

Committee of Adjustment  
Received | Reçu le

2024-06-04

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

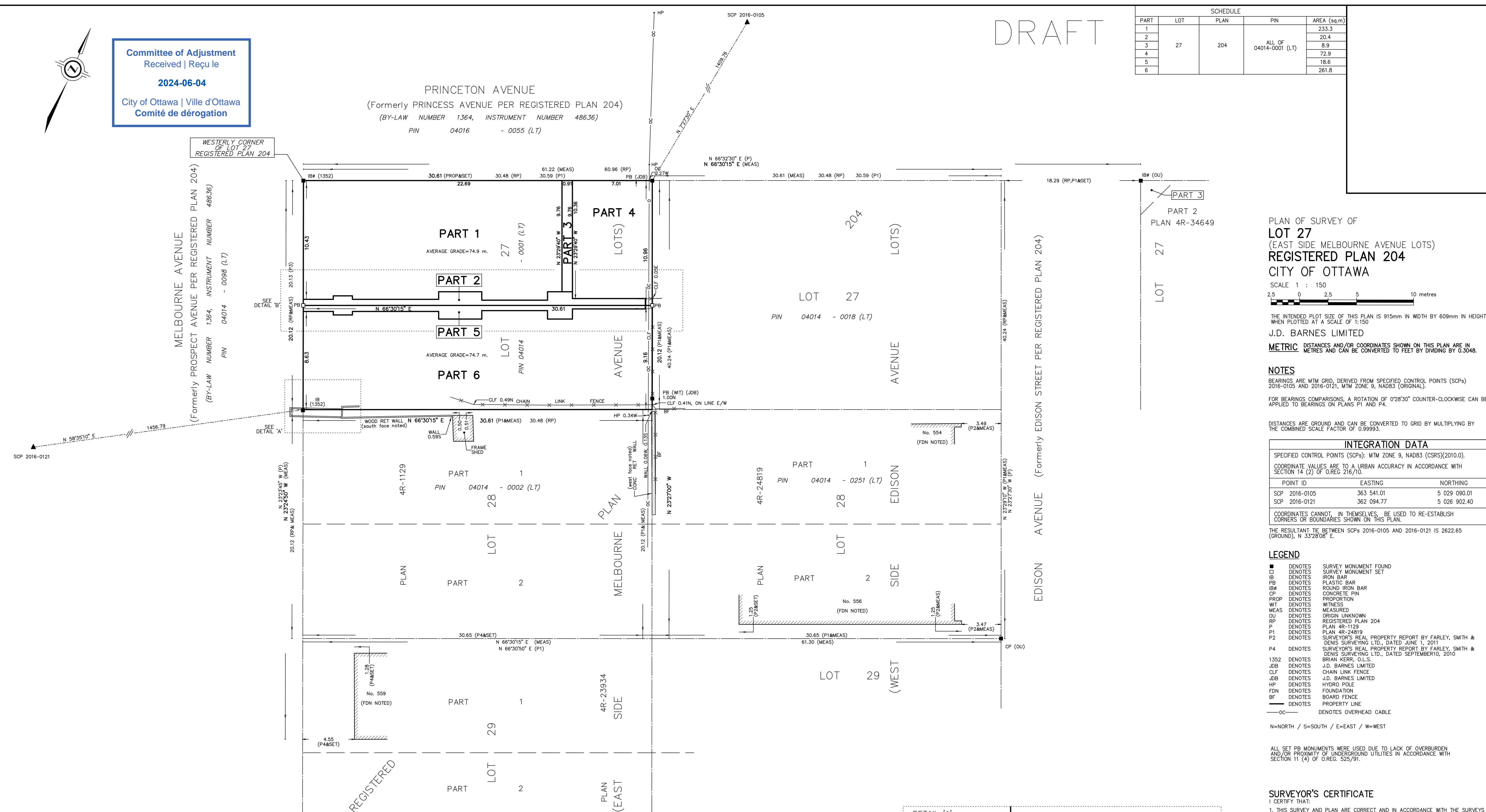
DRAFT

PART	LOT	PLAN	PIN	AREA (sq.m)
1				233.3
2				20.4
3	27	204	ALL OF 04014-0001 (LT)	8.9
4				72.9
5				18.6
6				261.8

PRINCETON AVENUE  
(Formerly PRINCESS AVENUE PER REGISTERED PLAN 204)  
(BY-LAW NUMBER 1364, INSTRUMENT NUMBER 48636)  
PIN 04016 - 0055 (LT)

MELBOURNE AVENUE  
(Formerly PROSPECT AVENUE PER REGISTERED PLAN 204)  
(BY-LAW NUMBER 1364, INSTRUMENT NUMBER 48636)  
PIN 04014 - 0098 (LT)

EDISON AVENUE (Formerly EDISON STREET PER REGISTERED PLAN 204)



PLAN OF SURVEY OF  
LOT 27  
(EAST SIDE MELBOURNE AVENUE LOTS)  
REGISTERED PLAN 204  
CITY OF OTTAWA

SCALE 1 : 150  
0 2.5 5 10 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

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**

BEARINGS ARE MTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 2016-0105 AND 2016-0121, MTM ZONE 9, NAD83 (ORIGINAL).  
FOR BEARINGS COMPARISONS, A ROTATION OF 0°28'30" COUNTER-CLOCKWISE CAN BE APPLIED TO BEARINGS ON PLANS P1 AND P4.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993.

**INTEGRATION DATA**

SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 9, NAD83 (CSRS)(2010.0).  
COORDINATE VALUES ARE TO A URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 2016-0105	363 541.01	5 029 090.01
SCP 2016-0121	362 094.77	5 026 902.40

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN SCPS 2016-0105 AND 2016-0121 IS 2622.65 (GROUND), N 33°28'08" E.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - IB DENOTES IRON BAR
  - PB DENOTES PLASTIC BAR
  - IB# DENOTES ROUND IRON BAR
  - CP DENOTES CONCRETE PIN
  - PROP DENOTES PROPORTION
  - WT DENOTES WITNESS
  - MEAS DENOTES MEASURED
  - OJ DENOTES ORIGIN UNKNOWN
  - REG DENOTES REGISTERED PLAN 204
  - P DENOTES PLAN 4R-1129
  - P1 DENOTES PLAN 4R-24819
  - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED JUNE 1, 2011
  - P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED SEPTEMBER 10, 2010
  - 1352 DENOTES BRIAN KERR, O.L.S.
  - JDB DENOTES J.D. BARNES LIMITED
  - CLF DENOTES CHAIN LINK FENCE
  - JDB DENOTES J.D. BARNES LIMITED
  - HP DENOTES HYDRO POLE
  - FDN DENOTES FOUNDATION
  - BF DENOTES BOARD FENCE
  - DENOTES PROPERTY LINE
  - OC— DENOTES OVERHEAD CABLE
- N=NORTH / S=SOUTH / E=EAST / W=WEST

ALL SET PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

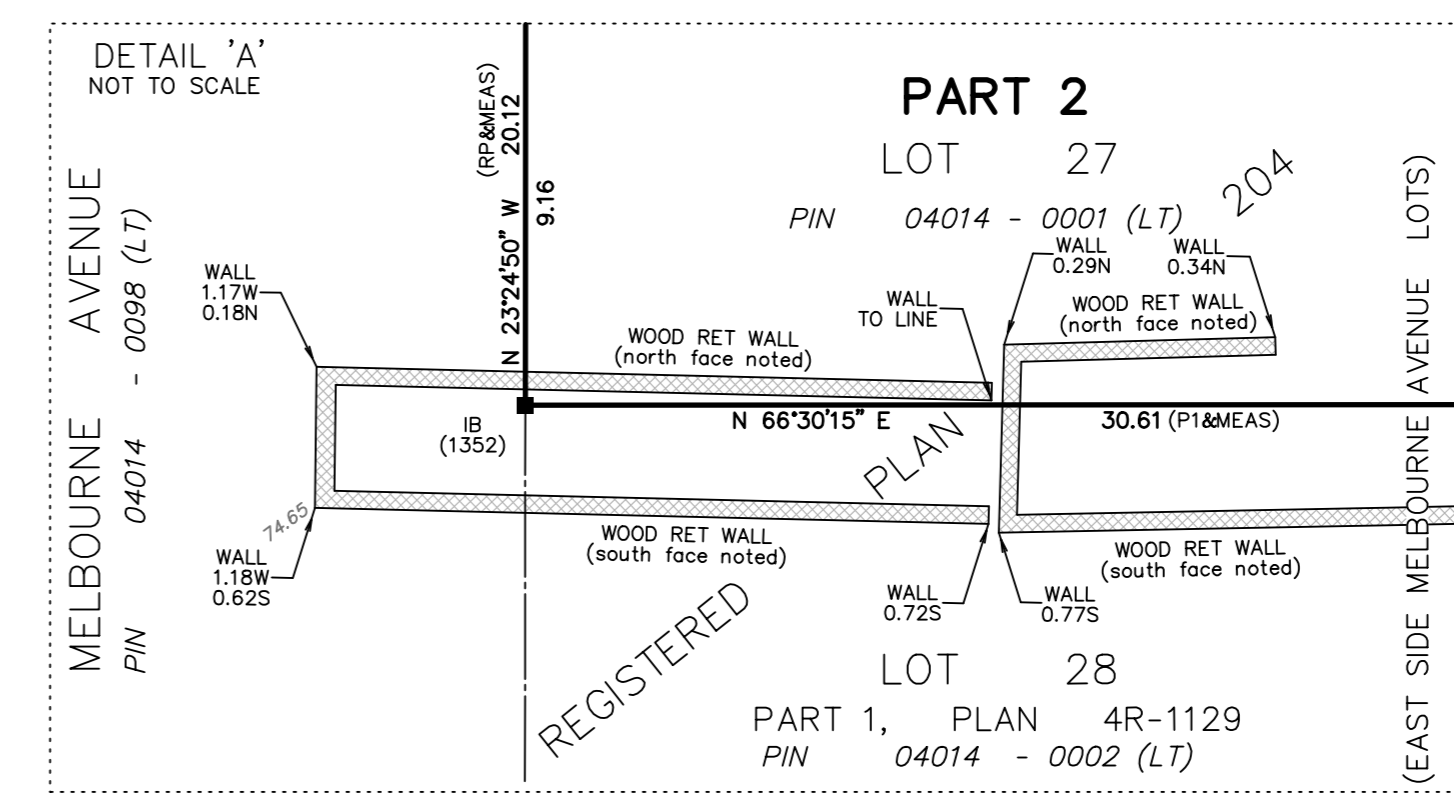
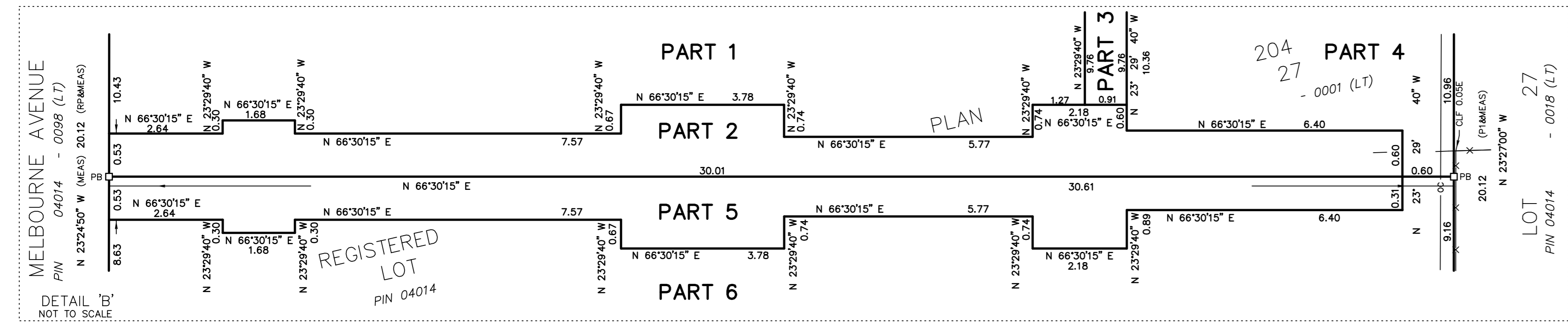
**SURVEYOR'S CERTIFICATE**

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 APRIL 15, 2024.

APRIL 16, 2024 DATE  
DRAFT  
GEORGE ZERVOS  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-58151

DRAWN BY: KZ CHECKED BY: GZ REFERENCE NO.: 23-10-048-01  
FILE: G:\23-10-048\01\Drawing\RPLAN\23-10-048-01\_RPLAN.dgn DATED: 04/02/2024  
PLOTTED: 5/10/2024



# 370 PRINCETON

TWO 8 UNIT APARTMENTS

Committee of Adjustment  
Received | Reçu le  
**2024-06-04**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



1 FRONT ELEVATION  
SCALE: 1 : 50

APRIL 22, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

# 370 PRINCETON

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Comité de dérogation



**Evolution**  
DESIGN & DRAFTING

613-884-7068 /// 613-808-7185



1 REAR ELEVATION  
SCALE: 1 : 50

APRIL 22, 2024

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



1 LEFT ELEVATION - N  
SCALE: 1 : 50

APRIL 22, 2024

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1 RIGHT ELEVATION - N  
SCALE: 1 : 50

APRIL 22, 2024  
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# 370 PRINCETON

TWO 8 UNIT APARTMENTS

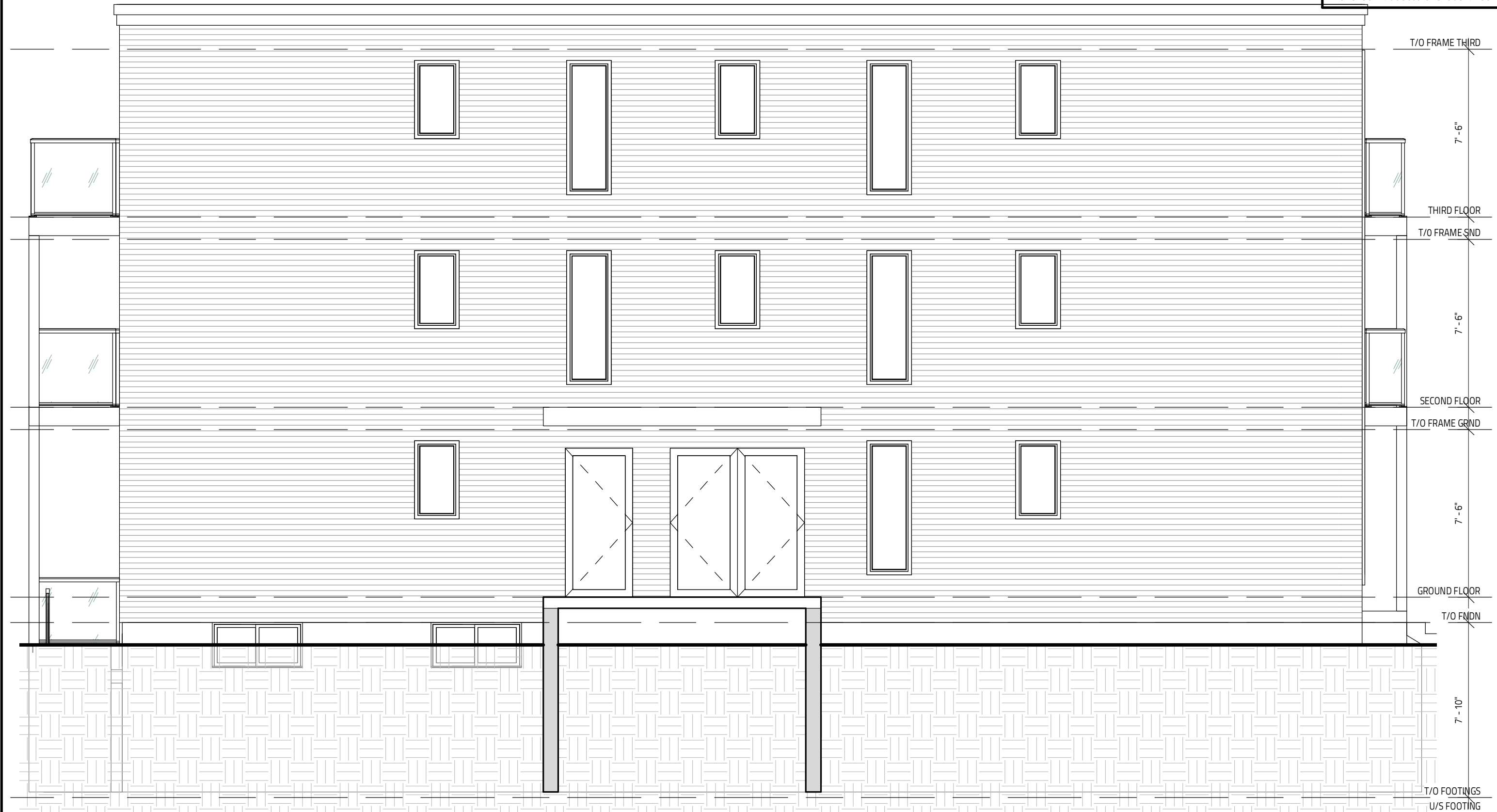
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**Evolution**  
DESIGN & DRAFTING  
613-884-7068 /// 613-808-7185



1 LEFT ELEVATION - S  
SCALE: 1 : 50

APRIL 22, 2024

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# 370 PRINCETON

TWO 8 UNIT APARTMENTS

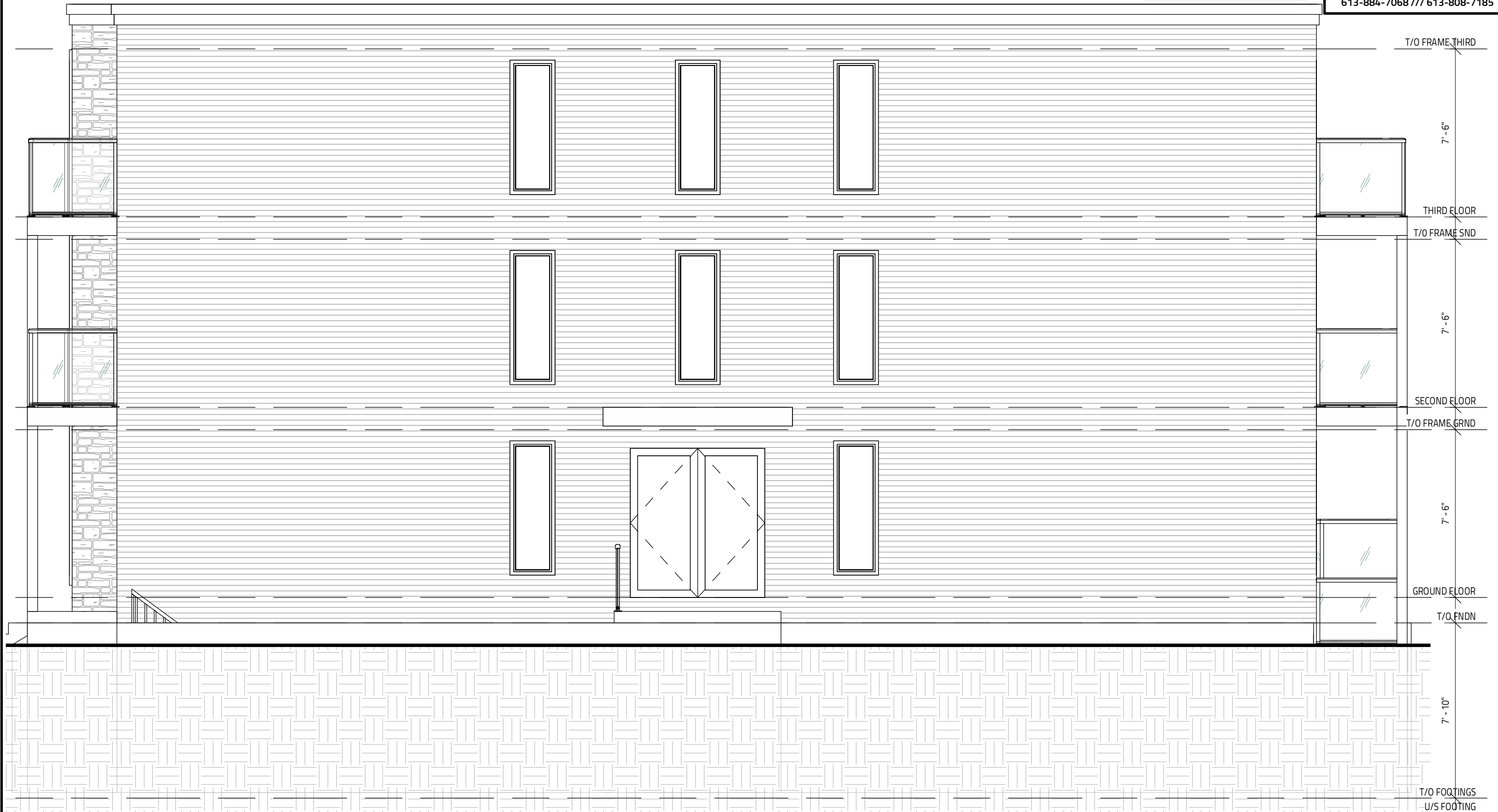
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1 RIGHT ELEVATION - S  
SCALE: 1 : 50

APRIL 22, 2024

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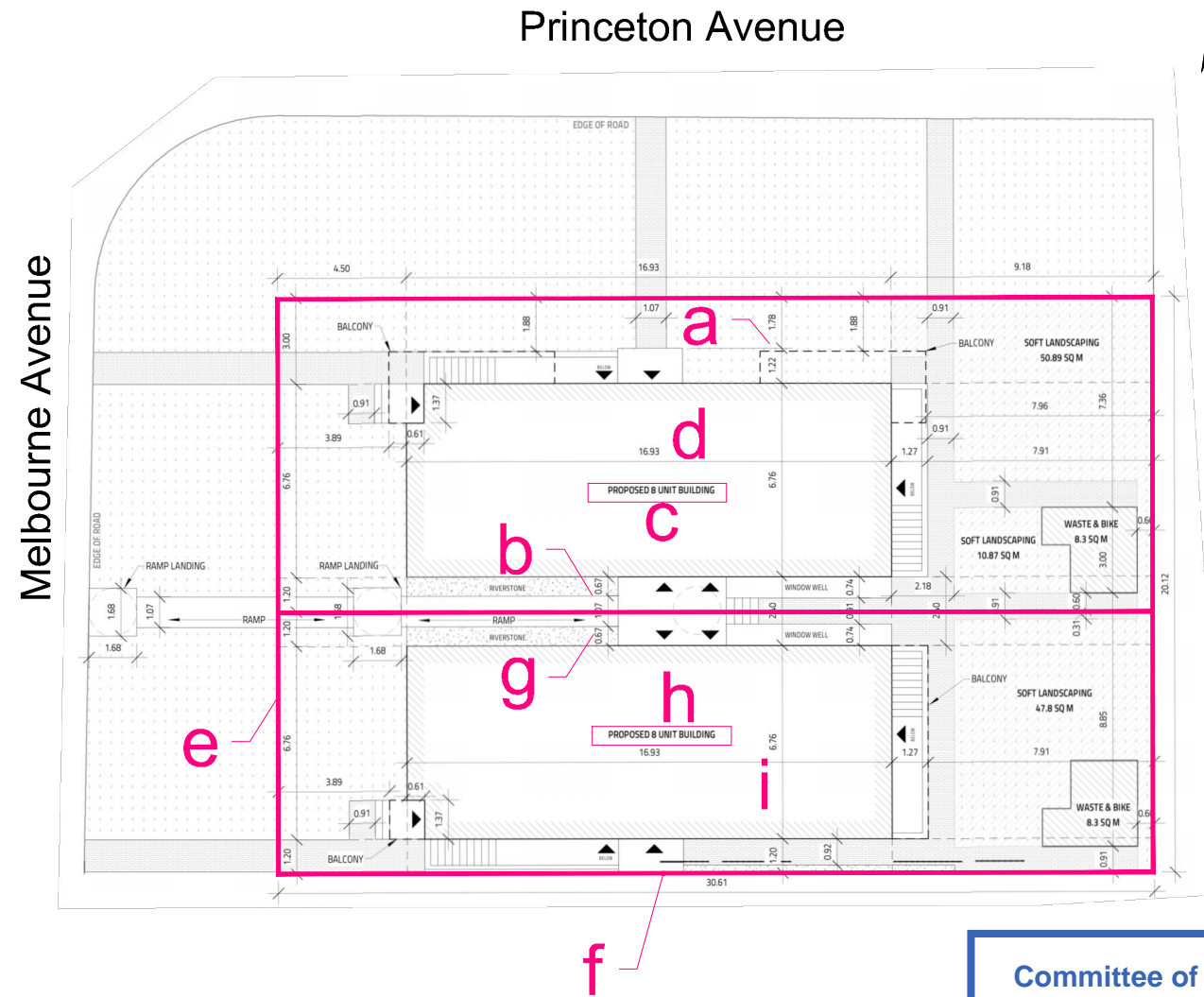
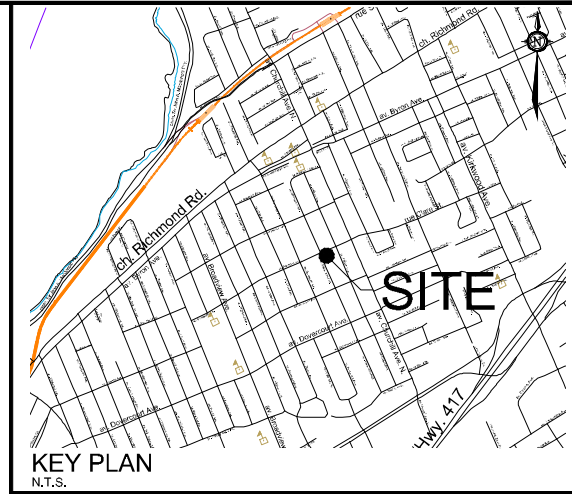
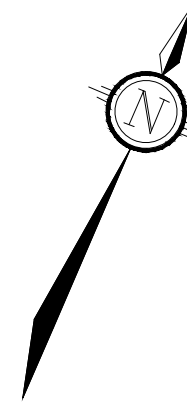
# Minor Variance Application:

## Parts 1 - 4:

- a) To permit a reduced corner side yard setback of 3.0m; whereas the By-law requires a minimum corner side yard setback of 4.5m (Section 144(1)(a))
- b) To permit a reduced interior side yard setback of 1.2m; whereas the By-law requires a minimum interior side yard setback of 1.5m (Part 15, Urban Exception 2686, Column V)
- c) To permit an increase to the maximum number of dwelling units to 8 units; whereas the By-law permits a maximum of 6 units for an apartment dwelling, low-rise (Part 15, Urban Exception 2686, Column IV)
- d) To permit a building height of 8.8 metres; whereas the By-law permits a maximum building height of 8.5 metres. (H (8.5)).

## Parts 5 - 6:

- e) To permit a reduced lot width of 9.1m; whereas the By-law requires a minimum lot width of 10.0m (Part 15, Urban Exception 2686, Column V)
- f) To permit a reduced lot area of 280 m<sup>2</sup>; whereas the By-law requires a minimum lot area of 300m<sup>2</sup> (Part 15, Urban Exception 2686, Column V)
- g) To permit a reduced interior side yard setback of 1.2m on each side; whereas the By-law requires a minimum interior side yard setback of 1.5m on each side (Part 15, Urban Exception 2686, Column V)
- h) To increase the permitted number of dwelling units to 8 units; whereas the By-law permits a maximum of 6 units for an apartment dwelling, low-rise (Part 15, Urban Exception 2686, Column IV)
- i) To permit a building height of 8.8 metres; whereas the By-law permits a maximum building height of 8.5 metres. (H (8.5)).



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**MINOR VARIANCE APPLICATION**  
 370 PRINCETON AVENUE

LOT 27,  
 EAST SIDE MELBOURNE AVENUE LOTS;  
 REGISTERED PLAN 204  
 CITY OF OTTAWA

1 : 250

No.	REVISION	DATE	BY
1.	ISSUED FOR MINOR VARIANCE APPLICATION	MAY 17/24	AS

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-5857  
 Website: www.nowatech-eng.com

ISSUED  
 MAY, 2024  
 PROJECT No.  
 123048  
 DRAWING No.  
 123048-MV

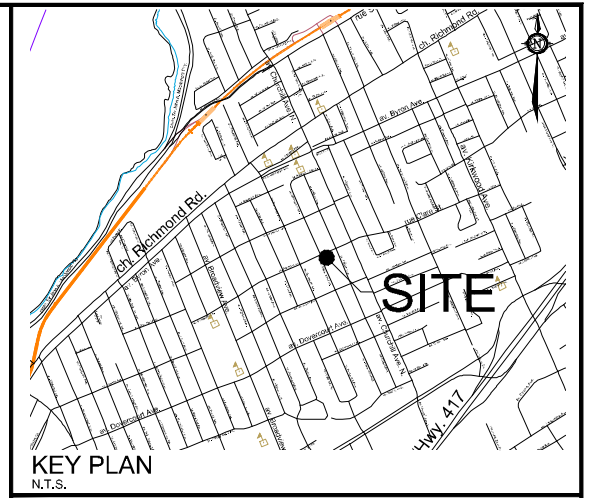
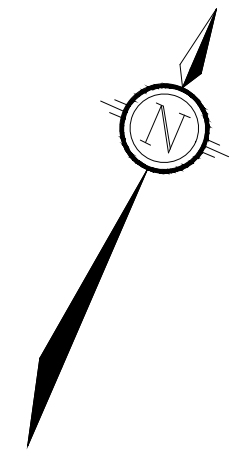
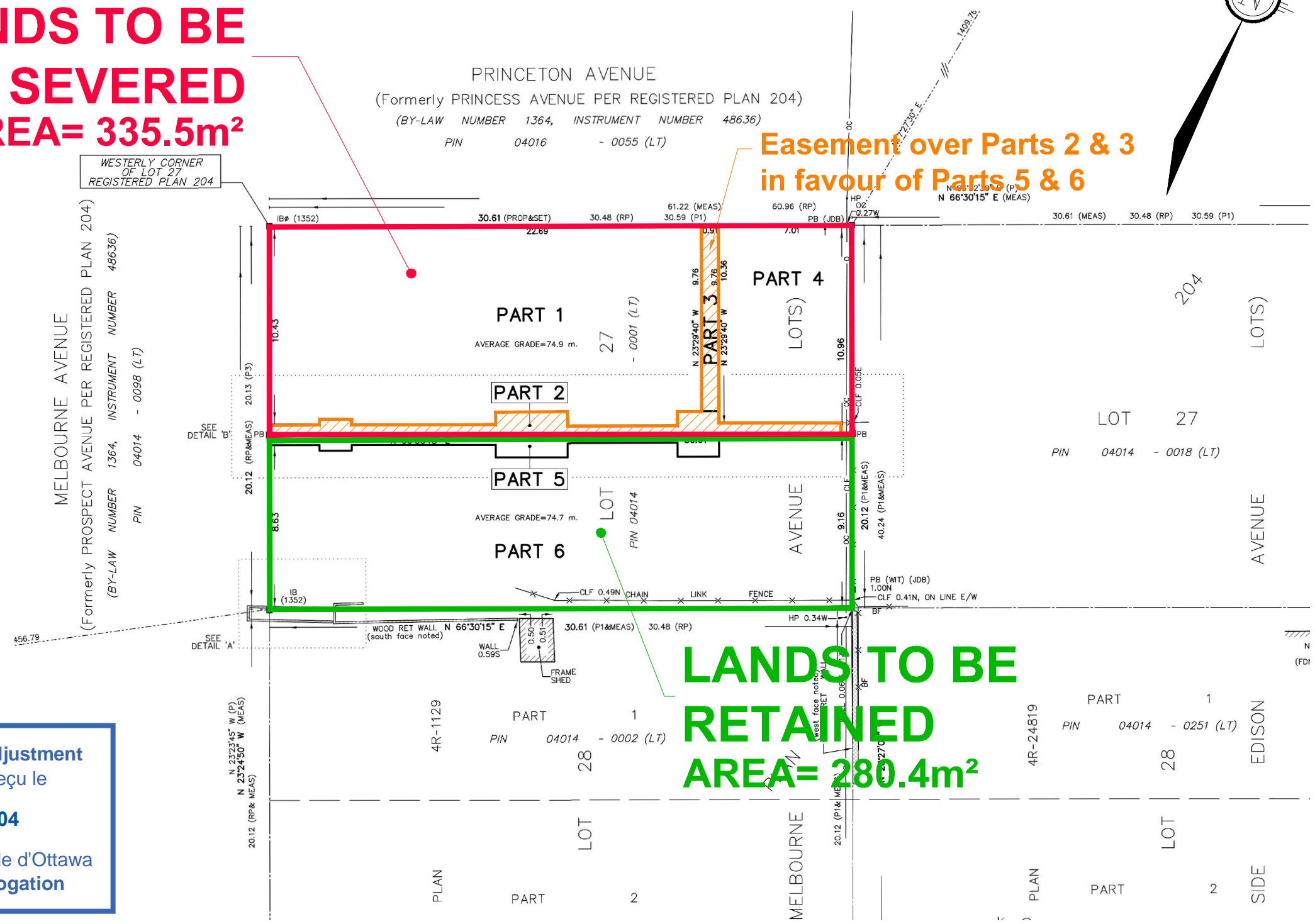
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**LANDS TO BE SEVERED**  
**AREA= 335.5m<sup>2</sup>**

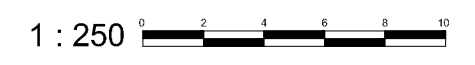
**Easement over Parts 2 & 3 in favour of Parts 5 & 6**

**LANDS TO BE RETAINED**  
**AREA= 280.4m<sup>2</sup>**



**CONSENT APPLICATION #1**  
**370 PRINCETON AVENUE**

LOT 27,  
 EAST SIDE MELBOURNE AVENUE LOTS;  
 REGISTERED PLAN 204  
 CITY OF OTTAWA



Committee of Adjustment  
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**2024-06-04**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

1.	ISSUED FOR CONSENT APPLICATION	MAY 17/24	AS
No.	REVISION	DATE	BY
		ISSUED	
		MAY, 2024	
		PROJECT No.	
		123048	
		DRAWING No.	
		123048-SEV	

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# 370 PRINCETON

TWO 8 UNIT APARTMENTS

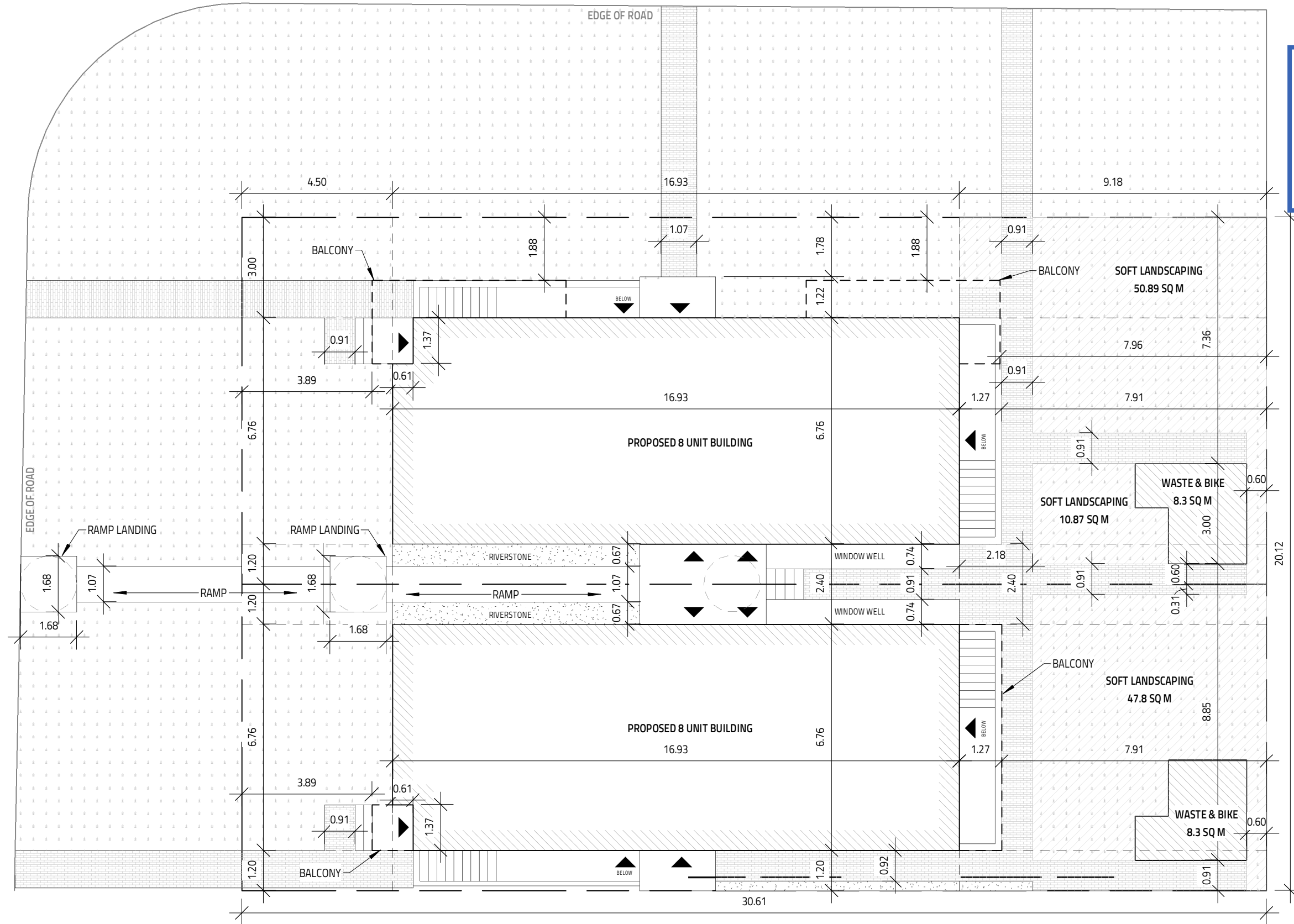
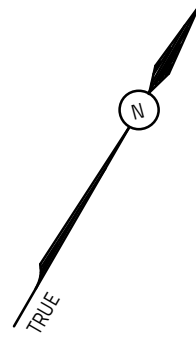


**Evolution**  
DESIGN & DRAFTING  
613-884-7068 /// 613-808-7185

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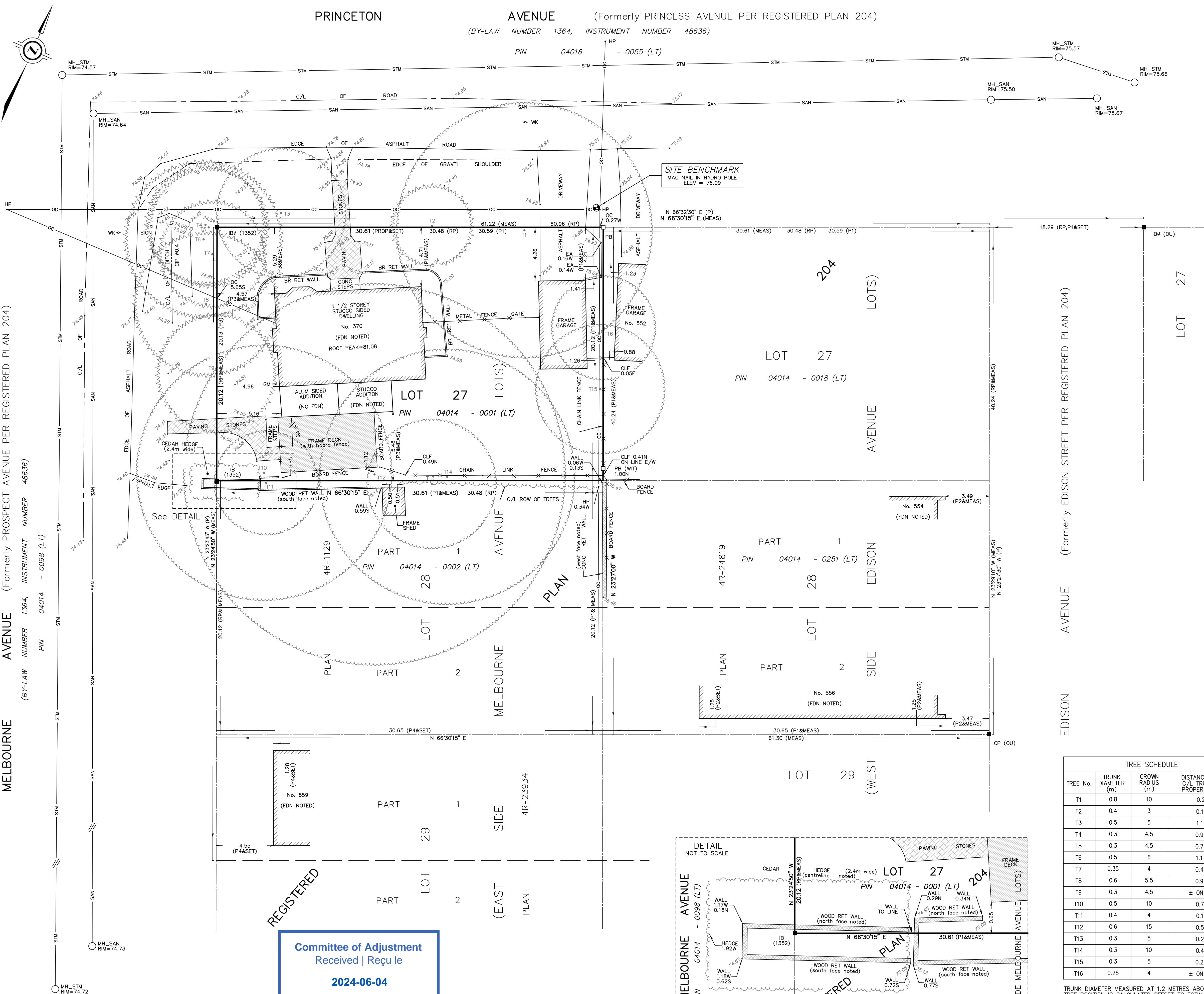
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



1 PROPOSED SITE  
SCALE: 1 : 125

MAY 8, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE



PRINCETON AVENUE (Formerly PRINCESS AVENUE PER REGISTERED PLAN 204)  
 (BY-LAW NUMBER 1364, INSTRUMENT NUMBER 48636)  
 PIN 04016 - 0055 (LT)

MELBOURNE AVENUE (Formerly PROSPECT AVENUE PER REGISTERED PLAN 204)  
 (BY-LAW NUMBER 1364, INSTRUMENT NUMBER 48636)  
 PIN 04014 - 0098 (LT)

EDISON AVENUE (Formerly EDISON STREET PER REGISTERED PLAN 204)  
 (BY-LAW NUMBER 1364, INSTRUMENT NUMBER 48636)  
 PIN 04014 - 0251 (LT)

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

LOT 27  
 (EAST SIDE MELBOURNE AVENUE LOTS)  
**REGISTERED PLAN 204**  
 CITY OF OTTAWA  
 J.D. BARNES LIMITED  
 © COPYRIGHT 2023  
 SCALE 1 : 150  
 2.5 0 2.5 5 10 metres

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

**PART 2 - SURVEY REPORT**  
 - DESCRIPTION  
 LOT 27 (EAST SIDE MELBOURNE AVENUE LOTS) ON REGISTERED PLAN 204, BEING ALL OF PIN 04014-0001 (LT), IN THE CITY OF OTTAWA.  
 - REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
 NONE  
 - BOUNDARY FEATURES  
 NOTE LOCATION OF THE WOOD RETAINING WALL ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY.  
 NOTE LOCATION OF THE CEDAR HEDGE, THE WOOD RETAINING WALL, THE CHAIN LINK FENCE AND THE FRAME SHED ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY.  
 NOTE LOCATION OF THE OVERHEAD UTILITY CABLE, THE CHAIN LINK FENCE AND THE ASPHALT DRIVEWAY ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY.  
 NOTE LOCATION OF THE OVERHEAD UTILITY CABLE ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY.

**LEGEND**  
 ■ DENOTES SURVEY MONUMENT FOUND  
 □ DENOTES SURVEY MONUMENT SET  
 IB DENOTES IRON BAR  
 IB# DENOTES ROUND IRON BAR  
 CP DENOTES CONCRETE PIN  
 PROP DENOTES PROPORTION  
 WT DENOTES WITNESS  
 MEAS DENOTES MEASURED  
 CU DENOTES ORIGIN UNKNOWN  
 RP DENOTES REGISTERED PLAN 204  
 P DENOTES PLAN 4R-1129  
 P1 DENOTES PLAN 4R-24819  
 P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED JUNE 1, 2011  
 P3 DENOTES BUILDING LOCATION SURVEY BY FAIRHALL & MOFFATT LIMITED DATED FEBRUARY 23, 1984  
 P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED SEPTEMBER 10, 2010  
 1352 DENOTES BRIAN KERR, O.L.S.  
 DENOTES PROPERTY LINE  
 N=NORTH / S=SOUTH / E=EAST / W=WEST  
 ALL SET PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

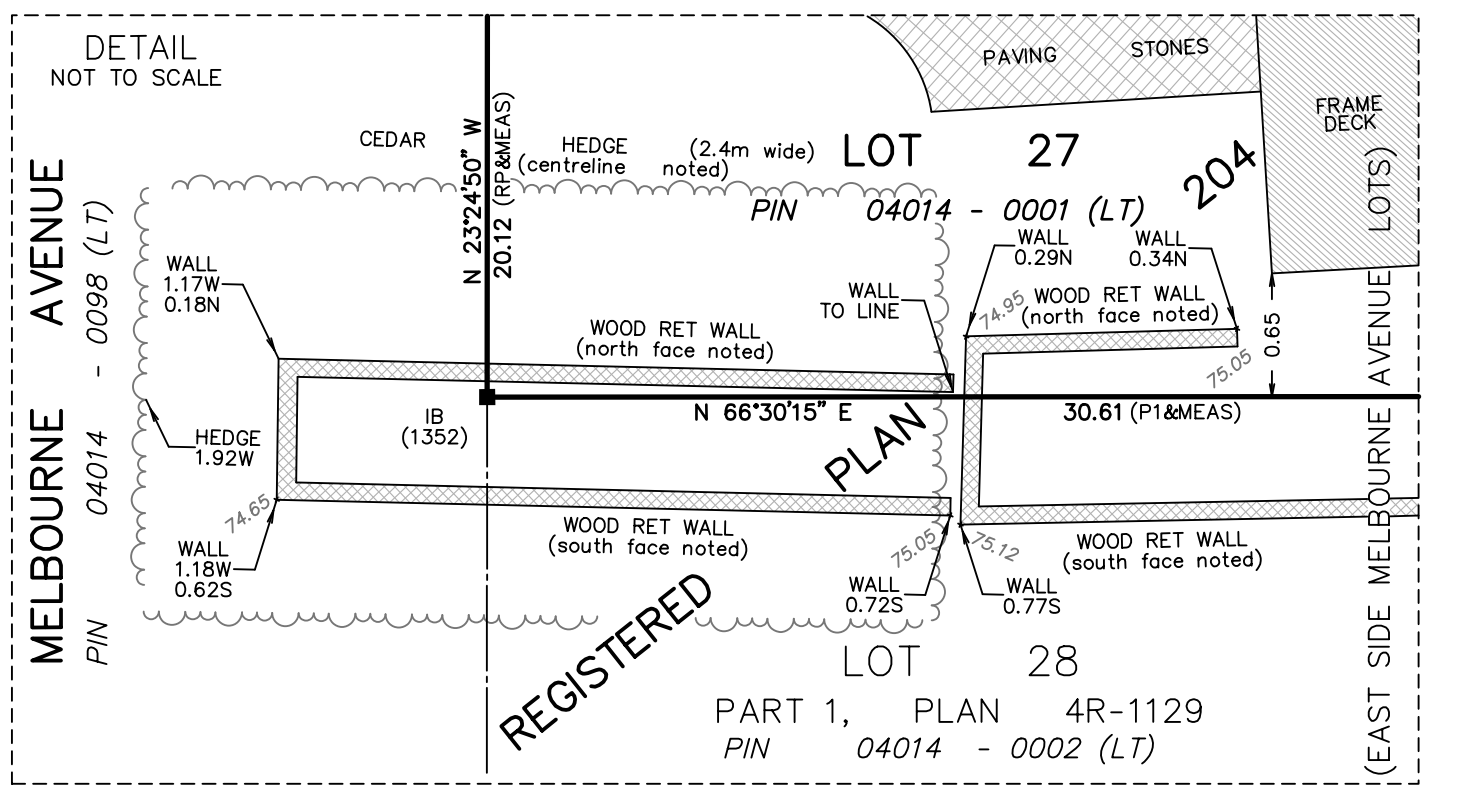
**TOPOGRAPHIC LEGEND**  
 FDN DENOTES FOUNDATION  
 CONC DENOTES CONCRETE  
 BR DENOTES BRICK  
 C/L DENOTES CENTERLINE  
 RET DENOTES RETAINING  
 EA DENOTES EDGE OF ASPHALT  
 DENOTES TOP  
 (I) DENOTES INVERT  
 CLF DENOTES CHAIN LINK FENCE  
 BF DENOTES BOARD FENCE  
 OC DENOTES OVERHEAD CABLE  
 HP DENOTES HYDRO POLE  
 GM DENOTES GAS METER  
 WK DENOTES WATER KEY  
 MH\_STM DENOTES STORM MANHOLE  
 MH\_SAN DENOTES SANITARY MANHOLE  
 E DENOTES OVERHEAD HYDRO CABLE  
 OC DENOTES OVERHEAD CABLE  
 STM DENOTES UNDERGROUND STORM SEWER  
 SAN DENOTES UNDERGROUND SANITARY SEWER  
 \* DENOTES DECIDUOUS TREE  
 \* DENOTES CONIFEROUS 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 0011964U102 HAVING A PUBLISHED ELEVATION OF 80.08 METRES (CGVD28:78).

**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 JUNE 13, 2023.  
 JUNE 15, 2023  
 DATE  
 GEORGE ZERVOS  
 ONTARIO LAND SURVEYOR  
 THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42146

**TREE SCHEDULE**

TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.8	10	0.2 S
T2	0.4	3	0.1 N
T3	0.5	5	1.1 N
T4	0.3	4.5	0.9 W
T5	0.3	4.5	0.7 W
T6	0.5	6	1.1 W
T7	0.35	4	0.4 W
T8	0.6	5.5	0.9 W
T9	0.3	4.5	± ON LINE
T10	0.5	10	0.7 N
T11	0.4	4	0.1 S
T12	0.6	15	0.5 N
T13	0.3	5	0.2 S
T14	0.3	10	0.4 N
T15	0.3	5	0.2 W
T16	0.25	4	± ON LINE



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TRUNK DIAMETER MEASURED AT 1.2 METRES ABOVE GRADE.  
 TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF TREE.  
 THE LOCATIONS AND SHAPES OF THE TREE CROWNS ARE APPROXIMATE.  
 CROWN LOCATIONS SHOULD BE VERIFIED IN FIELD PRIOR TO ANY WORK ON SITE.

**J.D. BARNES** SURVEYING MAPPING GIS LIMITED  
 LAND INFORMATION SPECIALISTS  
 62 STEELE DRIVE, SUITE 103, KANATA, ON K2K 2A9  
 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP CHECKED BY: GZ REFERENCE NO.: 23-10-048-00  
 PLOTTED: 6/16/2023 DATED: 06/15/23