

SCHEDULE				
AREA (Sq. m.)	PART	LOT	PLAN/CONCESSION JUNCTION GORE (GLOUCESTER)	PIN
1853.0	1	PART OF LOT 8	JUNCTION GORE (GLOUCESTER)	342
		PART OF LOTS 220 & 224 AND LOTS 221, 222 & 223		
12.5	2	PART OF LOT 8	JUNCTION GORE (GLOUCESTER)	342
8.4	3			
155.0	4			
6.5	5			
130.8	6			
6.5	7			
130.9	8			
6.5	9			
131.1	10			
6.5	11			
131.3	12	PART OF LOT 8	JUNCTION GORE (GLOUCESTER)	ALL OF 04250-0223
		PART OF LOTS 224, 225 & 226		
6.5	13	PART OF LOT 224		
131.4	14	PART OF LOTS 224, 225 & 226		
6.5	15	PART OF LOT 224		342
131.6	16	PART OF LOTS 224, 225 & 226		
14.7	17	PART OF LOT 224		
286.6	18	PART OF LOTS 224, 225 & 226		
12.5	19	PART OF LOT 226		

Parts 1 to 19 (Inclusive): Subject to easement, Inst. OC186318.

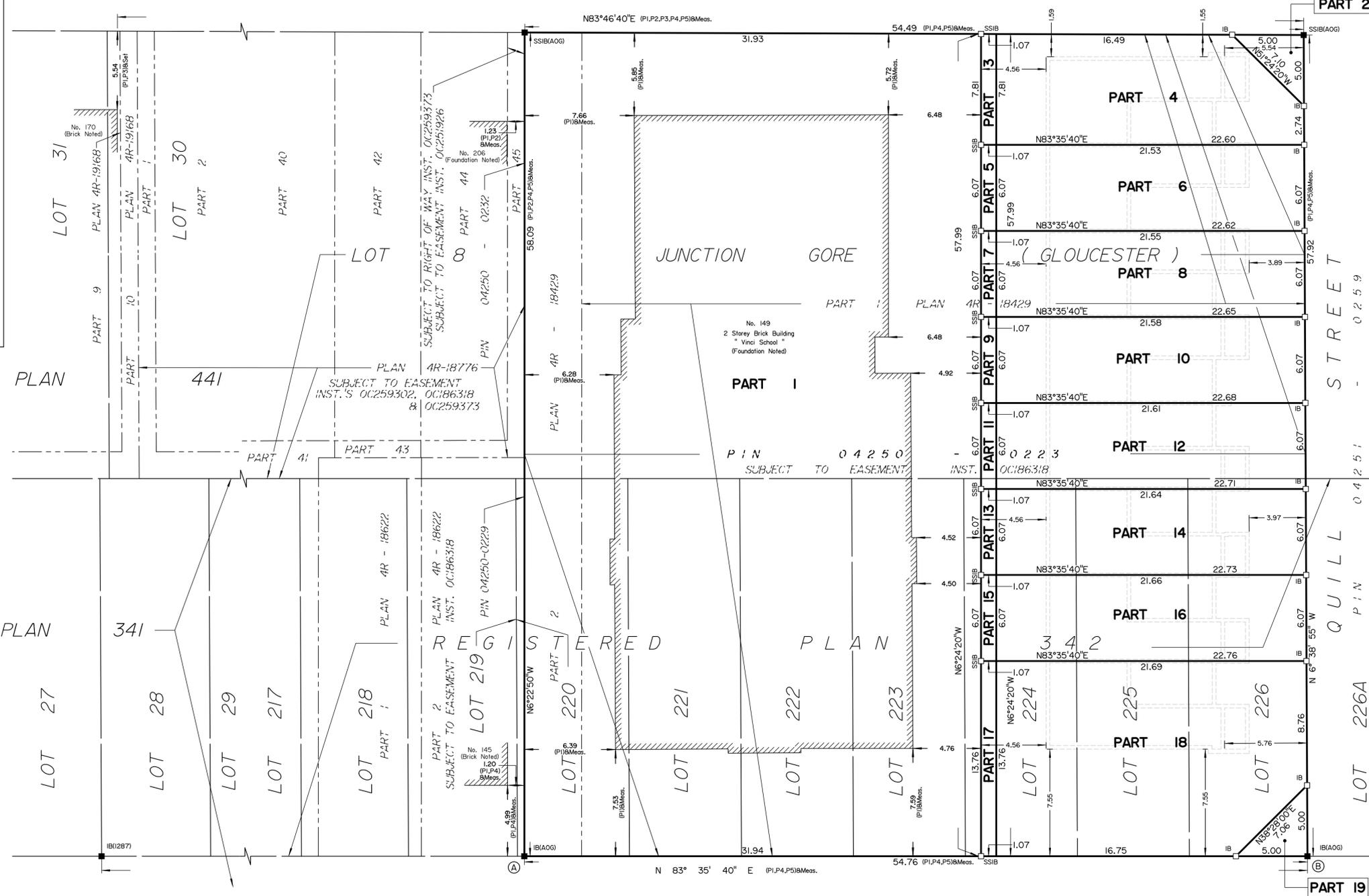
REGISTERED PLAN

REGISTERED PLAN

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GLYNN AVENUE (Formerly Glin Avenue)  
(Registered Plan 441)  
PIN 04250 - 0138



Committee of Adjustment  
Received | Reçu le  
2024-03-05  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

DRAFT PLAN OF SURVEY OF  
**PART OF LOT 8  
JUNCTION GORE  
(Geographic Township of Gloucester)  
AND  
LOTS 221 TO 226  
AND  
PART OF LOT 220  
REGISTERED PLAN 342  
CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200  
8.0 6.0 4.0 2.0 0 4 8 Metres

The intended plot size of the plan is 762.0 mm in width by 457.2 mm in height when plotted at a scale of 1:200.  
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 \_\_\_\_\_ Mirel Aradau  
Ontario Land Surveyor  
This plan of survey relates to AOLS Plan Submission Form Number V-69133

- Notes & Legend**
- Denotes Survey Monument Planted
  - Denotes Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - (WIT) Witness
  - (AOG) Annis, O'Sullivan, Vollebek Ltd.
  - Meas. Measured
  - (P1) (AOG) Plan dated August 12, 2022
  - (P2) Plan 4R-18776
  - (P3) Plan 4R-19168
  - (P4) Plan 4R-18622
  - (P5) Plan 4R-18429

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999949.  
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 N83°35'40"W and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).  
For bearing comparisons, a rotation of 0°07'20" clockwise was applied to bearings on plans (P1), (P2), (P3), (P4) and (P5).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 01918434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).  
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.  
. 01919680105 Northing 5024915.16 Easting 373971.65  
. 019198434761 Northing 5036178.12 Easting 372436.11  
. Point A Northing 5032069.20 Easting 370667.64  
. Point B Northing 5032075.31 Easting 370722.05

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

KING GEORGE STREET  
PIN 04250 - 0203

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@aovltd.com  
Ontario Land Surveyors Job No. 23136-23 Vinci P1L18 JS Lts220-226 P1342 R D4 ISW

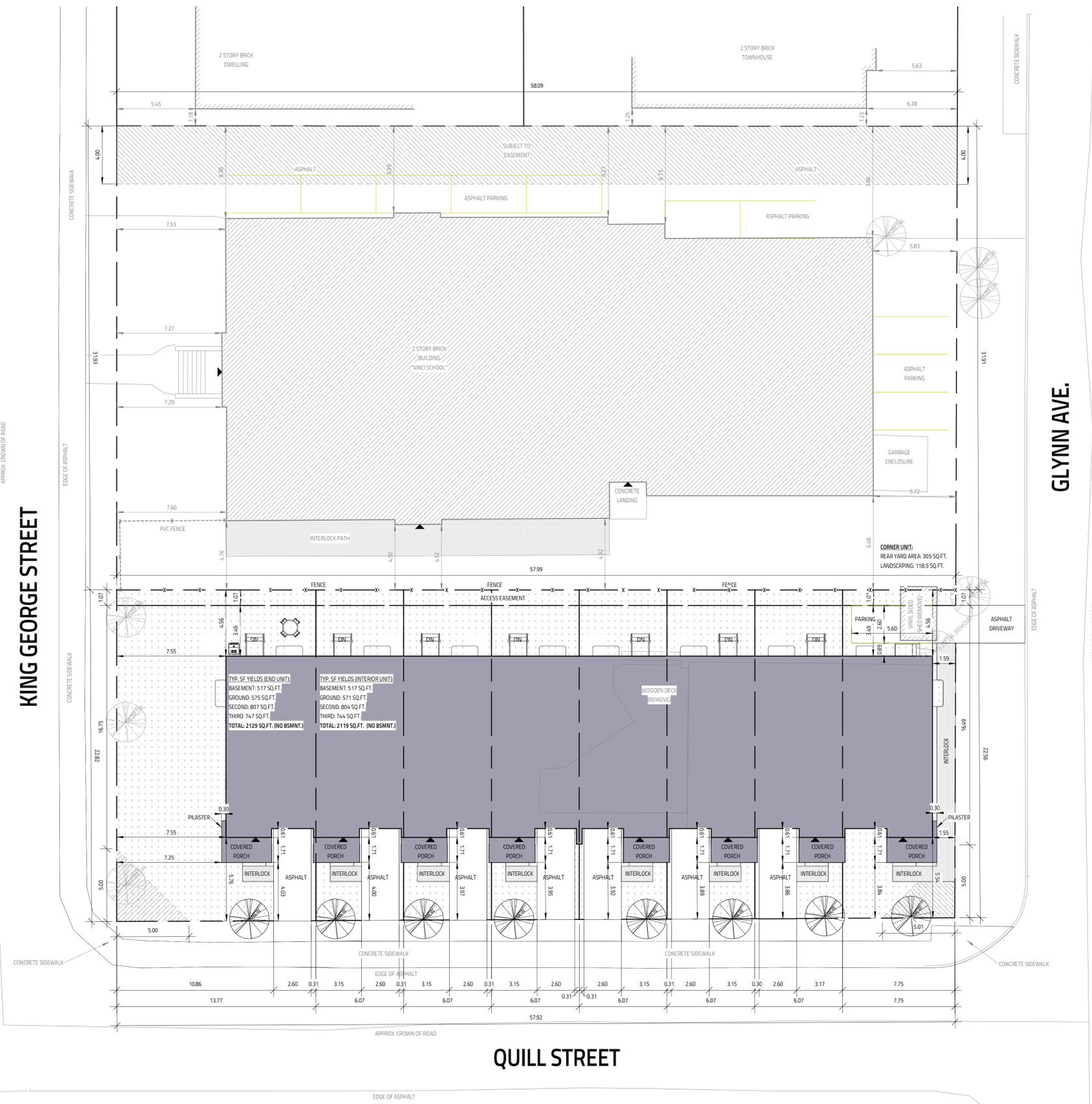
Committee of Adjustment  
Received | Reçu le  
**Revised | Modifié le : 2024-04-25**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

ZONE: R3M [1461] S218  
SCHEDULE 342 & 343  
TOWNHOUSE BLOCKS  
MIN LOT WIDTH: 6M  
MIN LOT AREA: 180 SQ.M.  
MAX BUILDING HEIGHT: 10M (11M w/ ROOF SLOPE 3:4/12)  
MIN FRONT YARD: 6M (5.5M NEIGHBOURS AVERAGE)  
MIN CORNER YARD: 4.5M  
MIN REAR YARD: 4M  
MIN CORNER REAR YARD: 4.0M (SECTION 144 (5)a)  
MIN SIDE YARD: 1.2M  
MIN FRONT YARD LANDSCAPING: 30%  
MAX DRIVEWAY WIDTH: 2.6M

KING GEORGE STREET

GLYNN AVE.

QUILL STREET



\*\*\*SITE PLAN PREPARED USING SURVEY PREPARED BY ANNIS O'SULLIVAN, VOLLEBECK LTD. SIGNED AND DATED AUGUST 12, 2022\*\*\*

GENERAL NOTES:  
- E. & O.E.  
- THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT  
- 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

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

FIRM BCIN: 45801  
INDIVIDUAL BCIN: 41176

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.

11	SITE PLAN REVISED (+) PARKING	APRIL 24, 2024	<b>149 KING GEORGE ST.</b> 8 UNIT TOWNHOUSE BLOCK OTTAWA, ON	<b>Evolution</b> DESIGN & DRAFTING	SCALE: 1" = 30' FILE NAME: 243-00275 DWG. NO. A0.1
10	SITE PLAN REVISED (+)	MARCH 1, 2024			
9	SITE PLAN REVISED	JANUARY 12, 2024			
8	BUILDING POSITION ADJ. FOR HERITAGE APP.	OCTOBER 20, 2023			
7	SO. 2 FINAL DESIGN ISSUED	AUGUST 21, 2023			
6	SO. 1 REVISED	AUGUST 11, 2023			
NO.	REVISION	DATE			





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

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2024-04-25  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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



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

METAL PANELING IS 'AL13 COMPOSITE PANEL' CONFORMING TO CAN/ULC 5134, CAN/ULC 5102, NFPA 285 & ASTM E84
METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC 14137-L
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 HARDEE PANEL H25 CONFORMING TO CCMC 12678-R

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:  
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING  
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS  
3. PROVISIONS IN PART 9 OF O.B.C. 2012

GENERAL NOTES:  
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NO.	REVISION	DATE
11	SITE PLAN REVISED (+3) PARKING	APRIL 24, 2024
10	SITE PLAN REVISED (+2)	MARCH 1, 2024
9	SITE PLAN REVISED	JANUARY 10, 2024
8	BUILDING POSITION ADJ FOR HERITAGE APP	OCTOBER 20, 2023
7	SD 2 FINAL DESIGN ISSUED	AUGUST 21, 2023
6	SD 1 REVISED	AUGUST 11, 2023
NO.	REVISION	DATE

PROJECT: 149 KING GEORGE ST.  
8 UNIT TOWNHOUSE BLOCK  
OTTAWA, ON



DATE DRAWN	SCALE
JUNE 5, 2023	3/16" = 1'-0"
DRAWN BY: BR	FILE NAME: 423-00275
CHECKED BY: SG	DWG. NO. A4.0



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

METAL PANELING IS 'AL13 COMPOSITE PANEL' CONFORMING TO CAN/ULC 5134, CAN/ULC S102, NPPA 285 & ASTM E84
METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC 14137-L
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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MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:

- SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
- NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
- PROVISIONS IN PART 9 OF O.B.C. 2012

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5	REVISION	DATE

PROJECT: 149 KING GEORGE ST.  
8 UNIT TOWNHOUSE BLOCK  
OTTAWA, ON



DATE DRAWN		SCALE	
08/15/2023	3/16" = 1'-0"		
DRAWN BY: BR	FILE NAME: 423-100275		
CHECKED BY: SC	DRAWN NO:		
		A4.1	

ELEVATIONS 2



**Evolution**  
DESIGN & DRAFTING



**Evolution**  
DESIGN & DRAFTING





**Evolution**  
DESIGN & DRAFTING





**Evolution**  
DESIGN & DRAFTING





**Evolution**  
DESIGN & DRAFTING