

Committee of Adjustment
Received | Reçu le
2023-11-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
7.0	1	PART OF 7 NORTH CLARENCE STREET (FORMERLY PARRY STREET)	43586	04213-0036
26.5	2	PART OF 7 AND B NORTH CLARENCE STREET (FORMERLY PARRY STREET)	43586	04213-0037
67.6	3	PART OF 7 AND B NORTH CLARENCE STREET (FORMERLY PARRY STREET)	43586	04213-0038
54.0	4	PART OF B NORTH CLARENCE STREET (FORMERLY PARRY STREET)		04213-0012

PLAN OF SURVEY OF LOT 7 AND PART OF LOT B North Clarence Street (Formerly Parry Street) REGISTERED PLAN 43586 CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150
6 4.5 3.0 1.5 0 3 6 Metres
The intended plot size of this plan is 762 mm in width by 610 mm in height when plotted at a scale of 1:150.

Metric
DISTANCES AND COORDINATES 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 ___ day of _____, 2023.

Date
E.H. Herveyer
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-44946

Notes & Legend

—□—	Denotes	-	Survey Monument Planted
—■—		-	Survey Monument Found
SSIB		-	Short Standard Iron Bar
IB#		-	Round Iron Bar
(WIT)		-	Witness
Meas.		-	Measured
(AOG)		-	Annis, O'Sullivan, Vollebakk Ltd.
(PI)		-	Registered Plan 43586
(P2)		-	(725) Plan dated November 30, 1978
(P3)		-	(AOG) Plan dated November 15, 2006
(P4)		-	(990) Plan dated September 4, 1987
(P5)		-	(AOG) Plan dated December 6, 2019
(P6)		-	(647) Plan dated June 2, 1975

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N58°32'15"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

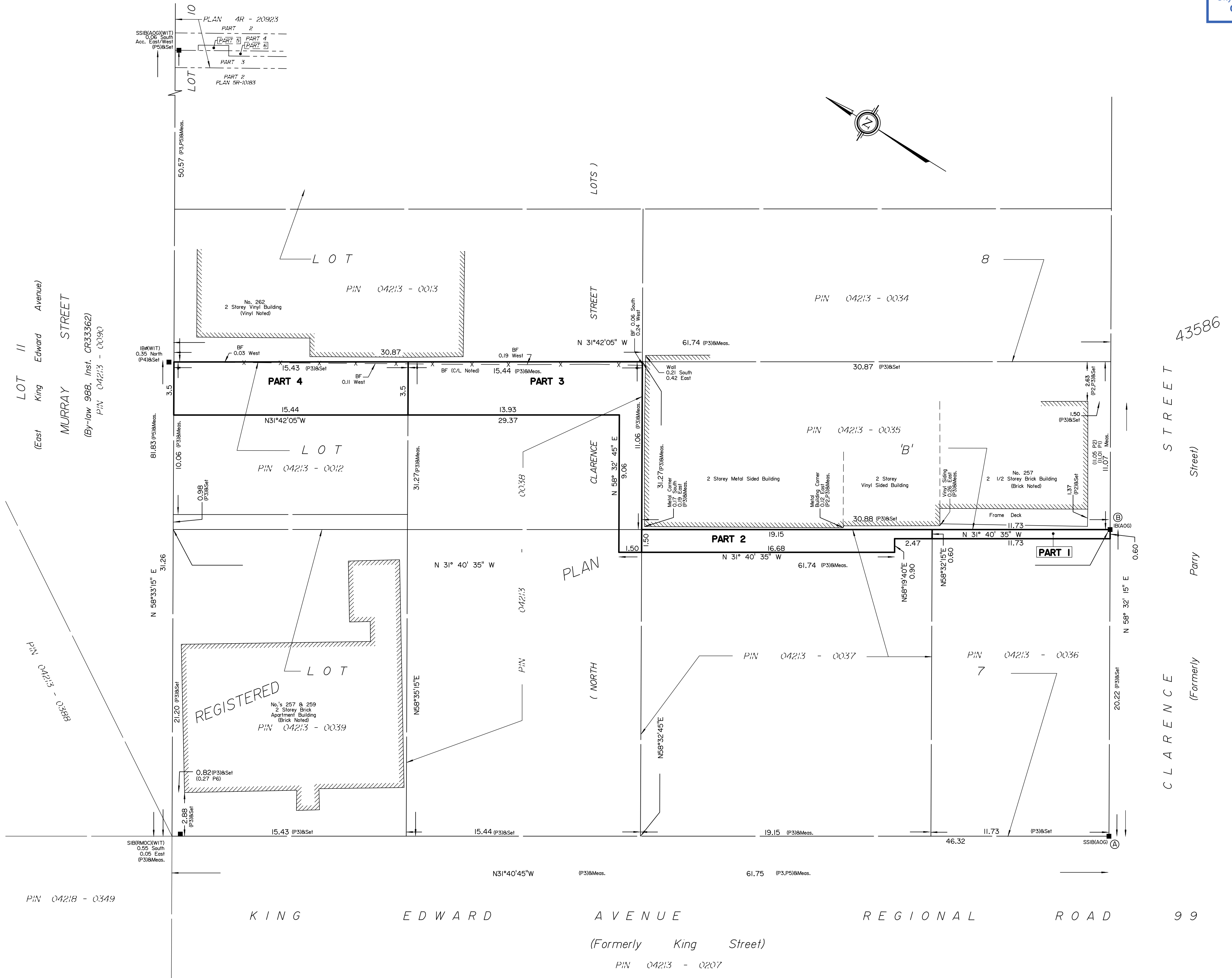
For bearing comparisons, a rotation of 0°44'05" counter-clockwise was applied to bearings on P3.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680005	Northing	5027191.26	Eastings	361496.76
.01919680105	Northing	5024915.16	Eastings	373971.65
.Point A	Northing	5032706.74	Eastings	368358.29
.Point B	Northing	5032717.29	Eastings	368375.54

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

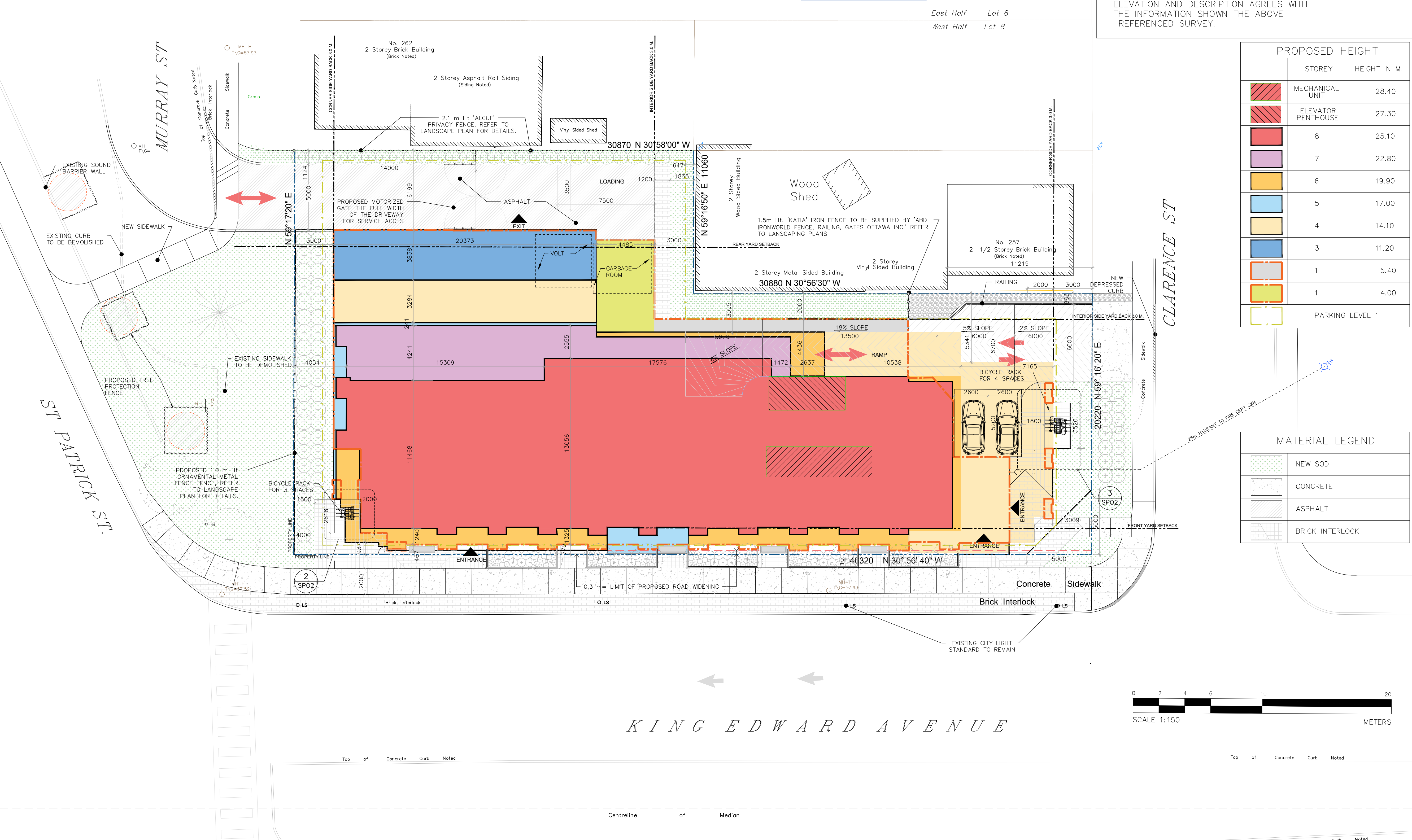


THERE WILL BE NO ONSITE SNOW STORAGE. ALL ACCUMULATED SNOW WILL BE REMOVED FROM THE SITE FOLLOWING EACH SNOWFALL EVENT

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ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY OF PART OF LOTS B AND 7 NORTH CLARENCE ST. (FORMELY PARRY ST) REGISTERED PLAN 43586 CITY OF OTTAWA, AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
ELEVATION NOTE
1. ELEVATIONS ARE GEODETIC.
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 THE ABOVE REFERENCED SURVEY.

ALL SITE SERVICE, GRADING AND DRAINAGE RELATED ALTERATION, REFER TO CIVIL ENGINEERS DRAWINGS.



PROPOSED HEIGHT

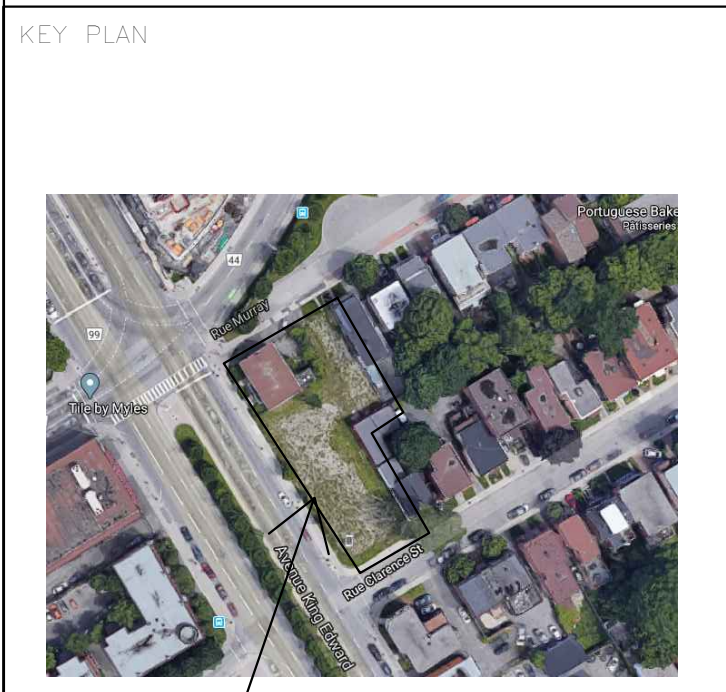
STOREY	HEIGHT IN M.
MECHANICAL UNIT	28.40
ELEVATOR PENTHOUSE	27.30
8	25.10
7	22.80
6	19.90
5	17.00
4	14.10
3	11.20
1	5.40
1	4.00
PARKING LEVEL 1	

MATERIAL LEGEND

[Pattern]	NEW SOD
[Pattern]	CONCRETE
[Pattern]	ASPHALT
[Pattern]	BRICK INTERLOCK

TM and TM12 Zone

By-law Standard	Requirement	Provided	Compliance
Minimum lot area	No minimum	1590 m ²	Yes
Minimum lot width	No minimum	61.76 m	Yes
Max. front yard setbacks	2 metres at grade; additional 2 metres for any portion of building above 15 metres	0 m	No
Interior side yard setbacks	Maximum - N/A		
Corner side yard setback	Minimum 3 metres for a non-residential use building or a mixed-use building abutting a residential zone	2 m	No
Minimum rear yard setback	3 metres, except for any part of a building above 15 metres for which an additional 2 metres setback must be provided	3 m at grade - 0 m stepback @ 15 m	No
Building height	Rear lot line abutting residential use - 7.5 metres	6.199 m	No
Maximum FSI	Maximum - 1) 20 metres but not more than 6 storeys, except where otherwise shown on the zoning maps	25.1 m	No
	(2) where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from a corner side lot line.	0 m	
	(3) no part of a building on a lot with rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line	Non-compliant at level 7 & 8	
Minimum width of landscaped area	Abutting a residential zone - 3 m; may be reduced to one metre where a minimum 1.4 metre high opaque fence is provided	0.86 m	No



PROJECT

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
DO NOT SCALE DRAWINGS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
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Parking

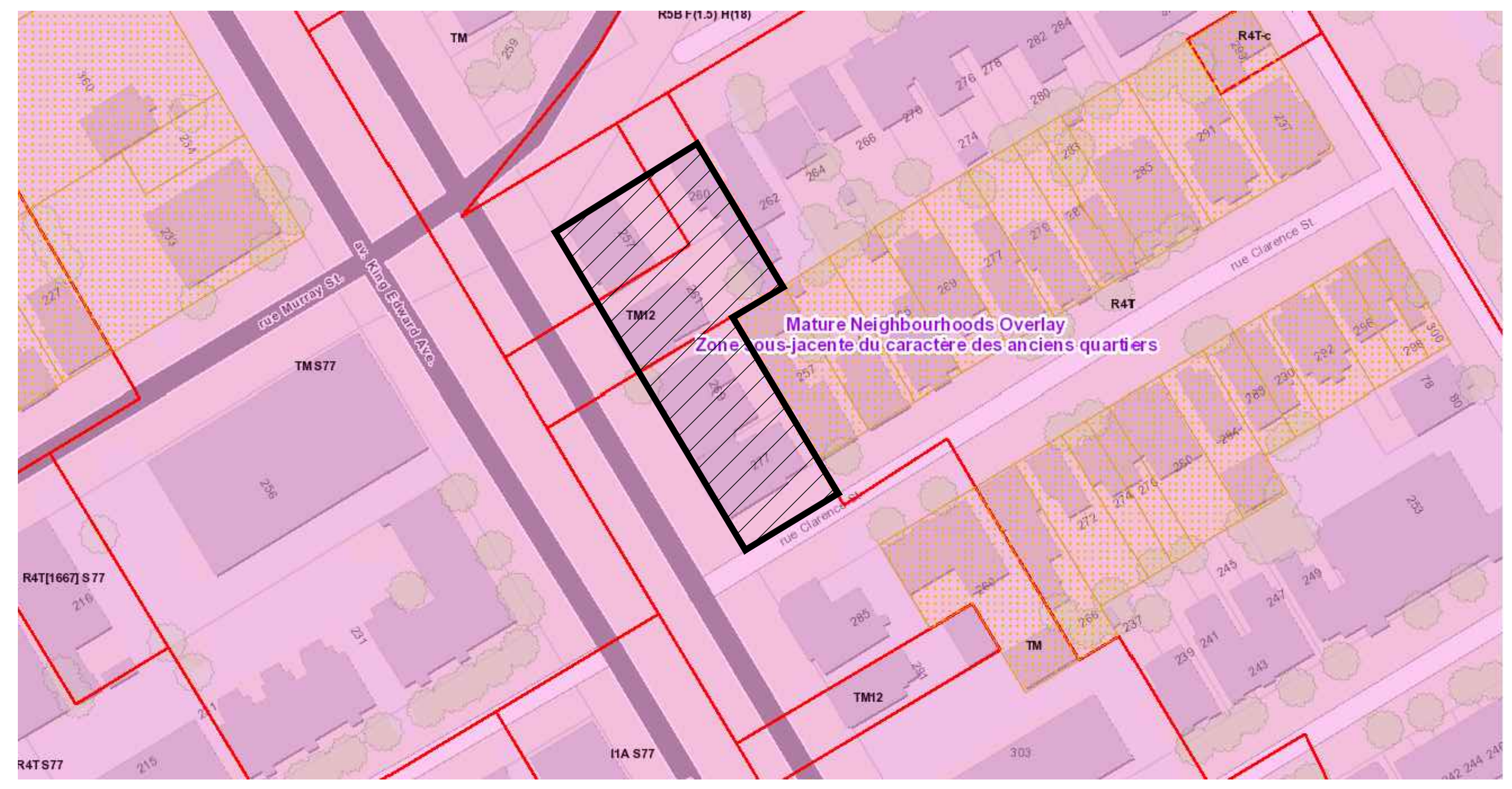
Vehicle - minimums	Requirement	Provided	Compliance
Hotel	1 space/2 guest suites for first 40 suites=20 spaces 1 space/12 guest suites for balance (81)= 7 spaces Total required for 121 suites = 27 spaces	51 sp.	Yes
Restaurant	5 spaces/100 m ² for 134 m ² = 8 spaces Overall requirement: 27 + 8 = 35		
Bicycle - minimums	1 space/1000 m ² of GFA=4888 m ² /1000 m ² = 5	39 sp. 32 bike located on 1st level of garage with 7 spaces located at grade near entrances	Yes
Loading space required	2 Spaces for GFA between 2,000 - 4,999 m ²	Building GFA = 4,888 m ² = 1 space	No
Drive Aisle	6 m	5.00 m	No
Width of space	3.5 m	3.5 m	Yes
Length of space	7.0 m	7.5 m	Yes
Location	Location in rear yard abutting residential zone not permitted	Located in rear yard	No

LEVEL	BACHELOR	ONE BEDROOM	TWO BEDROOM	TWO BEOR	TOTAL		
2	16	2	4	0	22		
3	13	3	4	0	20		
4	14	2	4	0	20		
5	6	2	4	1	13		
6	6	2	5	1	14	LONG TERM STAY	54
7	4	2	7	0	13		
8	5	0	7	0	12		
TOTAL	69	10	35	2	116		
TOTAL BARRIER FREE UNITS	13						

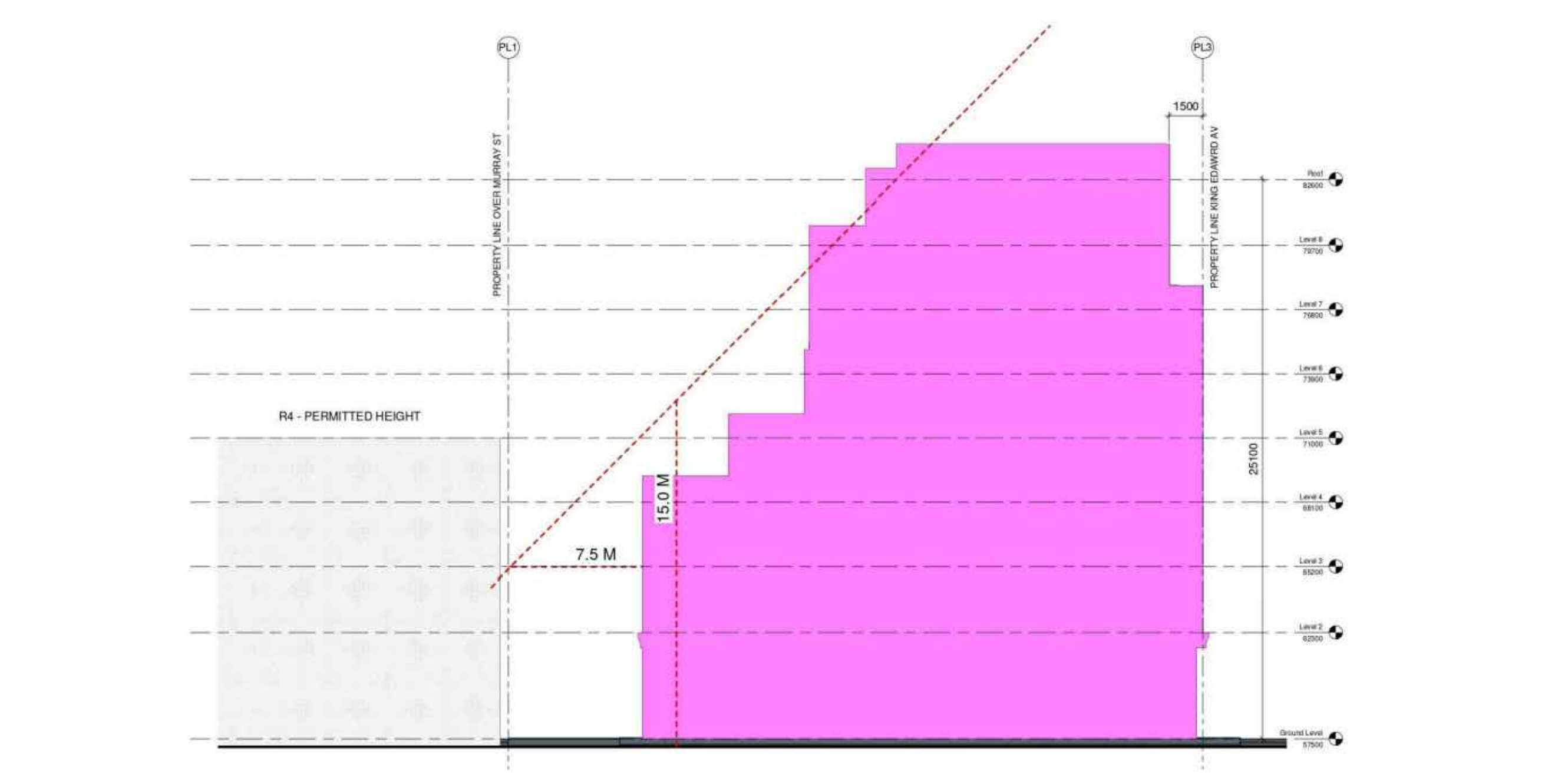
LEVEL	G.F.A.	SO FT BUILDING AREA	G.F.A.	SO M BUILDING AREA
1	1,437	10,940	134	1,007
2	9,496	11,609	882	1,079
3	9,496	11,609	882	1,079
4	8,529	10,818	791	1,055
5	6,797	8,268	630	768
6	6,506	8,268	604	768
7	5,693	7,235	529	673
8	4,683	6,062	434	563
TOTAL	52,640	74,699	4,888	6,943

- LEGEND:
- MANHOLE, REFER TO CIVIL
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT, REFER TO CIVIL
 - CATCH BASIN, REFER TO CIVIL
 - BUILDING ENTRANCE
 - BICYCLE RACK
 - DIRECTIONAL ARROW
 - PROPERTY LINE
 - EXISTING CITY LIGHT STANDARD
 - NEW LIGHT STANDARD
 - FIRE ROUTE SIGN
 - STOP SIGN
 - CENTERLINE
 - EXISTING TREES TO BE REMOVED
 - NEW TREE
 - PROPOSED PLANTER

4 SITE PLAN
SP01
1:150



3 ZONING INFORMATION
SP01
N.T.S.



1 NORTH ELEVATION
SP01
N.T.S.

NO.	DESCRIPTION	DATE
4	ISSUED FOR REVIEW	2023/09/20
10	ISSUED FOR SITE PLAN APPROVAL	21/04/23
9	ISSUED FOR SITE PLAN APPROVAL	07/11/22
8	ISSUED FOR SITE PLAN APPROVAL	09/09/22
7	ISSUED FOR SITE PLAN APPROVAL	19/05/22
6	ISSUED FOR SITE PLAN APPROVAL	28/04/22
5	ISSUED FOR SITE PLAN APPROVAL	02/04/22
4	ISSUED FOR SITE PLAN APPROVAL	03/04/22
3	ISSUED FOR REVIEW	13/07/21
2	ISSUED FOR REVIEW	20/05/21
1	ISSUED FOR REVIEW	28/09/20

MOMENTUM - PLANNING & COMMUNICATIONS
1165 GREENLAWN CRESCENT, OTTAWA, ON K2C 1Z4

WOODMAN ARCHITECT ASSOCIATES LTD.
4 BEECHWOOD, SUITE 203 OTTAWA, ONTARIO, CANADA K1J 8J9
TEL: 613 228 9550 • FAX: 613 228 9586 • MAILBOX@WOODMANARCHITECT.COM

CONSULTANTS:
STRUCTURAL - D+M STRUCTURAL LTD.
MECHANICAL - JAIN SUSTAINABILITY CONSULTANTS INC
ELECTRICAL - WSP
LANDSCAPING - JAMES R. LENOX & ASSOCIATES INC

CLIENT:
165177 CANADA INC
22 RUE TASCHEAU - GATINEAU, QC J8P 2V4

PROJECT
BOUTIQUE HOTEL KING EDWARD
275 KING EDWARD - OTTAWA, ON K1N 7M2

DRAWING:
SITE PLAN

DATE: 24/09/2020
SCALE: 1:150
DRAWN BY: JG
REVIEWED BY: RW

208 NO. 1969
SP01

007-12-21-0126, 102-07-21-00850