

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-05-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

KEY PLAN

PROPOSED SITE

PROPERTY DESCRIPTION	
3 STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	04094 - 0157
MUNICIPAL ADDRESS	171 Armstrong St

SITE INFORMATION	
LOT AREA:	461 m²
LOT FRONTAGE:	28.47m
LOT DEPTH:	28.2m

BUILDING INFORMATION	
BUILDING AREA:	226.5m²
BUILDING FLOOR AREA:	906m²
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE
UNIT BREAKDOWN:	
FIRST FLOOR:	2 UNITS 1-1BD, 1-2 BD
SECOND FLOOR:	3 UNITS 2-1BD, 1-2 BD
THIRD FLOOR:	3 UNITS 2-1BD, 1-2 BD
FOURTH FLOOR:	2 UNITS 1-2 BD, 1-3 BD
TOTAL:	10 UNITS 6-1BD, 3-2 BD, 1-3 BD

ZONING TABLE		
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	R4UD	PROPOSED
MINIMUM LOT AREA	450m²	461 m² (EXISTING)
MINIMUM LOT WIDTH	15m	16.4m
HYDRO SETBACK	6m	6m
ROAD WIDENING EASEMENT (ROW)	N/A	N/A
FRONT YARD SETBACK	4.5m	1.5m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	1.5m
MINIMUM REAR YARD SETBACK	8.5m	1.5m
CORNER SIDE YARD SETBACK	4.5m	4.55m
MAXIMUM BUILDING HEIGHT	14.5m	12.43m
LANDSCAPED AREA	AGGREGATED RECTANGULAR AREA OF 25 m² MIN	RECTANGLE OF 25.2 m² SHOWN IN SIDE YARD
	50% OF REAR YARD 50% OF 30 m² = 15 m² REQ	15.3 m² OF 30 m² = 51%
	WHERE REQ FRONT YARD SETBACK IS 1.5 TO 3m : 20% OF YARD AREA 20% OF 27.8 m² = 5.56 m² REQ	19.7 m² OF 27.8 m² = 70.8%
		TOTAL SOFT LANDSCAPING AREA = 116.1 m²
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling low-rise apartment	0
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	N/A	0
AMENITY AREA REQUIREMENTS	N/A	N/A
BICYCLE PARKING SPACES	0.5 per dwelling unit = 5	10

LEGEND

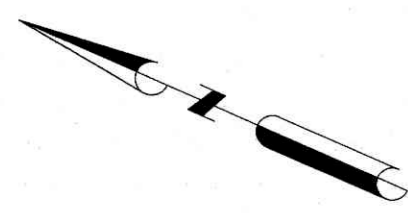
	EXISTING BUILDING ELEMENT TO BE REMOVED		SOFT LANDSCAPING
	EXISTING FENCE		ASPHALT PAVING
	NEW BOARD FENCE REFER TO LANDSCAPE		RIVERSTONE REFER TO LANDSCAPE
	LOT LINE		UNIT PAVERS REFER TO LANDSCAPE
	SETBACK LINE		CONCRETE
	DESIGNATED BUILDING ENTRANCE / EXIT		SNOW STORAGE AREA
	FIRE HYDRANT. REFER TO CIVIL		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	CATCH BASIN		NEW GROUND ELEVATION REFER TO CIVIL
	MANHOLE		EMERGENCY OVERFLOW ROOF SCUPPER
	FLOOR DRAIN		ROOF DRAIN
	UTILITY POLE		
	OVERHEAD UTILITY WIRES		
	LIGHT STANDARD		
	DEPRESSED CURB		
	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)		
	NEW TREE (REFER TO LANDSCAPE DRAWINGS)		
	NEW BUSH (REFER TO LANDSCAPE DRAWINGS)		

CCOC AFFORDABLE HOUSING
171 ARMSTRONG STREET
OTTAWA, ON

SITE PLAN

0 1m 5m 10m 15m

A010



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2024-02-29
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SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
PART OF LOT 38
REGISTERED PLAN 83
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 100
4 3 2 1 0 2 4 Metres

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 and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 8th day of March, 2021.

April 19, 2021
Date
E. H. Herveyer
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: April 19, 2021

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to
CENTRETOWN CITIZENS OTTAWA CORPORATION (The Client),
their solicitors, mortgagees, and other related parties, permission to use original,
signed, sealed copies of the Surveyor's Real Property Report in transactions involving
The Client.

Notes & Legend

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
IB	Iron Bar
SSIB	Short Standard Iron Bar
CC	Cut Cross
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 83
(P2)	Registered Plan 155
(P3)	Plan 4R-31721
(P4)	Plan 5R-11635
(P5)	Plan by (725) dated March 11, 1987
(P6)	Plan by (725) dated June 2, 1977
(P7)	Plan by (JDB) dated August 30, 2016
(P8)	Plan by (1692) dated July 27, 2018
(DI)	Inst. No. N380312
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
— OW	Overhead Wires (Sanitary)
— UP	Utility Pole
BF	Board Fence
RWT	Timber Retaining Wall
RWC	Concrete Retaining Wall
RWS	Stone Retaining Wall
∅	Diameter
+ 65.00	Location of Elevations
+ 65.00	Location of Curb/Retaining Wall Elevations
C/L	Centreline
—	Property Line
□ GM	Gas Meter
□ HM	Hydro Meter
EI	Elevation
Tp/dn	Top of Foundation
U/Eave	Underside of Eave
A+S	Sign
□ AC	Air Conditioner
Inv.	Invert
○ MP	Metal Post
○	Deciduous Tree
☼	Coniferous Tree

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-11485
THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29 (3).

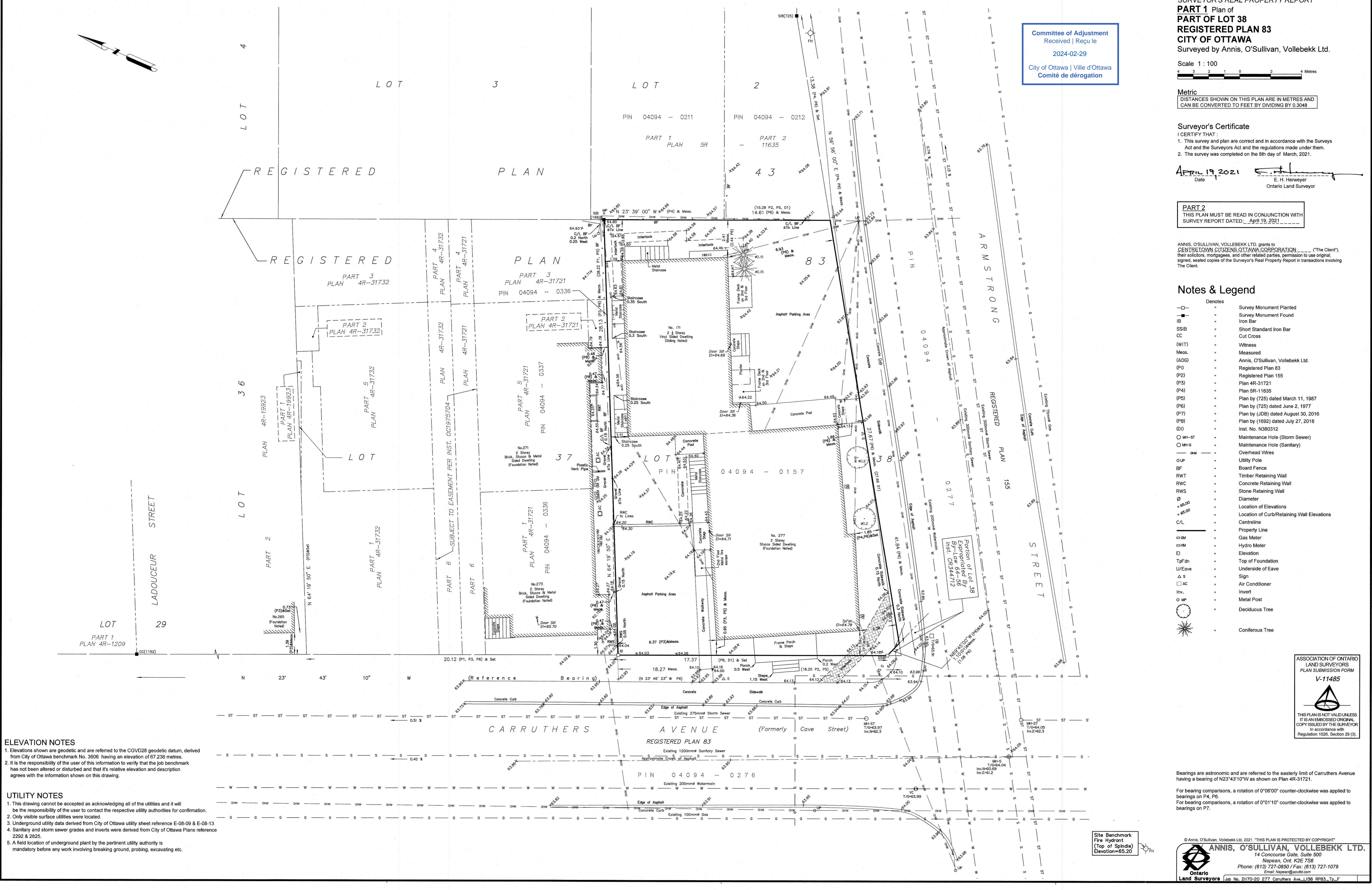
ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from City of Ottawa benchmark No. 3606 having an elevation of 67.236 metres.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES
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. Underground utility data derived from City of Ottawa utility sheet reference E-08-09 & E-08-13
4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa Plans reference 2292 & 2825.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Bearings are astronomic and are referred to the easterly limit of Carruthers Avenue having a bearing of N23°43'10"W as shown on Plan 4R-31721.
For bearing comparisons, a rotation of 0°08'00" counter-clockwise was applied to bearings on P4, P6.
For bearing comparisons, a rotation of 0°01'10" counter-clockwise was applied to bearings on P7.

Site Benchmark
Fire Hydrant
(Top of Spindle)
Elevation=65.20

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: nepean@aosvl.com
Ontario Land Surveyors Job No. 21170-20 277 Carruthers Ave. L1S8 RP83_Tp_F



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