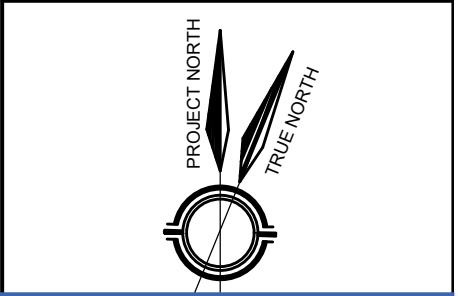


NEW APARTMENT BUILDING
138 FORWARD AVE.

OTTAWA, ONT.
 K1Y 1E7

CLIENT:

IN HARMONY DEVELOPMENTS
IN HARMONY



Committee of Adjustment
 Received | Reçu le

2023-09-18

City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SUSAN D. SMITH ARCHITECT
 941 MERIVALE RD
 Ottawa, Ontario
 613-722-5327
 S.SMITH@SDSARCH.CA

City of Ottawa Zoning By-law No. 2008-250
 and Revised By-law No. 2015-228

R4UD[480]		
LOW RISE APARTMENT 4 STOREY, 18 UNIT	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	15m	15.32m
MINIMUM LOT AREA	450m ²	458.274m ²
MAXIMUM BUILDING HEIGHT	14.5m	13.76m
MINIMUM FRONT YARD SETBACK	1.5m	1.5m
MINIMUM CORNER SIDE YARD SETBACK	3m	N/A
MINIMUM REAR YARD SETBACK	7.44m (25% of lot depth)	5.94m (REQUIRED M.V.)
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	1.5m
LANDSCAPE AREA	30%	58%
SOFT LANDSCAPE AT FRONT YARD	20% OF FRONT YARD	50% OF FRONT YARD
SOFT LANDSCAPE AT REAR YARD	50% OF REAR YARD	87% OF REAR YARD
FENESTRATION ON FRONT WALL	25%	30%
RECESSED FRONT WALL	20%	25%
Bicycle Parking (0.5/unit)	18 UNIT @0.5=9	18

LEGEND:

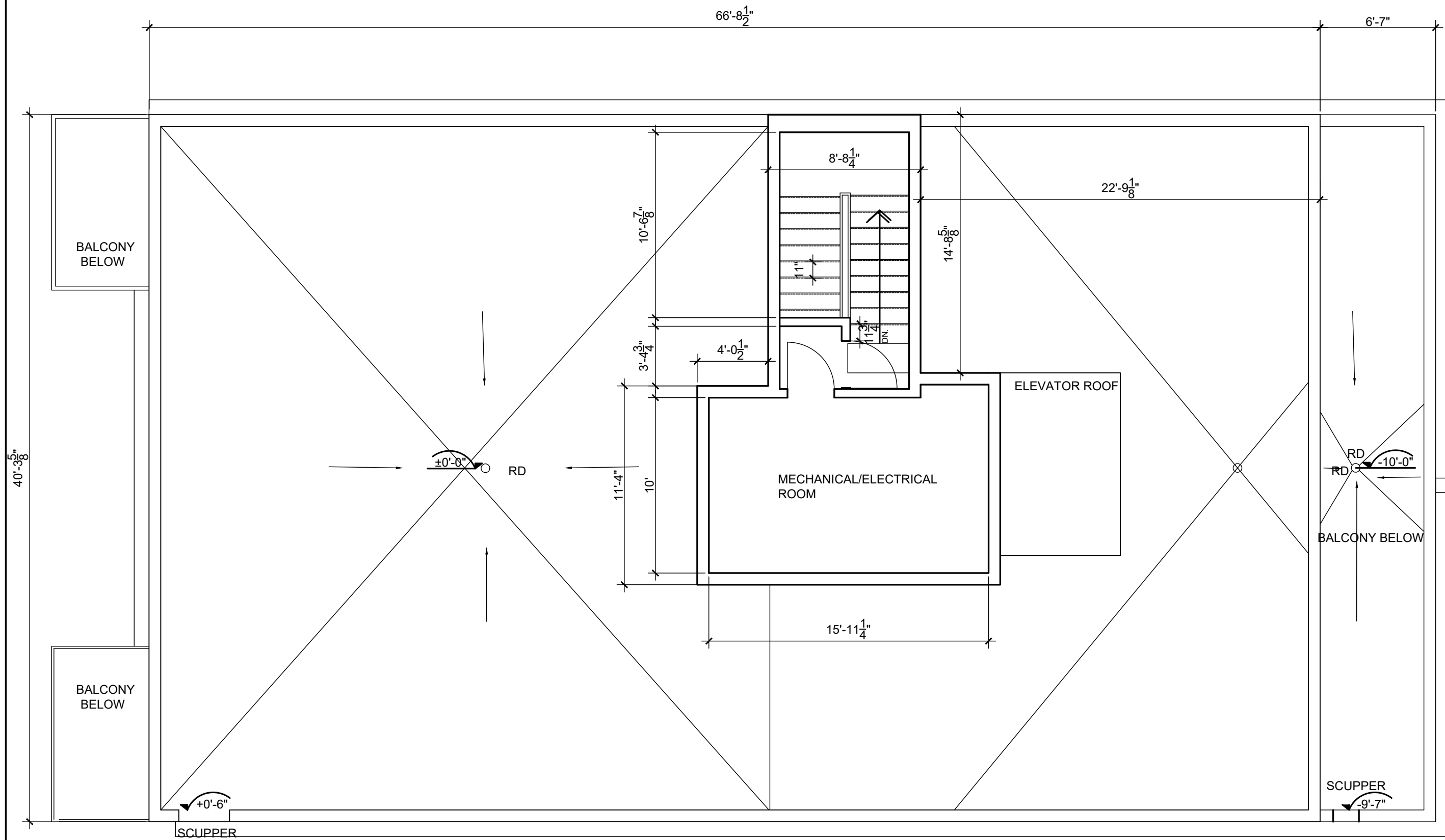
- ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- REMOVE EXISTING WALL
- NEW BUILDING
- LANDSCAPE AREA
- INTERLOCKING WALKWAY
- RIVER ROCK

3		
2		
1		
0	ISSUED FOR REVIEW	MAY 18/23
No.	REVISION	DATE

NOTES:
 1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
 2. All work to be in accordance with the Ontario Building Code, latest edition.

SITE PLAN

Scale	1:150	SP
Drawn	TD	
Checked	SDS	
Date	JAN/2021	
Job #	2108	



NEW APARTMENT BUILDING
138 FORWARD AVE.
OTTAWA, ONT.
K1Y 1E7

CLIENT:
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INHARMONY

SUSAN D. SMITH ARCHITECT
941 MERIVALE RD
Ottawa, Ontario
613-722-5327
S.SMITH@SDSARCH.CA

ROOF PLAN

No.	REVISION	DATE
3		
2		
1		
0	ISSUED FOR REVIEW	JUN. 26/23

1/8"=1'-0"
DRAWN BY: T.D.
JOB # 2017
DATE JUL/20

SK6



1 EAST ELEVATION
SCALE: 1/150



2 NORTH ELEVATION
SCALE: 1/150



3 WEST ELEVATION
SCALE: 1/150



4 SOUTH ELEVATION
SCALE: 1/150

CLIENT:
IN HARMONY DEVELOPMENTS
IN HARMONY

CIVIL ENGINEER AND
LANDSCAPE ARCHITECT
STANTEC
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4
Phone: (613) 724-4337
Cell: (613) 297-0571
Fax: (613) 722-2799

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK Ltd.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850
Fax: (613) 727-1079

SUSAN D. SMITH ARCHITECT
941 MERIVALE RD
Ottawa, Ontario
613-722-5327
S.SMITH@SDSARCH.CA

3		
2		
1	REISSUED FOR SPC	MAR. 02/22
0	ISSUED FOR SPC	DEC. 16/21
No.	REVISION	DATE

NOTES:
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
2. All work to be in accordance with the Ontario Building Code, latest edition.

NEW APARTMENT BUILDING
138 FORWARD AVE.
OTTAWA, ONT.
K1Y 1E7

ELEVATIONS

Scale	AS NOTES
Drawn	TD
Checked	SDS
Date	MAR/2020
Job #	2017

SP

#18652

D07-12-21-0237

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 4
EAST PARKDALE AVENUE LOTS
AND
LOTS 3 AND 4
WEST FORWARD AVENUE LOTS
REGISTERED PLAN 35
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.
 Scale 1 : 250

Committee of Adjustment
 Received | Reçu le
2023-09-18
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



Metric
 DISTANCES 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 and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 20th day of March, 2020.

Date _____ T. Hartwick
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH
 SURVEY REPORT DATED: March 20th, 2020

Notes & Legend

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
IBØ	Round Iron Bar
CP	Concrete Pin
(OU)	Origin Known
(Acc.)	Accepted
(WT)	Witness
Meos.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 35
(P2)	Plan 4R-26272
(P3)	Plan 4R-10393
(P4)	Plan 4R-12058
(P5)	(1692) Plan dated May 24, 2018
(P6)	(1283) Plan dated August 8, 1990
(P7)	(857) Plan dated July 10, 1986
(P8)	Plan 4R-23649
(P9)	(725) Plan dated June 15, 1984
(P10)	Plan 4R-3382
(P11)	(1236) Plan dated August 26, 1993
(P12)	(990) June 26, 1992
•	Deciduous Tree
•	Shrub
⊙ FH	Fire Hydrant
⊙ WV	Water Valve
⊙ MH	Maintenance Hole (Unidentified)
— owh	Overhead Wires
□ CB	Catch Basin
□ CBI	Catch Basin Inlet
T/G	Top of Grate
T/S	Top of Spindle
⊙ GM	Gas Meter
⊙ B	Bollard
BF	Board Fence
SWC	Concrete Sidewalk
RWC	Concrete Retaining Wall
□ AC	Air Conditioner
⊙ UP	Utility Pole
SL	Street Light
DS	Door Sill
BDP	Building Peak
TF	Top of Foundation
FF	Finish Floor
∅	Diameter
+65.00	Location of Elevations
-65.00	Top of Concrete Curb Elevation

Bearings are grid, derived from Specified Control Points 2011-0105 and 2011-134 having a resultant bearing of N23°27'50"W and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 0°00'50" Counter Clockwise was applied to bearings on Plans P3 and P10.

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to
 M.Y. Commercial ("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.

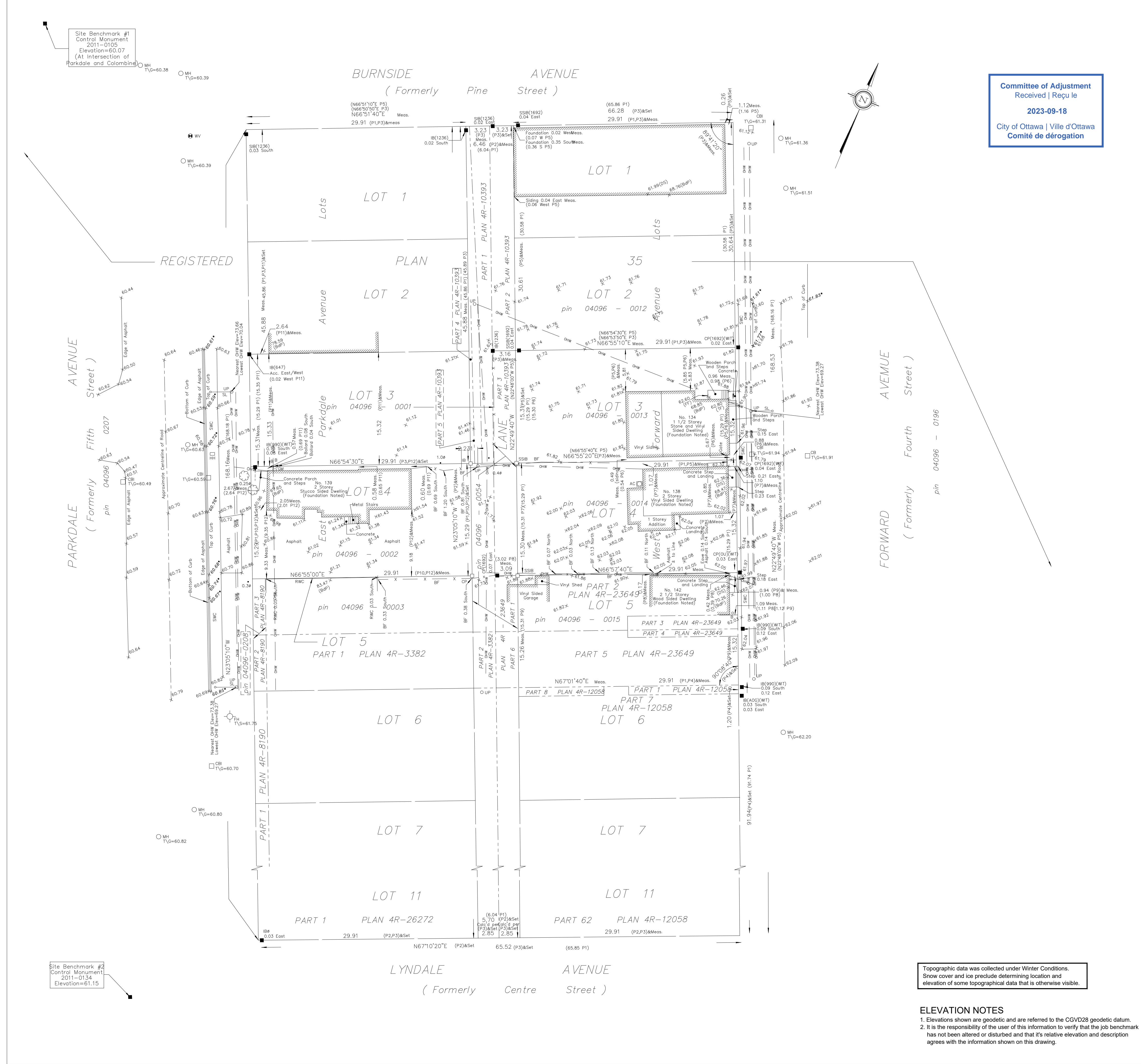
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
2121784

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

Topographic data was collected under Winter Conditions.
 Snow cover and ice preclude determining location and
 elevation of some topographical data that is otherwise visible.

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.

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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: Nepean@annis.com



Site Benchmark #1
 Control Monument
 2011-0105
 Elevation=60.07
 (At Intersection of
 Parkdale and Colomby)

Site Benchmark #2
 Control Monument
 2011-0134
 Elevation=61.15