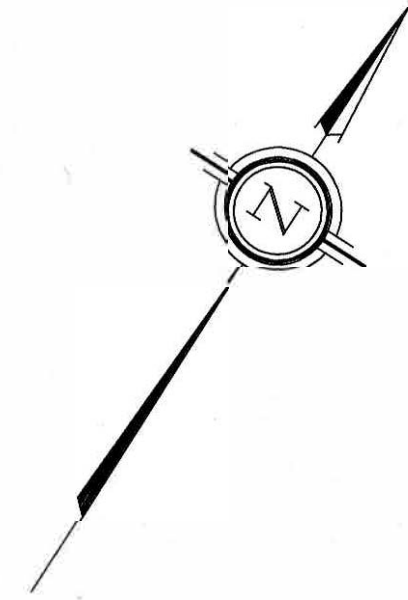


Committee of Adjustment
Received | Reçu le

2023-11-20

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations 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°30'50" counter-clockwise was applied to bearings on P2.

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from City of Ottawa Benchmark No. N-29, having an elevation of 77.347.
- 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

- 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.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
- Underground utility locations derived by City of Ottawa Utility Coordinate Committee Sheets numbers H-05-12 and H-05-17, and utility inverts provided by City of Ottawa Engineering Department plans dated July 2, 1999, April 4, 1993 (Storm Sewer), and April 4, 1993 (Sewer).

Notes & Legend

Denotes	
—○—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
*	Survey Monument 0.3 Long
CP	Concrete Pin
(WIT)	Witness
Mess.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 327
(P2)	(1473) Plan dated January 11, 1996
(D)	Inst. N633820
○	Deciduous Tree
○ FH	Fire Hydrant
○ MH-ST	Maintenance Hole (Storm Sewer)
○ M+S	Maintenance Hole (Sanitary)
—ST—	Underground Storm Sewer
—S—	Underground Sanitary Sewer
—W—	Underground Water
—G—	Underground Gas
—R—	Underground Rogers
—OW—	Overhead Wires
□ ab	Catch Basin
TVG	Top of Graft
Invt.	Invert
□ GM	Gas Meter
□ HM	Hydro Meter
□ TB-C	Cable Terminal Box
□ TB-H	Hydro Terminal Box
○ B	Bollard
△ S	Sign
CLF	Chain Link Fence
BF	Board Fence
HR	Handrail
RWC	Concrete Retaining Wall
○ UP	Utility Pole
○ AN	Anchor
HTB	Hydro Transformer Bolt
○ LS	Light Standard
□ MB	Mail Box
○	Diameter
○	Location of Elevations
Elev	Top of Concrete Curb and Retaining Wall Elevation
Elev	Elevation
C/L	Centreline

PLAN OF SURVEY OF
**LOTS 230 TO 251 (BOTH INCLUSIVE)
AND PART OF CAVAN STREET
AND PART OF LARKIN STREET
(Closed by Judge's Order Inst. CR394977)
AND PART OF THE LANE
(Closed by Judge's Order Inst. CR404252)
REGISTERED PLAN 327
CITY OF OTTAWA**

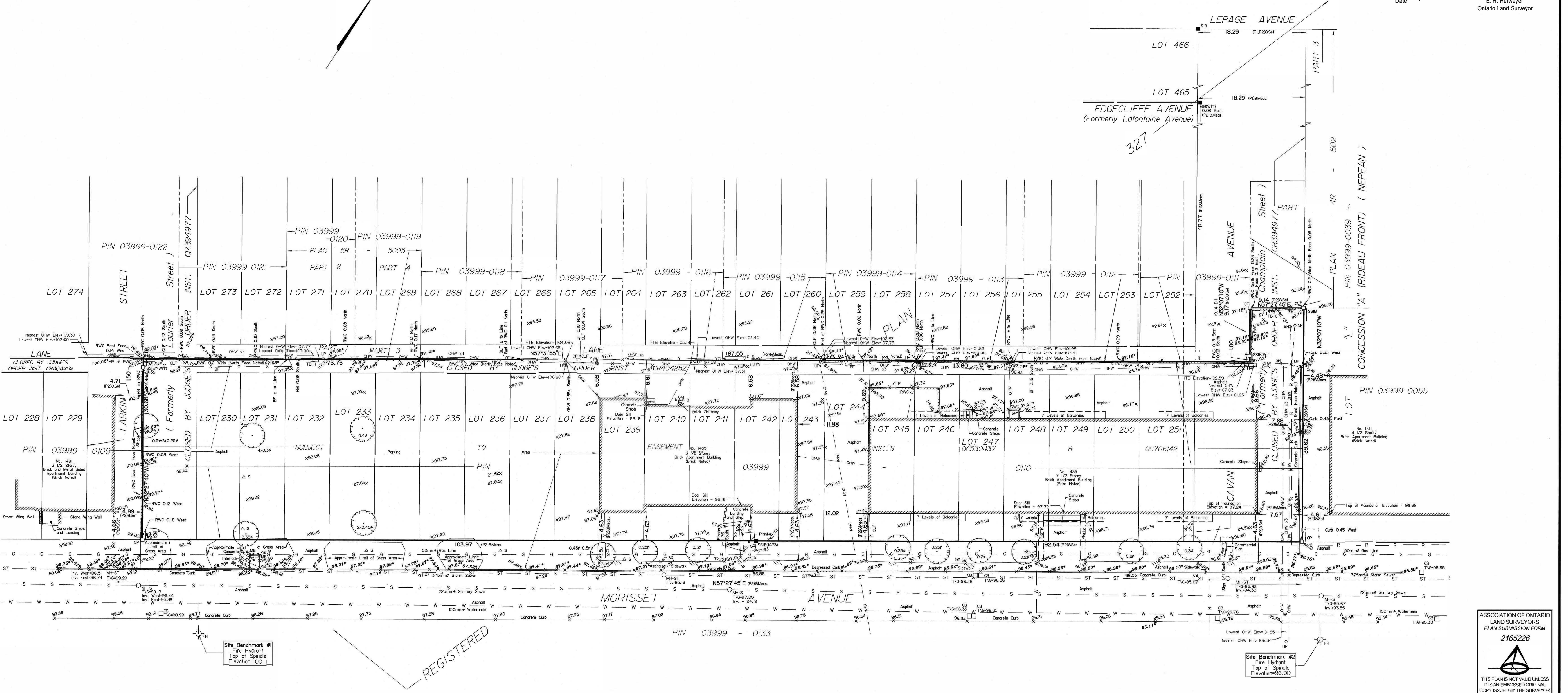
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 300

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 12th day of February, 2021.

Feb. 21, 2021
Date
E. H. Herweyer
Ontario Land Surveyor



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2165226

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

ANIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Mississauga, Ont. M2E 2S9
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: info@anniso.com

SCALE



PROPERTY INDEX MAP

OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



04000

03998

03999

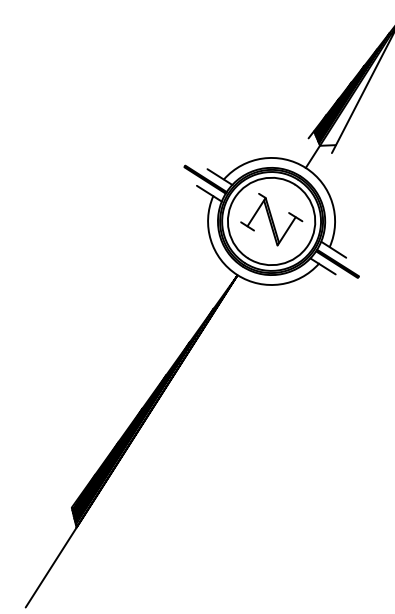
SCHEDULE					
AREA (m ²)	PART	LOT	PLAN	PIN	REMARKS
1364.3	1	ALL OF 230 TO 233 AND PART OF 234 AND 235 AND PART OF LARKIN STREET AND PART OF LANE			
113.2	2	PART OF 234, 235 AND 236 AND PART OF LANE			
81.1	3	PART OF 234 AND 235			
212.9	4	PART OF 234, 235 AND 236	327	ALL OF 03999-0110	SUBJECT TO EASEMENT INST'S. OC530437 AND OC 706142
81.1	5	PART OF 236			
11.8	6	PART OF 236			
30.0	7	PART OF 236 AND 237			
4197.5	8	ALL OF 238 TO 251 AND PART OF 236 AND 237 AND PART OF CAVAN STREET AND PART OF LANE			

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____

E.H. HERWEYER
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

**PLAN OF SURVEY OF
LOTS 230 TO 251 (BOTH INCLUSIVE)
AND PART OF CAVAN STREET
(Closed by Judge's Order Inst. CR394977)
AND PART OF LARKIN STREET
(Closed by Judge's Order Inst. CR394977)
AND PART OF THE LANE
(Closed by Judge's Order Inst. CR404252)
REGISTERED PLAN 327
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



Scale 1 : 300
12 9 6 3 0 12 Metres

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. Herweyer
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V.

- Notes & Legend
- | Denotes | |
|---------|------------------------------------|
| □ | Survey Monument Planted |
| ■ | Survey Monument Found |
| SIB | Standard Iron Bar |
| SSIB | Short Standard Iron Bar |
| • | Survey Monument 0.3 Long |
| CP | Concrete Pin |
| (WIT) | Witness |
| Meas. | Measured |
| (AOG) | Annis, O'Sullivan, Vollebakk Ltd. |
| (PI) | Registered Plan 327 |
| (P2) | (1473) Plan dated January 11, 1996 |
| (DI) | Inst. N633620 |
| OHW | Overhead Wires |
| CLF | Chain Link Fence |
| BF | Board Fence |
| HR | Handrail |
| RWC | Concrete Retaining Wall |
| C/L | Centreline |

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999929.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown here, having a bearing of N46°04'50"W and are referenced to Specified Control Points 0191968005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

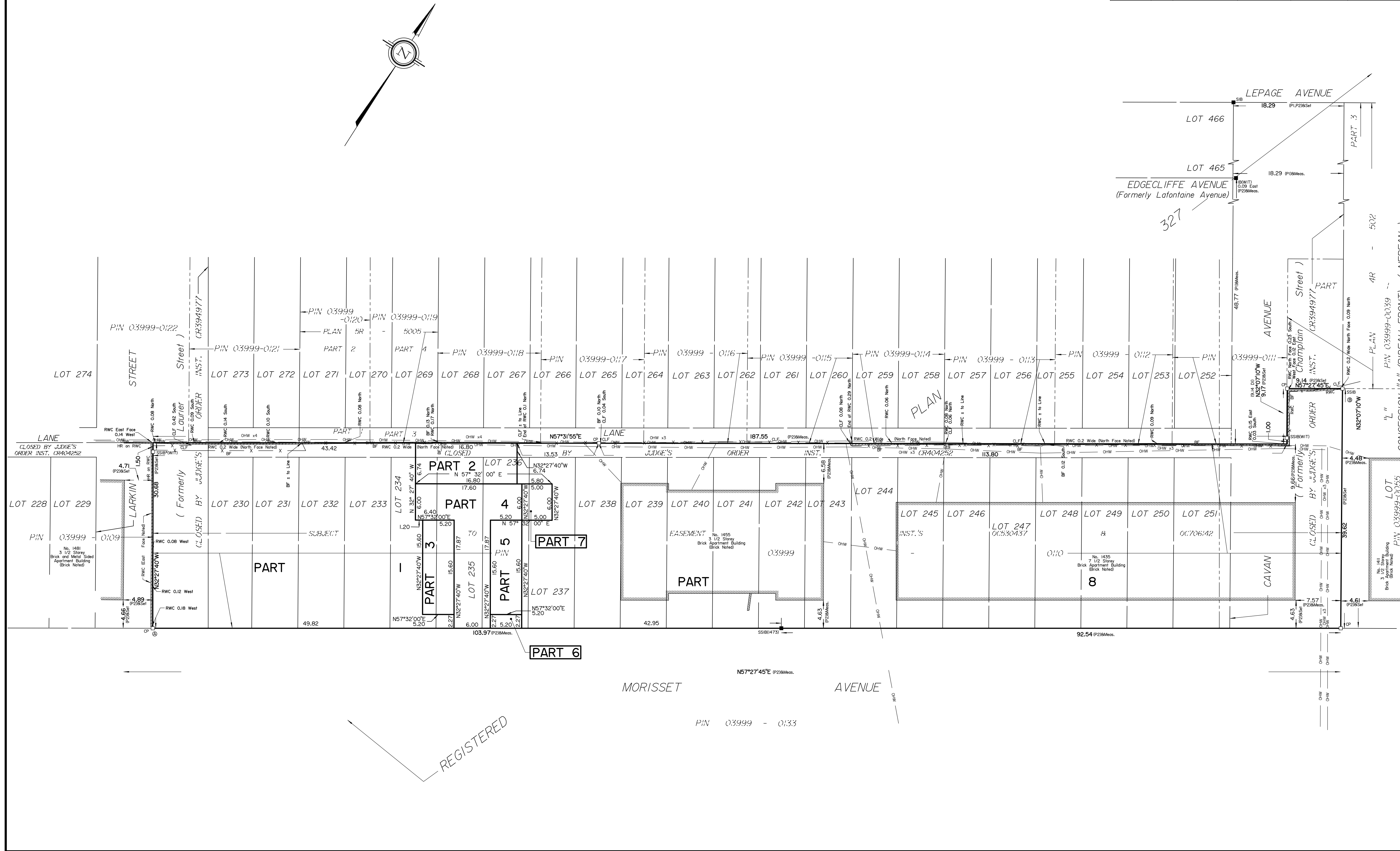
For bearing comparisons, a rotation of 0°30'50" counter-clockwise was applied to bearings on P2.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 0191968005 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	5026298.60	Eastings	364236.41
• Point B	Northing	5026437.85	Eastings	364681.02

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



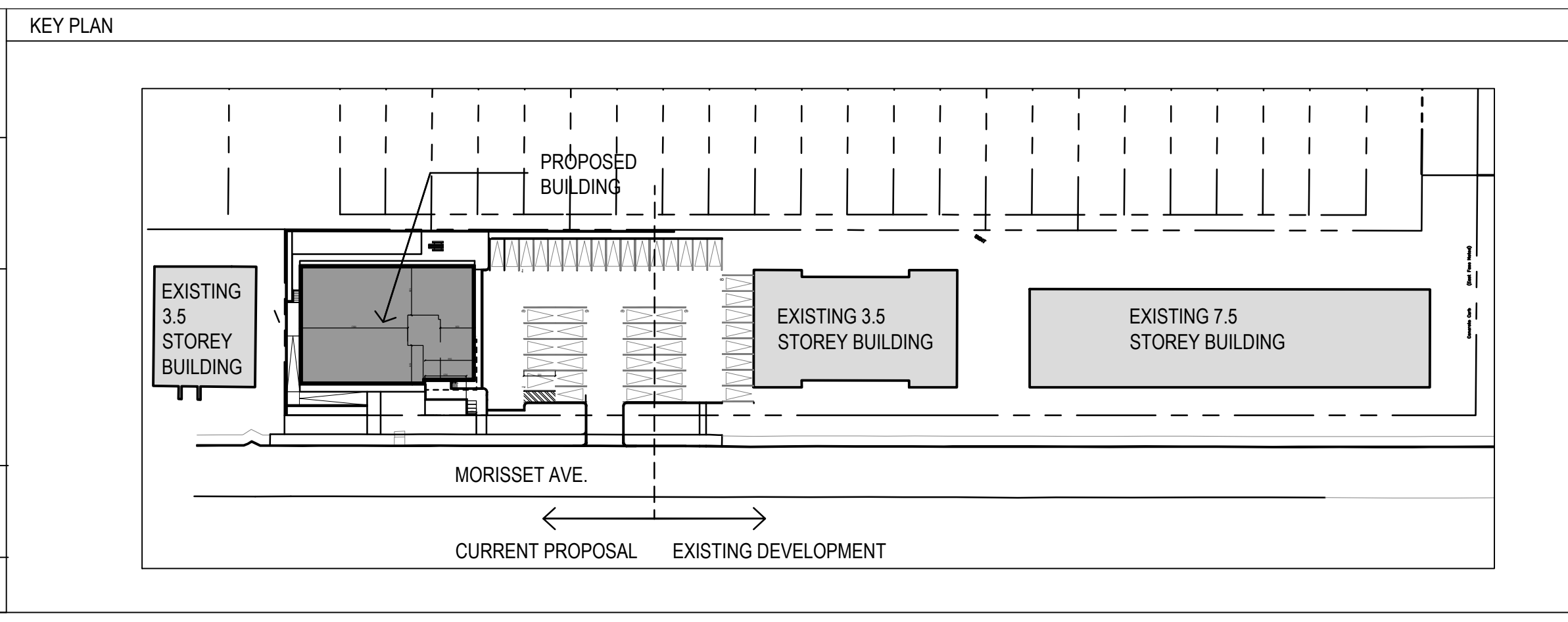
REGISTERED

PIN 03999 - 0133

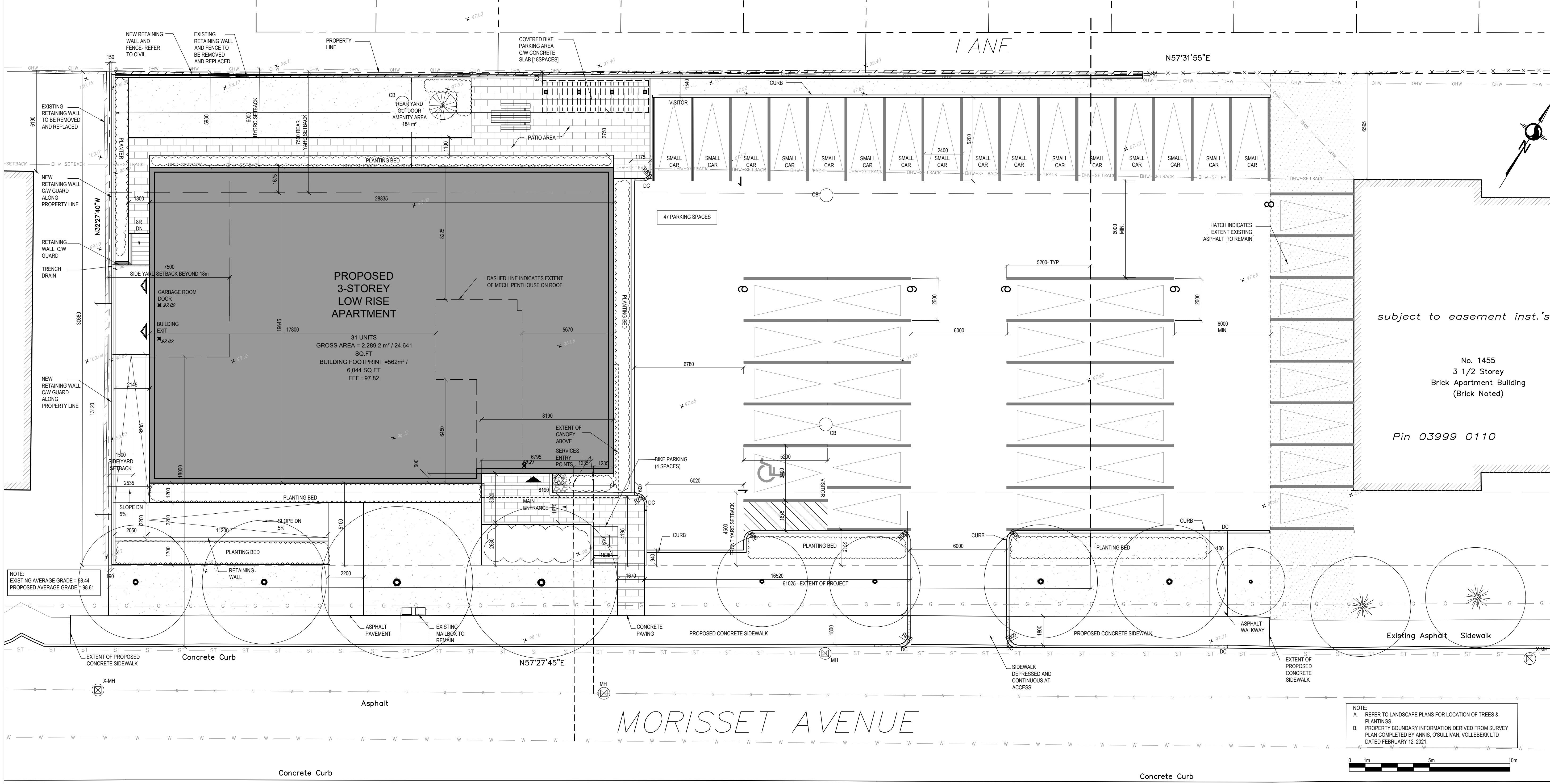
LOCATION PLAN	
	PROPOSED SITE
PROPERTY DESCRIPTION	
THREE STOREY LOW RISE APARTMENT BUILDING	
CITY OF OTTAWA PIN NUMBER	03999 0110
MUNICIPAL ADDRESS	1435/1455 MORISSET AVE., OTTAWA, ON
SITE INFORMATION	
LOT AREA:	6,092 m ²
LOT FRONTAGE:	88.4 m
LOT DEPTH:	30.7m

BUILDING INFORMATION		
FLOOR AREA:	562m ² [6,044 sf]	
GROSS AREA:	2252m ² [24,240 sf]	
PROPOSED USE:	APARTMENT DWELLING, LOW RISE	
UNIT BREAKDOWN:		
FIRST FLOOR:	7 UNITS 4-1B, 3-2B	TOTAL UNITS IN EXISTING 3.5 AND 7.5 STOREY BUILDING: 135
SECOND FLOOR:	8 UNITS 4-1B, 4-2B	
THIRD FLOOR:	8 UNITS 4-1B, 4-2B	
FOURTH FLOOR:	8 UNITS 4-1B, 4-2B	
TOTAL:	31 UNITS 16 1B, 15 2B	DEVELOPMENT TOTAL: 166
ZONING TABLE		
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	R4 - UC	
MINIMUM LOT AREA	1,400m ²	6,092m ²
MINIMUM LOT WIDTH	N/A	61m CURRENT SCOPE 196.5m EXISTING
FRONT YARD SETBACK	4.5m	4.5m
MINIMUM REAR YARD SETBACK	7.5m	5.9m
MINIMUM SIDE YARD SETBACK	1.5m FROM 18m FROM STREET, 7.5M BEYOND 18m	2.5m
HYDRO SETBACK	6m	6m
MAXIMUM BUILDING HEIGHT	11m	11.5m
MAXIMUM FLOOR SPACE INDEX	N/A	N/A

LANDSCAPED AREA	
30% OF LOT AREA	50% OF REAR YARD
22% OF LOT AREA	57% OF REAR YARD
40% OF FRONT YARD	52% OF FRONT YARD
*TAKEN FROM AREA WITHIN CURRENT PROPOSAL	
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	
0.5/ UNIT-TENANT AFTER FIRST 12 UNITS= 10	64 SPACES TOTAL
67 SPACES REQUIRED FOR EXISTING UNITS	45 SPACES WITHIN AREA OF WORK
77 SPACES TOTAL REQUIRED	19 SPACES EXISTING
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	
0.1/ DWELLING UNIT AFTER 12 UNITS	15 SPACES TOTAL
19 UNITS = 2	2 SPACES WITHIN AREA OF WORK
13 SPACES REQUIRED FOR EXISTING UNITS	13 SPACES EXISTING
15 SPACES TOTAL REQUIRED	
AMENITY AREA REQUIREMENTS	
6m ² per dwelling unit = 186m ²	184 m ² REAR YARD AMENITY
BICYCLE PARKING SPACES	
0.5 PER DWELLING UNIT	22 SPACES PROVIDED
31 UNITS= 16 REQUIRED	(18 EXT. COVERED & 4 EXT.)



No.	Date	Empr./Objet
1	2021-03-18	FOR COORD.
2	2021-03-29	FOR COORD.
3	2021-05-12	FOR COORD.
4	2021-05-17	FOR COORD.
5	2021-05-26	FOR COORD.
6	2021-06-18	SITE PLAN CONTROL
7	2021-12-17	SITE PLAN CONTROL RESPONSE



Ingenieur / Engineer (Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer (Structure / Structure)

Architecte / Architect (Paysagiste / Landscape)

FOTENN
Planning + Design

Ingenieur / Engineer (Civil / Civil)

LRJ
Landscape & Recreation

Client / Client

Firm Capital
Collectif d'architectes / Architects Collective

Architecte / Architect

Fig. 1
3500, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 881-9122

Fig. 2
190 Somerset St W #206
Ottawa ON K2P 5A4
T. 613 695-6122

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Scale / Échelle

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et immédiatement rapporter tout écart ou omission.
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Projet

3-STOREY LOW RISE APARTMENT

1435 & 1455 MORISSET AVE
OTTAWA, ON

Site Plan

Dessiné par / Drawn by
RD, LK

No. projet / Project number
2104

Vérifié par / Verified by
MD

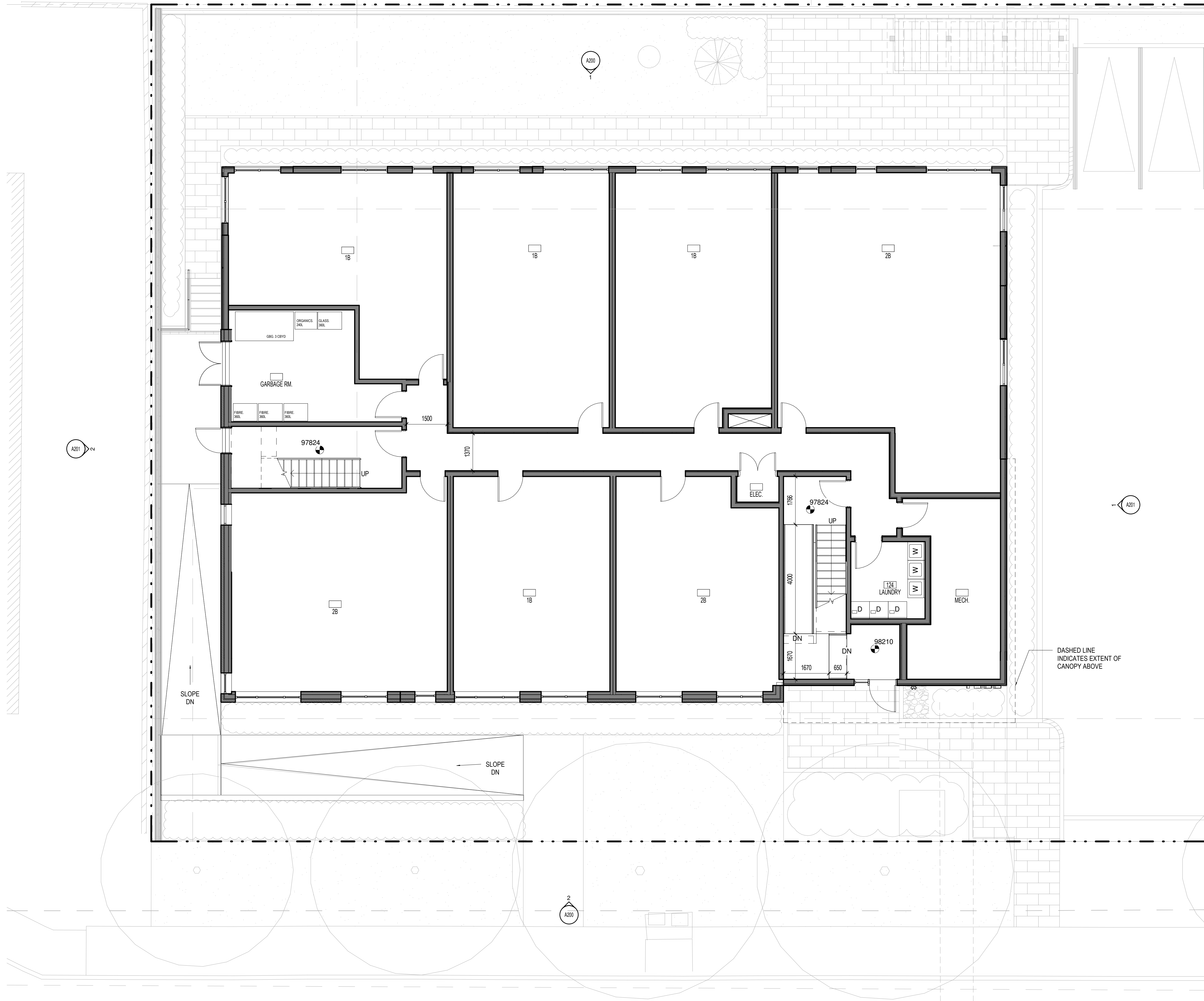
No. dessin / Drawing number
AS SHOWN

Échelle / Scale
AS SHOWN

Date de création du dessin / Drawing creation date
2021-03-17

A-105

LEGEND	
	SOFT LANDSCAPING
	UNIT PAVERS REFER TO LANDSCAPE
	ASPHALT PAVING
	RIVERSTONE REFER TO LANDSCAPE
	EXISTING BUILDING ELEMENT TO BE REMOVED
	EXISTING FENCE
	PRIVACY FENCE
	LOT LINE
	SETBACK LINE
	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
	NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	NEW GROUND ELEVATION REFER TO CIVIL
	FIRE DEPARTMENT CONNECTION
	DESIGNATED BUILDING ENTRANCE / EXIT
	FIRE HYDRANT. REFER TO CIVIL
	CATCH BASIN
	MANHOLE
	AREA DRAIN. REFER TO CIVIL
	UTILITY POLE
	OVERHEAD UTILITY WIRES
	UNDERGROUND POWER
	LIGHT STANDARD
NOTE: 'X'-E INDICATES EXISTING TO REMAIN	
	DEPRESSED CURB
	TRAFFIC SIGNAL POST



No.	Date	Émis pour / Object
2	2021-06-18	SITE PLAN APPLICATION
3	2021-12-17	SITE PLAN CONTROL RESPONSE

Ingenieur / Engineer
(Paysagiste / Landscape)



Ingenieur / Engineer
(Civil / Civil)



Client / Client



Architecte / Architect

fig. 1
3550, Saint-Ambrose C,
Montréal QC H4C 1A9
T. 514 861-5122



fig. 2
190 Somerset St W #206
Ottawa ON K2P 0A4
T. 613 695-4122
www.figuri.ca

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Niveau / Seal

Note:
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Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

3-STOREY LOW RISE APARTMENT

1435 & 1455 MORISSET AVE.
OTTAWA, ON

Titre / Title

BASEMENT PLAN

Dessiné par / Drawn by

RD, LK

No. projet / Project number

2104

Vérifié par / Verified by

MD

No. dessin / Drawing number

3

Révision / Revision

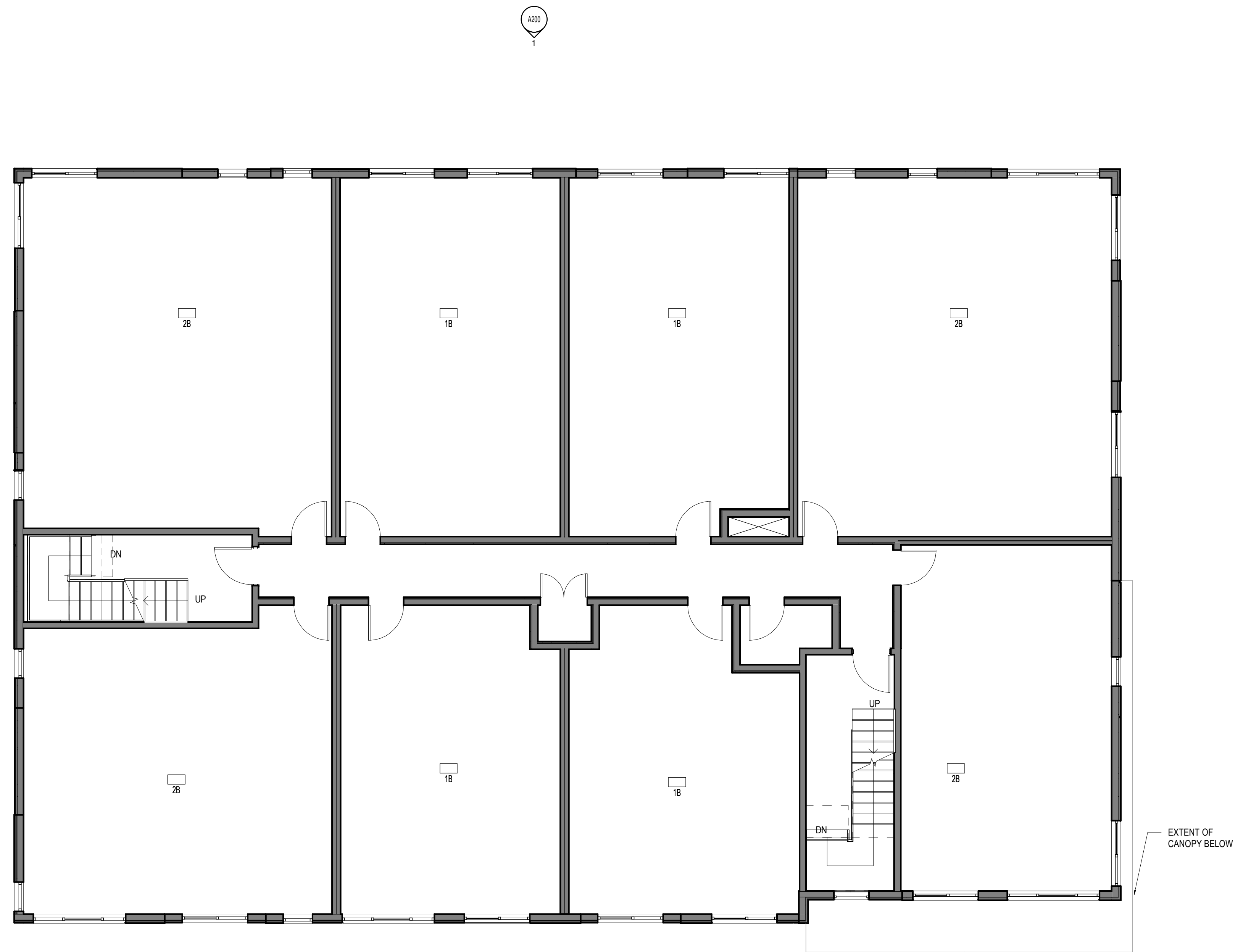
Echelle / Scale

1 : 75

Date de création du dessin / Drawing creation date

2021-05-28

A120



No.	Date	Émis pour / Object
2	2021-06-18	SITE PLAN APPLICATION
3	2021-12-17	SITE PLAN CONTROL RESPONSE

Ingenieur / Engineer
(Paysagiste / Landscape)

FOTENN
Planning + Design

Ingenieur / Engineer
(Civil / Civil)



Client / Client

Firm Capital

Architecte / Architect

Collectif d'architectes

Fig. 1
3550, Saint-Ambrose C,
Montréal QC H4C 1A9
T. 514 861-5122

figur

Fig. 2
190 Somerset St W #206
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Notes / Note

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Projet / Project

3-STOREY LOW RISE APARTMENT

1435 & 1455 MORISSET AVE.
OTTAWA, ON

Titre / Title

LEVEL 1-2 PLAN

Dessiné par / Drawn by

No. projet / Project number

RD, LK

2104

Vérifié par / Verified by

No. dessin / Drawing number

MD

Révision / Revision

Echelle / Scale

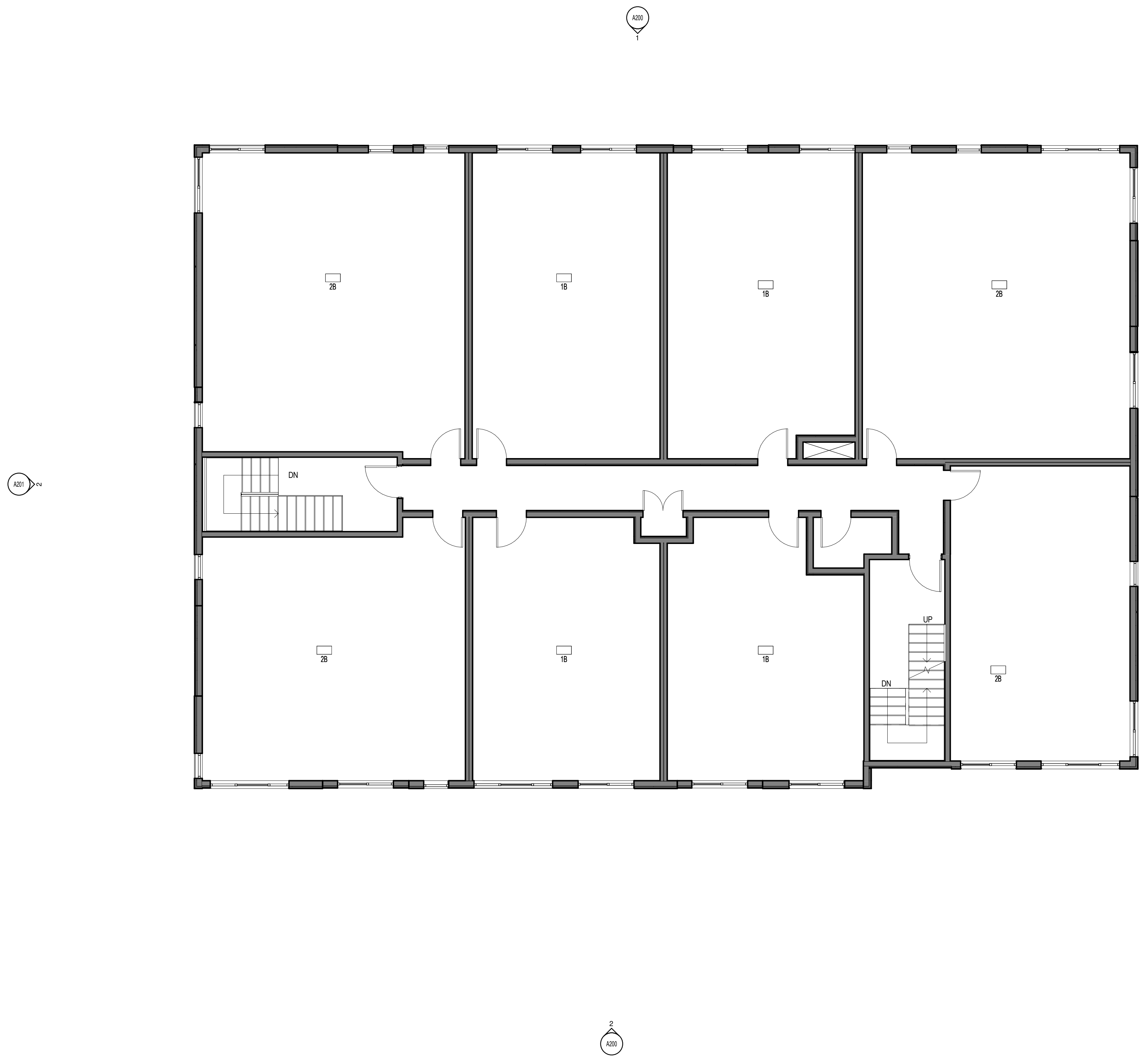
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1 : 75

Date de création du dessin / Drawing creation date

2021-05-28

A121



No.	Date	Émis pour / Object
2	2021-06-18	SITE PLAN APPLICATION
3	2021-12-17	SITE PLAN CONTROL RESPONSE

Ingenieur / Engineer
(Paysagiste / Landscape)



Ingenieur / Engineer
(Chef / Chief)



Client / Client



Architecte / Architect

fig. 1
3550, Saint-Antoine O,
Montréal QC H4C 1A9
T. 514 861-5122



fig. 2
190 Somerset St W #206
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Notes / Note

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Projet / Project

3-STOREY LOW RISE APARTMENT

1435 & 1455 MORISSET AVE.
OTTAWA, ON

Titre / Title

LEVEL 4 PLAN

Dessiné par / Drawn by

RD, LK

No. projet / Project number

2104

Vérifié par / Verified by

MD

No. dessin / Drawing number

3

Révision / Revision

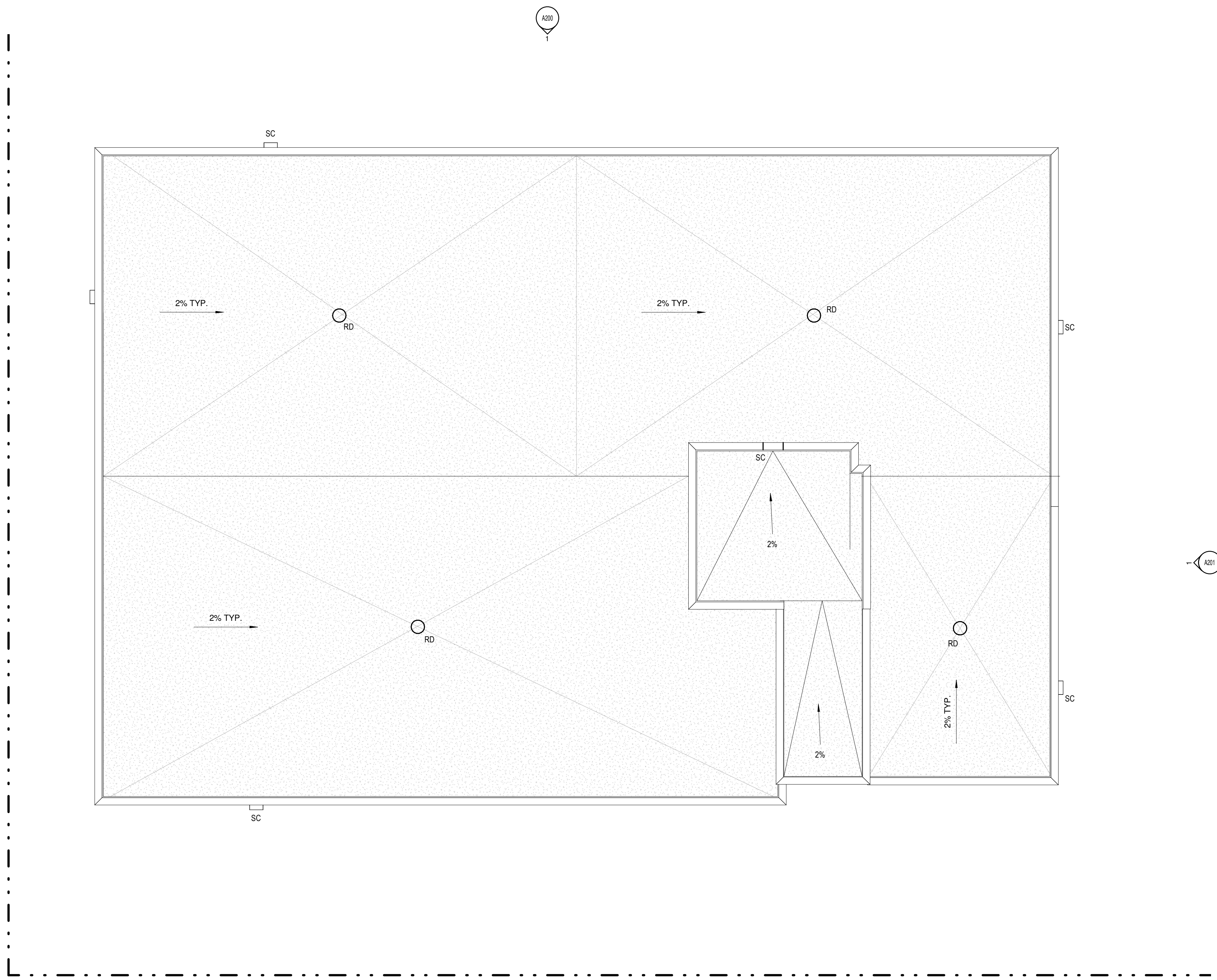
Echelle / Scale

1 : 75

Date de création du dessin / Drawing creation date

2021-05-28

A122



No.	Date	Émis pour / Object
1	2021-04-22	COORDINATION
3	2021-12-17	SITE PLAN CONTROL RESPONSE

Ingenieur / Engineer
(Paysagiste / Landscape)



Ingenieur / Engineer
(Chef / Chief)



Client / Client



Architecte / Architect

fig. 1
3550, Saint-Ambrose O.
Montréal QC H4C 1A9
T. 514 861-5122

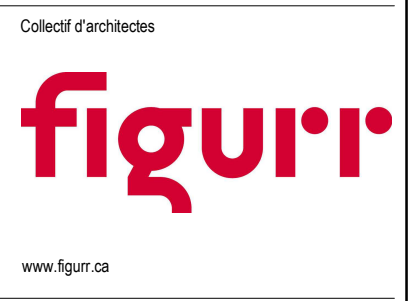


fig. 2
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Stade / Seal

Note:
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Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

3-STOREY LOW RISE APARTMENT

1435 & 1455 MORISSET AVE.
OTTAWA, ON

Titre / Title

ROOF PLAN

Dessiné par / Drawn by

RD, LK

No. projet / Project number

2104

Vérifié par / Verified by

MD

No. dessin / Drawing number

3

Révision / Revision

Echelle / Scale

1 : 75

Date de création du dessin / Drawing creation date

2021-04-22

A130



2 SOUTH ELEVATION
ÉCHELLE / SCALE: 1:75



1 NORTH ELEVATION
ÉCHELLE / SCALE: 1:75

LEGEND

- 1 CONCRETE PARCELED FOUNDATION WALL
MIN. 6" BELOW GRADE
COLOUR: MEDIUM GREY
- 2 BRICK VENEER
SIZE:
BY:
COLOUR: DARK GREY
- 3 CEMENT PANELS
BY:
FINISH: SMOOTH
COLOUR: DARK GREY
- 4 CEMENT PANELS
BY:
FINISH: SMOOTH
COLOUR: LIGHT GREY
- 5 CEMENT PANELS
BY:
FINISH:
COLOUR: WOOD SIMULATION
- 6 METAL PANELS
BY:
FINISH: CORRUGATED
COLOUR: DARK GREY

OPERABLE WINDOW

No. Date Émis pour / Object

2	2021-06-18	SITE PLAN APPLICATION
3	2021-12-17	SITE PLAN CONTROL RESPONSE

Ingenieur / Engineer
(Physicien / Landscape)

FOTENN
Planning + Design

Ingenieur / Engineer
(Civil / Civil)

LRJ
ENGINEERING / ARCHITECTURE

Client / Client

Firm Capital

Architecte / Architect

Collectif d'architectes

figuri

fig. 1
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Ottawa ON K2P 0A4
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Notes

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'architecte de toutes erreurs ou omissions.
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

3-STORY LOW RISE APARTMENT

1435 & 1455 MORISSET AVE.
OTTAWA, ON

Titre / Title

SOUTH AND NORTH ELEVATION

Dessiné par / Drawn by
RD, LK

No. projet / Project number
2104

Vérifié par / Verified by
MD

No. dessin / Drawing number
Revision / Revision

Échelle / Scale
As indicated

Date de création du dessin / Drawing creation date
2021-05-28

A200



2 WEST ELEVATION
Echelle / Scale: 1:75



1 EAST ELEVATION
Echelle / Scale: 1:75

LEGEND

- 1 CONCRETE PARGED FOUNDATION WALL
MIN. 6" BELOW GRADE
COLOUR: MEDIUM GREY
- 2 BRICK VENEER
SIZE:
BY:
COLOUR: DARK GREY
- 3 CEMENT PANELS
BY:
FINISH: SMOOTH
COLOUR: DARK GREY
- 4 CEMENT PANELS
BY:
FINISH: SMOOTH
COLOUR: LIGHT GREY
- 5 CEMENT PANELS
BY:
FINISH: SMOOTH
COLOUR: WOOD SIMULATION
- 6 METAL PANELS
BY:
FINISH: CORRUGATED
COLOUR: DARK GREY

OPERABLE WINDOW

No. Date Émis pour / Object

2	2021-06-18	SITE PLAN APPLICATION
3	2021-12-17	SITE PLAN CONTROL RESPONSE

Ingenieur / Engineer
(Paysagiste / Landscape)

FOTENN
Planning + Design

Ingenieur / Engineer
(Civil / Civil)

LRJ
ENGINEERING / INGÉNIERIE

Client / Client

Firm Capital

Architecte / Architect

Collectif d'architectes

fig. 1
3550, Saint-Armand O.
Montréal QC H4C 1A9
T. 514.861-5122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0A4
T. 613.695-4122
www.figur.ca

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Stade / Site

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'architecte de toutes erreurs ou omissions.
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

3-STOREY LOW RISE APARTMENT

1435 & 1455 MORISSET AVE.
OTTAWA, ON

Titre / Title

EAST AND WEST ELEVATION

Dessiné par / Drawn by
RD, LK

No. projet / Project number
2104

Vérifié par / Verified by
MD

No. dessin / Drawing number
Revision / Revision

Echelle / Scale
As indicated

Date de création du dessin / Drawing creation date
2021-05-28

A201

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-01-04
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SCHEDULE					
AREA (m ²)	PART	LOT	PLAN	PIN	REMARKS
1364.3	1	ALL OF 230 TO 233 AND PART OF 234 AND 235 AND PART OF LARKIN STREET AND PART OF LANE			
113.2	2	PART OF 234, 235 AND 236 AND PART OF LANE			
81.1	3	PART OF 234 AND 235			
212.9	4	PART OF 234, 235 AND 236	327	ALL OF 03999-0110	SUBJECT TO EASEMENT INST'S. OC530437 AND OC 706142
81.1	5	PART OF 236			
11.8	6	PART OF 236			
4227.5	7	ALL OF 237 TO 251 AND PART OF 236 AND PART OF CAVAN STREET AND PART OF LANE			

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: _____

 E.H. HERWEYER
 ONTARIO LAND SURVEYOR

PLAN 4R-
 RECEIVED AND DEPOSITED
 DATE: _____

 REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

**PLAN OF SURVEY OF
 LOTS 230 TO 251 (BOTH INCLUSIVE)
 AND PART OF CAVAN STREET
 (Closed by Judge's Order Inst. CR394977)
 AND PART OF LARKIN STREET
 (Closed by Judge's Order Inst. CR394977)
 AND PART OF THE LANE
 (Closed by Judge's Order Inst. CR404252)
 REGISTERED PLAN 327
 CITY OF OTTAWA**
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 300

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. Herweyer
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-_____.

- Notes & Legend**
- | Denotes | |
|---------|------------------------------------|
| □ | Survey Monument Planted |
| ■ | Survey Monument Found |
| SIB | Standard Iron Bar |
| SSIB | Short Standard Iron Bar |
| • | Survey Monument 0.3 Long |
| CP | Concrete Pin |
| (WIT) | Witness |
| Mess. | Measured |
| (AOG) | Annis, O'Sullivan, Vollebek Ltd. |
| (PI) | Registered Plan 327 |
| (P2) | (1473) Plan dated January 11, 1996 |
| (DI) | Inst. N633620 |
| OHW | Overhead Wires |
| CLF | Chain Link Fence |
| BF | Board Fence |
| HR | Handrail |
| RWC | Concrete Retaining Wall |
| C/L | Centreline |

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999929.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown here, having a bearing of N46°04'50"W 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°30'50" counter-clockwise was applied to bearings on P2.

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	Eastng	361496.76
• 01919680105	Northing	5024915.16	Eastng	373971.65
• Point A	Northing	5026298.60	Eastng	364236.41
• Point B	Northing	5026437.85	Eastng	364681.02

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

