



Committee of Adjustment  
 Received | Reçu le  
 2023-07-24  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

This document is presented in the language it was provided.  
 Ce document est présenté dans la langue dans laquelle il a été fourni.

1 PERSPECTIVE FRONT FROM LEFT  
 SCALE:



2 PERSPECTIVE REAR FROM LEFT  
 SCALE:

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 45801  
 INDIVIDUAL BCIN: 41176

GENERAL NOTES:  
 - E. & O.E.  
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED  
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES  
 - GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

NO.	REVISION	DATE
6	REAR UNIT ENTRY DOOR DIRECTION REVISED	MARCH 27, 2023
5	ISSUED TO PLANNER v3	FEB 14, 2023
4	D2 ISSUED (THIRD FLOOR REVISED)	JAN 16, 2023
3	D1 ISSUED	DEC 22, 2022
2	ISSUED TO PLANNER v2	NOV 17, 2022
1	ISSUED TO PLANNER	NOV 15, 2022

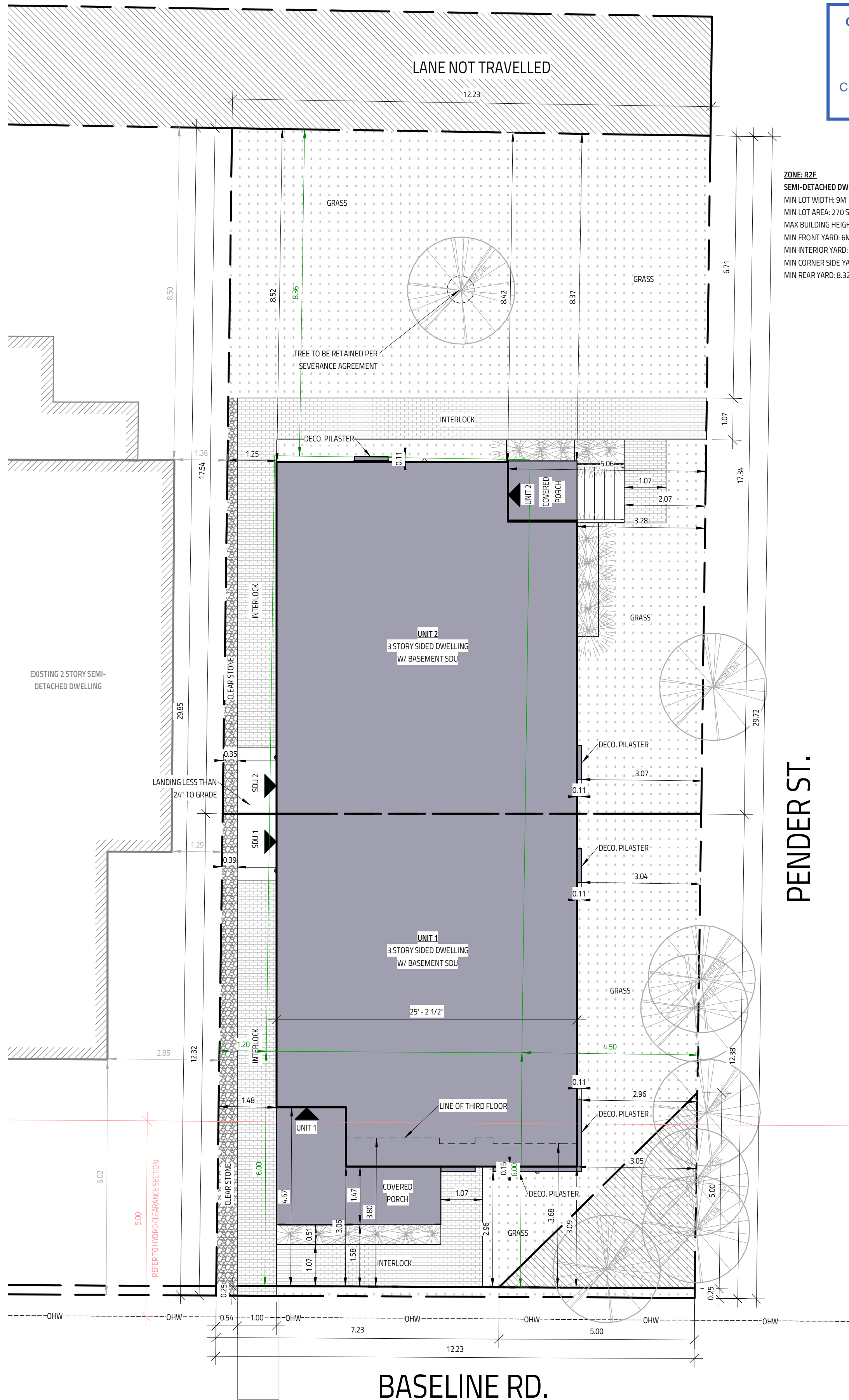
PROJECT:  
**1558 Baseline Road**  
 BASEMENT: 638 SQ.FT./UNIT  
 GROUND: 646 SQ.FT./UNIT  
 SECOND: 729 SQ.FT./UNIT  
 THIRD: 701/656 SQ.FT./UNIT  
 OTTAWA, ON

**Evolution**  
 DESIGN & DRAFTING  
 613-884-7068 /// 613-808-7185

DRAWING TITLE	
<b>COVER</b>	
DATE: NOVEMBER 15, 2022	SCALE:
DRAWN BY: MV	FILE NAME: R22-00266
CHECKED BY: SG	DWG. NO. <b>A0.0</b>

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ZONE: R2F  
SEMI-DETACHED DWELLING  
MIN LOT WIDTH: 9M  
MIN LOT AREA: 270 SQ.M. (VARIANCE REQUIRED)  
MAX BUILDING HEIGHT: 8M (VARIANCE REQUIRED)  
MIN FRONT YARD: 6M (VARIANCE REQUIRED)  
MIN INTERIOR YARD: 1.5M (VARIANCE REQUIRED)  
MIN CORNER SIDE YARD: 4.5M (VARIANCE REQUIRED)  
MIN REAR YARD: 8.32M (28% LOT DEPTH)

PENDER ST.

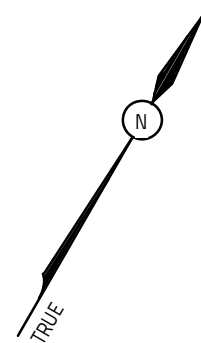
BASELINE RD.

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OTTAWA, ON

**Evolution**  
DESIGN & DRAFTING  
613-884-7068 /// 613-808-7185

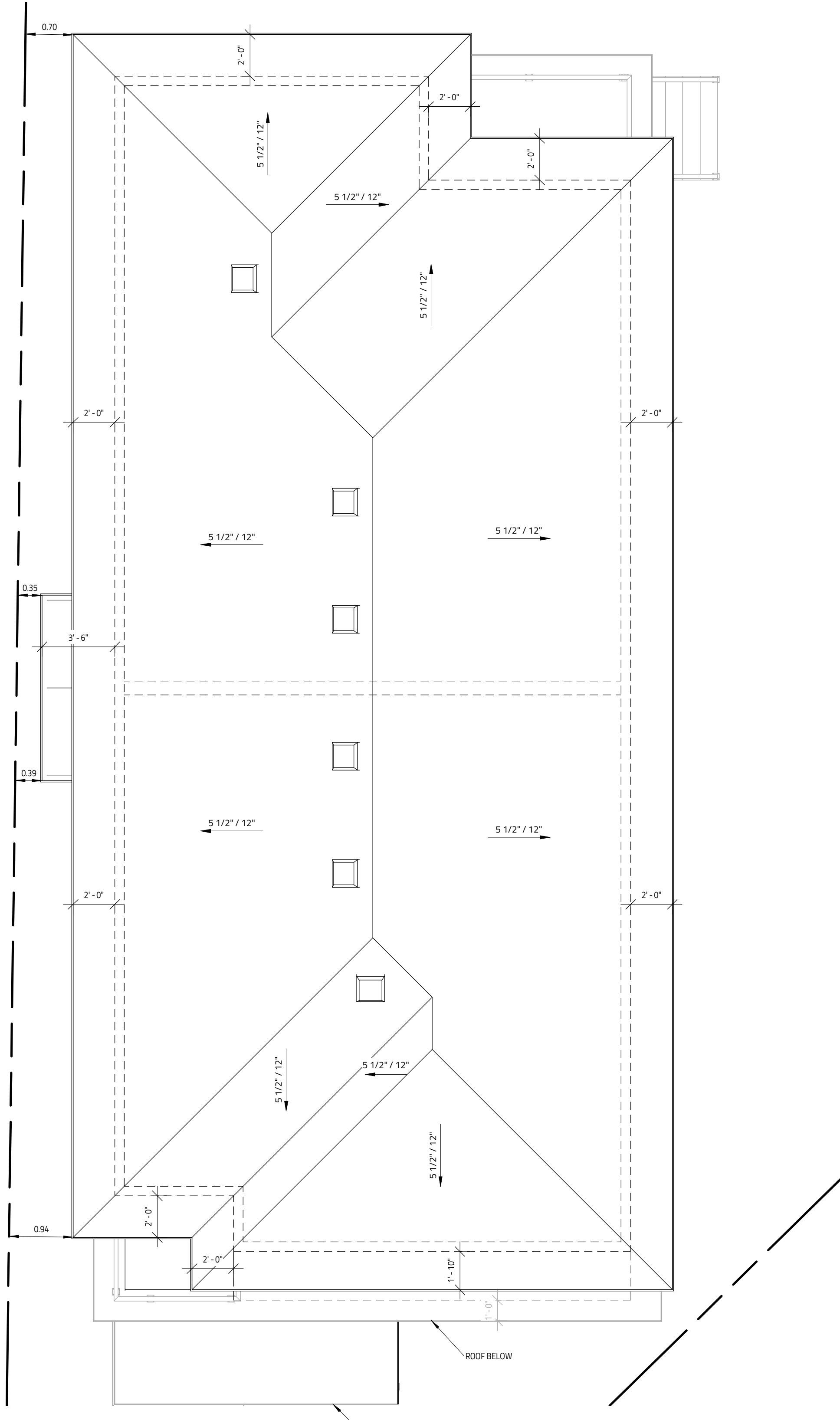
DATE DRAWN		SCALE:	
NOVEMBER 15, 2022		1:75	
DRAWN BY: MV		FILE NAME: #22-00266	
CHECKED BY: SG		DWG. NO. A0.1	

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE ROOF LAYOUT PACKAGE FROM THE TRUSS SUPPLIER WITH THE DIMENSIONS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING TRUSSES INTO PRODUCTION

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE ALONG THE ENTIRE ROOF PERIMETER AT ALL SLOPED ROOFS EXTENDING 6'-0" BUT NO LESS THAN 12" PAST THE INSIDE FACE OF THE EXTERIOR STUD WALL.

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE AT ALL SLOPED ROOF VALLEYS 6'-0" WIDE CENTRED ON THE VALLEY (3'-0" ON EACH SIDE)

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE AT ALL ROOF & WALL INTERSECTIONS EXTENDING A MINIMUM OF 12" UP WALL



NOTE  
CHECK w/ MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:  
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING  
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS  
3. PROVISIONS IN PART 9 OF O.B.C. 2012

NOTE:  
ALL WINDOW LINTELS TO BE SHOWN ON SUPPLIER'S FLOOR LAYOUT

NOTE:  
REFER TO FLOOR JOIST PLAN FOR BASEMENT WINDOW LINTELS

OPENINGS UP TO	BRICK VENEER (OBC 9.20.5.2.A)	STONE VENEER (OBC 9.20.5.2.A)
3'-11"	L 3 1/2" x 3 1/2" x 1/4"	L 5" x 3 1/2" x 5/16"
4'-11"	L 3 1/2" x 3 1/2" x 5/16"	L 5" x 3 1/2" x 5/16"
5'-11"	L 4" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
6'-11"	L 4" x 3 1/2" x 3/8"	L 5" x 5" x 5/16"
7'-10"	L 5" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
8'-10"	L 5" x 3 1/2" x 3/8"	L 5" x 5" x 3/8"
9'-10"	L 6" x 4" x 3/8"	L 5" x 5" x 1/2"

LEGEND	
F	EXHAUST FAN
DW	DISHWASHER
RF	REFRIGERATOR
T/A	TOILET ABOVE
S	SMOKE ALARM W/STROBES
SC	SMOKE/CARBON ALARM W/STROBES
E/P	ELECT. PANEL
NET	NETWORK PANEL
HB	HOSEBIB
GAS	GAS LINE
ST	STORM SERVICE
W	WATER SERVICE
S	SEWAGE SERVICE
▼	SHOWER HEAD
H	HYDRO METER
G	GAS METER
FJP	FLOOR JOIST PLAN
BP	BEAM POCKET
FL	FLUSH BEAM
DR	DROP BEAM
P2	2-2X4 or 2X6 POST SPF #1#2
P3	3-2X4 or 2X6 POST SPF #1#2
P4	4-2X4 or 2X6 POST SPF #1#2
P5	5-2X4 or 2X6 POST SPF #1#2
HSS	4" X 4" X 1/4" HSS
TP	3" DIA. ADJ. TELEPOST

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GROUND: 646 SQ.FT./UNIT  
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THIRD: 701/656 SQ.FT./UNIT  
OTTAWA, ON

**Evolution**  
DESIGN & DRAFTING  
613-884-7068 /// 613-808-7185

DRAWING TITLE	
<b>ROOF PLAN</b>	
DATE: NOVEMBER 15, 2022	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: R22-00266
CHECKED BY: SC	DWG. NO. <b>A1.4</b>



1 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION  
SCALE: 3/16" = 1'-0"

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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:  
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2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS  
3. PROVISIONS IN PART 9 OF O.B.C. 2012

2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L  
EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R  
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL H25 CONFORMING TO CCMC 12678-R

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OTTAWA, ON

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DRAWING TITLE	
<b>ELEVATIONS 1</b>	
DATE: NOVEMBER 15, 2022	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: R22-00266
CHECKED BY: SG	DWG. NO.
	<b>A4.0</b>



1 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"

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EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R  
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R

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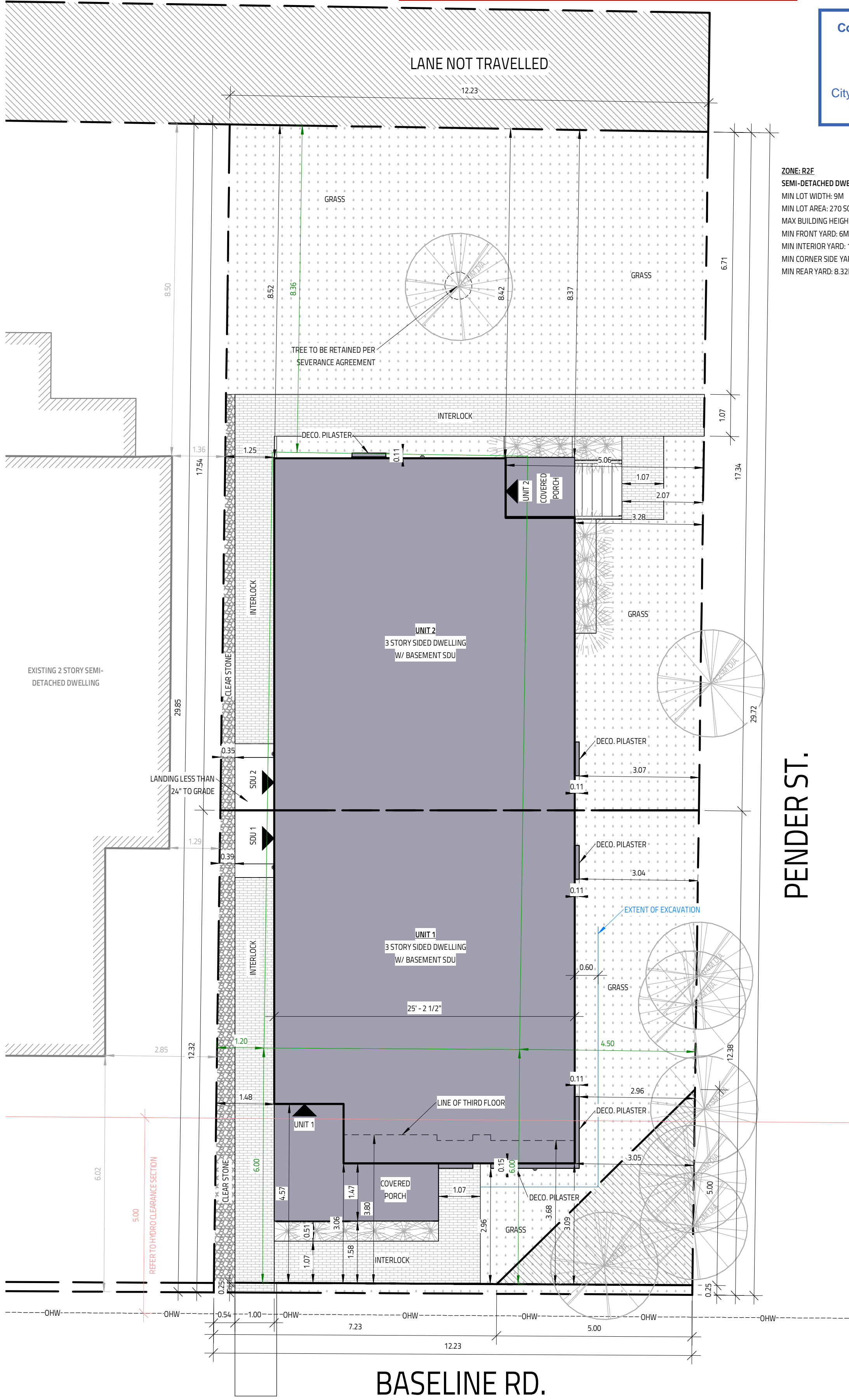
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THIRD: 701/656 SQ.FT./UNIT  
OTTAWA, ON

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DESIGN & DRAFTING  
613-884-7068 /// 613-808-7185

DRAWING TITLE	
<b>ELEVATIONS 2</b>	
DATE DRAWN NOVEMBER 15, 2022	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: R22-00266
CHECKED BY: SG	DWG. NO. <b>A4.1</b>

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ZONE: R2F  
SEMI-DETACHED DWELLING  
MIN LOT WIDTH: 9M  
MIN LOT AREA: 270 SQ.M. (VARIANCE REQUIRED)  
MAX BUILDING HEIGHT: 8M (VARIANCE REQUIRED)  
MIN FRONT YARD: 6M (VARIANCE REQUIRED)  
MIN INTERIOR YARD: 1.5M (VARIANCE REQUIRED)  
MIN CORNER SIDE YARD: 4.5M (VARIANCE REQUIRED)  
MIN REAR YARD: 8.32M (28% LOT DEPTH)

PENDER ST.

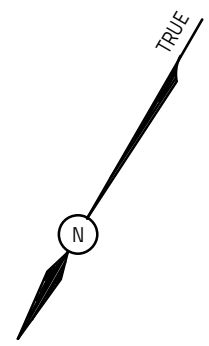
BASELINE RD.

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NO.	REVISION	DATE
7	SITE PLAN REVISED FOR ARBORIST	JUNE 20, 2023
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THIRD: 701/656 SQ.FT./UNIT  
OTTAWA, ON



DATE		SCALE
DATE: 08/08/2023	NOVEMBER 15, 2022	1:75
DRAWN BY: MV	CHECKED BY: SG	FILE NAME: R22-00266
		DWG. NO. <b>A0.1</b>

PART OF LOTS 2589, 2590, 2591 AND 2592 REGISTERED PLAN 375 CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150

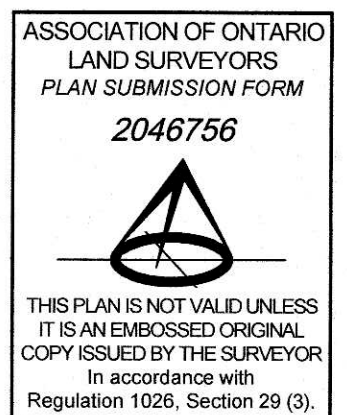
Metric DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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 20th day of April, 2018.

DATE: MAY 4, 2018

Signature of Andrew Broxham, Ontario Land Surveyor



Notes & Legend

- Legend items: Denotes Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Cut Cross, Witness, Anis, O'Sullivan, Vollebakk Ltd., Measured, Registered Plan 375, (1287) Plan July 20, 1990, (647) Plan April 12, 1972, Maintenance Hole (Storm Sewer), Maintenance Hole (Sanitary), Overhead Wires, Utility Pole, Anchor, Catch Basin, Top of Grate, Gas Meter, Hydro Meter, Bell Terminal Box, Unidentified Terminal Box, Deciduous Tree, Coniferous Tree, Sign, Chain Link Fence, Board Fence, Gate, Diameter, Location of Elevations, Location of Top of Retaining Wall Elevations, Location of Top of Curb Elevations, Centreline, Concrete Retaining Wall, Stone Retaining Wall, Window Well, Top of Slope, Property Line

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SITE AREA = 909.7 m²

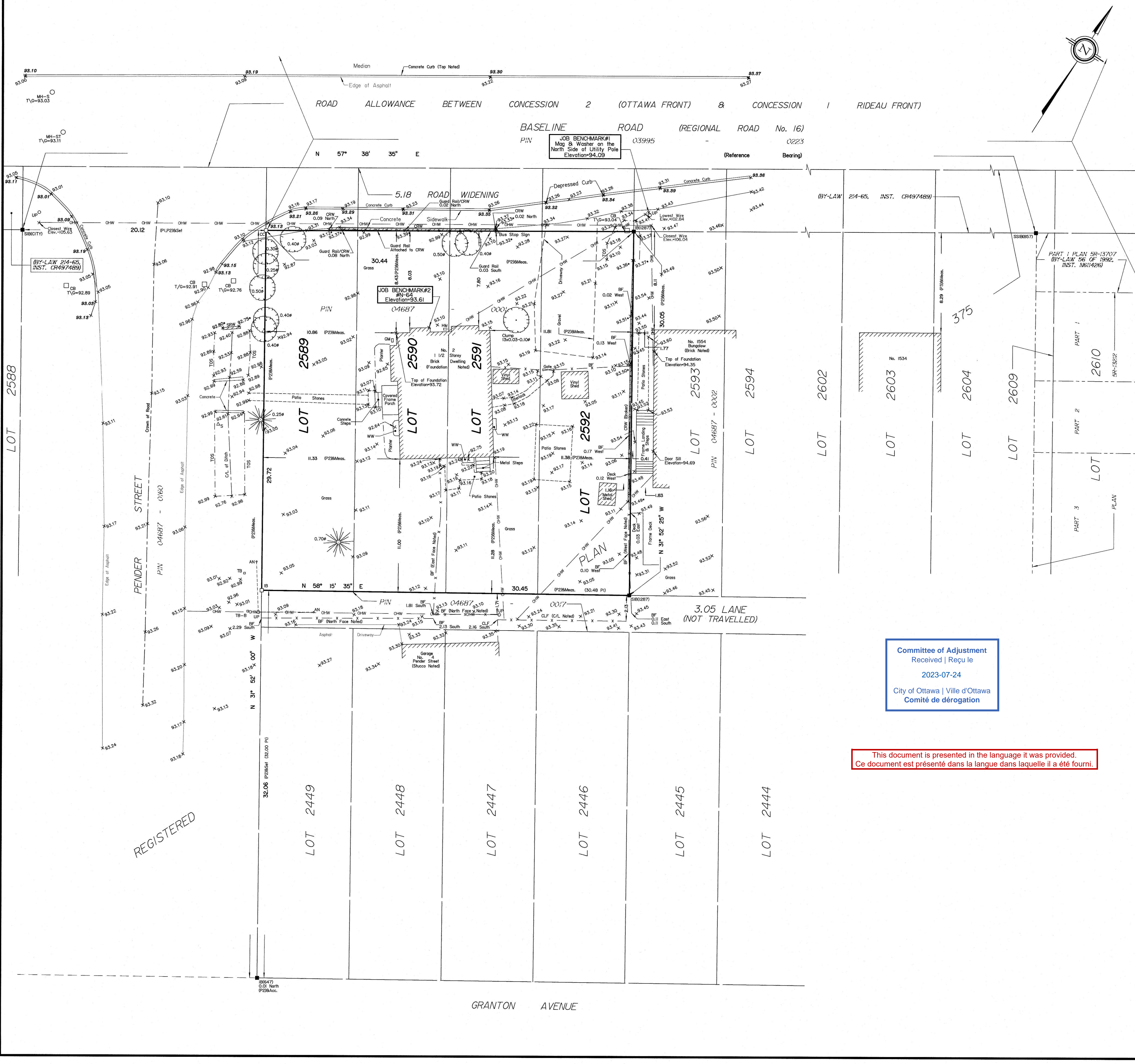
Bearings are astronomic, derived from the Southerly Limit of Baseline Road as widened, shown to be N57°38'35"E on (1287) Plan dated July 20, 1990.

ELEVATION NOTES

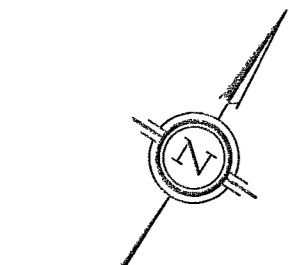
- Elevation Notes: 1. Elevations shown are geodetic and are referred to the City of Ottawa Benchmark No. N-64 having an elevation of 93.61 metres. 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- 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.



Vertical text on the left margin: Y:\2018\18723-18\Drawings\18723-18\_Drawing\_Plan\_2589\_2590\_2591\_2592\_PL375\_01.dwg



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: June 24, 2022

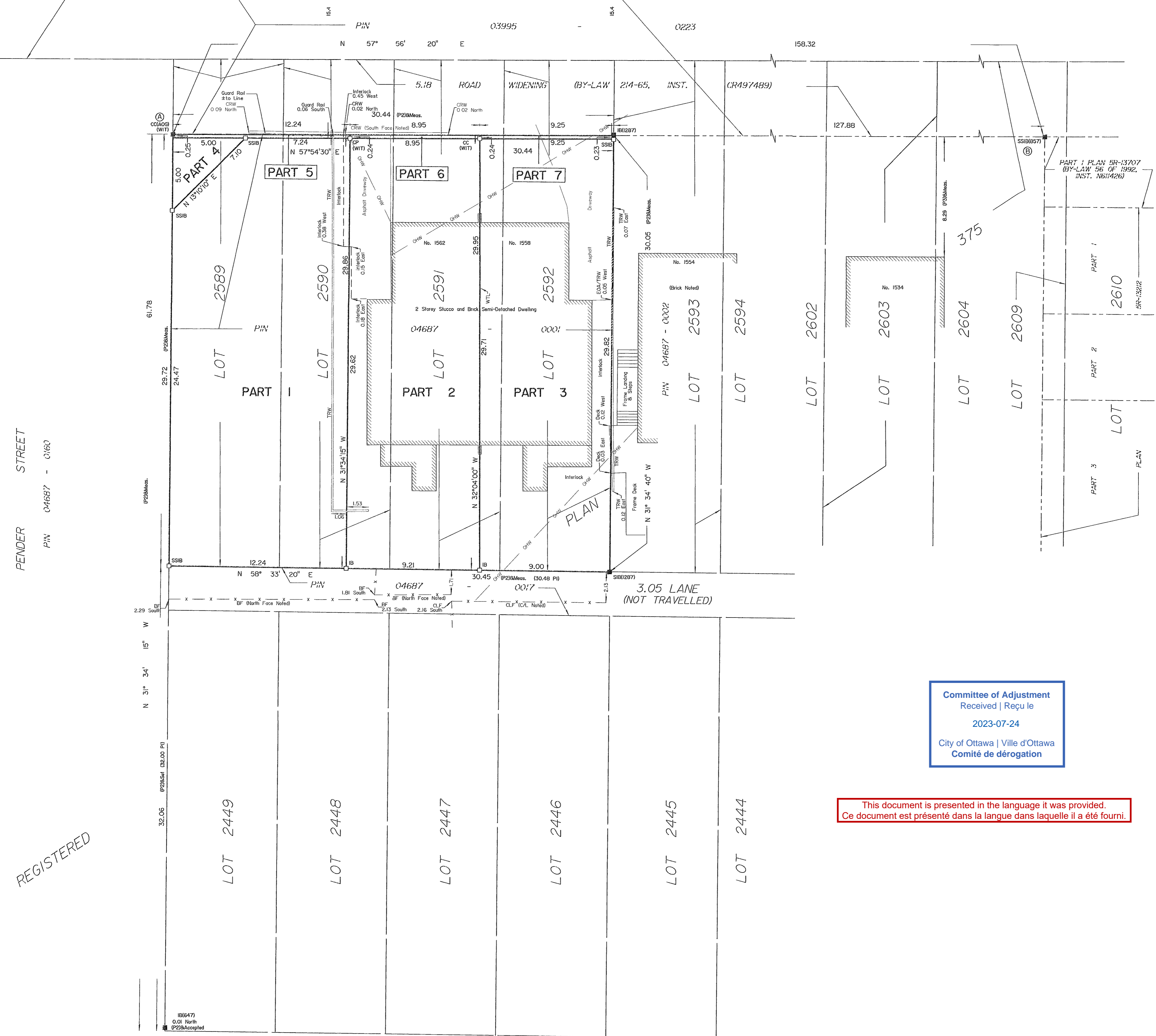
**PLAN 4R-34717**  
 RECEIVED AND DEPOSITED  
 DATE: June 24, 2022

*[Signature]*  
 STEFAN BAZAR  
 ONTARIO LAND SURVEYOR

*[Signature]*  
 REPRESENTATIVE FOR  
 LAND REGISTRAR FOR THE  
 LAND TITLES DIVISION OF  
 OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF 2589 & 2590		
2	PART OF 2590 & 2591		
3	PART OF 2591 & 2592		
4	PART OF 2589	375	ALL OF 04687-0001
5	PART OF 2589 & 2590		
6	PART OF 2590 & 2591		
7	PART OF 2591 & 2592		

ROAD ALLOWANCE BETWEEN CONCESSION 2 (OTTAWA FRONT) & CONCESSION 1 (RIDEAU FRONT)  
 BASELINE ROAD (REGIONAL ROAD No. 16)



PLAN OF SURVEY OF  
**PART OF LOTS 2589, 2590,  
 2591 AND 2592**  
**REGISTERED PLAN 375**  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 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 2nd day of June, 2022

June 24, 2022  
 Date

*[Signature]*  
 Stefan Bazar  
 Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-27643

- 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
  - (AOG) Annis, O'Sullivan, Vollebek Ltd
  - Meas. Measured
  - (P1) Registered Plan 375
  - (P2) (1287) Plan, July 20, 1990
  - (P3) (647) Plan, April 12, 1972
  - CLF Chain Link Fence
  - BF Board Fence
  - TRW Timber Retaining Wall
  - CRW Concrete Retaining Wall
  - WTL Centreline of Wall ± to Line
  - EOA Edge of Asphalt
  - WTL Centreline of Wall ± to Line
  - OW Overhead Wires
  - CL Centreline

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Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999928.

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 N 57° 56' 20" E and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).

For bearing comparisons, a rotation of 0° 17' 45" counterclockwise 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 01919750705, 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	Easting	361496.76
.01919750705	Northing	5016816.93	Easting	360806.64
.Point A	Northing	5024617.25	Easting	363953.95
.Point B	Northing	5024701.28	Easting	364088.12

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

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