

DESIGNED BY: A Cesario

250 FERLAND SITE PLAN

PART LOTS: LT 269
REGISTERED PLAN: 4M-25 PIN: 04230-0320

ZONING ANALYSIS

EXISTING: SINGLE FAMILY DWELLING	PROPOSED: LOW-RISE APARTMENT 8 UNIT
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R4UA ZONING REQUIREMENTS

ZONING MECHANISM	REQUIRED (M)	PROPOSED (M)	COMPLIANCE (YES/NO)
LOT WIDTH:	12	12.2	YES
LOT AREA:	360 m ²	355.54 m ²	NO (RELIEF REQUIRED)
HEIGHT LIMIT:	11	11	YES
SETBACKS			
FRONT YARD:	4.5	4.5	YES
REAR YARD:	8.75 (30%)	6.86 (23.556%)	NO (RELIEF REQUIRED)
SIDE YARD:	1.5	1.5	YES
SOFT LANDSCAPING:			
(FRONT YARD):	40%	57%	YES
(REAR YARD):	35 m ²	65.8 m ²	YES
WALKWAYS:			
PRIMARY:	1.8 m MAX	1.8	YES
WASTE COLLECTION:	2.2 MAX	1.8	YES

DEVELOPMENT REQUIREMENTS

TOTAL NUMBER OF UNITS:	8 UNITS (2) 1 BED UNITS: 25% (6) 1 BED + DEN UNITS: 75% (*1 BARRIER FREE UNIT)
DWELLING UNIT SIZES:	UNIT TYPE A: 1 BED 00 m ² (000 ft ²) UNIT TYPE B: 1 BED + DEN 00 m ² (000 ft ²)

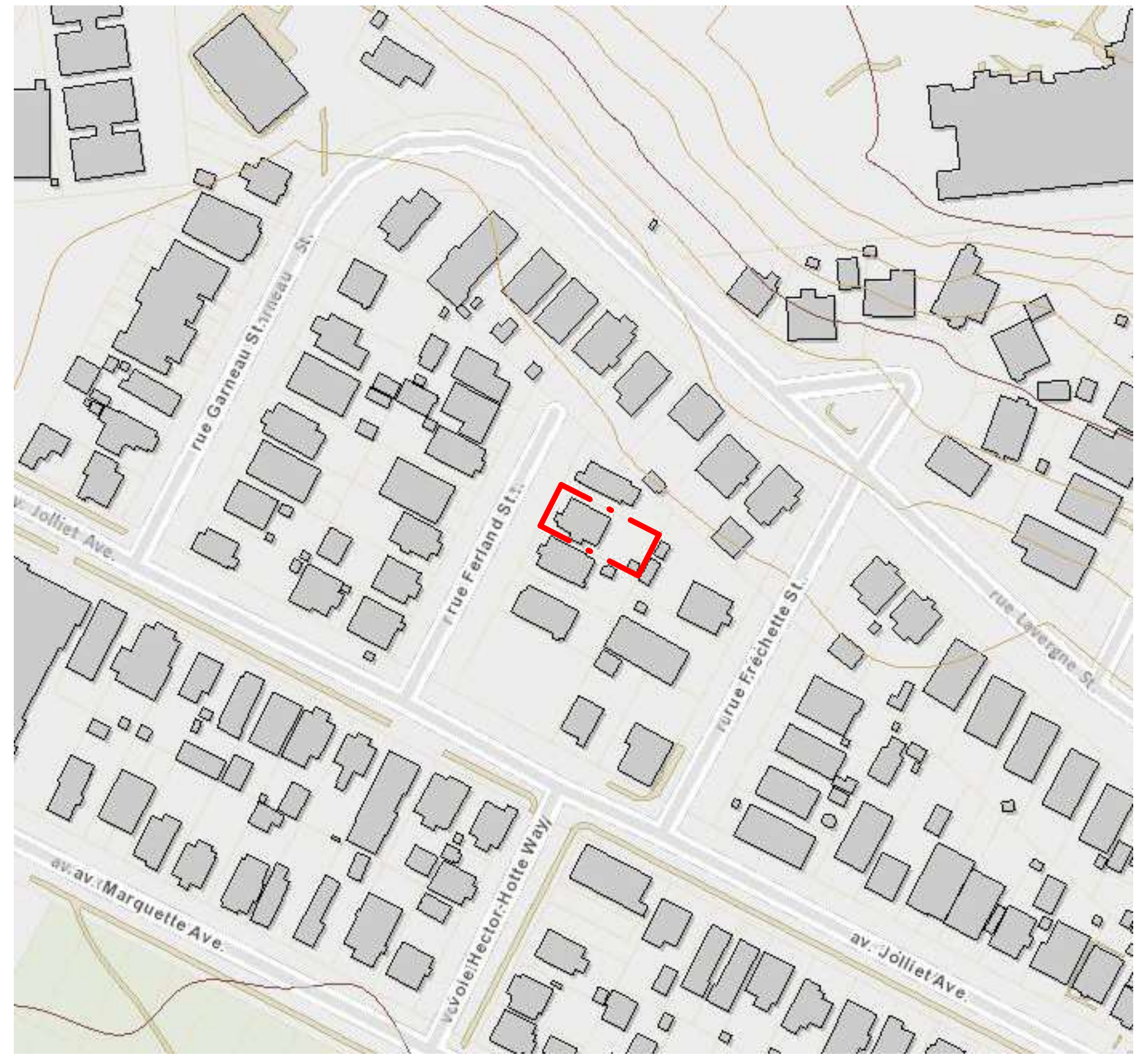
BUILDING GROSS FLOOR AREA:	423 m ² (4,558 ft ²)
*TOTAL AREA OF ALL FLOORS ABOVE GRADE, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS.	
BUILDING AREA:	163.7 m ² (1,762 ft ²)
*GREATEST HORIZONTAL AREA OF THE BUILDING, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS.	
BUILDING HEIGHT:	3 STOREYS (11 m)
BICYCLE PARKING:	4 BIKE RACKS MIN. *0.50 per dwelling unit
WASTE COLLECTION:	
GARBAGE *0.231 YD ³ per dwelling unit	1.85 YD ³ (QTY: 4) 360L CARTS)
RECYCLING *QTY: 1 BLUE + 1 BLACK CART	2 BLUE + 2 BLACK CARTS
*1 - 360L per (6 dwelling units)	
ORGANICS *QTY: 1 Communal	1 GREEN CART
240L Green container per (50 units)	

AVERAGE GRADE CALCULATION

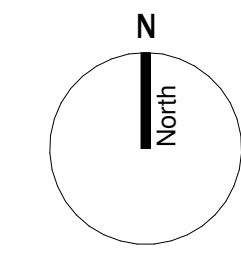
POINT A - 56.75 m	AVERAGE GRADE: 56.87 m
POINT B - 56.89 m	
POINT C - 56.84 m	
POINT D - 57.00 m	

*THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GRADING PLAN AND LEGAL SURVEY

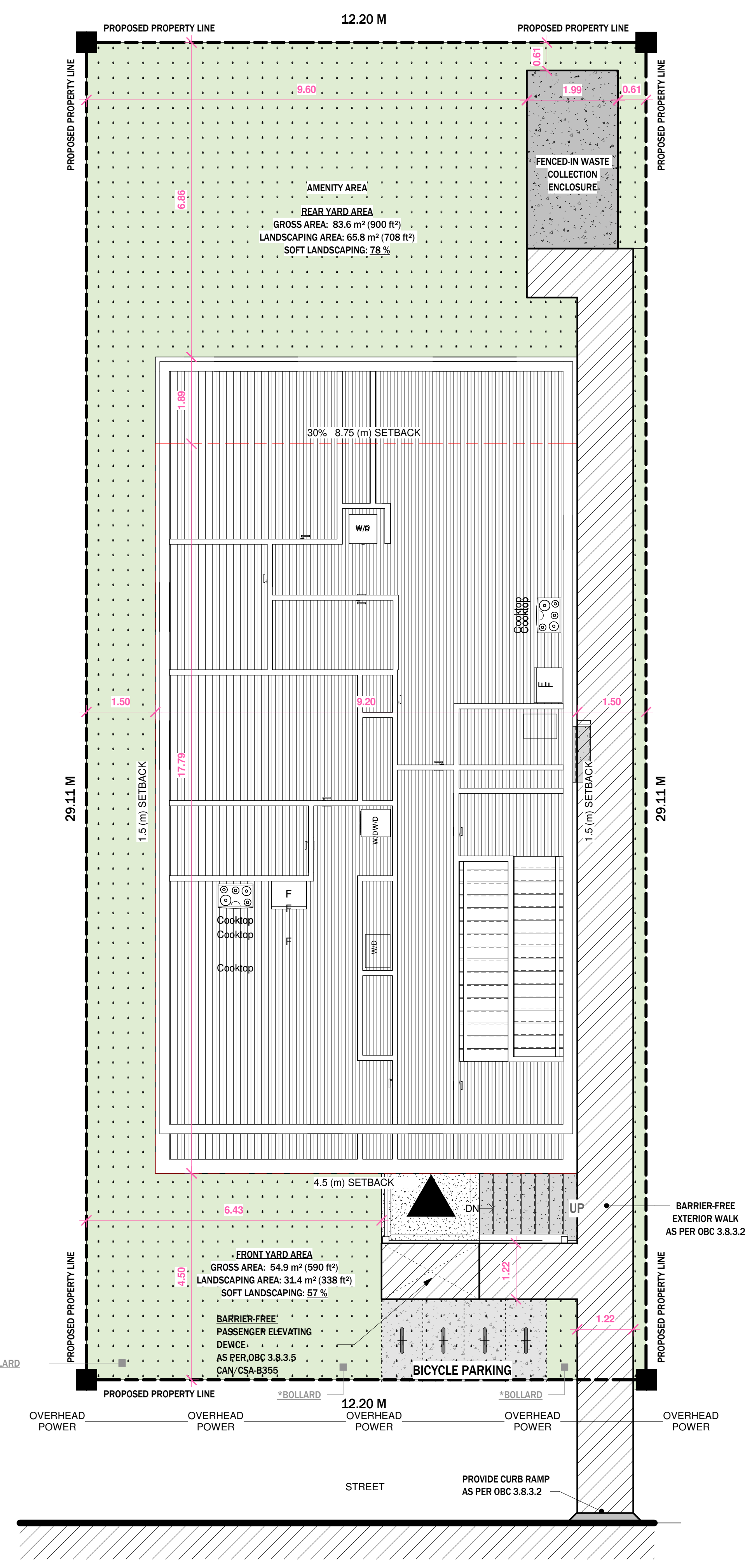
KEY PLAN



01 SITE LOCATION EXTERIOR WALLS

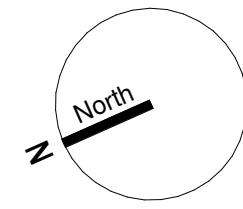


Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-10-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

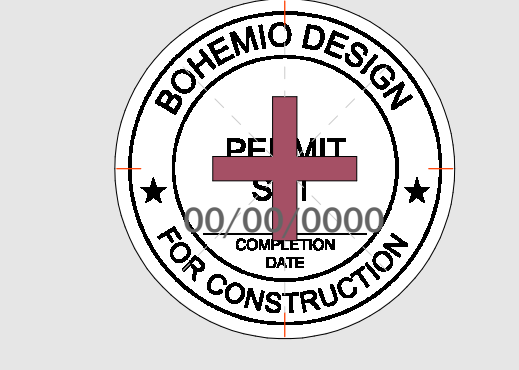


FERLAND ST

1 Site Plan
1 : 64



Project No. INDIV. BCIN: 36783 Project Number FRM BCIN: 42007



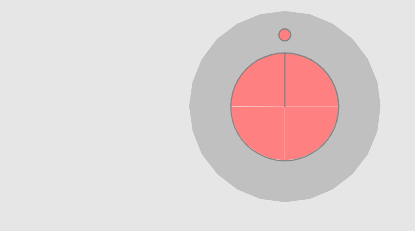
Revisions

1	DRAFT SET - JULY 12, 2023
2	REV 1 - AUG 29, 2023
3	REV 2 - SEPT 19, 2023

Notes

- These drawings is to be read in conjunction with all other project drawings and specifications.
- The contractor shall check and verify all dimensions and report any errors and/or omissions to the designer.
- All work and materials to be in compliance with all codes, regulations and by-laws.
- Do not scale drawings
- This drawing is the exclusive property of Bohemio Design Inc. Copyright Reserved

Project North



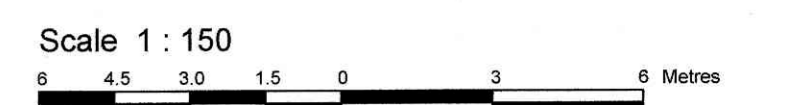
Scale 1 : 64

SITE PLAN

A0.3

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 269
REGISTERED PLAN 4M-25
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



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, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the 19th day of May, 2023.

May 23, 2023
 Date *V. Andrey Shelp*
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: MAY 25, 2023

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Ivori Customs ("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.

Bearings are grid, derived from the easterly limit of Ferland Street shown to be N28°50'40"E on Plan 4R-34367 and are referred to MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, bearings shown on Plan P4, P6 are astronomic bearings.

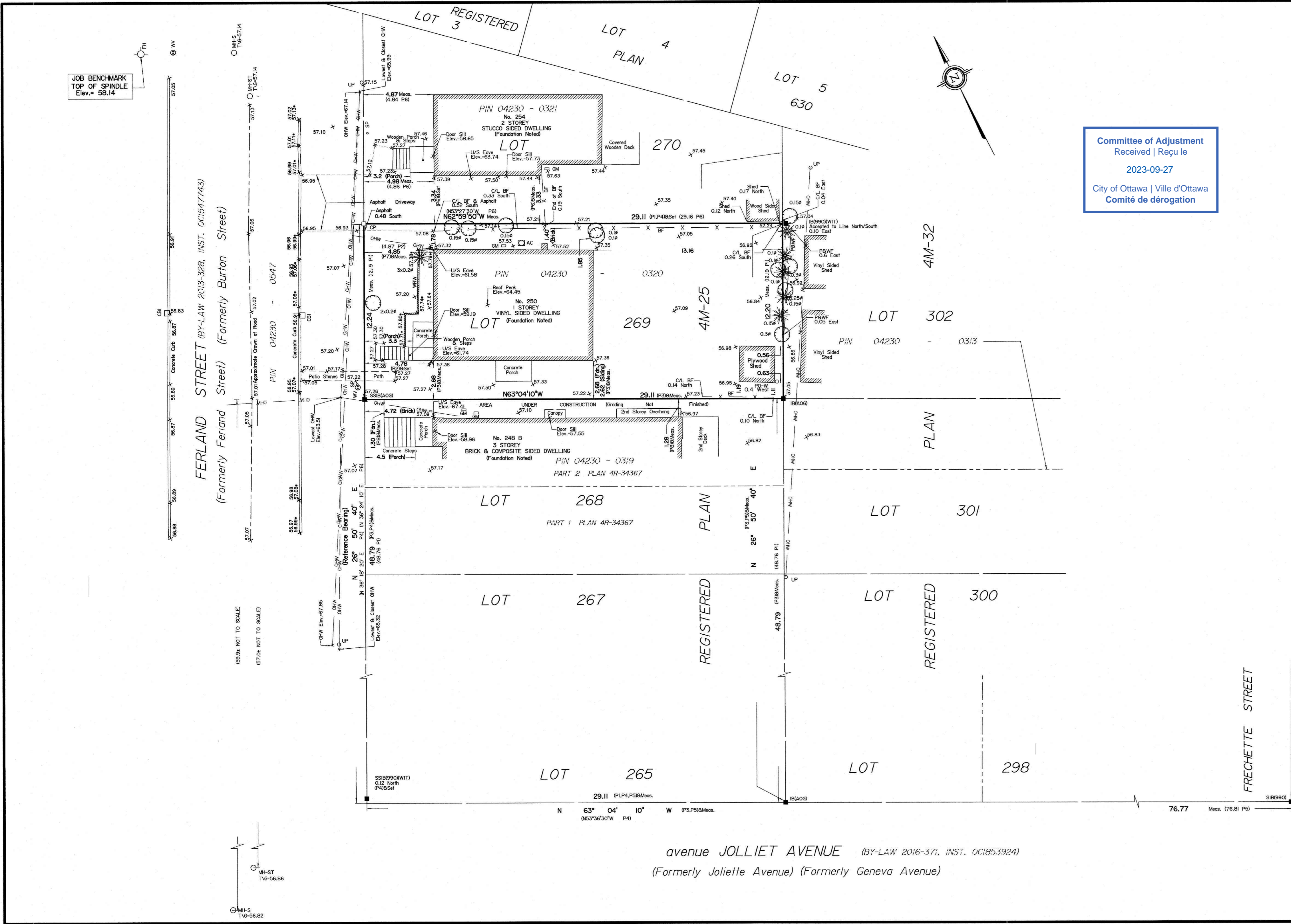
ELEVATION NOTES
 1. Elevations shown are geodetic, CGVD28 geodetic datum and are referred to the Vertical Control Monument No. 3465 having an elevation of 62.83 metres
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

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. Only visible surface utilities were located.
 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

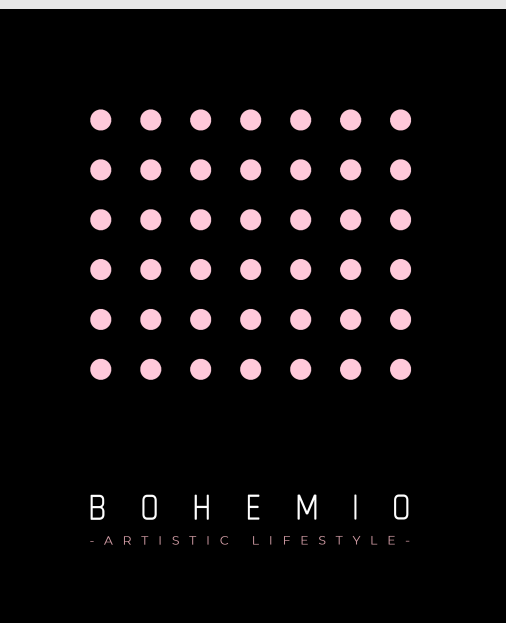
Denotes	
—□—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
CP	Concrete Pin
(WIT)	Witness
Meos.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	Registered Plan 4M-25
(P2)	(900) Plan July 9, 1979
(P3)	Plan 4R-34367
(P4)	(1287) Plan August 29, 2005 (Ref. 370-05)
(P5)	(AOG) Plan April 26, 2019 (Ref. 17725-19)
(P6)	(990) Plan August 1, 1991
(P7)	(990) Plan April 9, 1985
(P8)	(AOG) Plan August 23, 2022 (Ref. 21089-21)
○ FH	Fire Hydrant
○ WV	Water Valve
○ SP	Water Stand Post
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
— OHW —	Overhead Wires
○ UP	Utility Pole
○ AN	Anchor
○ PO-W	Wooden Pole
□ CB	Catch Basin
□ CBI	Catch Basin Inlet
□ GM	Gas Meter
□ BF	Board Fence
□ P&WF	Post & Wire Fence
□ WRW	Wooden Retaining Wall
□ Fdn.	Foundation
□ U/S	Underside
□ AC	Air Conditioner
○ + 65.00	Location of Elevations
○ + 65.00	Top of Curb, Wall Elevations
— C/L —	Centreline
— P/L —	Property Line
— T/G —	Top of Grate
○	Deciduous Tree
★	Coniferous Tree

Committee of Adjustment
 Received | Reçu le
 2023-09-27
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
V-53740
 THIS PLAN IS NOT VALID UNLESS
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 in accordance with
 Regulation 1026, Section 29 (3).

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 Email: Nepean@asvlltd.com
 Ontario
 Land Surveyors
 Job No. 23863-23 Ferland St Lt 269 4M-25 T F



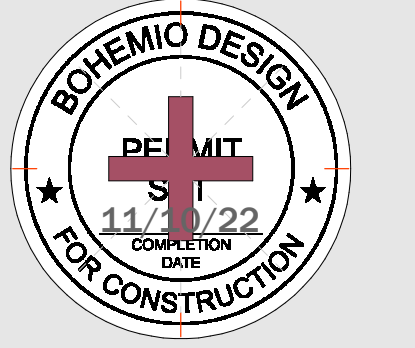
DESIGNED BY: A Cesare

FERLAND

250

250 FERLAND

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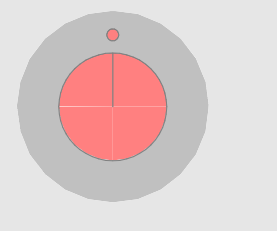
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3	...

DRAFT SET

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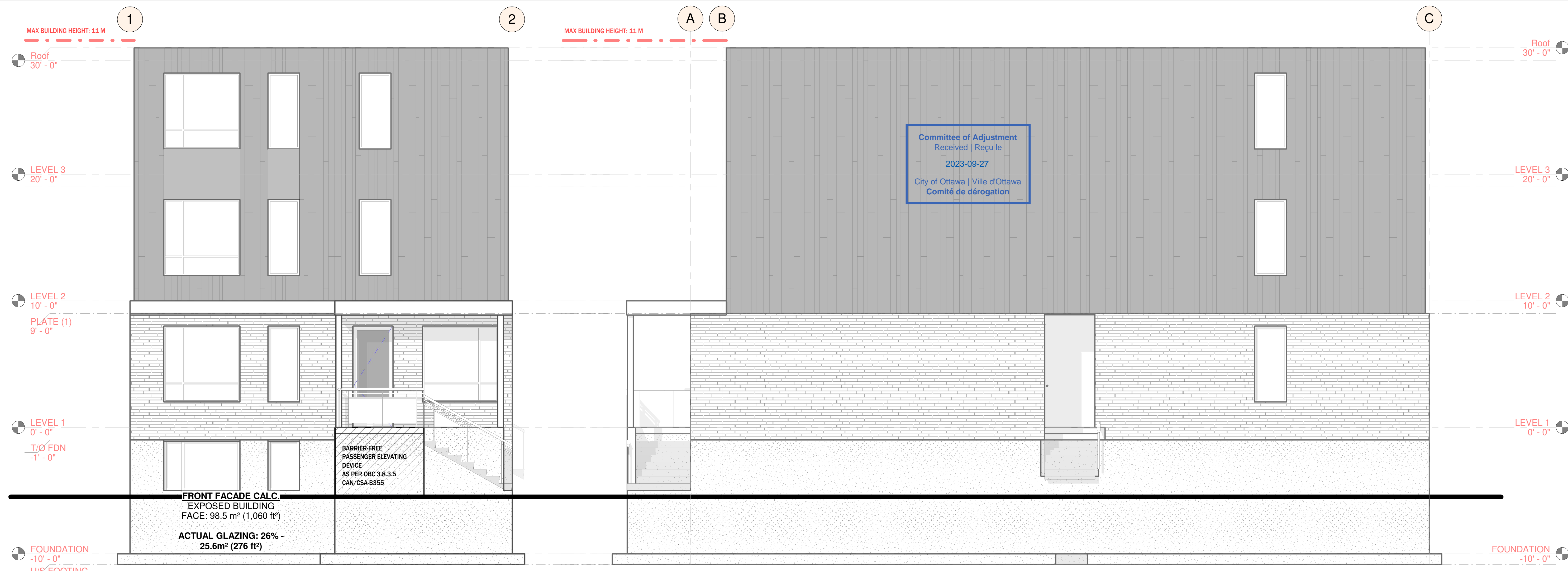
Project North



Scale 1/4" = 1'-0"

ELEVATIONS

A2.1



1 FRONT ELEVATION (WEST)

1/4" = 1'-0"

2 SOUTH ELEVATION

1/4" = 1'-0"

3 REAR ELEVATION (EAST)

1/4" = 1'-0"

4 NORTH ELEVATION

1/4" = 1'-0"