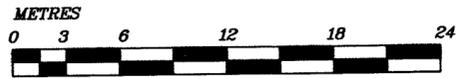


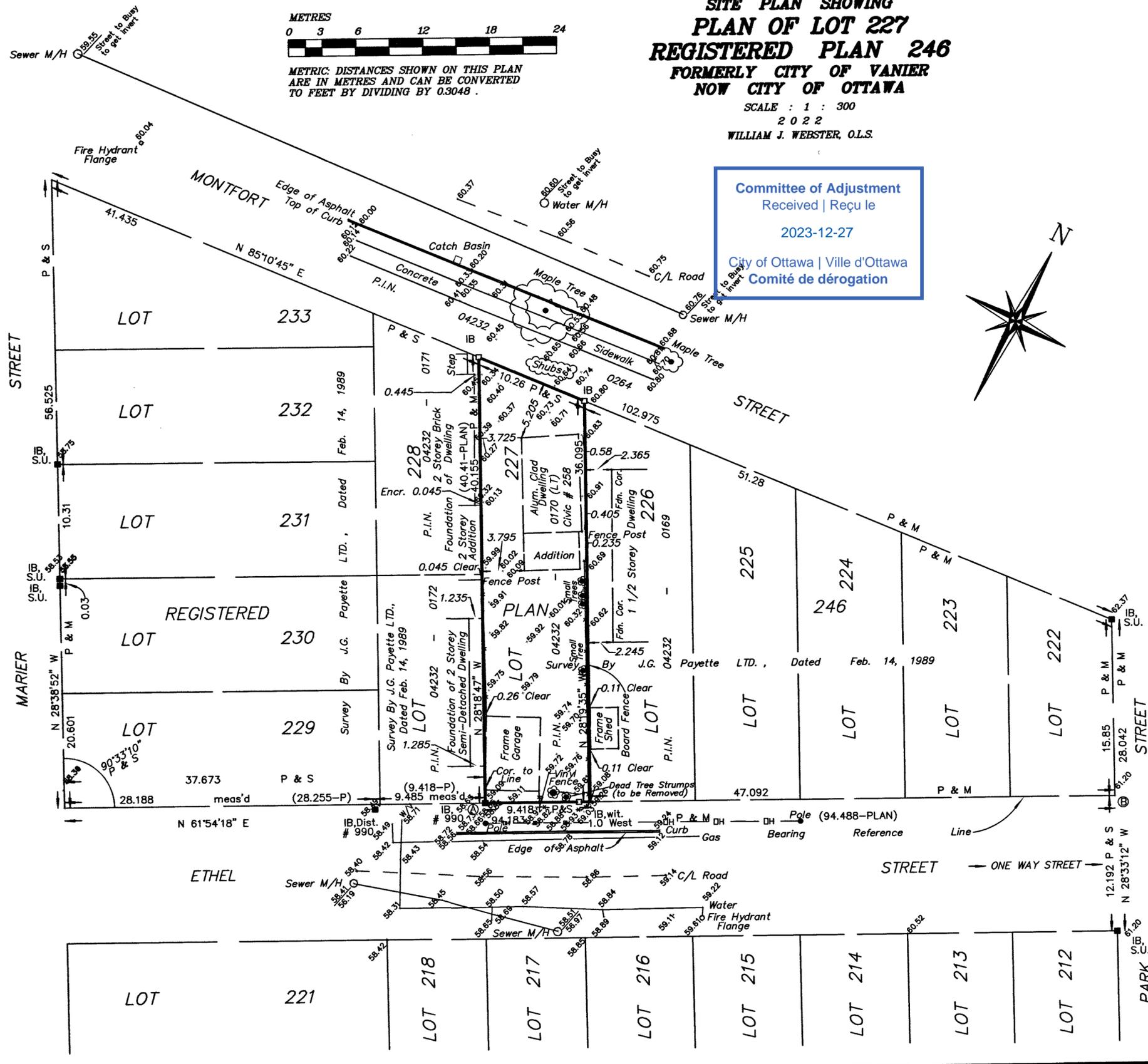
**SITE PLAN SHOWING
PLAN OF LOT 227
REGISTERED PLAN 246
FORMERLY CITY OF VANIER
NOW CITY OF OTTAWA**

SCALE : 1 : 300
2022
WILLIAM J. WEBSTER, O.L.S.



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

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THIS REPORT WAS PREPARED FOR MIDO MATAR
THIS PLAN AFFECTS ALL OF P.I.N. 04232-0170 (LT)
NOTICE: THIS REPORT WAS PREPARED FOR THE PURPOSES OF OUR IMMEDIATE CLIENT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
ZONING BY-LAWS: COMPLIANCE WITH MUNICIPAL ZONING BY-LAW IS NOT ADDRESSED IN THIS REPORT.
CAUTION: THIS REPORT DOES NOT ADDRESS STRUCTURES WHICH ARE UNDERGROUND OR CANNOT READILY BE SEEN BY AN ON SITE INSPECTION.
EASEMENTS: ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN ON FACE OF PLAN.
ENCROACHMENTS: NO ENCROACHMENTS ON OR OVER THE BOUNDARIES OF THE PROPERTY WERE NOTED OTHER THAN THOSE SHOWN ON THIS PLAN.
COPIES OF THIS REPORT SHOULD BE KEPT IN A SAFE PLACE AS NO OTHER CERTIFIED COPIES WILL BE ISSUED.
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NO PERSON MAY COPY, REPRODUCE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF W. J. JOHNSTON SURVEYING LTD

BEARING REFERENCE.
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, SHOWN HEREON, HAVING A GRID BEARING OF N 61° 54' 18" E, BY REAL TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18, (75°W) NAD83 (CSRS) (1997).

NOTES.
ROUND STANDARD IRON BARS 25mmDiam. x 1.22m SHOWN @SIB
ROUND IRON BARS 15mm Diam. x 610mm SHOWN @IB
STANDARD IRON BARS 25mm x 1.22m SHOWN SIB
IRON BARS 15mm x 610mm SHOWN IB
"WIT." DENOTES WITNESS
■ DENOTES EVIDENCE FOUND
□ DENOTES PLANTED
FENCES SHOWN THUS X-X-X-X
S.U. DENOTES SOURCE UNKNOWN.
meas'd DENOTES MEASURED.
W/V DENOTES WATER VALVE
PLAN DENOTES REGISTERED PLAN 246.
P & S DENOTES SURVEY BY J. G. PAYETTE LTD., DATED FEB. 14, 1989 AND SET.
P & M DENOTES SURVEY BY J. G. PAYETTE LTD., DATED FEB. 14, 1989 AND MEASURED.
⊙ DENOTES TREES OR SHRUBS

ELEVATION NOTES.
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS.
ELEVATIONS SHOWN THUS * 61.20

March 11/22 *William J. Webster*
DATED WILLIAM J. WEBSTER
ONTARIO LAND SURVEYOR
WINCHESTER, ONTARIO
EMAIL : wjhnstn@yahoo.com
FROM THE OFFICE OF
W. J. JOHNSTON SURVEYING LTD.
ONTARIO LAND SURVEYORS
WINCHESTER, ONTARIO

Address: 258 Monfort				
Zoning , R4UA: AREA 'X', SCHEDULE 1A: AREA 'A', SCHEDULE 342 Schedule B2 - Inner Urban Transect				
Low Rise Apartment Building, 8 Units, Building Gross Floor Area 710 sqm				
Zoning Mechanism	Requirement	Proposed	Comments	
Minimum Lot Frontage	12.0 metres	10.26, 9.42m	Noncompliant Table 162A IV	
Minimum Lot Area	360.0 m ²	360.05 m ²	Comply Table 162A V	
Minimum Front Yard Setback	1.78, max 4.5	1.78	comply, Sec. 123 (1)(b)	
Minimum Rear Yard Setback, through lot	4.5 max	4.5m	comply, Sec. 135 (a)	
Minimum Interior Side Yard Setback	1.5 metres	1.52, 1.54m	comply, TABLE 162A – R4 SUBZONE PROVISIONS (X)	
Minimum Exterior Side Yard Setback	NA	NA		
Maximum Building Height	11.0 metres	11.00	comply, TABLE 162A – R4 SUBZONE PROVISIONS (X)	
Amenity Area (6sqm pu)	48sqm	23 (decks) 25 sqm at grade	comply Table 137 (3)	
Front Aggregate Landscaping 20%	6.27 sqm	15.87 sqm	Comply, Table 161	
Maximum Lot Coverage	NA			
First Floor Habitable Space				
Rear Landscaped	NA			
Front facing windows in front facade	25%,	29.1	Sect 161(g)	
Street façade recessed 0.6m or porch/decks	20%,	32.1	Sect 161(h)	
Transportation				
Parking	Dwelling Units parking	0	0	Comply 101(3)(a)
	Visitor parking	0	0	
Bicycles	0.5 per dwelling unit	4	4	Comply Table 111A(b)
Private Approach (By-law No. 2003-447)				
	width	Min 2.6	NA	
	grade	2% within 6m of road edge	NA	
Waste Collection				
Solid Waste Management (By-law No. 2012-370)	Path	1.2 metres		Comply adjacent to sidewalk
	Garbage Room Size Based on unit count			Unser 6 units

		Semi-detached	7	190	10 ¹⁰	6 ⁶	4.5 ⁵	varies ^{4,8}	0.9	4,5,8,10
		Townhouse	6	150	10 ¹⁰	6 ⁶	4.5 ⁵	varies ^{4,8}	1.2	4,5,8,10
R4-UA (By-law 2020-290)		Detached	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10, 11, 12, 13
		Linked-detached	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10, 11, 12, 13
		Semi-detached	6	180	10	4.5	4.5	varies ⁴	1.2	10, 11, 12, 13
		Long Semi-detached	10	300	10	4.5	4.5	varies ⁴	1.2/0.6	11, 12, 13
		Duplex	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	11,12,13
		Townhouse	4.5	135	10	4.5	4.5	varies ⁴	1.2	10,11,12,13
		Three Unit Stacked	10	300	11	4.5	4.5	varies ⁴	1.2	11, 12, 13
		Low-rise Apartment, maximum of 8 units	14 12	420 360	11 11	4.5	4.5	varies ⁴	1.5	11,12,13
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies ⁴	varies ¹	1,10,11,12,13
R4-UB (By-law 2020-)		Detached	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10,11,12,13

Through Lots and Corner Through Lots in Residential Zones (Section 135)

135. (1) In the case of a residentially-zoned through lot, or corner through lot, the minimum required front yard setback applies to both the front and rear lot lines, in accordance with the provisions of the Residential zone or zones in which such lot is located and the minimum required rear yard setback does not apply.

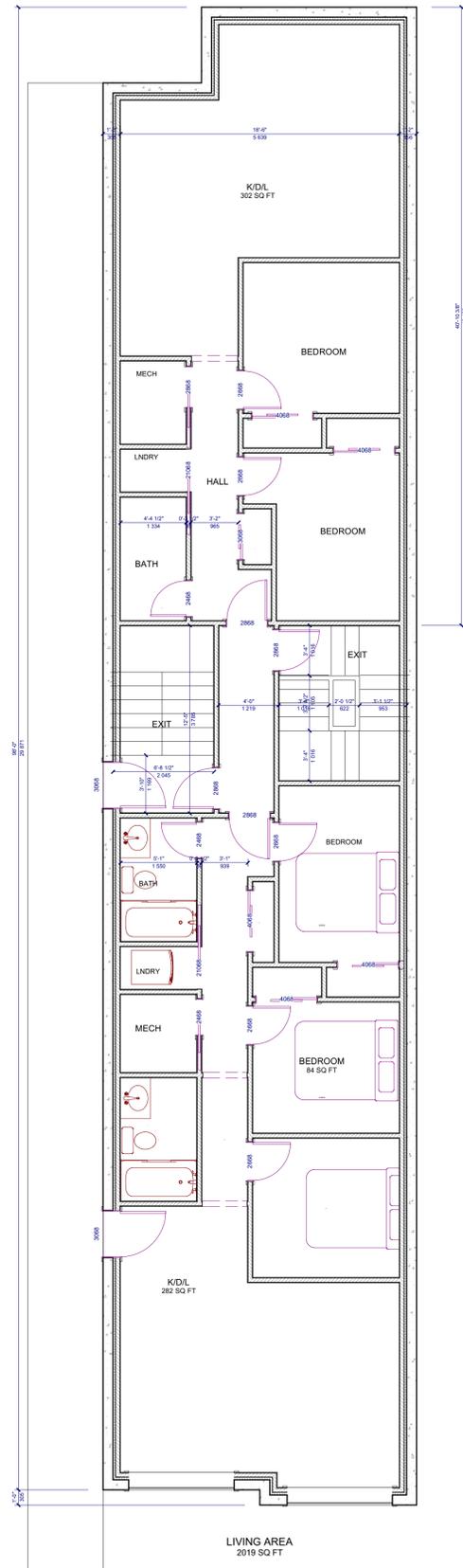
(2) In the case of a corner through lot, the minimum required corner side yard setback applies to the street that is mostly perpendicular to the other two streets, in accordance with the provisions of the Residential zone or zones in which such lot is located.(By-law 2010-377)

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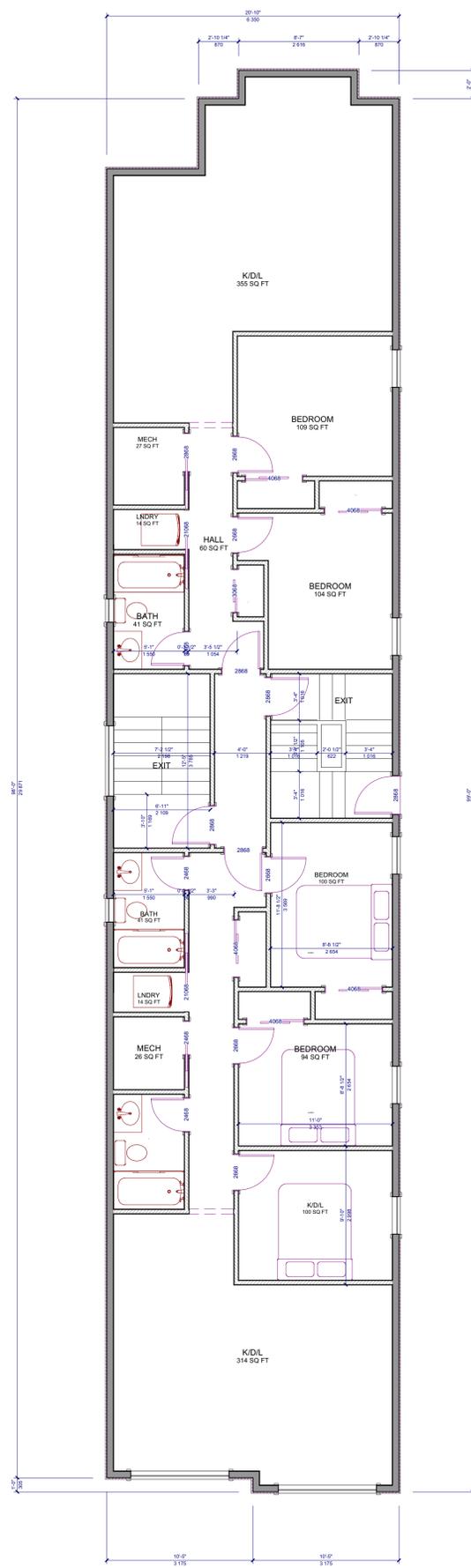


Project
258 MONFORT
Modulink

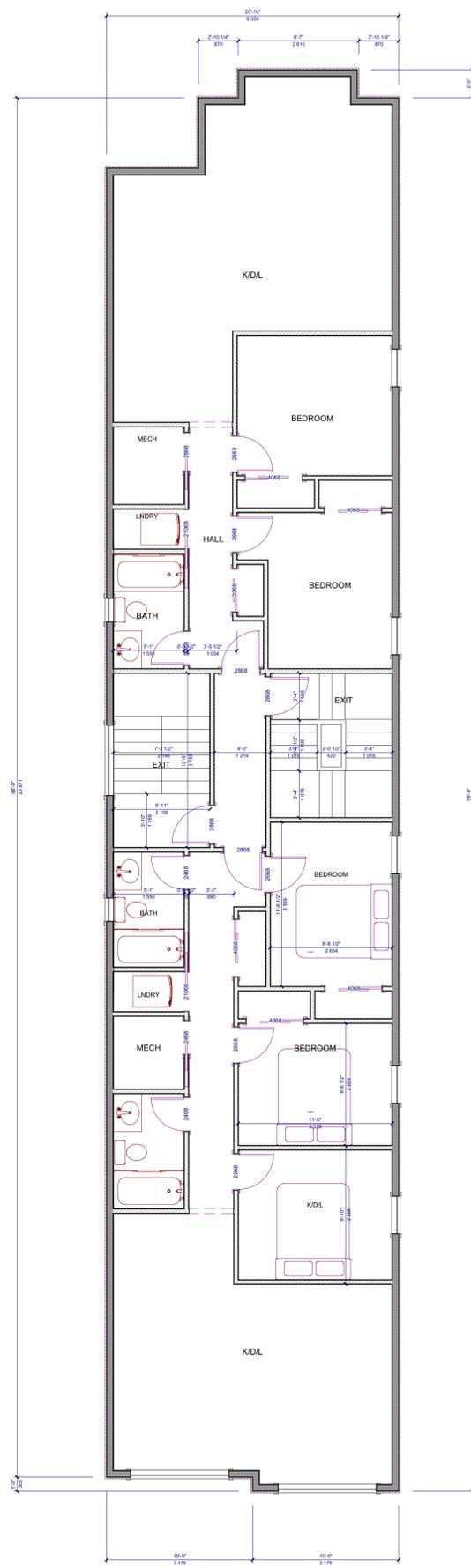
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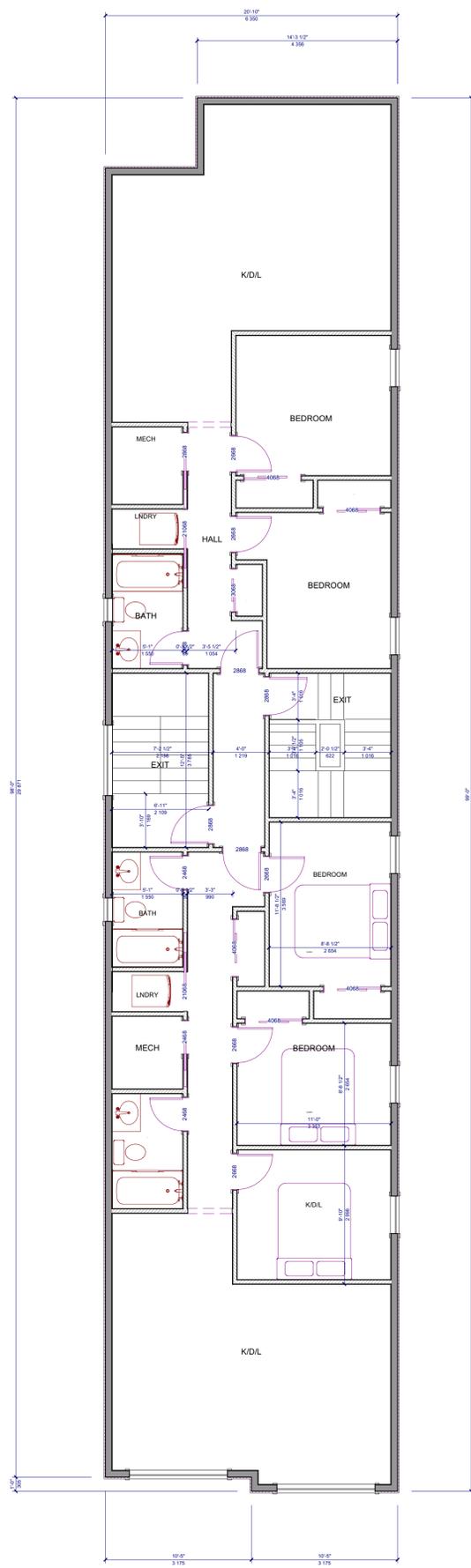
1 BASEMENT FLOOR PLAN
SCALE 3/16" = 1'-0"



2 FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



3 SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"



4 THIRD FLOOR PLAN
SCALE 3/16" = 1'-0"

AZUL DESIGNS - BCIN: 35578
2277 PROSPECT AVE.
OTTAWA, ON K1H 7G2
FERNANDO MATOS - BCIN: 22431
613-884-4425
QUALIFICATION INFO
SMALL BUILDINGS
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DRAWER
COPYRIGHT RESERVED
GENERAL NOTES:

258 MONTFORT STREET
SCOPE OF WORK: NEW 3-STORY, 8-UNIT LOW RISE RENTAL BUILDING

CONSULTANTS:	STRUCTURAL -	
	MECHANICAL -	
	ELECTRICAL -	MDV
NO.	REVISION/ISSUE	DATE
4	REVISIONS	10/09/23
3	REVISIONS	09/01/22
2	REVISIONS	08/01/22
1	PRELIMINARIES	05/01/21
PROJECT: 258 MONTFORT STREET		
258 MONTFORT ST		
OTTAWA, ON K1H 7G2 (613) 263-5247		
DRAWING NAME: PROPOSED FLOOR PLANS		
DRAWN BY:	F.M.	SHEET:
DATE: JUNE 1, 2021		A2
SCALE: AS NOTED		

FILE NUMBER: D00-00-00-000

