

**ROOSEVELT AVENUE** (BY-LAW CR48636)  
(Formerly Victoria Avenue)  
P/N 04017 - 0131

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

Scale 1 : 150  
6 4.5 3 1.5 0 3 6 Metres  
Metric  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN  
ARE IN METRES AND CAN BE CONVERTED TO FEET BY  
DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: Sept 30/22  
V. Andrew Sheph  
ONTARIO LAND SURVEYOR

**PLAN 4R-34985**  
RECEIVED AND DEPOSITED  
DATE: OCTOBER 20, 2022  
S. J. Dore  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	PLAN	PIN
1	5, 6 AND 8	114	ALL OF 03971-0469

PLAN OF SURVEY OF  
**LOTS 5, 6 and 8**  
**REGISTERED PLAN 114**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

**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 23rd day of March, 2022.  
M. J. O'Sullivan  
Date  
V. Andrew Sheph  
Ontario Land Surveyor

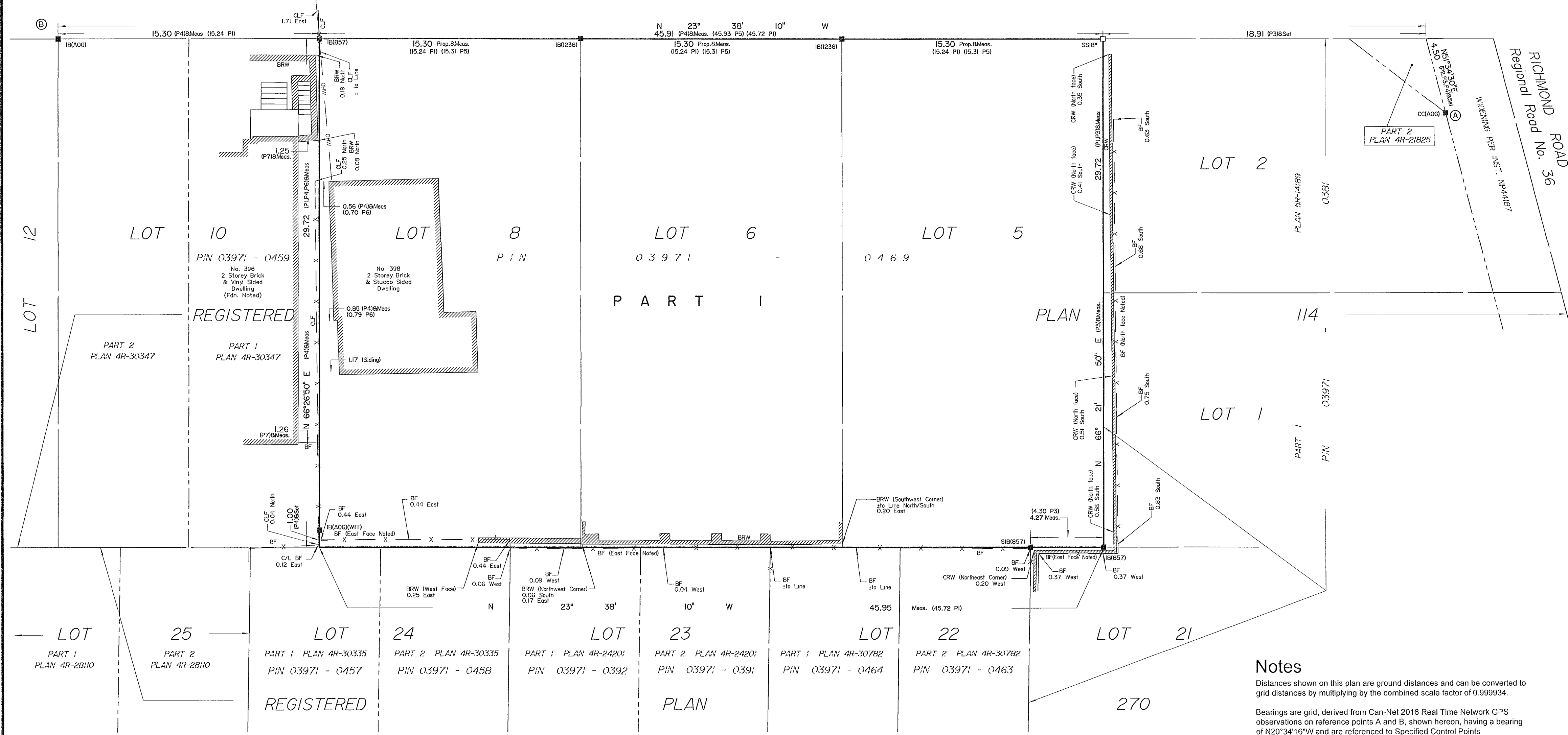
**Legend**

□	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
Meas.	"	Measured
Prop.	"	Proportioned
(AOG)	"	Annis, O'Sullivan, Vollebek Ltd
(P1)	"	Registered Plan 114
(P2)	"	Plan 4R-21825
(P3)	"	Plan 5R-14189
(P4)	"	Plan 4R-30347
(P5)	"	(1236) Plan April 15, 1998
(P6)	"	(647) Plan December 19, 1975
(P7)	"	(AOG) Plan January 29, 2018
C/L	"	Centreline
CLF	"	Chain Link Fence
BF	"	Board Fence
BRW	"	Brick Retaining Wall
CRW	"	Concrete Retaining Wall
WRW	"	Wooden Retaining Wall
Fdn.	"	Foundation

**Notes**  
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999934.  
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 N20°34'16"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°45'40" counter-clockwise was applied to bearings on plans P2 and P3.  
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	Eastings	361496.76
. 01919680105	Northing	5024915.16	Eastings	373971.65
. Point A	Northing	5028117.73	Eastings	362962.69
. Point B	Northing	5028193.92	Eastings	362934.10

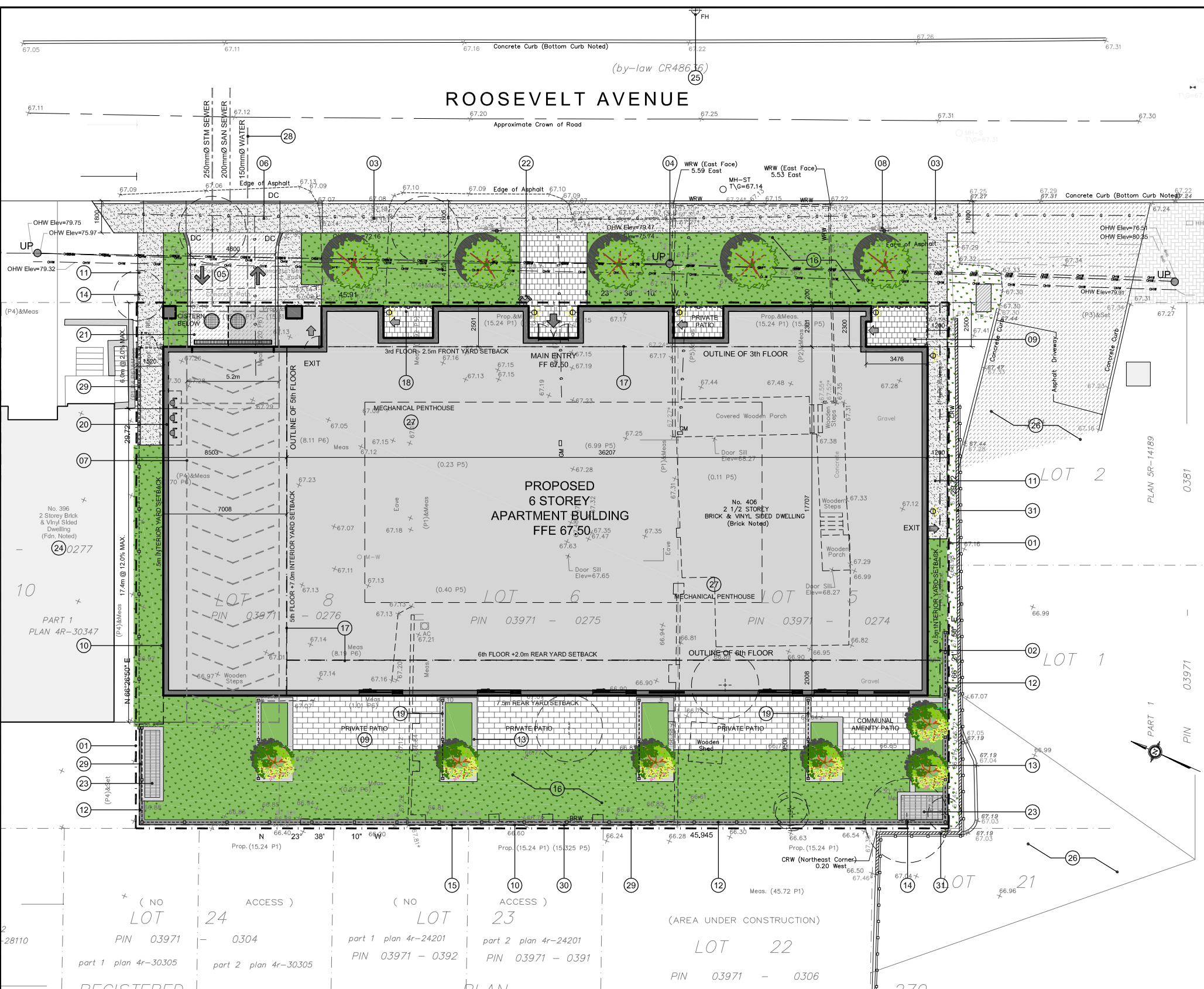
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.



**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone (613) 727-0850 / Fax (613) 727-1079  
Email: Nepean@aosvltd.com

Ontario Land Surveyors  
Job No. 22624-22 ML Devco Lts 5 6 8 PL 114 R F





### PROJECT INFORMATION

Zoning	REQUIRED	PROVIDED
BUILDING HEIGHT	6 STOREYS / 21.0m	6 STOREYS / 20.8m
GRADE (GEODEIC ELEVATION - ASL)	(GEO. ELEV.) 67.40	(GEO. ELEV.) 67.40
FRONT YARD SETBACK	0.0m	0.2m
FRONT YARD SETBACK ABOVE 2nd STOREY + 2.5m	2.5m	2.5m
INTERIOR YARD SETBACK - SOUTH	0.5m	1.5m
INTERIOR YARD SETBACK - NORTH	1.5m	1.5m
INTERIOR YARD SETBACK - NORTH ABOVE 4th FLOOR + 7.0m	8.5m	8.5m
REAR YARD SETBACK	7.5m	7.5m
REAR YARD SETBACK ABOVE 5th FLOOR + 2.0m	9.5m	9.5m
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	372m <sup>2</sup>	617m <sup>2</sup>
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 PER UNIT)	5	15
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS - 0.1 PER UNIT)	2	15
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	31	78
DRIVEWAY WIDTH - MINIMUM	4.5m	4.8m
ABLE WIDTH - MINIMUM	5.2m	6.0m

### DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACKS
- 1.5m WIDE CITY SIDEWALK & BARRIER CURB
- EXISTING HYDRO POLES TO BE BURIED AS AGREED UPON WITH CITY WATER
- ENTRANCE DRIVEWAY WITH 150 BARRIER CURBS
- CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
- INTERNAL PARKING GARAGE RAMP WITH TRENCH DRAIN
- RINGED BOLLARD BICYCLE RACK
- PRIVATE TERRACE AT GRADE
- OUTLINE OF UNDERGROUND PARKING LEVEL
- HARD SURFACE WALKWAY
- LOW RETAINING WALL
- RAISED PLANTER
- EXISTING TREE TO BE REMOVED
- EXISTING CHAIN LINK TO BE REMOVED
- SOFT LANDSCAPING
- OUTLINE OF BUILDING ABOVE
- BALCONY ABOVE
- PRIVACY SCREEN
- 2.5m X 3.0m CONCRETE PAD FOR GAS EQUIPMENT, EXACT LOCATION TO BE CONFIRMED
- STORM WATER TANK WITH ACCESS COVER & OVERFLOW CATCH BASIN - SEE CIVIL PLAN
- SIAMSESE CONNECTION
- AIR INTAKE / EXHAUST GRILL
- EXISTING BUILDING ON ADJACENT LAND
- EXISTING FIRE HYDRANT
- EXISTING ASPHALT PARKING AREA ON ADJACENT LAND
- OUTLINE OF MECHANICAL PENTHOUSE
- PROPOSED SERVICES
- PRIVACY FENCE 2.1m MAX. HEIGHT FROM GRADE
- EXISTING RETAINING WALL TO BE REMOVED
- EXISTING CURB AND 1.5m HT. SOLID WOOD FENCE ON ADJACENT PROPERTY

### PROJECT STATISTICS

#### GROSS BUILDING - AREAS

FLOOR LEVEL	AREA (SQ. FT.)
PARKING LEVEL	0.0 sq. ft.
GROUND FLOOR	473.8 sq. ft.
2nd FLOOR	5,100 sq. ft.
3rd & 4th FLOOR	776.3 sq. ft.
5th FLOOR	8,355 sq. ft.
6th FLOOR	1,421.2 sq. ft.
MECHANICAL PENTHOUSE	15,296 sq. ft.
TOTAL AREA	3,774.2 sq. ft.
	46,629 sq. ft.

#### UNIT STATISTICS

STUDIO UNIT	12
ONE BEDROOM UNIT	12
TWO BEDROOM UNIT	11
THREE BEDROOM UNIT	25
TOTAL	62

#### CAR PARKING

REQUIRED BY ZONING BY-LAW	PROVIDED
RESIDENCE - 0.5 PER DWELLING UNIT (AFTER 12 UNITS)	25
VISITOR - 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	5
TOTAL	30
RESIDENCE - 0.24 PER DWELLING UNIT (AFTER 12 UNITS)	15
VISITOR - 0.08 PER DWELLING UNIT	5
TOTAL	20

### LOT COVERAGE

REQUIRED	PROVIDED
PAVED SURFACE = 10.2 sq. m. (0.7%)	
BUILDING FOOTPRINT = 910.5 sq. m. (66.7%)	
LANDSCAPE OPEN SPACE = 443.8 sq. m. (32.6%)	
TOTAL = 1,364.5 sq. m. (100.0%)	

#### AMENITY SPACE

PRIVATE TERRACE AT GRADE = 200.0 sq. m.
COMMUNAL AT GRADE = 46.0 sq. m.
1st FLOOR INDOOR AMENITY = 46.0 sq. m.
3rd FLOOR PRIVATE TERRACE = 78.0 sq. m.
5th FLOOR PRIVATE TERRACE = 85.0 sq. m.
6th FLOOR PRIVATE TERRACE = 58.0 sq. m.
PRIVATE BALCONIES = 70.0 sq. m.
TOTAL = 617.0 sq. m.
REQUIRED - 6.0M <sup>2</sup> PER UNIT (62) = 372.0 sq. m.

#### REFUGE REQUIREMENT (62 UNITS)

GARBAGE - 0.11 PER UNIT	7 YARDS
RECYCLING GMP - 0.018 PER UNIT	2 YARDS
RECYCLING FIBER - 0.038 PER UNIT	3 YARDS
COMPOST - 240L PER 50 UNITS	2

### SITE PLAN SYMBOLS

- UNIT PAVERS SURFACE
- CONCRETE WALK
- ASPHALT WALK / DRIVEWAY
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAN ENTRANCE
- COMMERCIAL DOOR / FIRE EXIT
- PROPERTY LINE
- CITY STREET LIGHTING

### NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A600 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A600 SERIES.
- DETAIL NUMBER
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

### REVISIONS

No.	DESCRIPTION	DATE
1	ISSUED FOR REVISED DESIGN	Feb. 22, 24

ARCHITECT SEAL: **ONTARIO ASSOCIATION OF ARCHITECTS**

CLIENT: **ML DEVCO**  
ML Westboro Inc. / C/O ML DEVCO

ARCHITECT: **r/a / architecture**  
roderick lahey architect inc.  
56 beech street, ottawa, ontario K1S 3J6  
t. 613.724.9932 f. 613.724.1209 | ra@architecture.ca

PROJECT TITLE: **THE WESTMOUNT**  
(398 - 406 ROOSEVELT AVENUE)

OTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: R.V. CHECKED: R.V.

SCALE: 1:100 SHEET No. **SP-1**

PROJECT No. 2122

**1 SITE PLAN**  
SCALE = 1 : 100

BAR SCALE: 0m, 5m, 10m

KEY MAP: Shows the site location in Westboro, Ottawa, near the Ottawa River and various streets like St. John's Ave and LaFontaine Blvd.

**LEGAL DESCRIPTION**  
SURVEYOR'S REAL PROPERTY REPORT  
PART 1 Plan of LOTS 5, 6 and 8  
REGISTERED PLAN 114  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

**SURVEYOR**  
Annis O'Sullivan Vollebek Ltd.  
Ontario Land Surveyors  
14 Concourse Gate, Suite 500,  
Nepean, Ontario K2E 7S6  
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**PROJECT DEVELOPER**  
**ML Westboro Inc.**  
C/O ML DEVCO  
300-411 Roosevelt Avenue,  
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E-Mail: psmale@mldevco.ca

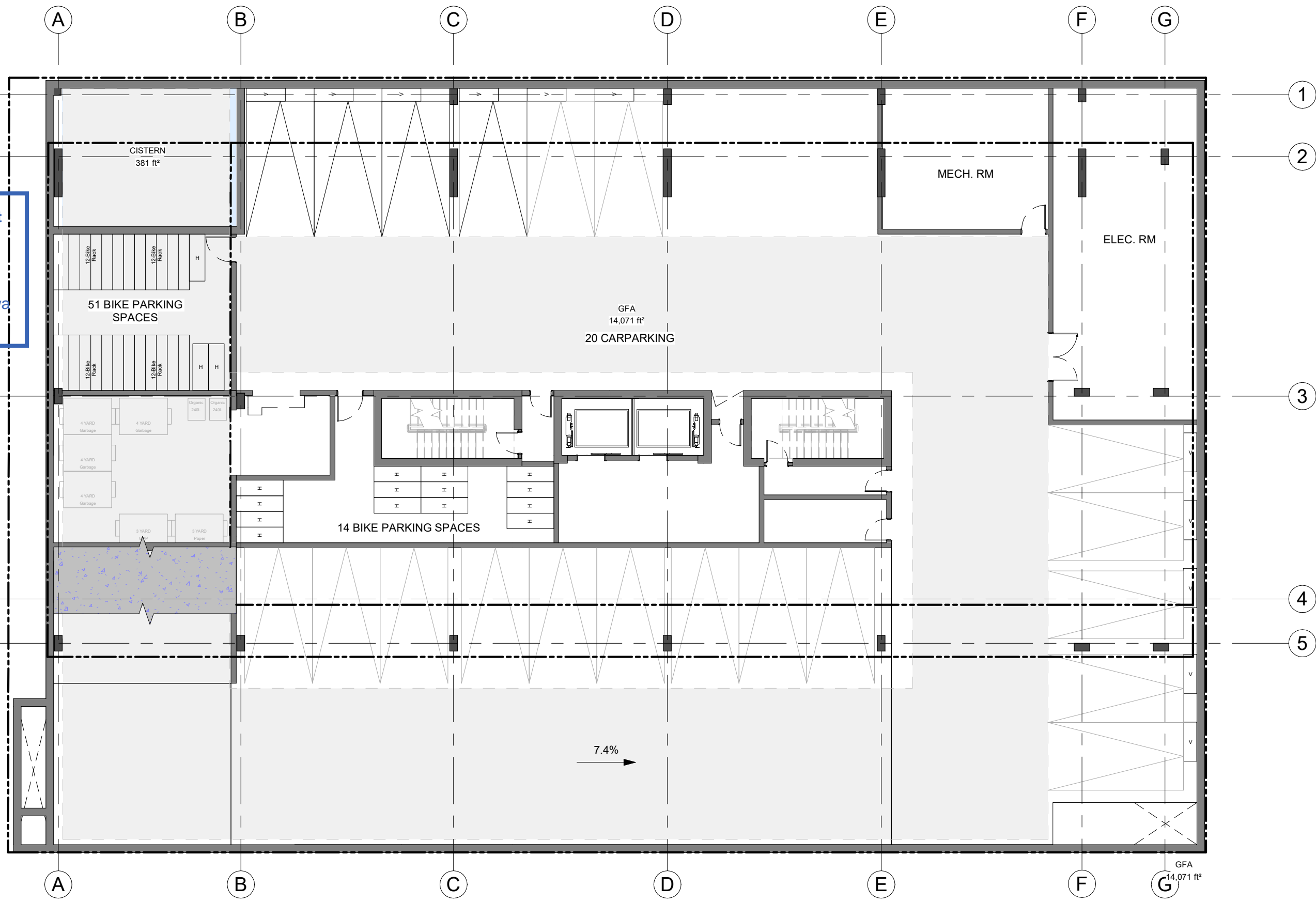
**URBAN PLANNER**  
**FoTenn Consultants Inc.**  
223 McLeod Street  
Ottawa, ON Canada, K2P 0Z8  
Tel.: (613) 730-5709  
Fax: (613) 730-1136  
E-Mail: atain@fotenn.com

**LANDSCAPE ARCHITECT**  
**Gino J. Aiello Landscape Architect**  
110 Didsbury Road Unit 9,  
Ottawa, Ontario K2E 0C2  
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Cell: (613)  
Email: gino@aiello.com

**CIVIL ENGINEER**  
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Email: r.freel@mcintoshperry.com

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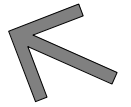
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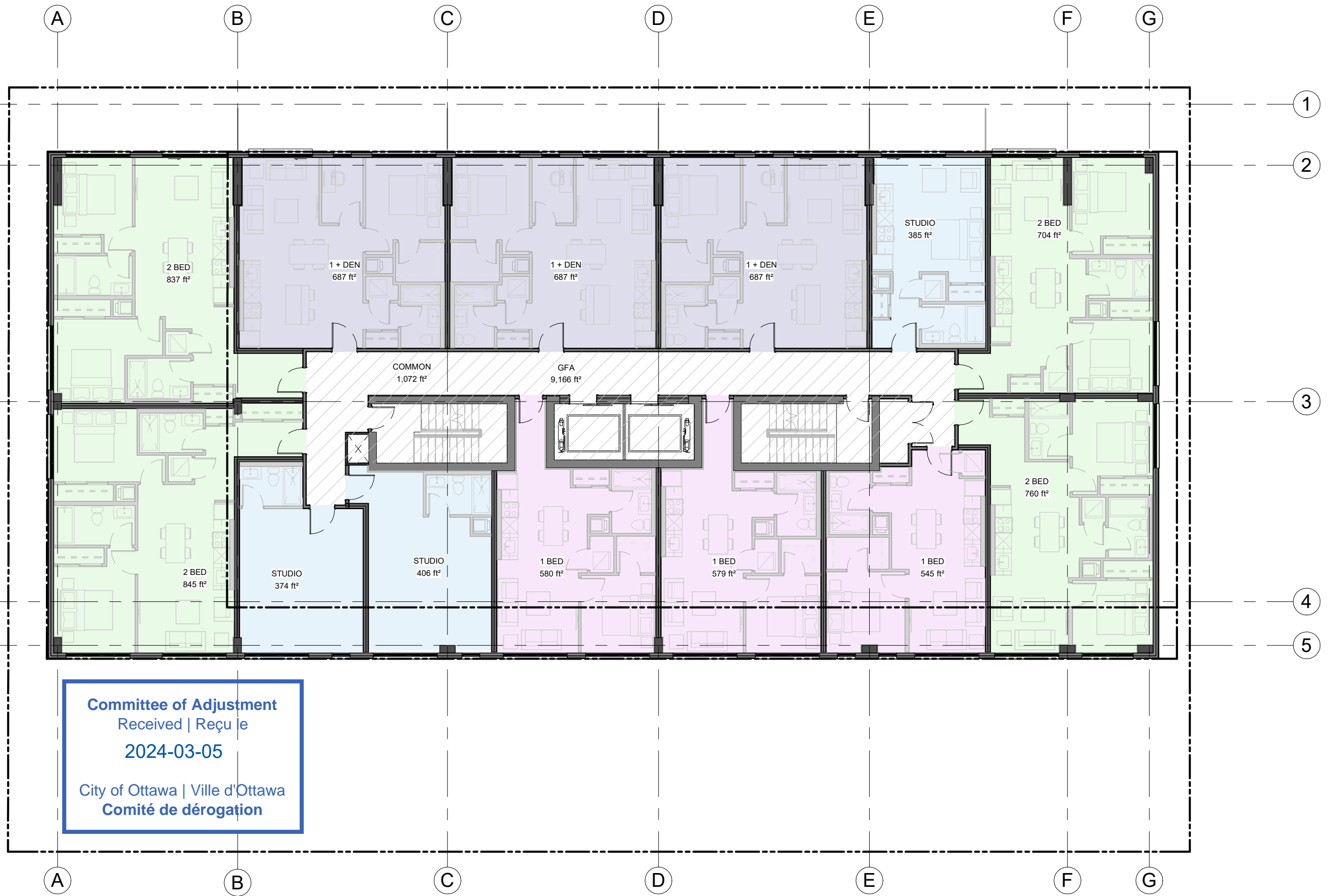




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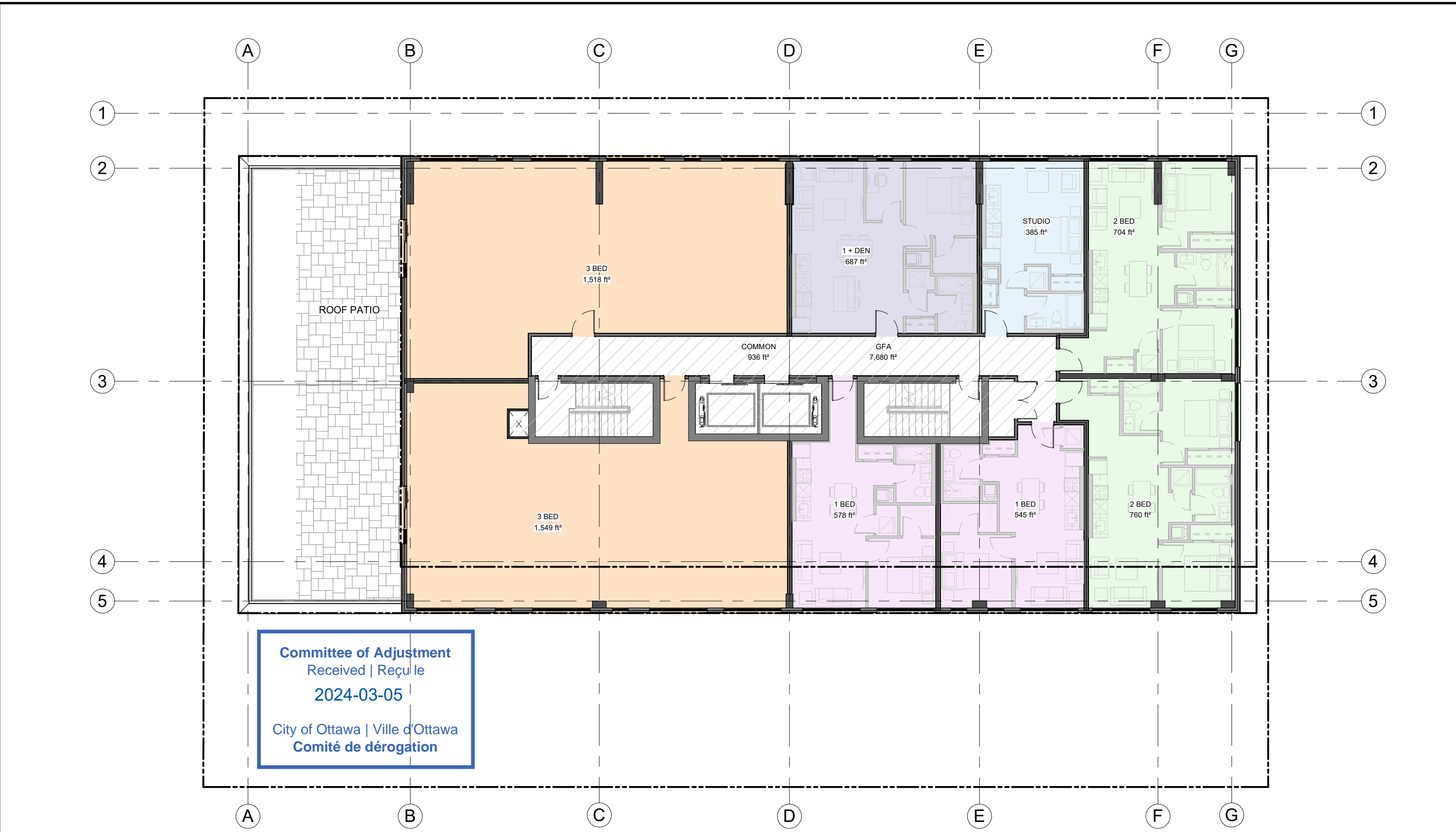






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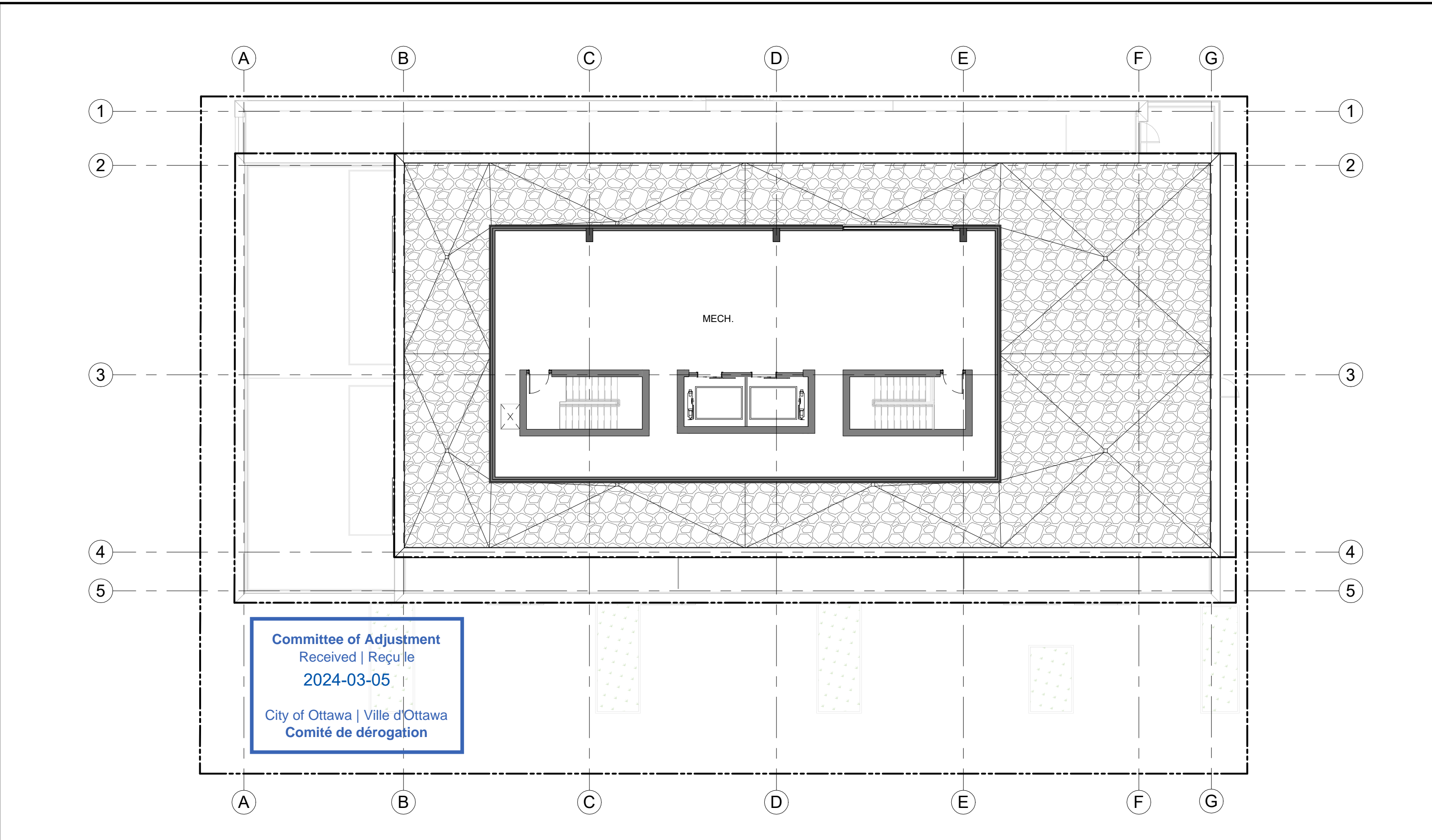






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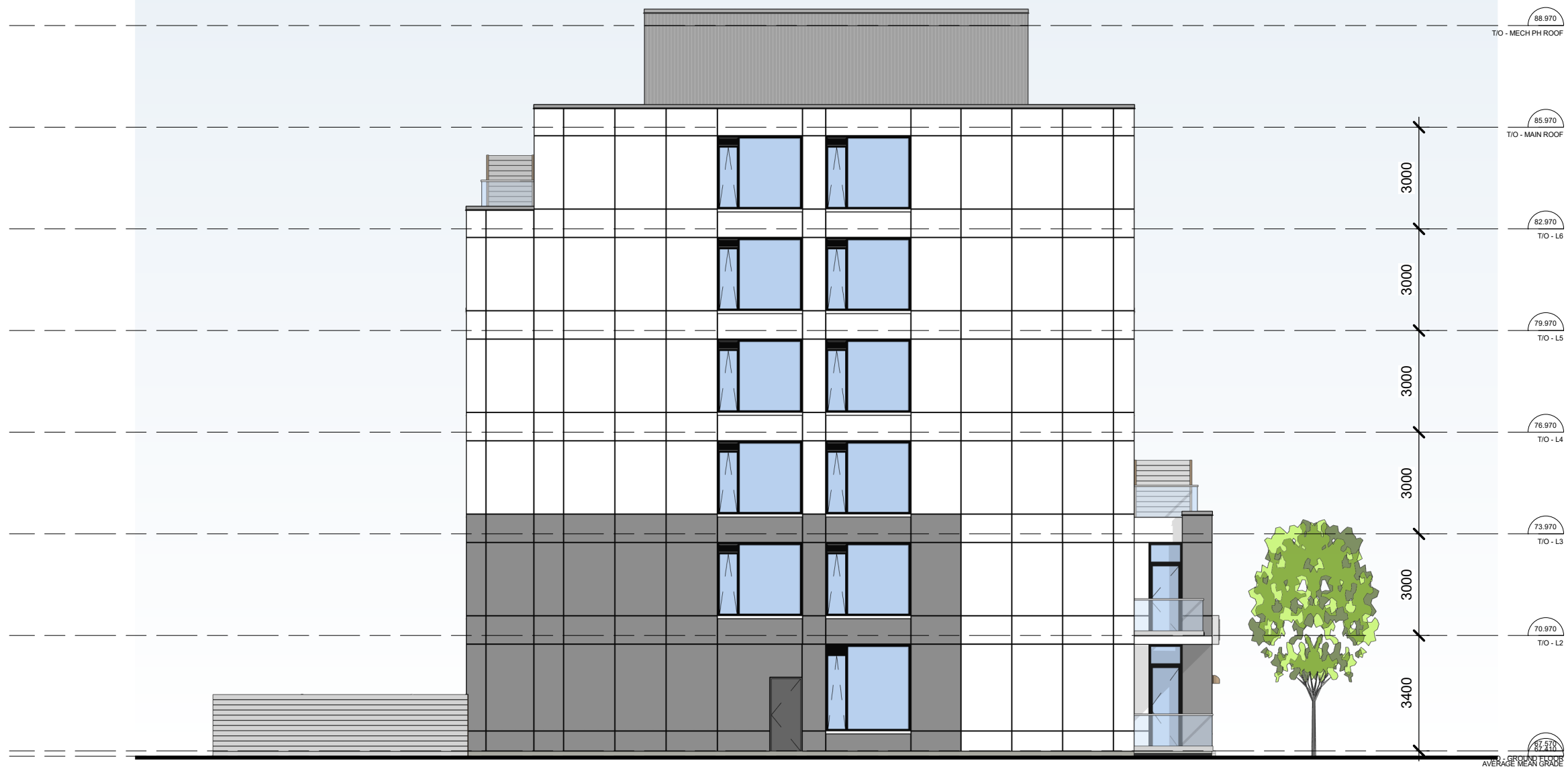




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rla / architecture

3D PERSPECTIVES

SCALE:

DATE: 2024 01 24

398 - 406 ROOSEVELT AVE.

OTTAWA, ON



ML DEVCO



THE WESTMOUNT

DRAWN BY  
Author

SHEET #

D400

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