

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING

LOT 59 AND
PART OF LOTS 58 AND 60
REGISTERED PLAN 334
CITY OF OTTAWA

J.D. BARNES LIMITED
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SCALE 1 : 100



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

NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).
DISTANCES ARE GROUND.

FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 10'31"40" WAS APPLIED TO REGISTERED PLAN 334 AND A COUNTER-CLOCKWISE ROTATION OF 0'02"10" WAS APPLIED TO PLAN 58-9372.

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

PART 2 - SURVEY REPORT

- DESCRIPTION
LOT 59 AND PART OF LOTS 58 AND 60 ON REGISTERED PLAN 334, BEING ALL OF PIN 04243-D18 (LT), IN THE CITY OF OTTAWA.
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
NOTE LOCATION OF THE CHAIN LINK FENCE, THE VINYL FENCE, THE STONE BORDER OF THE FLOWER BED AND THE OVERHEAD CABLES ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY.
NOTE LOCATION OF THE FLOWER BED WITH THE BRICK BORDER ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY.
NOTE LOCATION OF THE CHAIN LINK FENCE ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY.

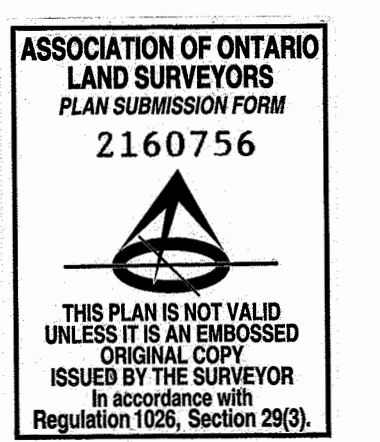
LEGEND

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PROP DENOTES PROPORTION
 - Acc DENOTES ACCEPTED
 - MEAS DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - P DENOTES REGISTERED PLAN 334
 - P1 DENOTES PLAN 58-9372
 - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED APRIL 28, 2009
 - INST. No. C1132397
 - ADI DENOTES ANNIS, O'SULLIVAN, VOLLEBECK LTD.
 - DOJ DENOTES J.G. PAYETTE, O.L.S.
 - 990 DENOTES PROPERTY LINE
 - DENOTES PROPERTY LINE
- N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

- FDN DENOTES FOUNDATION
- CONC DENOTES CONCRETE
- C/L DENOTES CENTERLINE
- TOW DENOTES TOP OF WALL
- GAR SILL DENOTES GARAGE SILL
- OC DENOTES OVERHEAD CABLES
- VF DENOTES VINYL FENCE
- CLF DENOTES CHAIN LINK FENCE
- HP DENOTES HYDRO POLE
- GM DENOTES GAS METER
- FH DENOTES FIRE HYDRANT
- WK DENOTES WATER KEY
- CB DENOTES CATCH BASIN
- E_JB DENOTES HYDRO JUNCTION BOX
- E_TR DENOTES HYDRO TRANSFORMER
- MH_WAT DENOTES WATER MANHOLE
- MH_STM DENOTES STORM MANHOLE
- MH_SAN DENOTES SANITARY MANHOLE
- E DENOTES OVERHEAD HYDRO CABLE
- T DENOTES OVERHEAD TELEPHONE CABLE
- STM DENOTES UNDERGROUND STORM SEWER
- SAN DENOTES UNDERGROUND SANITARY SEWER
- DENOTES DECIDUOUS TREE

Committee of Adjustment
Received | Reçu le
2023-10-03
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TREE SCHEDULE			
TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.7	6	2.0 W, 2.5 S
T2	0.35	4	0.1 S
T3	0.15	2.5	0.6 S
T4	0.25	2.5	1.1 S
T5	0.10	2.5	1.0 S
T6	0.25	2.5	-

TRUNK DIAMETER MEASURED AT 1.2 METRES ABOVE GRADE
TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF TREE

ELEVATION NOTE:
1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA BENCHMARK 2016-0328 HAVING A PUBLISHED ELEVATION OF 82.47 METRES (CGVD 28.78).

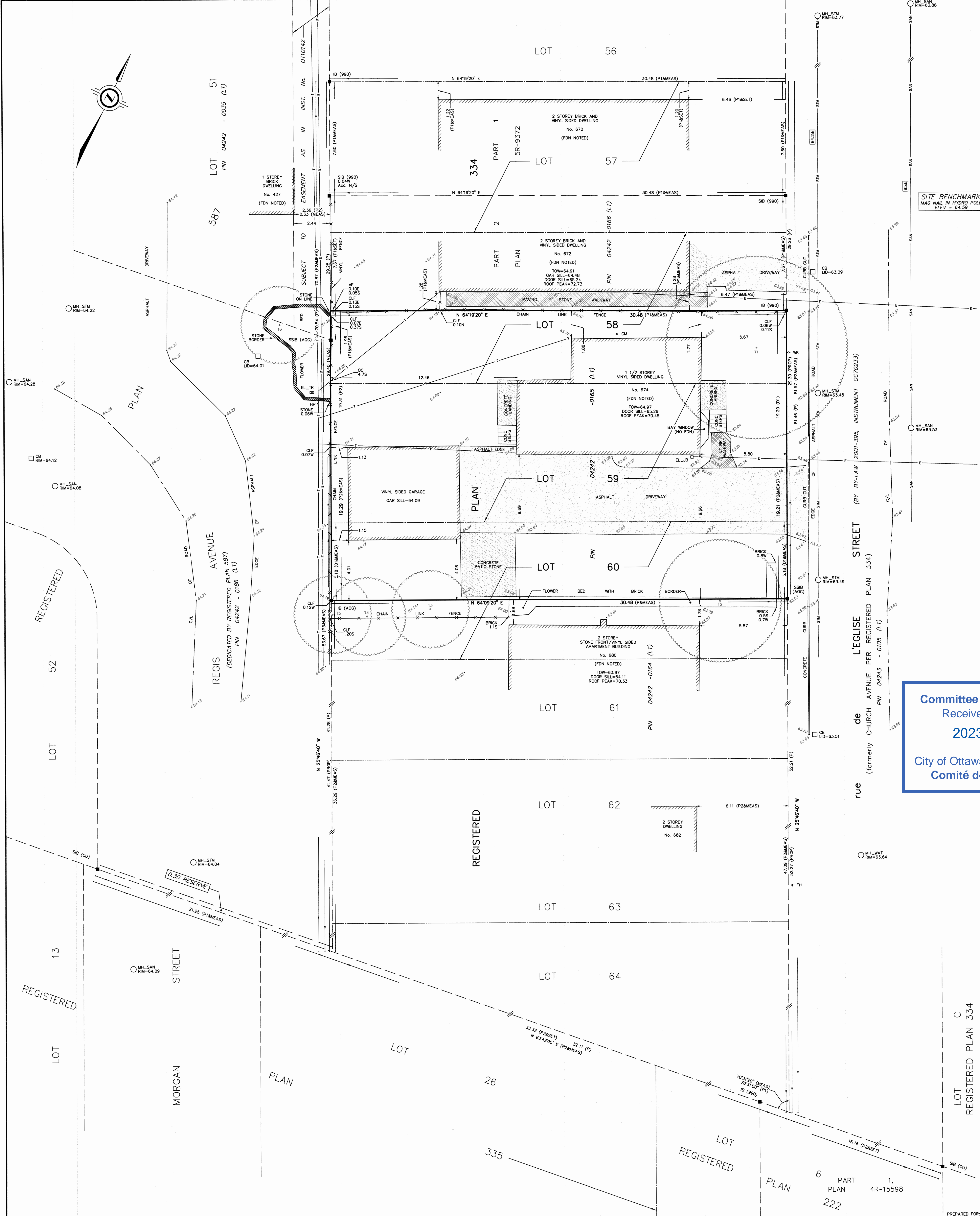
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON APRIL 21, 2022.

MAY 17, 2022 DATE
SHAWN LEROUX
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
60 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP CHECKED BY: SL REFERENCE NO.: 22-10-043-00
PLOTTED: 5/17/2022 DATED: 05/09/22



LOT C REGISTERED PLAN 334

LOT REGISTERED PLAN 334

Area and Lot Width Certificate

Part of Lot 58, Lot 59 and Part of Lot 60
Registered Plan 334
PIN 04242-0165(LT)
674/676 rue de L'Eglise Street, City of Ottawa
Being
Parts 1, 2, 3, and 4
as Shown on Draft Reference Plan dated September 14, 2023

I Shawn Leroux, Ontario Land Surveyor, hereby certify the following Areas and Lot Widths:

674 rue de L'Eglise Street


Part	Plan	Area (sq. m.)	Lot Width (m) At 4.5 m setback
Parts 1 and 2	Draft	292.9	9.61

676 rue de L'Eglise Street

Part	Plan	Area (sq. m.)	Lot Width (m) At 4.5 m setback
Parts 3 and 4	Draft	293.7	9.61

September 14, 2023

Date



 Shawn Leroux
 Ontario Land Surveyor

RE: 22-10-043-00

DRAFT PLAN FOR SEVERANCE

SCHEDULE				
PART	LOT	PLAN	PIN	AREA sq.m.
1	PART OF 58 AND 59	REGISTERED	ALL OF	272.3
2	PART OF 59	PLAN 334	04242-0165 (L1)	20.6
3	PART OF 59 AND 60			20.6
4				273.1

PLAN OF SURVEY OF LOT 59 AND PART OF LOTS 58 AND 60 REGISTERED PLAN 334 CITY OF OTTAWA

SCALE 1 : 100

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100

J.D. BARNES LIMITED

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

NOTES

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DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999949.

FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 10°31'40" WAS APPLIED TO REGISTERED PLAN 334 AND A COUNTER-CLOCKWISE ROTATION OF 0°02'10" WAS APPLIED TO PLAN 58-9372.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 09, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	371 323.08	5 033 313.93
ORP (B)	371 244.08	5 033 372.43

COORDINATES CANNOT IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE BETWEEN ORP A AND ORP B IS 98.30 N 53°28'50" W

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SB	DENOTES STANDARD IRON BAR
SSB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
PROPROP	DENOTES PROPORTION
Acc	DENOTES ACCEPTED
MEAS	DENOTES MEASURED
OU	DENOTES ORIGIN UNKNOWN
P	DENOTES REGISTERED PLAN 334
P1	DENOTES PLAN 58-9372
P2	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED APRIL 28, 2009
D1	DENOTES INST. No. C7103297
AGC	DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
990	DENOTES J.G. PAYETTE, O.L.S.
OC	DENOTES OVERHEAD CABLES
FCN	DENOTES FOUNDATION
VF	DENOTES VINYL FENCE
CLF	DENOTES CHAIN LINK FENCE
HP	DENOTES HYDRO POLE
HPB	DENOTES HYDRO JUNCTION BOX
HT	DENOTES HYDRO TRANSFORMER
OC	DENOTES OVERHEAD HYDRO CABLE
OC	DENOTES OVERHEAD TELEPHONE CABLE

N=North / S=South / E=East / W=West

SURVEYOR'S CERTIFICATE

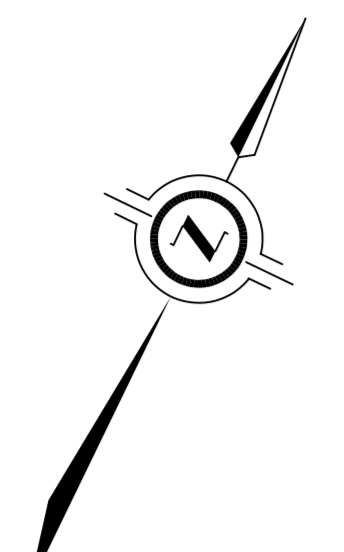
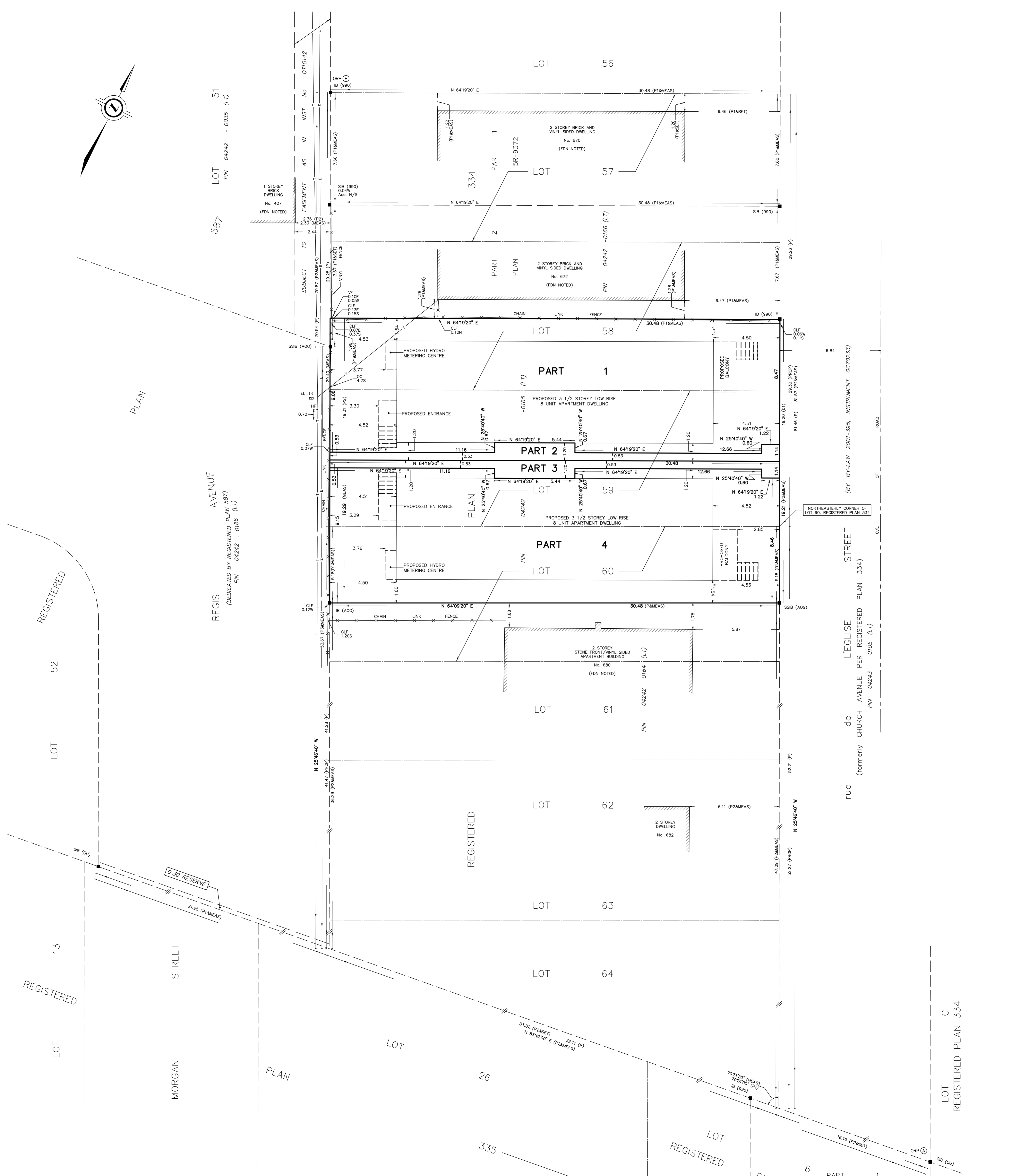
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON X, 2023.

SEPTEMBER 14, 2023 DATE
DRAFT SHAWN LEROUX ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

J.D. BARNES SURVEYING MAPPING GIS LIMITED
LAND INFORMATION SPECIALISTS
43 STACEE DRIVE, SUITE 100, OTTAWA ON K2K 3A9
T: (613) 731-7244 F: (613) 731-8955 www.jdbarnes.com

DRAWN BY: RP CHECKED BY: SL REFERENCE NO.: 22-10-043-00
FILE: S:\22-10-043\00\Drawing\PLAN\22-10-043-00-PLAN.dwg DATE: 09/13/2023
PLOTTED: 9/14/2023



PLAN

PLAN

LEGLISE STREET (formerly CHURCH AVENUE PER REGISTERED PLAN 334)
PIN 04243 - 0105 (L1)

LOT REGISTERED PLAN 334

6 PART PLAN 4R-15598
222



VARIA: DRAFTING & DESIGN

CLIENT:

GENERAL NOTES:

DO NOT SCALE THESE DRAWINGS.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY IN WRITING FROM THE APPOINTED DESIGNER.

CONTRACTOR(S) TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL ERRORS, OMISSIONS AND DISCREPANCIES ARE TO BE FORWARDED IN WRITING WITHIN TWO (2) BUSINESS DAYS, UPON DISCOVERY. THE ABOVE MAY PROCEED CONTINGENT UPON MUTUAL AGREEMENT BETWEEN APPOINTED DESIGNER AND CONTRACTOR.

CONTRACTOR(S) RESPONSIBLE FOR THE CORRECT APPLICATION OF SPECIFIED MATERIALS AND SYSTEMS (ONLY TO BE SUPERCEDED BY THESE DRAWINGS, IF APPLICABLE).

THE APPOINTED DESIGNER DOES NOT ASSUME ANY RESPONSIBILITY AND / OR LIABILITY IF THE ABOVE CONDITIONS ARE NOT MET.

REVISIONS:

NO.	DESCRIPTION	DATE
1	2ND LAYOUTS FOR CLIENT	JUN/28/2023
2	ELEVATIONS FOR CDA SUBMITTAL	SEP/08/2023

NORTH ARROW:

PROJECT TITLE:

(2) x 8-UNIT APARTMENT DWELLINGS, 674 & 676 rue de l'ÉGLISE, OTTAWA, ON, K1K 3K2

DRAWING NAME:

AXO VIEWS - ENTRY DETAILS

DRAWN BY: CORY DUREAU

REVIEWED BY:

SCALE:

SHEET NO.:

PROJECT NO.: 0035

Ax001



REGIS AVENUE APPROACH: NOTE THE ELEVATED HYDRO ENCLOSURE & JULIETTE BALCONIES



L'ÉGLISE APPROACH: NOTE THE ARTICULATED BALCONIES, BRICKWORK AND ADDRESS SIGNAGE



L'ÉGLISE, AS SEEN FROM A BIRD'S-EYE VIEW. THIS STREET IS THE PRIMARY CIRCULATION NODE FOR ALL USERS OF THE BUILDING.



L'ÉGLISE: ENTRY DETAIL SHOWCASING THE ARTICULATION OF THE INTERIOR SIDERYARD ALONG THE SHARED PEDESTRIAN RAMP.



REGIS, AS SEEN FROM A WORM'S EYE VIEW SHOWCASING SOME BICYCLE PARKING & A MOBILE REPAIR STATION FOR OCCUPANT CONVENIENCE.

PROJECT DR: V:\1_VIA_ARCH\04\23_Plan_07\Final_04_Elevations\04\09\Plan_1_Schematic\04\09\Plan_1_Schematic.dwg (24/09/2023) 2:21:11 PM

Committee of Adjustment

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2023-11-27

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2023-11-27

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Received | Reçu le
Revised | Modifié le : 2023-11-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SITE STATISTICS:

ZONING CHARACTERISTICS:
APPLICABLE ZONING: RESIDENTIAL FOURTH-DENSITY SUBZONE R4U4 (*R4U4)

LEGAL DESCRIPTION & PHYSICAL CHARACTERISTICS:
EXISTING:
No. 674, CONSISTING OF PART LOTS 58 & 60 AND ALL OF 59
REGISTERED PLAN 334, PIN 04242-0165
PROPOSED:
*PARTS 1 & 2 TO BE RENAMED AS No. 674 RUE DE L'ÉGLISE
*PART 2 TO BE IN FAVOUR OF PARTS 3 & 4 AS RIGHT OF WAY (SHARED WALKWAY)
*PART 3 TO BE IN FAVOUR OF PARTS 1 & 2 AS RIGHT OF WAY (SHARED WALKWAY)
*PARTS 3 & 4 TO BE RENAMED AS No. 676 RUE DE L'ÉGLISE

LOT WIDTH: 19.22 m (63.1 m) PROPOSED FOR BOTH PARCELS
LOT DEPTH: 30.48 m
LOT AREA: 586.00 m² (SEE BELOW FOR PARCEL SIZES)

SUBZONE PROVISIONS (1.162A BY-LAW 2020-288, UNLESS OTHERWISE NOTED):
REQUIRED (PARTS 1 & 4) PROVIDED (PT. 1) PROVIDED (PT. 4)

DWELLING TYPE: APART LOW-RISE (3 STORY) SAME SAME
MIN. LOT WIDTH: 12.00 m 9.61 m 9.61 m
MIN. LOT AREA: 380.00 m² 293.40 m² 293.20 m²
MAX BUILDING HGT: (+11.00 m) PERMITTED 75.06 m² PRMT. 74.99 m² PRMT.
(+10.53 m) PROVIDED 74.59 m² PRVD. 74.52 m² PRVD.

*PLEASE SEE GRADING CALCULATIONS BELOW FOR EXISTING GRADE FOR EACH PART.
MIN. FRONT YARD: 4.50 m 4.50 m 4.50 m
MIN. REAR YARD: 4.50 m (THROUGH LOT) 4.50 m 4.50 m
MIN. INT. SIDE YARD: 1.50 m 1.50 / 1.20 m 1.50 / 1.20 m

SOFT LANDSCAPING, DRIVEWAY & WALKWAY PROVISIONS (S.139, S.139(4)(c), BY-LAW 2020-289, S.161 & S.161(15)(b), BY-LAW 2015-228):
REQUIRED (PARTS 1 & 4) PROVIDED (PT. 1) PROVIDED (PT. 4)

NO. STALLS REQ'D: NOT REQ'D IF < 12 UNITS 0 SPACES 0 SPACES
BIKE PARKING RATES: 4 SPACES (0.5 / UNIT) 5 SPACES 5 SPACES

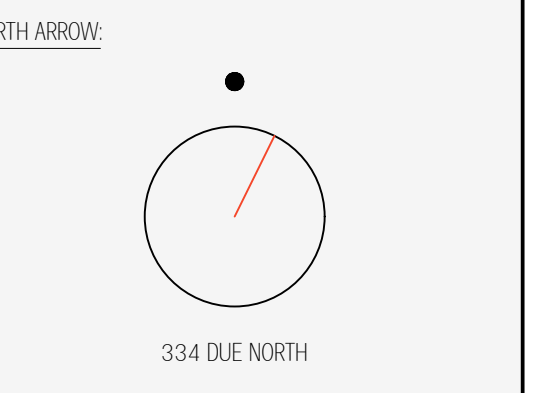
PERMITTED PROJECTIONS (S.65 BY-LAW 2020-288, UNLESS NOTED):
(2) EAVES AND GUTTERS (T.65(2), COL II):
.MAX PROJECTION: 1.00 m
.MIN DIST FROM P/L: 0.60 m
(5) STEPS & RAMPS (T.65(5)(b)(i)):
.MAX PROJECTION: INT. S/Y & R/Y: NO LIMIT; F/Y: 0.60 m FROM P/L
(6) OPEN DECK (T.65(6), ARTICLES (a) & (b)):
< 0.60 m GRADE NO LIMIT (INT. S/Y & REAR YARD ONLY)
> 0.60 m GRADE 1.20 m*



CLIENT:
GENERAL NOTES:
DO NOT SCALE THESE DRAWINGS.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY IN WRITING FROM CORY DUBEAU.
CONTRACTORS TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL ERRORS, OMISSIONS AND DISCREPANCIES ARE TO BE FORWARDED IN WRITING WITHIN TWO (2) BUSINESS DAYS UPON DISCOVERY. THE ABOVE MAY PROCEED CONTINGENT UPON MUTUAL AGREEMENT BETWEEN APPOINTED DESIGNER AND CONTRACTOR.
CONTRACTOR(S) RESPONSIBLE FOR THE CORRECT APPLICATION OF SPECIFIED MATERIALS AND SYSTEMS (ONLY TO BE SUPERSEDED BY THESE DRAWINGS, IF APPLICABLE).
THE APPOINTED DESIGNER DOES NOT ASSUME ANY RESPONSIBILITY AND / OR LIABILITY IF THE ABOVE CONDITIONS ARE NOT MET.

REVISIONS:

NO.	DESCRIPTION	DATE
1	INITIAL LAYOUTS FOR CLIENT REVIEW	JUN/14/2023
2	SECONDARY LAYOUTS	JUN/28/2023
3	PRE-CON SET	JUL/30/2023
4	CIRCULATED FOR INTERNAL REVIEW	AUG/23/2023
5	REVISED TOPO POINTS & PART Nos	SEP/06/2023
6	REVISED HYDRO METER LOCATIONS	NOV/22/2023



PROJECT TITLE:
(2) X 8-UNIT APARTMENT DWELLINGS, 674 & 676 RUE DE L'ÉGLISE, OTTAWA, ON, K1K 3K2

AVERAGE GRADE CALCULATION, 674 RUE DE L'ÉGLISE:

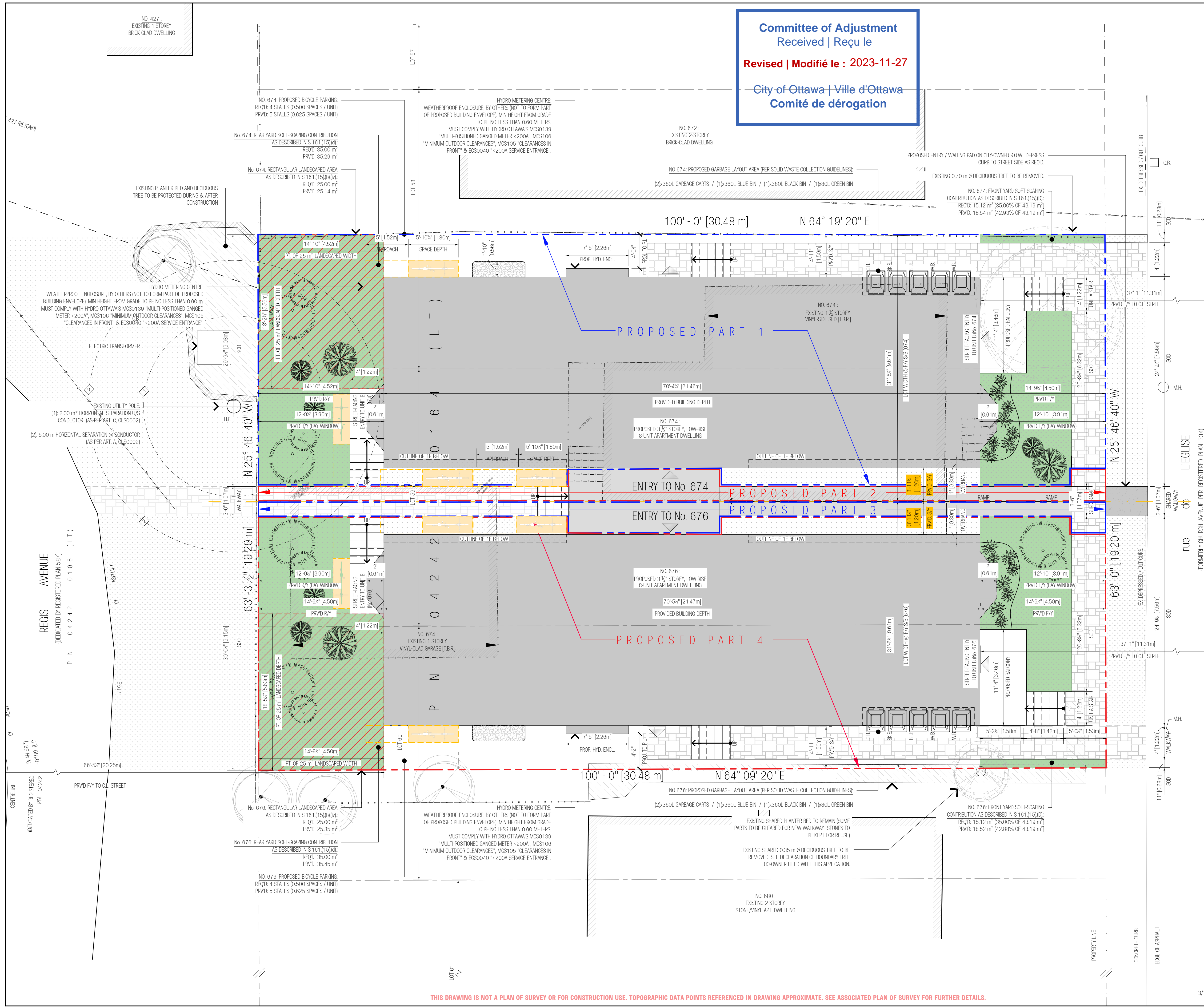
No.	VALUE (AS MEASURED)	FACTORED VALUE
EX1	63.95	63.95 (SINGLE POINT)
EX2	63.92	63.92 (SINGLE POINT)
EX3	AVG (64.21+64.10)	64.16
EX4	AVG (64.26+64.18)	64.22
FACTORED AVERAGE GRADE:		64.06

AVERAGE GRADE CALCULATION, 676 RUE DE L'ÉGLISE:

No.	VALUE (AS MEASURED)	FACTORED VALUE
EX5	AVG (63.92+63.73)	63.83
EX6	AVG (63.73+63.79)	63.76
EX7	AVG (64.17+64.14)	64.16
EX8	AVG (64.17+64.21)	64.19
FACTORED AVERAGE GRADE:		63.99

1 A REMARK ABOUT SURVEY POINT ORDER:
ALL POINTS ABOVE FOLLOW CLOCKWISE LIST (INCLUDING AVERAGED VALUES). SOME VALUES OVERLAP, BUT HAVE BEEN DELINEATED AS OTHER NUMBERS AS THEY HAVE BEEN REFERENCED ON BOTH PROPERTIES (ESPECIALLY AT MIDDLE BETWEEN THE TWO LOTS).

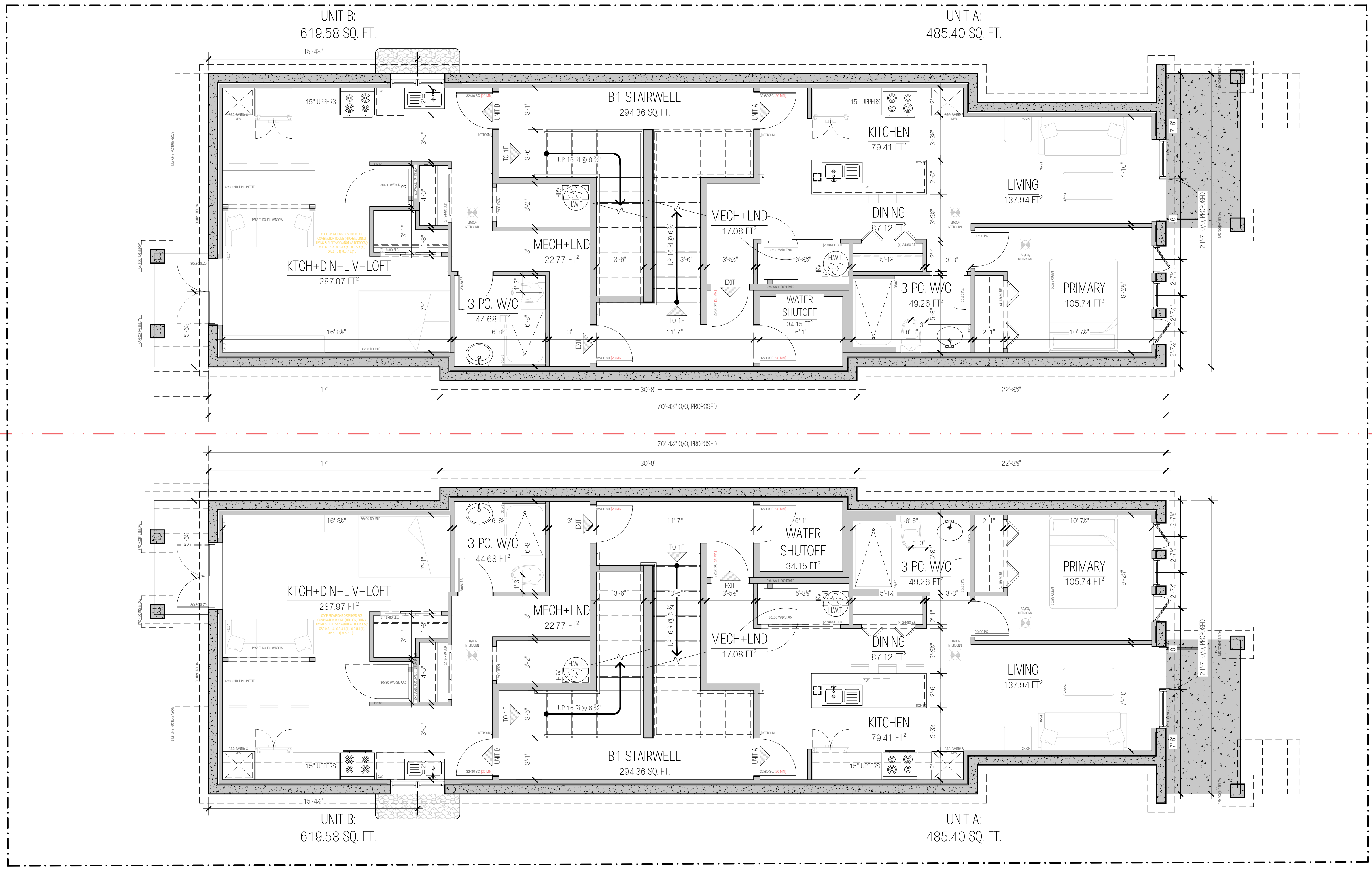
DRAWN BY: CORY DUBEAU
CHECKED BY:
SCALE: 3/16" = 1'-0"
PROJECT NO: 0035
SHEET NUMBER: **A100**



THIS DRAWING IS NOT A PLAN OF SURVEY OR FOR CONSTRUCTION USE. TOPOGRAPHIC DATA POINTS REFERENCED IN DRAWING APPROXIMATE. SEE ASSOCIATED PLAN OF SURVEY FOR FURTHER DETAILS.

PROJECT DIR: V:\35_Fraser_074 Rue De L'Eglise (Degring)\040\Phase 1 - Seaverance App\040\074 Rue De L'Eglise (2) X 8-Unit, Low-Rising.dwg
PLOTTED: November 24, 2023 12:22:08 PM
ARCH-EXPAND D (86.00 x 24.00 INCHES)

Committee of Adjustment
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Revised | Modifié le : 2023-11-27
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

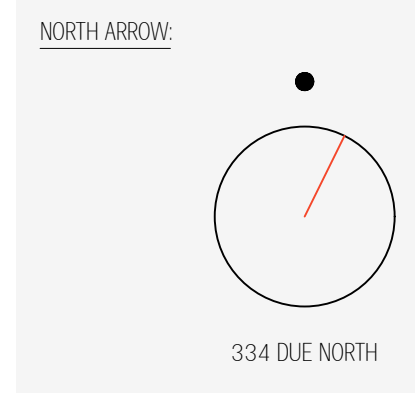


CLIENT:

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REVISIONS:

NO.	DESCRIPTION	DATE
1	INITIAL LAYOUTS FOR CLIENT REVIEW	JUN/14/2023
2	2ND LAYOUTS	JUN/28/2023
3	PRE-COA SET	AUG/23/2023



PROJECT TITLE:
 (2) X 8-UNIT APARTMENT DWELLINGS, 674 & 676 RUE DE L'ÉGLISE, OTTAWA, ON, K1K 3K2

DRAWING NAME:
 FOUNDATION PLAN:
 (674 & 676 RUE DE L'ÉGLISE)

DRAWN BY: CORY DUBEAU

CHECKED BY:

SCALE: 1/4" = 1'-0"

SHEET NUMBER

PROJECT NO: 0035

A101

PROJECT DIR: V:\05_Fraser_074 Rue De L'Eglise (Dgging)\040\Phase 1 - Seawance Appl\040\074 Rue De L'Eglise (2) X 8-Unit, Low-Rising

PLOTTED: November 24, 2023 12:22:10 PM

ARCH: EXPAND D (86.00 X 24.00 INCHES)

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-11-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

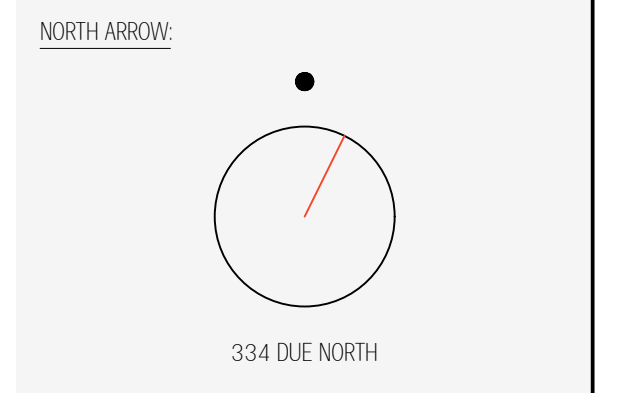


CLIENT:

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REVISIONS:

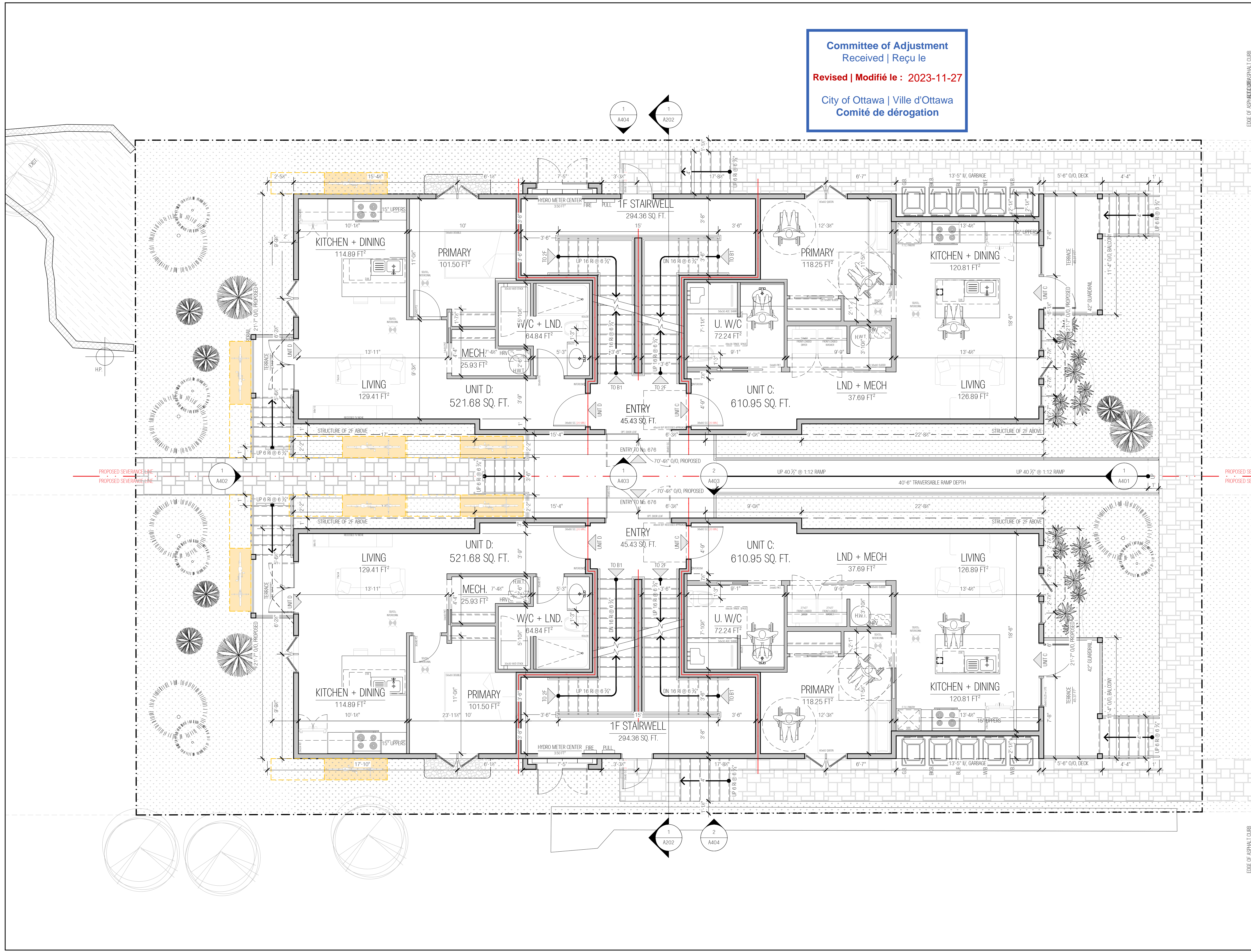
NO.	DESCRIPTION	DATE
1	INITIAL LAYOUTS FOR CLIENT REVIEW	JUN/14/2023
2	2ND LAYOUTS	JUN/28/2023
3	PRECON SET	JUL/30/2023
4	PRE-CoA SET	AUG/23/2023



PROJECT TITLE:
(2) X 8-UNIT APARTMENT DWELLINGS, 674 & 676 RUE DE L'ÉGLISE, OTTAWA, ON, K1K 3K2

DRAWING NAME:
**GROUND FLOOR PLAN:
(674 & 676 RUE DE L'ÉGLISE)**

DRAWN BY: CORY DUBEAU
CHECKED BY:
SCALE: 1/4" = 1'-0" SHEET NUMBER:
PROJECT NO: 0035 **A102**



PROJECT DIR: V:\05_Franch_074 Rue De L'Eglise (Dwgging)\D01\Phase 1 - Seawall Appl\CAD\074 Rue De L'Eglise (2) X 8-Unit, Low-Rising.dwg
PLOTTED: November 24, 2023 12:22:10 PM
ARCH: EXPAND D (86.00 X 24.00 INCHES)

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2023-11-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation



CLIENT:

GENERAL NOTES:

DO NOT SCALE THESE DRAWINGS.

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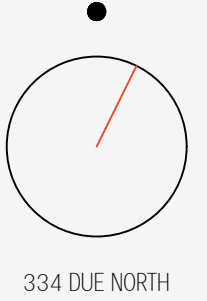
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REVISIONS:

NO.	DESCRIPTION	DATE
1	INITIAL LAYOUTS FOR CLIENT REVIEW	JUN/14/2023
2	SCHEM LAYOUTS, V.1.	JUL/27/2023
3	PRECON SET	JUL/30/2023
4	PRE-CoA SET	AUG/23/2023

NORTH ARROW:



PROJECT TITLE:

(2) X 8-UNIT APARTMENT
DWELLINGS, 674 & 676 RUE
DE L'ÉGLISE, OTTAWA, ON, K1K
3K2

DRAWING NAME:

SECOND FLOOR PLAN:
(674 & 676 RUE DE L'ÉGLISE)

DRAWN BY: CORY DUBEAU

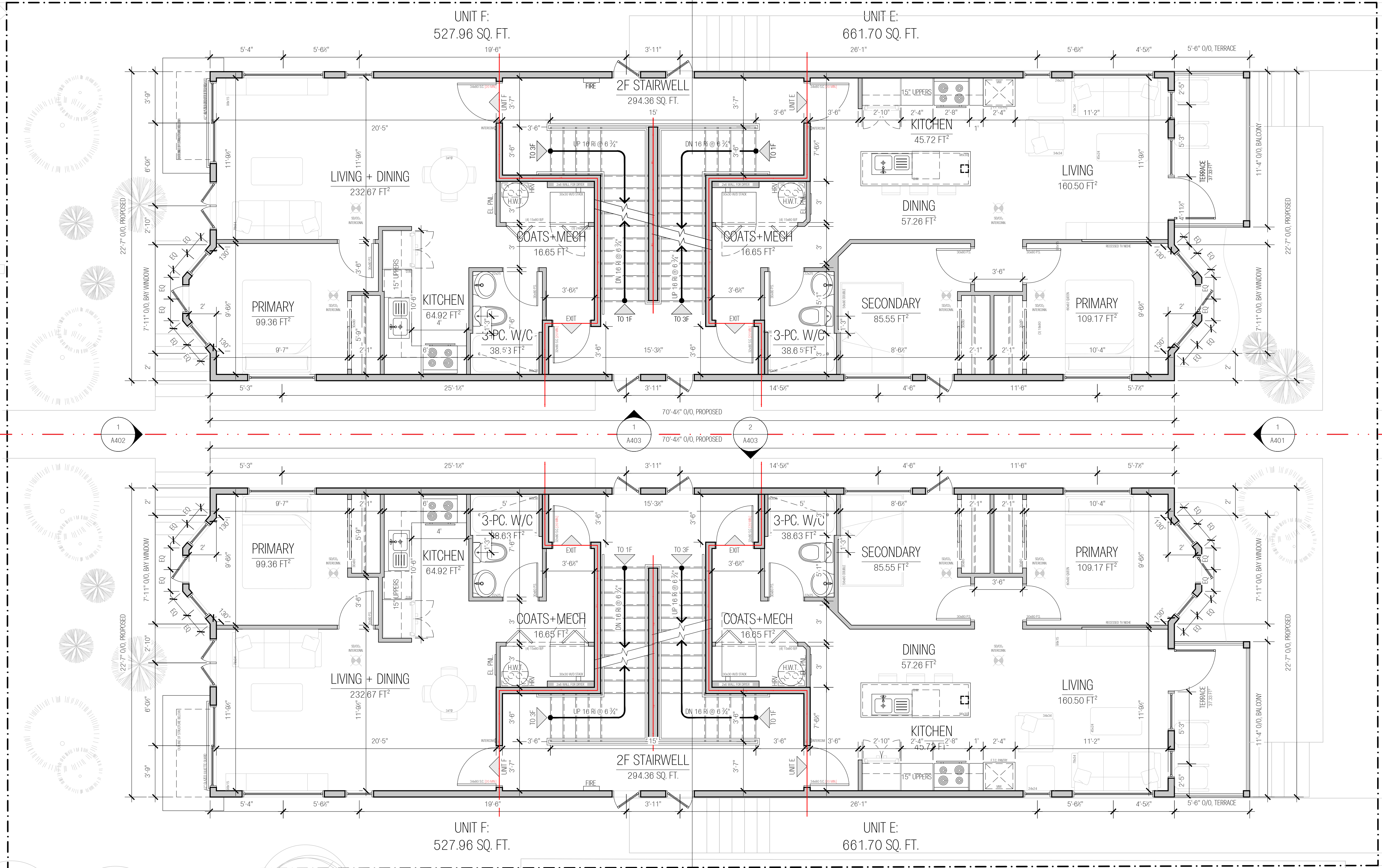
CHECKED BY:

SCALE: 1/4" = 1'-0"

SHEET NUMBER

PROJECT NO: 0035

A103

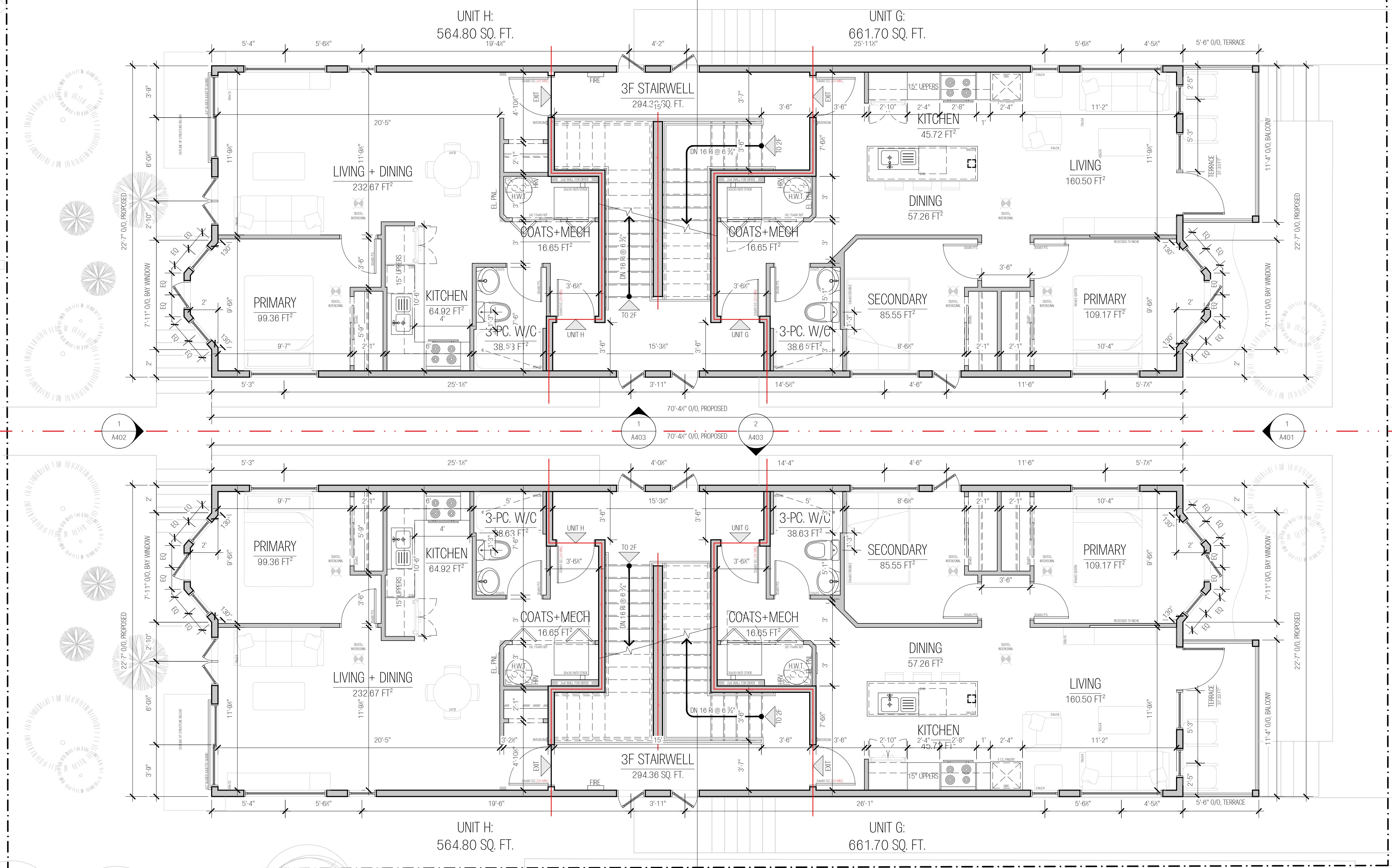


PROJECT: DIR-V105-Fraser_074 Rue De L'Eglise (Dwg) (Phase 1 - Seavance App) CAD0174 Rue De L'Eglise (2) 8-Unit, Low-Rising

PLOTTED: November 24, 2023 12:22:11 PM

ARCH: EXPAND D (86.00 X 24.00 INCHES)

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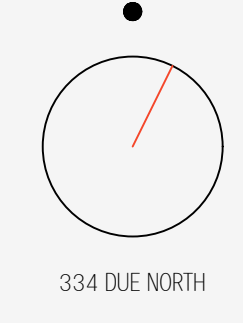
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REVISIONS:

NO.	DESCRIPTION	DATE
1	INITIAL LAYOUTS FOR CLIENT REVIEW	JUN/14/2023
2	PRECON SET	JUL/30/2023
3	PRE-COA SET	AUG/23/2023

NORTH ARROW:



PROJECT TITLE:

(2) X 8-UNIT APARTMENT DWELLINGS, 674 & 676 RUE DE L'ÉGLISE, OTTAWA, ON, K1K 3K2

DRAWING NAME:

THIRD FLOOR PLAN: (674 & 676 RUE DE L'ÉGLISE)

DRAWN BY: CORY DUBEAU

CHECKED BY:

SCALE: 1/4" = 1'-0"

SHEET NUMBER

PROJECT NO: 0035

A104

PROJECT DIR: V:\05_Franch_074 Rue De L'Eglise (Dwg) \074 Rue De L'Eglise (2) X 8-Unit, Low-Rising.dwg

PLOTTED: November 24, 2023 12:22:11 PM

ARCH: EXPAND D (86.00 X 24.00 INCHES)

Committee of Adjustment
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 Revised | Modifié le : 2023-11-27
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MAX. HEIGHT, PER SUBZONE (+11.00 m)
 246' - 0 1/4" [74.99 m]

MID-ROOF STRUCTURE
 244' - 5 3/4" [74.52 m]

T.O. ROOF JOIST
 240' - 3 3/4" [73.25 m]

T.O. 3F
 231' - 3 3/4" [70.51 m]

T.O. 2F
 222' - 3 3/4" [67.76 m]

T.O. 1F
 213' - 3 3/4" [65.02 m]

AVG. GRADE
 209' - 11 1/4" [63.99 m]

T.O. B1 SLAB
 204' - 3 3/4" [62.28 m]

FRONT YARD FENESTRATION DESIGN (AS PER S.161(15)(g)):

AREA OF FRONT FACADE (CYAN) 57.95 m²
 AREA OF GLAZED OPENINGS (MAGENTA) 15.89 m²
 AGGREGATE % OF WINDOWS ON FACADE: 27.43% (25% REQ'D)

*NOTE: MEASURED FROM 1.0. 1F JOIST TO T.O. ROOF JOIST.
 FENESTRATION MEASURED @ GLAZED PORTIONS OF OPENINGS ONLY.

FOR BUILDING CODE

EXPOSING BUILDING FACE, FRONT (NORTHEAST):

DIST. TO C/L ROAD: 11.31 m (10.00 USED)
 AREA OF EBF: 65.23 m² (ROUNDED DOWN TO 50.00 m²)

PERMITTED %: 100.00%
 PERMITTED AREA: 65.23 m²

PROVIDED %: 98.30%
 PROVIDED AREA: 23.68 m²

*NOTE: MEASURED FROM T.O. AVG. GRADE TO T.O. ROOF JOIST.
 FENESTRATION MEASURED FROM ROUGH OPENINGS.

MAX. HEIGHT, PER SUBZONE (+11.00 m)
 246' - 0 1/4" [74.99 m]

MID-ROOF STRUCTURE
 244' - 5 3/4" [74.52 m]

T.O. ROOF JOIST
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REVISIONS:

NO.	DESCRIPTION	DATE
1	2ND LAYOUTS FOR CLIENT	JUN/28/2023
2	ELEVATIONS FOR CDA SUBMITTAL	SEP/08/2023

NORTH ARROW

PROJECT TITLE:

(2) x 8-UNIT APARTMENT DWELLINGS, 674 & 676 rue de l'ÉGLISE, OTTAWA, ON, K1K 3K2

DRAWING NAME:

FRONT ELEVATION (EAST)

DRAWN BY: CORY DUREAU

REVIEWED BY:

SCALE: 3/8" = 1'-0"

SHEET NO.:

PROJECT NO. 0035

A401

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2023-11-27
 City of Ottawa | Ville d'Ottawa
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EXPOSING BUILDING FACE, FRONT (NORTHEAST):
 DIST. TO C/L ROAD: 20.25 m (20.00 USED)
 AREA OF EBF: 57.98 m² (ROUNDED DOWN TO 50.00 m²)
 PERMITTED %: 100.00%
 PERMITTED AREA: 57.98 m²
 PROVIDED %: 37.51%
 PROVIDED AREA: 21.75 m²

*NOTE: MEASURED FROM T.O. AVG. GRADE TO T.O. ROOF JOIST.
 FENESTRATION MEASURED FROM ROUGH OPENINGS. ELEVATION
 EXCLUDES HYDRO ENCLOSURE PROJECTION.

CLIENT:

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REVISIONS:

NO.	DESCRIPTION	DATE
1	2ND LAYOUTS FOR CLIENT	JUN/28/2023
2	ELEVATIONS FOR C&A SUBMITTAL	SEP/08/2023

NORTH ARROW

PROJECT TITLE:
 (2) x 8-UNIT APARTMENT DWELLINGS, 674 & 676 rue de l'ÉGLISE, OTTAWA, ON, K1K 3K2

DRAWING NAME:
 REAR ELEVATION (WEST)

DRAWN BY: CORY DUREAU

REVIEWED BY:

SCALE: 3/8" = 1'-0" SHEET NO.: A402

PROJECT NO.: 0035

DATE: 2023.11.24 11:03:51 AM

PROJECT OR: V:\35 Lower 674 and 676 (Eglise) (Elevation) (DWG) - 1 - Source: App\70124-RE-Elevation\Exterior_Materials.dwg



CLIENT:
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REVISIONS:

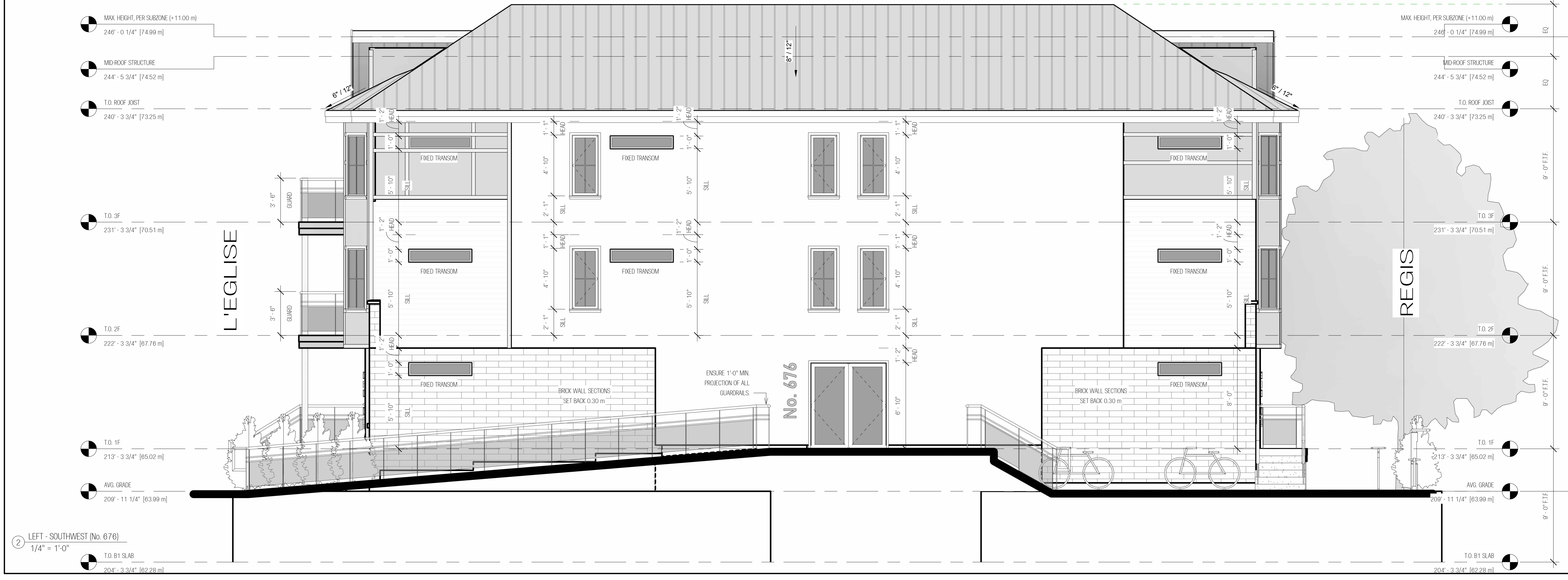
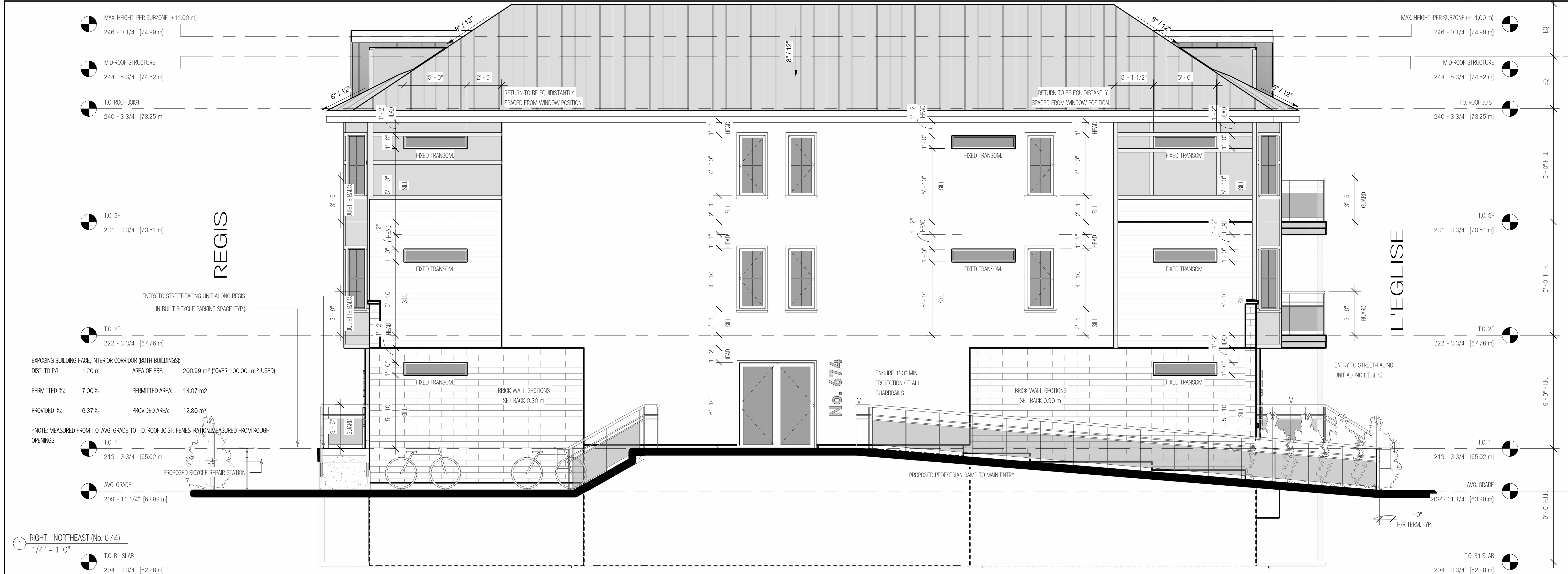
NO.	DESCRIPTION	DATE
1	2ND LAYOUTS FOR CLIENT	JUN/28/2023
2	ELEVATIONS FOR CoA SUBMITTAL	SEP/08/2023
3	ADDITIONAL ELEVATIONS	SEP/26/2023

NORTH ARROW

PROJECT TITLE:
 (2) x 8-UNIT APARTMENT
 DWELLINGS, 674 & 676
 rue de l'ÉGLISE, OTTAWA,
 ON, K1K 3K2

DRAWING NAME:
 INTERIOR CORRIDOR VIEWS
 (BOTH BUILDINGS)

DRAWN BY: CORY DUREAU
 REVIEWED BY:
 SCALE: 1/4" = 1'-0"
 PROJECT NO.: 0035
 SHEET NO.:
A403



EXPOSING BUILDING FACE, INTERIOR CORRIDOR (BOTH BUILDINGS):
 DIST. TO P/L: 1.20 m AREA OF EBF: 200.99 m² (*OVER 100.00 m² USED)
 PERMITTED %: 7.00% PERMITTED AREA: 14.07 m²
 PROVIDED %: 6.37% PROVIDED AREA: 12.80 m²
 *NOTE: MEASURED FROM T.O. AVG. GRADE TO T.O. ROOF JOIST. FENESTRATION MEASURED FROM ROUGH OPENINGS.

1 RIGHT - NORTHEAST (No. 674)
 1/4" = 1'-0"

2 LEFT - SOUTHWEST (No. 676)
 1/4" = 1'-0"

PROJECT ID: V105 (rev. 01) 11/10/2023 11:48:03 AM 1 - Source: App/101/24/48E/Exterior/Elevation/Interior/Interior



VARIA: DRAFTING & DESIGN

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2	ELEVATIONS FOR CoA SUBMITTAL	SEP/08/2023
3	ADDITIONAL ELEVATIONS	SEP/26/2023

NORTH ARROW

PROJECT TITLE:

(2) x 8-UNIT APARTMENT
DWELLINGS, 674 & 676
rue de l'ÉGLISE, OTTAWA,
ON, K1K 3K2

DRAWING NAME:

INTERIOR SIDE YARDS (BOTH
BUILDINGS)

DRAWN BY: CORY DUREAU

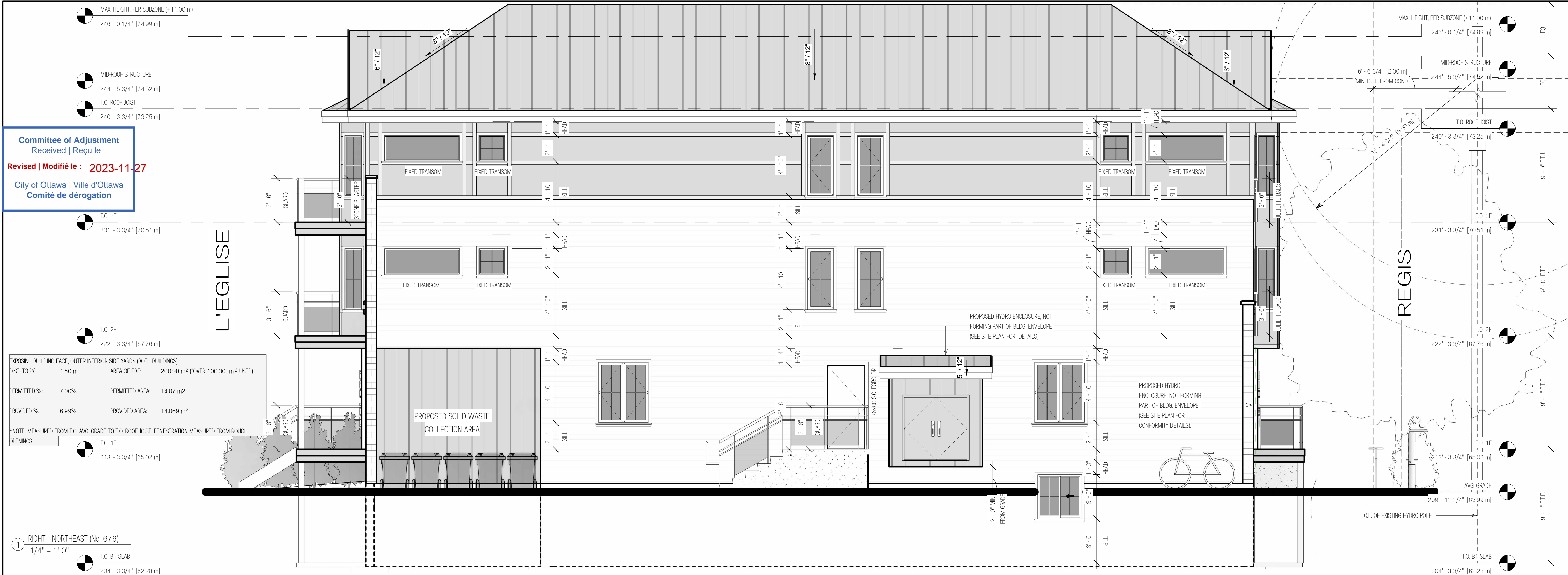
REVIEWED BY:

SCALE: 1/4" = 1'-0"

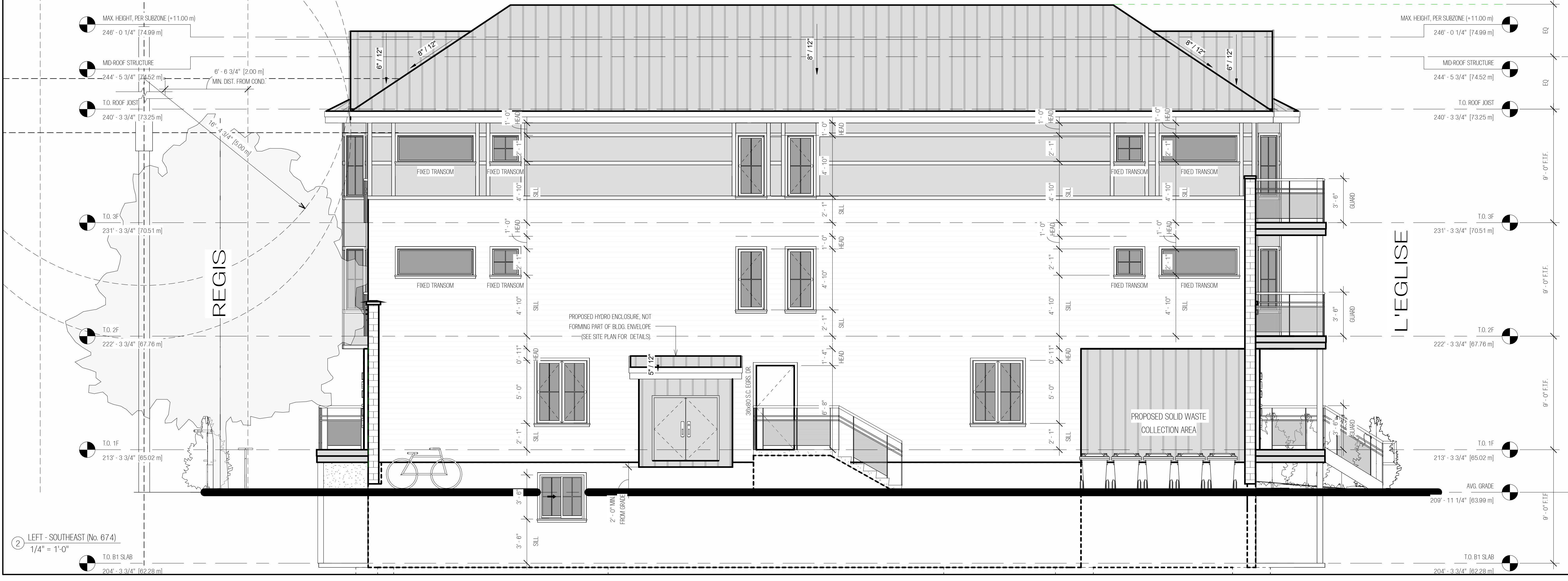
PROJECT NO.: 0035

SHEET NO.:

A404



1 RIGHT - NORTHEAST (No. 676)
1/4" = 1'-0"



2 LEFT - SOUTHEAST (No. 674)
1/4" = 1'-0"

EXPOSING BUILDING FACE, OUTER INTERIOR SIDE YARDS (BOTH BUILDINGS):
DIST. TO P.L.: 1.50 m
AREA OF EBF: 200.99 m² (COVER 100,000 m² USED)

PERMITTED %: 7.00% PERMITTED AREA: 14.07 m²
PROVIDED %: 6.99% PROVIDED AREA: 14.069 m²

*NOTE: MEASURED FROM T.O. AVG. GRADE TO T.O. ROOF JOIST. FENESTRATION MEASURED FROM ROUGH OPENINGS.

PROJECT DR. V:\25 Lower 674 rue de l'Église (Énergie)\04\Drawings - 1 - Services\APP\01\24-06-Élévation Élévation_Montréal.dwg

PLOTED: 2023/11/24 11:45:39M

ADD/REVISED DRAW: 24/03/2023

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VARIA: DRAFTING & DESIGN

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1	2ND LAYOUTS FOR CLIENT	JUN/28/2023
2	ELEVATIONS FOR CoA SUBMITTAL	SEP/08/2023
4	REVISED HYDRO METER LOCATIONS	NOV/22/2023

NORTH ARROW:

PROJECT TITLE:

(2) x 8-UNIT APARTMENT
DWELLINGS, 674 & 676
rue de l'ÉGLISE, OTTAWA,
ON, K1K 3K2

DRAWING NAME:

AXO VIEWS - ENTRY DETAILS

DRAWN BY: CORY DUREAU

REVIEWED BY:

SCALE:

PROJECT NO.: 0035

SHEET NO.:

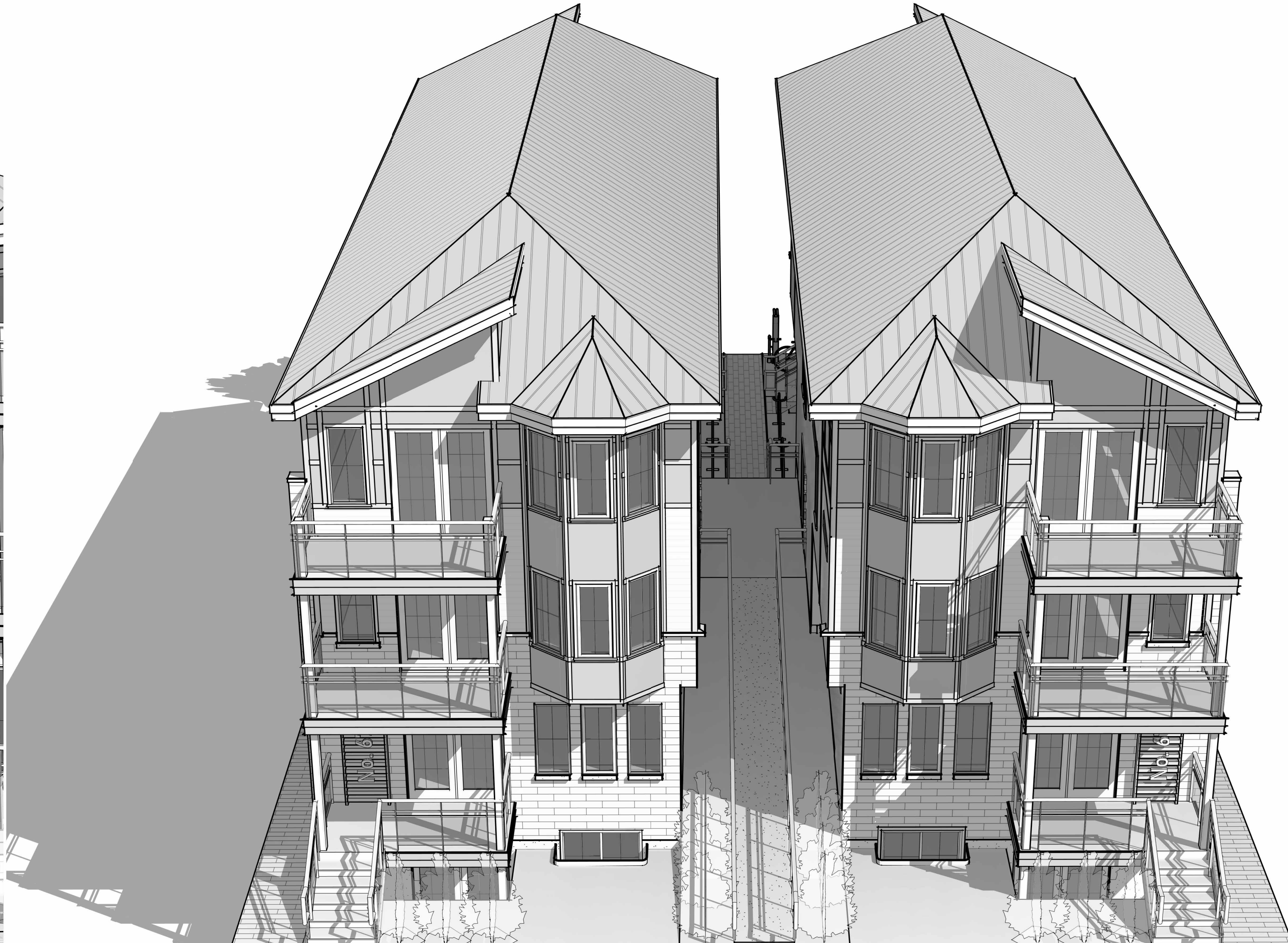
Ax001



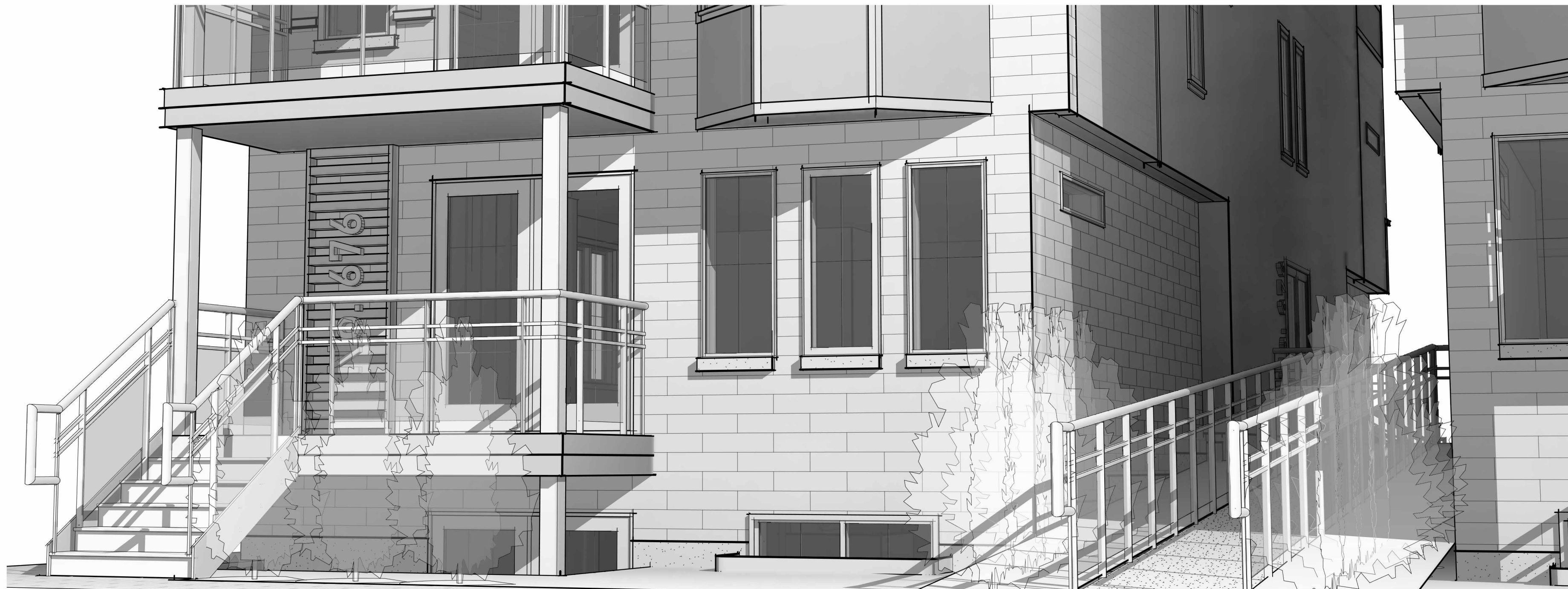
REGIS AVENUE APPROACH: NOTE: MATERIAL CHANGES & JULIETTE BALCONIES



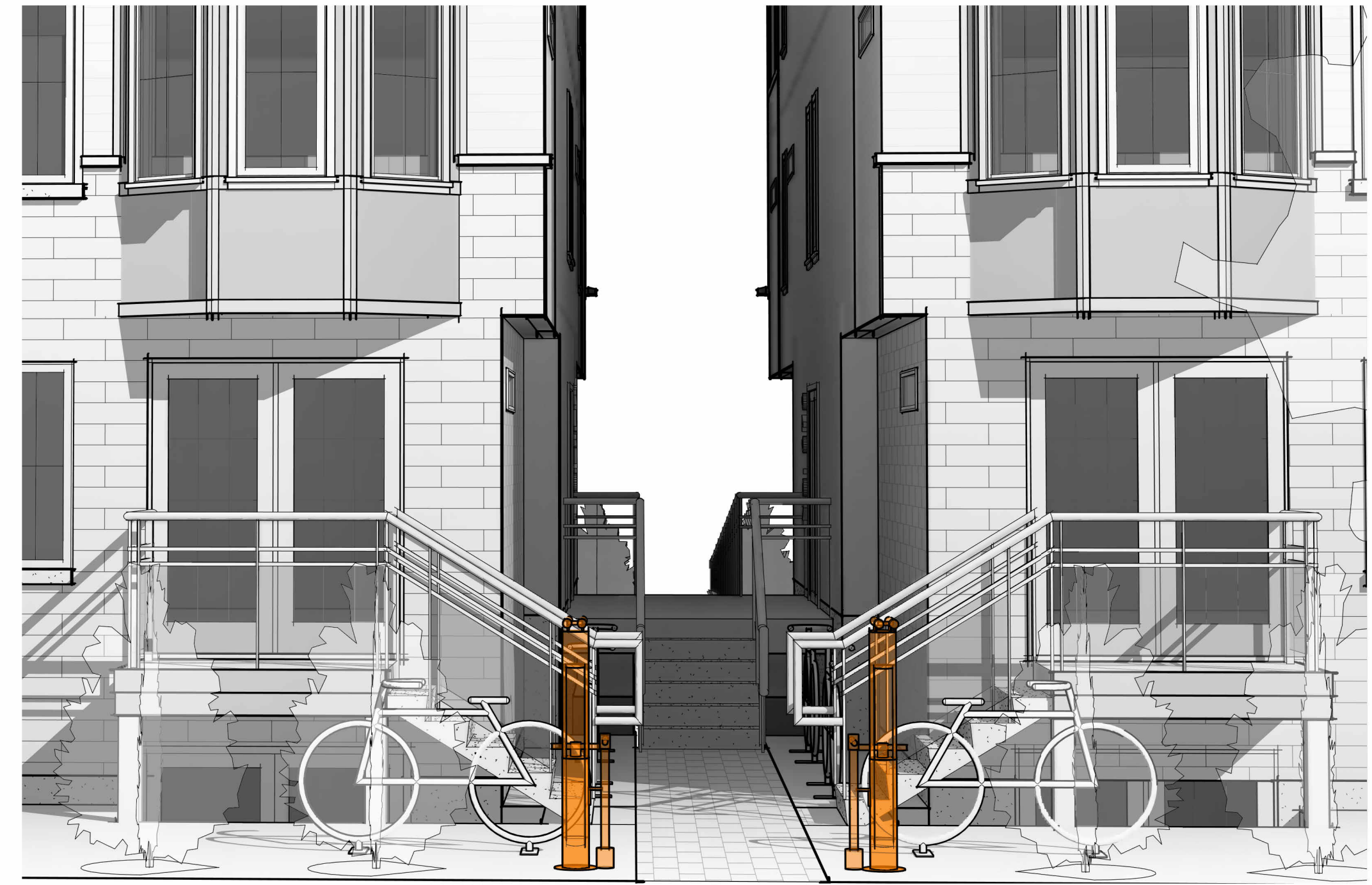
L'ÉGLISE APPROACH: NOTE THE ARTICULATED BALCONIES, BRICKWORK AND ADDRESS SIGNAGE



RUE DE L'ÉGLISE, AS SEEN FROM A BIRD'S-EYE VIEW. THIS STREET IS THE PRIMARY CIRCULATION NODE FOR ALL USERS OF THE BUILDING VIA A SHARED RAMP / WALKWAY.



L'ÉGLISE: ENTRY DETAIL SHOWCASING THE ARTICULATION OF THE INTERIOR SIDERYARD ALONG THE SHARED PEDESTRIAN RAMP.



REGIS (REAR) VIEW SHOWCASING PROPOSED BICYCLE PARKING INTEGRATED WITH A MOBILE REPAIR STATION FURTHER ENCOURAGING CYCLING USE.

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SITE STATISTICS:

ZONING CHARACTERISTICS:			
APPLICABLE ZONING:	RESIDENTIAL FOURTH-DENSITY SUBZONE R4U4 (*-R4U4)		
LEGAL DESCRIPTION & PHYSICAL CHARACTERISTICS:			
EXISTING:	NO. 674, CONSISTING OF PART LOTS 58 & 60 AND ALL OF 59 REGISTERED PLAN 334, PIN 04242-0165		
PROPOSED:	*PARTS 1 & 2 TO BE RENAMED AS NO. 674 RUE DE L'ÉGLISE *PART 2 TO BE IN FAVOUR OF PARTS 3 & 4 AS RIGHT OF WAY (SHARED WALKWAY) *PART 3 TO BE IN FAVOUR OF PARTS 1 & 2 AS RIGHT OF WAY (SHARED WALKWAY) *PARTS 3 & 4 TO BE RENAMED AS NO. 676 RUE DE L'ÉGLISE		
LOT WIDTH:	19.22 m (63.04 m) PROPOSED FOR BOTH PARCELS		
LOT DEPTH:	30.48 m		
LOT AREA:	586.00 m ² (SEE BELOW FOR PARCEL SIZES)		
SUBZONE PROVISIONS (1.162A BY-LAW 2020-288, UNLESS OTHERWISE NOTED):			
REQUIRED (PARTS 1 & 4)	PROVIDED (PT. 1)	PROVIDED (PT. 4)	PROVIDED (PT. 4)
DWELLING TYPE:	APART LOW-RISE (3 STY)	SAME	SAME
MIN. LOT WIDTH:	12.00 m	9.61 m	9.61 m
MIN. LOT AREA:	380.00 m ²	293.40 m ²	293.20 m ²
MAX. BUILDING HGT:	(+11.00 m) PERMITTED	75.06 m ² PRMT.	74.99 m ² PRMT.
	(+10.53 m) PROVIDED	74.59 m ² PRVD.	74.52 m ² PRVD.
*PLEASE SEE GRADING CALCULATIONS BELOW FOR EXISTING GRADE FOR EACH PART.			
MIN. FRONT YARD:	4.50 m	4.50 m	4.50 m
MIN. REAR YARD:	4.50 m (THROUGH LOT)	4.50 m	4.50 m
MIN. INT. SIDE YARD:	1.50 m	1.50 / 1.20 m	1.50 / 1.20 m
SOFT LANDSCAPING, DRIVEWAY & WALKWAY PROVISIONS (S.139, S.139(4)(c), BY-LAW 2020-289, S.161 & S.161(15)(b), BY-LAW 2015-228):			
REQUIRED (PARTS 1 & 4)	PROVIDED (PT. 1)	PROVIDED (PT. 4)	PROVIDED (PT. 4)
MIN. F.Y. SFT. LANDSC.	15.12 m ² (50.00% OF F.Y.)	18.54 m ² (42.92%)	18.52 m ² (42.88%)
MIN. R.Y. SFT. LANDSC.	35.00 m ²	35.29 m ²	35.45 m ²
MIN. LANDSC. AREA:	25.00 m ²	25.14 m ²	25.35 m ²
MAX. WALK. WIDTH:	1.80 m	1.22 m	1.22 m
PARKING PROVISIONS (S.101, UNLESS OTHERWISE NOTED):			
REQUIRED (PARTS 1 & 4)	PROVIDED (PT. 1)	PROVIDED (PT. 4)	PROVIDED (PT. 4)
NO. STALLS REQ'D:	NOT REQ'D IF < 12 UNITS	0 SPACES	0 SPACES
BKE PARKING RATES:	4 SPACES (0.5 / UNIT)	5 SPACES	5 SPACES
PERMITTED PROJECTIONS (S.65 BY-LAW 2020-289, UNLESS NOTED):			
(2) EAVES AND GUTTERS (T.65(2), COL II):			
MAX. PROJECTION:	1.00 m		
MIN. DIST. FROM P.L.:	0.60 m		
(5) STEPS & RAMPS (T.65(5)(a)(i)):			
MAX. PROJECTION:	INT. S/Y & R/Y: NO LIMIT; F.Y.: 0.60 m FROM P.L.		
(6) OPEN DECK (T.65(6), ARTICLES (a) & (b)):			
< 0.60 m GRADE:	NO LIMIT (INT. S/Y & REAR YARD ONLY)		
> 0.60 m GRADE:	1.20 m*		
(7) BAY WINDOW (T.65(8)):			
1.00 m, BUT NOT LESS THAN 1.20 m TO ANY PROPERTY LINE			
(8) HEAT PUMPS:			
*ABUTT. REAR YARD: 1.00 m, BUT NO CLOSER THAN 0.30 m TO P.L.			
R4 ZONE IN "AREA A" OF SCHED. 342, LOT > 30.5 m, THEREFORE "ELSE" CONDITION UNDER SUB-CLAUSE (iv) OBSERVED.			

CLIENT:

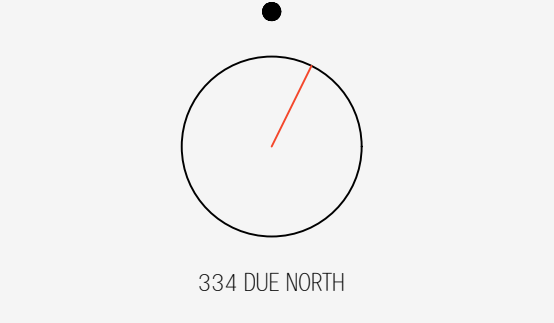
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REVISIONS:

NO.	DESCRIPTION	DATE
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2	SECONDARY LAYOUTS	JUN/28/2023
3	PRE-CON SET	JUL/30/2023
4	CIRCULATED FOR INTERNAL REVIEW	AUG/23/2023
5	REVISED TOPO POINTS & PART Nos	SEP/06/2023
6	REVISED HYDRO METER LOCATIONS	NOV/22/2023
7	REVISED AS-PER PLANTING PLAN	DEC/11/2023

NORTH ARROW:



PROJECT TITLE:

(2) X 8-UNIT APARTMENT DWELLINGS, 674 & 676 RUE DE L'ÉGLISE, OTTAWA, ON, K1K 3K2

DRAWING NAME:
SITE PLAN + STATISTICS

DRAWN BY: CORY DUBEAU

CHECKED BY:

SCALE: 3/16" = 1'-0" SHEET NUMBER

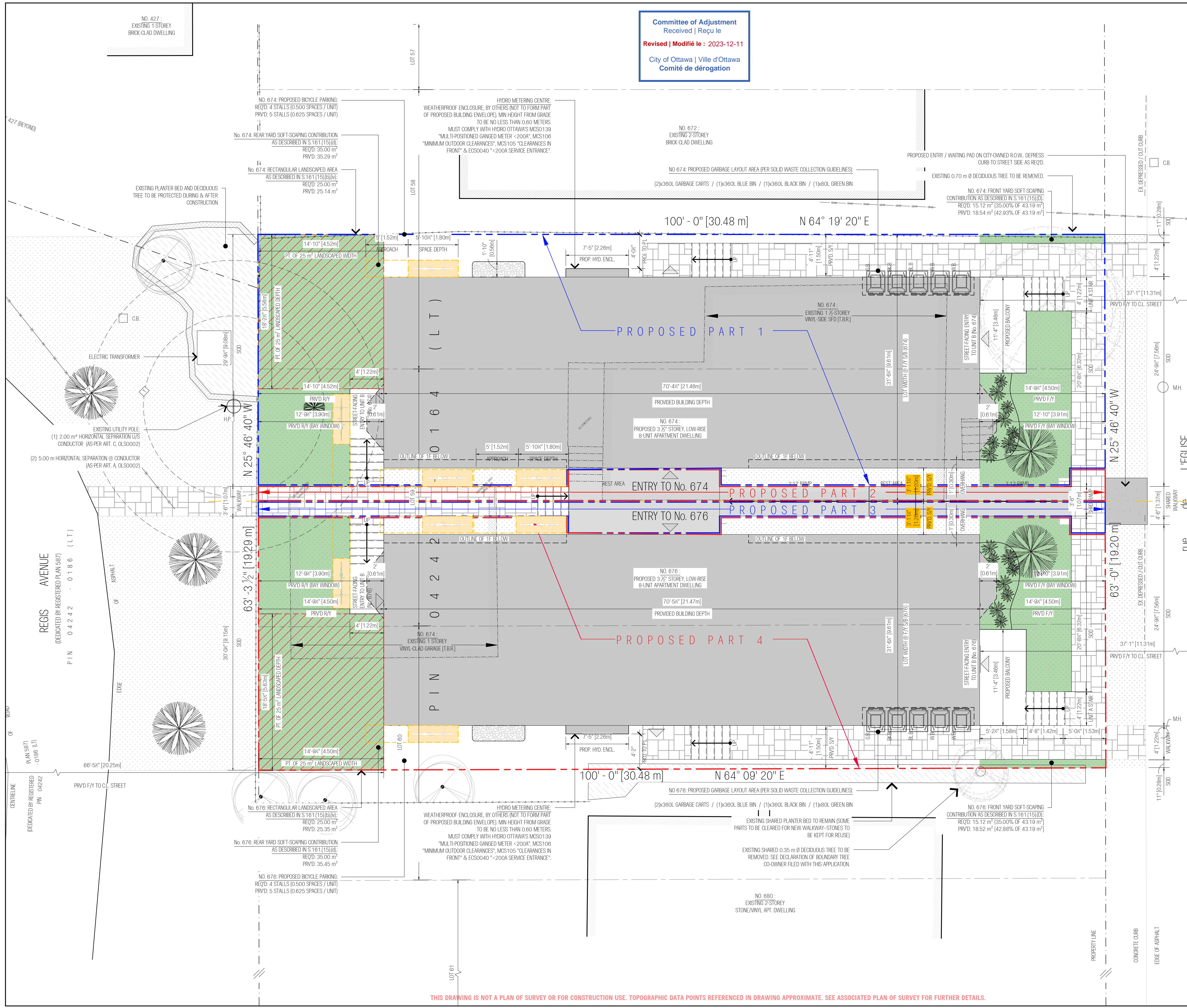
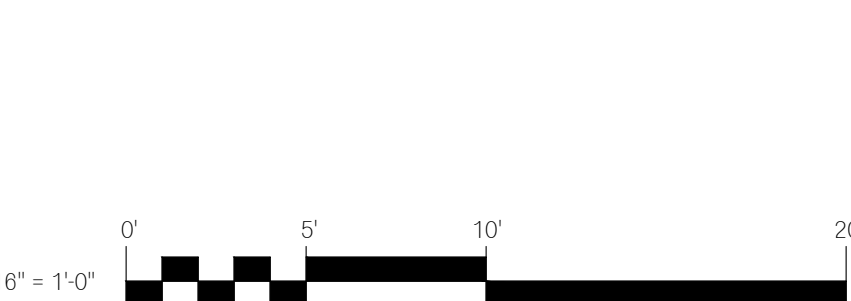
PROJECT NO: 0035

A100

AVERAGE GRADE CALCULATION, 674 RUE DE L'ÉGLISE:		
No.	VALUE (AS MEASURED)	FACTORED VALUE
EX1	63.95	63.95 (SINGLE POINT)
EX2	63.92	63.92 (SINGLE POINT)
EX3	AVG (64.21+64.10)	64.16
EX4	AVG (64.26+64.18)	64.22
FACTORED AVERAGE GRADE:		64.06

AVERAGE GRADE CALCULATION, 676 RUE DE L'ÉGLISE:		
No.	VALUE (AS MEASURED)	FACTORED VALUE
EX5	AVG (63.92+63.73)	63.83
EX6	AVG (63.73+63.79)	63.76
EX7	AVG (64.17+64.14)	64.16
EX8	AVG (64.17+64.21)	64.19
FACTORED AVERAGE GRADE:		63.99

1 A REMARK ABOUT SURVEY POINT ORDER:
ALL POINTS ABOVE FOLLOW CLOCKWISE LIST (INCLUDING AVERAGED VALUES). SOME VALUES OVERLAP, BUT HAVE BEEN DELINEATED AS OTHER NUMBERS AS THEY HAVE BEEN REFERENCED ON BOTH PROPERTIES (ESPECIALLY AT MIDDLE BETWEEN THE TWO LOTS).



THIS DRAWING IS NOT A PLAN OF SURVEY OR FOR CONSTRUCTION USE. TOPOGRAPHIC DATA POINTS REFERENCED IN DRAWING APPROXIMATE. SEE ASSOCIATED PLAN OF SURVEY FOR FURTHER DETAILS.

PROJECT DIR: V:\35_Fraser_074 (Site De L'Eglise) (Dwg) (Phase 1 - Sewerage App) (CAD) (7.4 Rue De L'Eglise) (2) (8 Unit, Low-Rise) (AP) (2023) (December 6, 2023) 3:25:54 PM

Replacement Tree Specifications

Note: Proposed tree locations are suggestions only and should be finalized only once construction is complete and should adhere to City of Ottawa Tree Planting Guidelines found at the right of this page.

Trees 1-5 should be small trees at maturity due to overhead wires and small amounts of available rooting space. Site conditions are expected to be full to partial light exposure and moderate moisture availability. Species suggestions include:

- Choke cherry - *Prunus virginiana**
- Eastern redbud - *Cercis canadensis**
- Yellowwood - *Cladtrastis lutea*
- Flowering dogwood - *Cornus florida*
- Magnolia - *Magnolia spp.*
- Eastern redcedar - *Juniperis virginiana**
- Crabapple - *Malus spp.*
- Serviceberry - *Amelanchier spp.**
- Pagoda dogwood - *Cornus alternifolia**
- Witch hazel - *Hamamelis virginiana**
- Oakleaf mountain ash - *Sorbus thuringiaca* 'Fastigiata'

*Native to Ottawa region: Planting species native to a region can help maintain and enhance biodiversity.

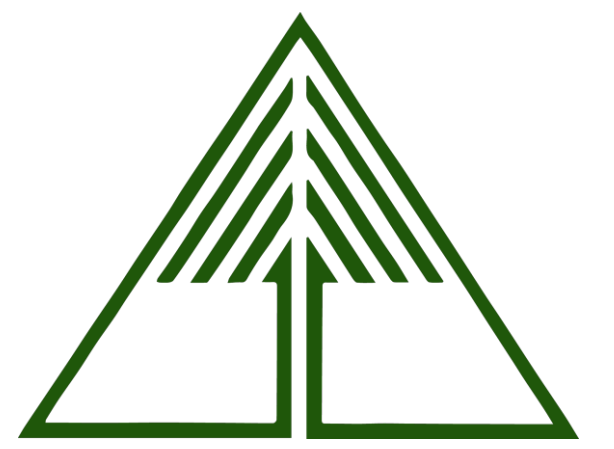
Trees 1 and 2 could be medium trees at maturity if breakout zones are created underneath the front walkway. Breakout zones are areas that allow roots to cross under hard surfaces through uncompacted rooting media to more available rooting space on the other side. These can be created using a variety of methods including soil cells, structural soils, or on-surface structural systems like Abwep TRP. Species suggestions in this scenario include:

- Paper birch - *Betula papyrifera**
- Honey locust - *Gleditsia triacanthos**
- Sour cherry - *Prunus cerasus*
- Pin cherry - *Prunus pensylvanica**
- River birch - *Betula nigra*
- Shagbark hickory - *Carya ovata**
- Ironwood - *Ostrya virginiana**
- Bitternut hickory - *Carya cordiformis**
- Turkish hazel - *Corylus colurna**

Note: Norway maple (*Acer platanoides*) is not recommended as it is highly invasive and not a suitable tree for urban planting.

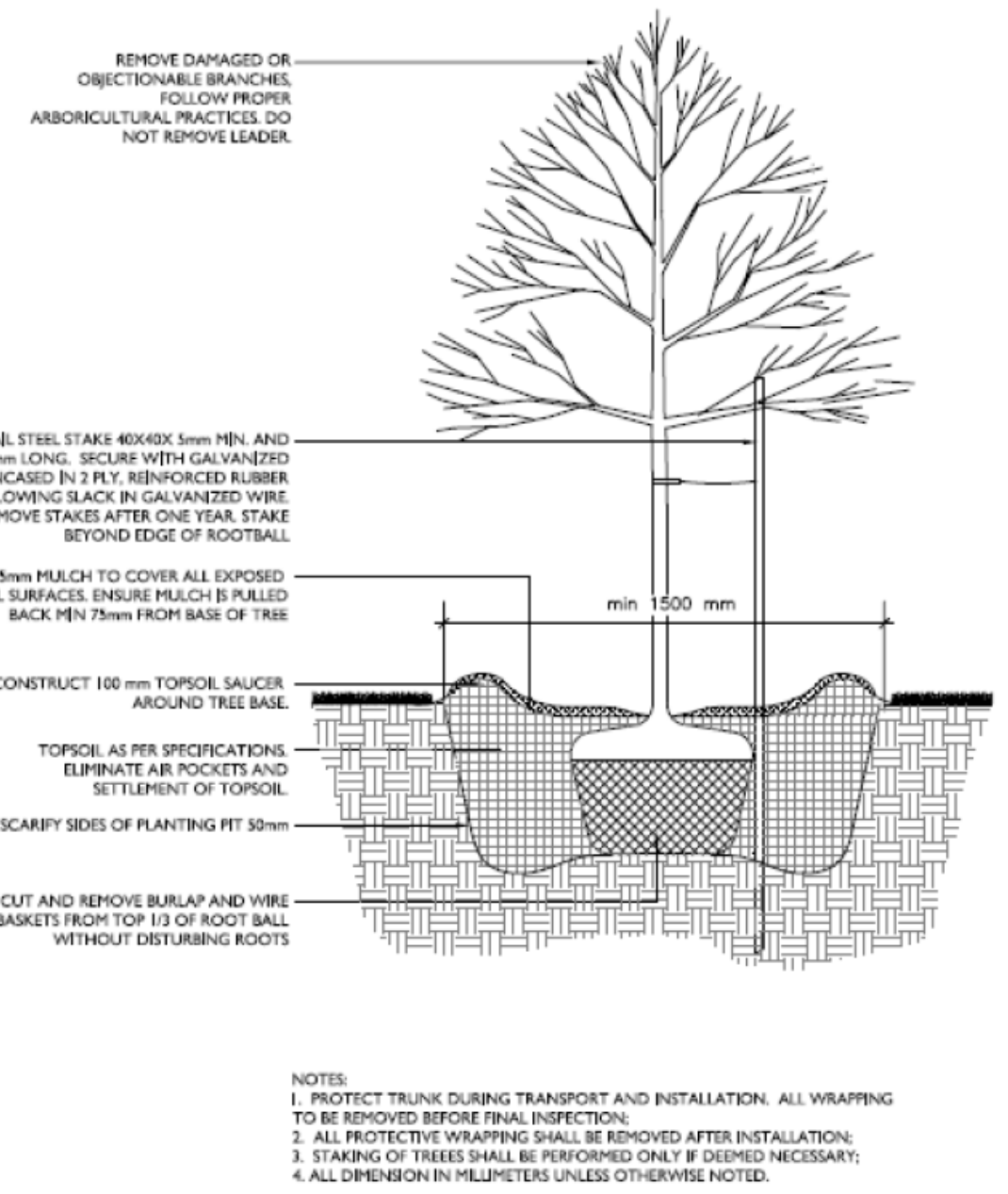
The species recommended herein are the most suitable species based on the existing plans. For best success, tree species should be matched to site conditions.

All deciduous trees must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level. Coniferous trees must be no less than 200 cm in height.



Tree Planting Plan – 674 rue de l’Eglise
 Tree layer prepared by
 Dendron Forestry Services
 Version 3.0, December 8, 2023
 For more information, please contact:
 info@dendronforestry.ca

Note: the tree layer has been added to the original site plan supplied by the client in pdf format. This layer refers to the trees only, and the original site plan has not been altered in the process. Refer to the original plan for details as quality is lost when importing the plan into the mapping software used to create the tree layer.



- KEY SPACING GUIDELINES**
- For Deciduous Trees:**
- Minimum 50mm caliper stock
 - 1.5m from sidewalks, driveways, walkways, fences, sound walls, and old stumps.
 - 2.5m from curbs, hydro transformers, or behind fire hydrants
 - 4-7m from any part of an existing tree, depending on canopy width
 - 10m from bus shelters and community mailboxes
- For Coniferous Trees:**
- Follow same setbacks as deciduous, but due to the widest branching being at the base of the tree, conifers need greater setbacks for ground-level obstacles.
 - Minimum 200cm height stock
 - 4.5m setbacks from sidewalks, walkways, driveways, and curbs.
 - Do not plant on corners where sight lines will be compromised.

TREES MUST BE WATERED REGULARLY FOLLOWING PLANTING TO ENSURE PROPER ESTABLISHMENT.
 On average, a young tree needs 6 gallons (24 liters) of water twice per week. (Do not water using a sprinkler as water on the foliage can lead to fungal infection)
 Placing a ring of mulch around the planting hole will help reduce water loss.
 Ensure no mulch is touching the base of the tree.

Legend

- New Private Tree
- New Tree either fully or partly on city property
- Existing Tree to be retained

