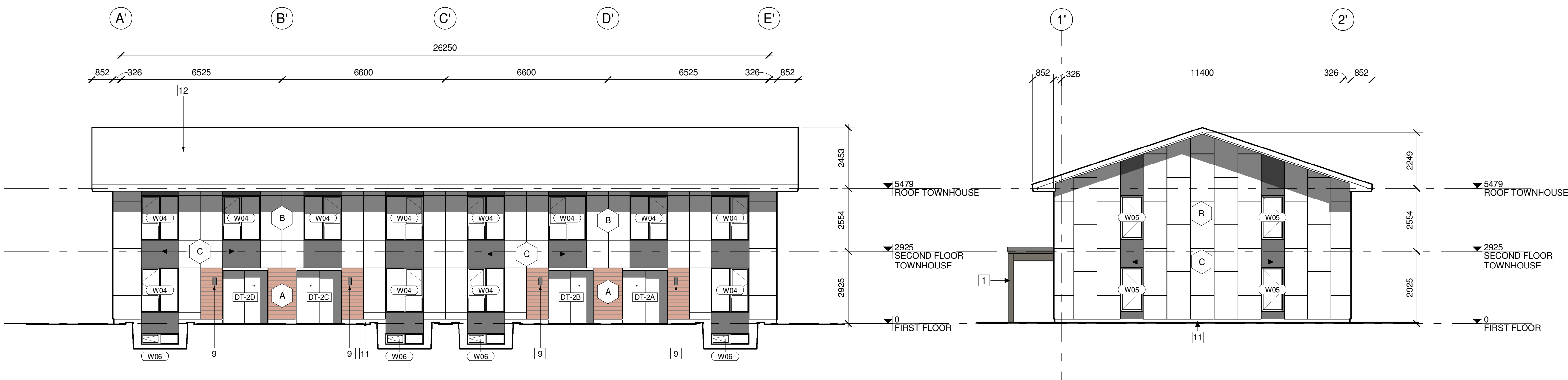
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1 TOWNHOUSES NORTH ELEVATION
 A310 1:100

2 TOWNHOUSES EAST ELEVATION
 A310 1:100



3 TOWNHOUSES SOUTH ELEVATION
 A310 1:100

4 TOWNHOUSES WEST ELEVATION
 A310 1:100

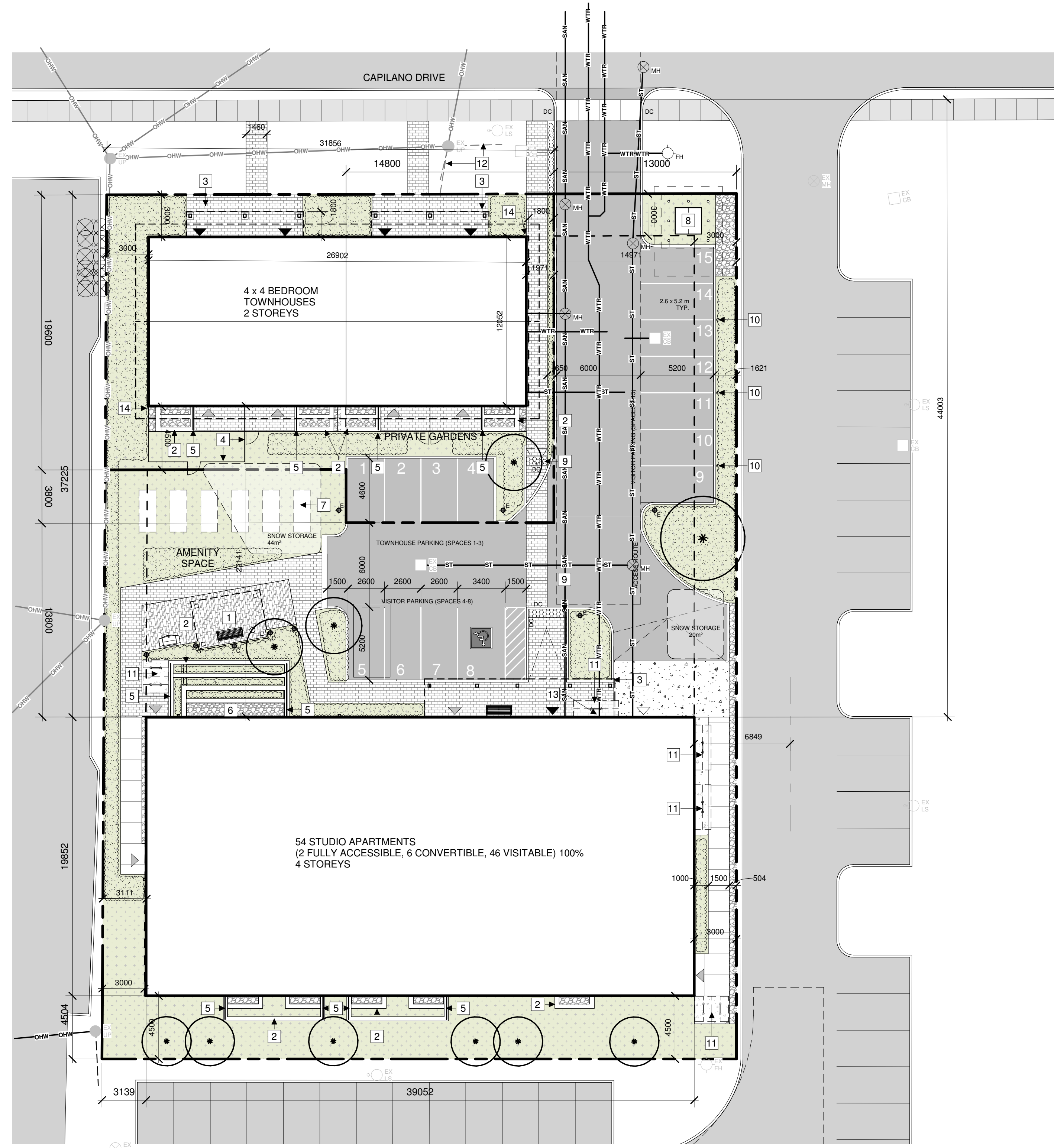


5 TOWNHOUSE NORTH/EAST PERSPECTIVE VIEW
 A310



6 TOWNHOUSE SOUTH/WEST PERSPECTIVE VIEW
 A310

Committee of Adjustment
Received | Reçu le
2023-08-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 OVERALL SITE NEW
A101 | 1:200

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- 1 SHADE STRUCTURE
- 2 TANDEM NEXT CONCRETE BLOCK RETAINING WALL
- 3 CANOPY STRUCTURE
- 4 CEDAR FENCE 1800mm HIGH. GATES AS SHOWN
- 5 1070mm HIGH STAINLESS STEEL GUARD RAIL ANCHORED TO CONCRETE BLOCK RETAINING WALL
- 6 WINDOW WELL
- 7 GARDEN PLOTS
- 8 HYDRO TRANSFORMER
- 9 600mm DEEP TACTILE INDICATION SURFACE CAST INTO CONCRETE WALKWAY
- 10 TYPE 2 ELECTRIC CAR CHARGING STATION WITH DUAL CHARGERS
- 11 1800x600mm BICYCLE PARKING SPACE c/w PARKING RACK/RING CENTERED BETWEEN EVERY TWO PARKING SPACES.
- 12 EXISTING GUY WIRE TO REMAIN
- 13 SIAMESE CONNECTION
- 14 DOWNSPOUT
- 15 GATE

SITE PLAN LEGEND:

- NEW BUILDING
- EXISTING ASPHALT PAVING
- NEW ASPHALT PAVING
- EXISTING GRASS
- NEW GRASS AND SOFT LANDSCAPING
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- CRUSHED STONE
- NEW CONCRETE PAD
- BUILDING MAIN ENTRANCE
- SECONDARY ENTRANCE / EMERGENCY EXIT
- SERVICE ENTRANCE
- PROPERTY LINE
- FENCE PER LANDSCAPE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- EXISTING OVERHEAD WIRE
- DROPPED CURB
- NEW CATCH BASIN PER CIVIL
- NEW MANHOLE PER CIVIL
- EXISTING CATCH BASIN - TO REMAIN
- EXISTING MANHOLE - TO REMAIN
- EXISTING LIGHT STANDARD - TO REMAIN
- EXISTING FIRE HYDRANT - TO REMAIN
- EXISTING UTILITY POLE - TO REMAIN
- NEW TREE



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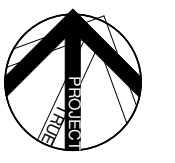


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STAMP

| REV | DATE | ISSUE |
|-----|------------|---------------------------------|
| 6 | 2023.08.10 | ISSUED FOR ZONING AMENDMENT |
| 5 | 2023.07.07 | ISSUED FOR SPC COMMENT RESPONSE |
| 3 | 2023.06.23 | ISSUED FOR 33% REVIEW |
| 2 | 2023.03.08 | ISSUED FOR SITE PLAN CONTROL |
| 1 | 2023.02.03 | ISSUED FOR RHP 3 APPLICATION |

REV DATE ISSUE



NOTES

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CLIENT

OTTAWA SALUS
200 Scott Street
Ottawa Ontario
K1Z 6T2
Salusottawa.org

PROJECT

SALUS 56 CAPILANO
56 Capilano Drive, Ottawa, ON

TITLE

SITE PLAN PHASE 2

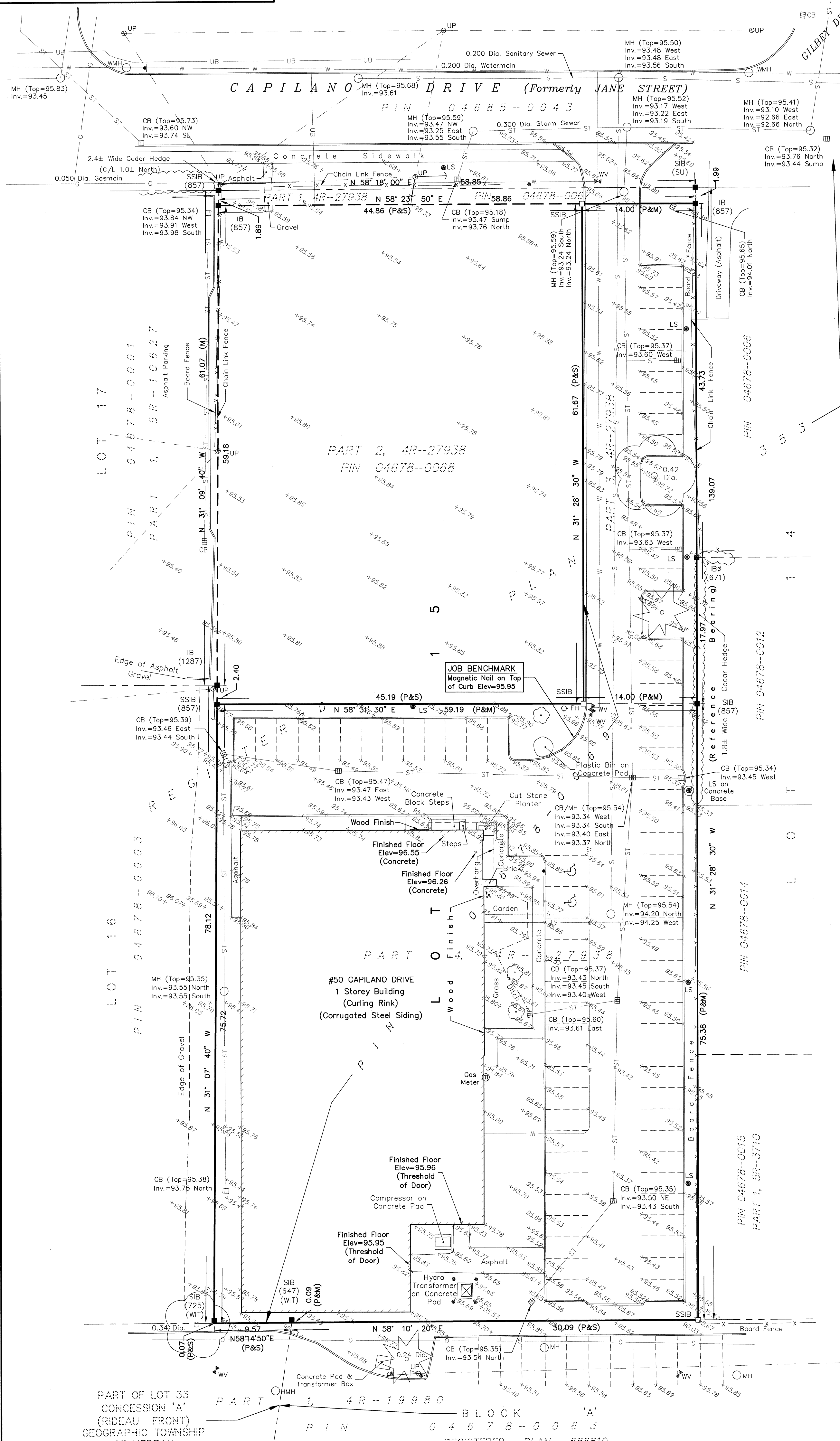
PROJECT NO: 2019-0291
DRAWN: AS, KV
APPROVED: DH
SCALE: 1 : 200

REV DRAWING NO.

6 **A101**
#18926

D07-12-23-0028

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



**TOPOGRAPHIC SURVEY OF
PART OF LOT 15
REGISTERED PLAN 353
CITY OF OTTAWA**

SCALE 1 : 300
0 5 10 20 30 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

ELEVATION NOTES

- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM.
- ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
- 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 AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
- UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:
 - CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
 - TOPOGRAPHIC PLAN OF SURVEY BY FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. DATED MAY 18, 2012 (REF. 1 (a) -353 NP).
 - SITE SERVICING PLAN BY D. B. GRAY ENGINEERING INC. (REV.7 DEC 17-14).
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTE

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PARTS 3 & 4 AS SHOWN ON PLAN 4R-27938, HAVING A BEARING OF N 31° 28' 30" W.

LEGEND

| | | | |
|--------|--|------|--------------------------|
| □ | - SURVEY MONUMENT SET | ☼ | - CONIFEROUS TREE |
| ■ | - SURVEY MONUMENT FOUND | ☾ | - DECIDUOUS TREE |
| SIB | - STANDARD IRON BAR | ⊕ | - HANDICAP |
| SSIB | - SHORT STANDARD IRON BAR | —W— | - WATERMAIN |
| IB | - IRON BAR | —U— | - OVERHEAD UTILITY WIRES |
| ⊕ | - ROUND | —UH— | - UNDERGROUND HYDRO |
| CP | - CONCRETE PIN | —UB— | - UNDERGROUND BELL |
| (P) | - PLAN 4R-27938 | —G— | - GASMAIN |
| (M) | - MEASURED | —ST— | - STORM SEWER |
| (S) | - SET | —S— | - SANITARY SEWER |
| (671) | - F. H. GOOCH, O.L.S. | —C— | - CURB |
| (725) | - R. W. ARNETT, O.L.S. | | |
| (857) | - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 1-353 NP) | | |
| (1287) | - FARLEY, SMITH & MURRAY SURVEYING LTD., O.L.S. | | |
| (MTO) | - MINISTRY OF TRANSPORTATION OF ONTARIO | | |
| (SU) | - SOURCE UNKNOWN | | |
| (WIT) | - WITNESS | | |
| DIA. | - DIAMETER | | |
| INV. | - INVERT | | |
| PIN | - PROPERTY IDENTIFIER NUMBER | | |
| NW | - NORTHWEST | | |
| NE | - NORTHEAST | | |
| CB | - CATCH BASIN | | |
| MH | - MANHOLE | | |
| WMH | - WATER MANHOLE | | |
| HMH | - HYDRO MANHOLE | | |
| LS | - LAMP STANDARD | | |
| UP | - UTILITY POLE | | |
| WV | - WATER VALVE | | |
| — | - GUY WIRE AND ANCHOR | | |
| • | - BOLLARD | | |
| ▲ | - SIGN | | |

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 21, 2016.

2016/07/21
DATE
JOHN H. GUTRI
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1985862

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29 (3).

**Fairhall
Moffatt &
Woodland**
L I M I T E D
ONTARIO LAND SURVEYORS
O T T A W A

Surveying and Land Information Services
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591-2580 FAX: (613) 591-1495
www.fmw.on.ca

| |
|---|
| JOB No. V 2 2 2 0 0 |
| E 364815, N 5024269 |
| REFERENCE No. 1 (c) - 353 NP |
| S:\JBS\22200\DWGS 2016-07-21 TP222V.DWG (nj) |