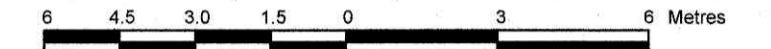


PART OF LOT 15
REGISTERED PLAN 152
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



Metric

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

Committee of Adjustment
Received | Reçu le

2023-07-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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 the 29th day of May, 2023.

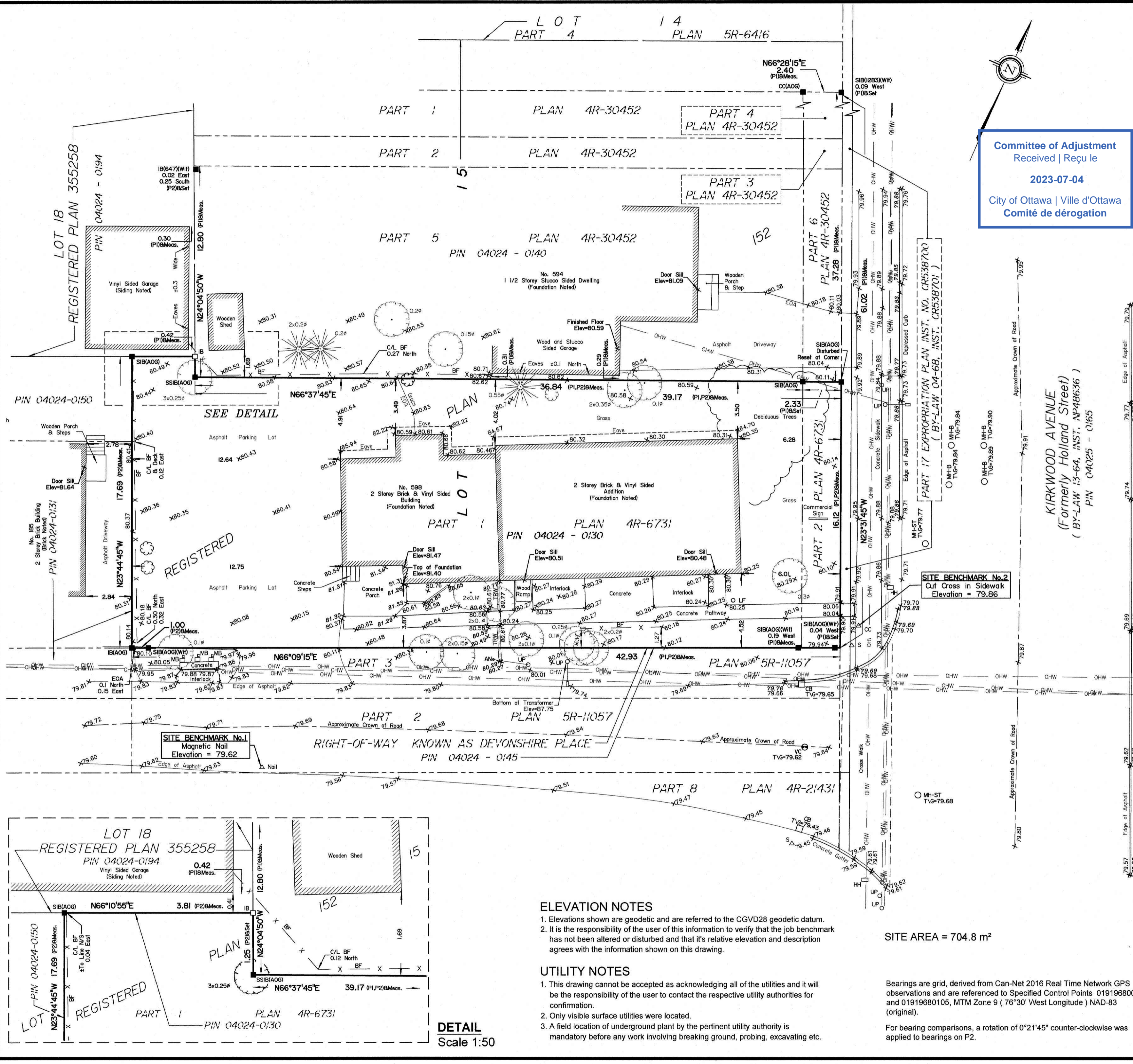
JUNE 5, 2023

Date

Mirel Aradau
Mirel Aradau
Ontario Land Surveyor

Notes & Legend

Table with 2 columns: Denotes (symbols) and Survey Monument Planted (descriptions). Includes symbols for SIB, SIBB, IB, CC, (WIT), Meas., (AOG), (P1), (P2), (MH-ST), (MH-B), (UP), (AN), (LF), (CB), (T/G), (HH), (S), (BF), (MB), (D), (C/L), (VC), (TRW), (DC), (O), (EOA).



ELEVATION NOTES

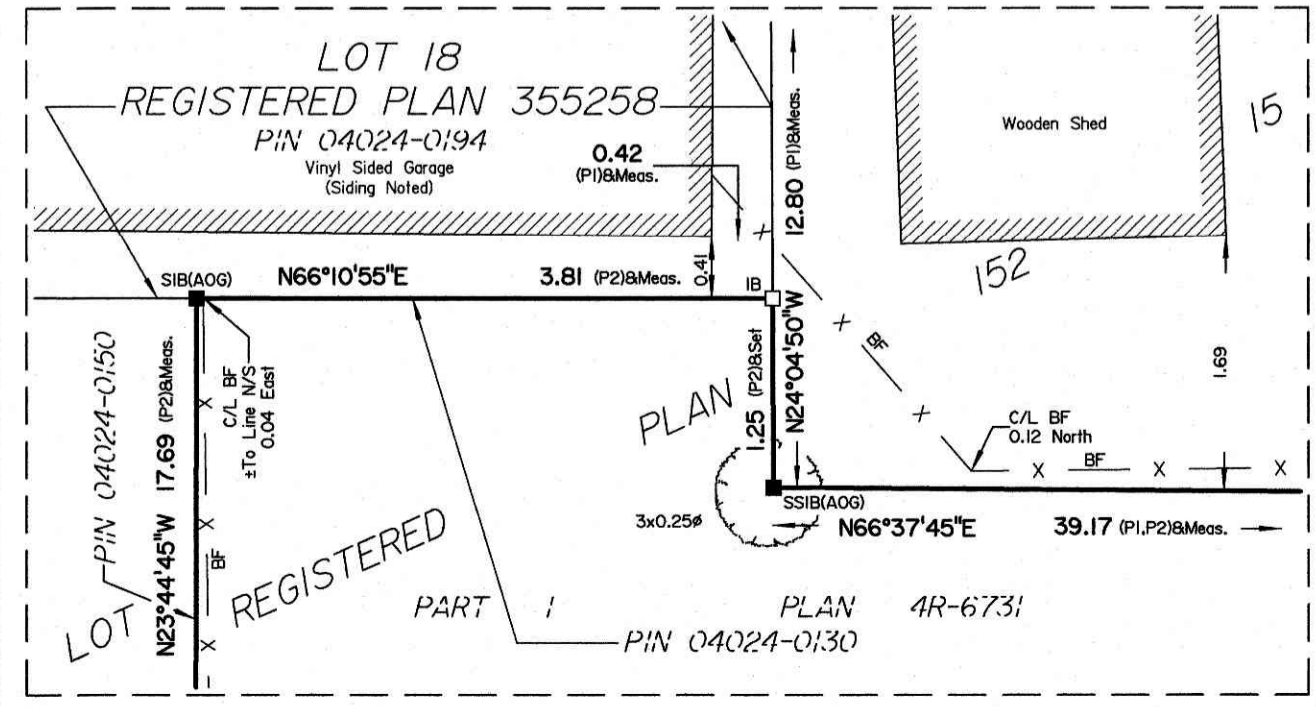
- 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this 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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

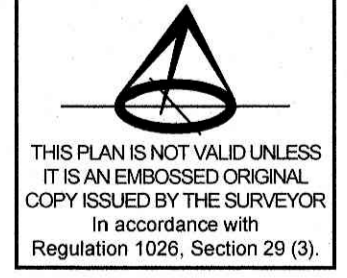
SITE AREA = 704.8 m²

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations 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°21'45" counter-clockwise was applied to bearings on P2.



DETAIL
Scale 1:50

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-53758



THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29 (3).

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Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors Job No. 23948-23 OSC PHL115 RPI52 POS DI 06

DRAWING NOTES:

SITE DATA:
 LOT AREA: 704.58 m²
 EXISTING BUILDING AREA: 191.93m²
 PROPOSED ADDITION: 92.62m²

ZONING REQUIREMENTS:
 ZONE: R4UC
 LOT FRONTAGE: 42.93m
 BUILDING HEIGHT: 11m

PERMITTED USE: LOW-RISE APARTMENT

EXISTING USE: STACKED DWELLING
 MIN. LOT AREA: 420m²
 MIN. LOT FRONTAGE: 14m
 TOTAL UNITS: 6

PROPOSED USE:
 LOW-RISE 10 UNITS
 (6) 1 BEDROOM
 (4) 2 BEDROOM

PARKING REQUIREMENTS:
 AREA X OF SCHEDULE 1A
 RATE: 0.5 SPACES PER UNIT.
 VISITOR SPACES: 0.1 PER UNIT

TOTAL REQUIRED: 0 SPACES
 LESS THAN 12 UNITS
 TOTAL PROVIDED: 0

BICYCLE STORAGE:
 0.5 PER DWELLING UNIT.
 TOTAL REQUIRED: 5
 TOTAL PROVIDED: 5

WASTE MANAGEMENT:
 INTERNAL STORAGE IN UTILITY ROOM

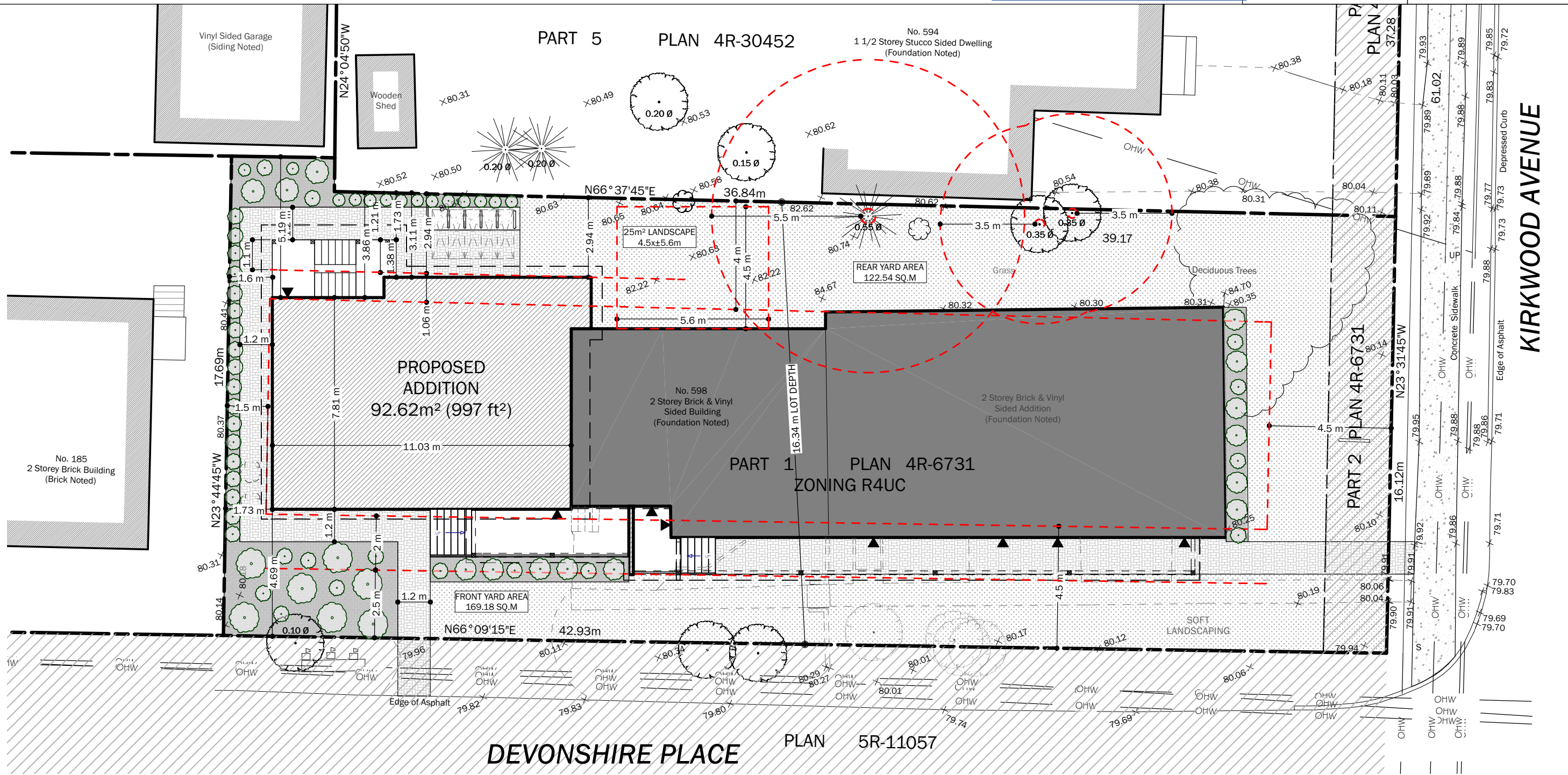
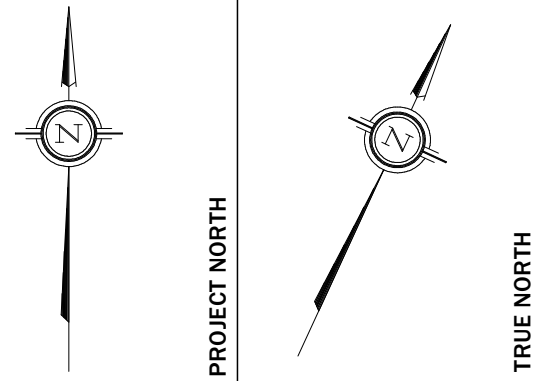
LANDSCAPING REQUIREMENTS:
 LOT AREA: 704.58m²
 MINIMUM LANDSCAPE: 30%
 LANDSCAPE PROVIDED: 308m² (43.75%)
 HARDSCAPE PROVIDED: 111m² (15.77%)

REAR YARD LANDSCAPING
 AREA: 122.54m²
 SOFT LANDSCAPE: 94.95m² (77.48%)

FRONT YARD LANDSCAPING
 AREA: 169.18m²
 SOFT LANDSCAPE: 120.40m² (71.16%)

MINIMUM WALKWAY WIDTH: 1.2m

Committee of Adjustment
 Received | Reçu le
2023-09-14
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



NO.	DESCRIPTION	REVISION TABLE	BY	DATE
1	MINOR VARIANCE RECIRCULATION		AB	2023-09-13

SHEET TITLE:
SITE PLAN

PROJECT DESCRIPTION:
**598 KIRKWOOD
 LOW-RISE APARTMENT**

DATE:
 2023-09-13

SCALE:
 INDICATED

SIZE:
 Tabloid (11" x 17")

SHEET:
A-1

NO	DESCRIPTION	REVISION TABLE	BY	DATE
1	MINOR VARIANCE RECIRCULATION		AB	2023-09-13

SHEET TITLE:
FLOOR PLANS - BASEMENT/MAIN

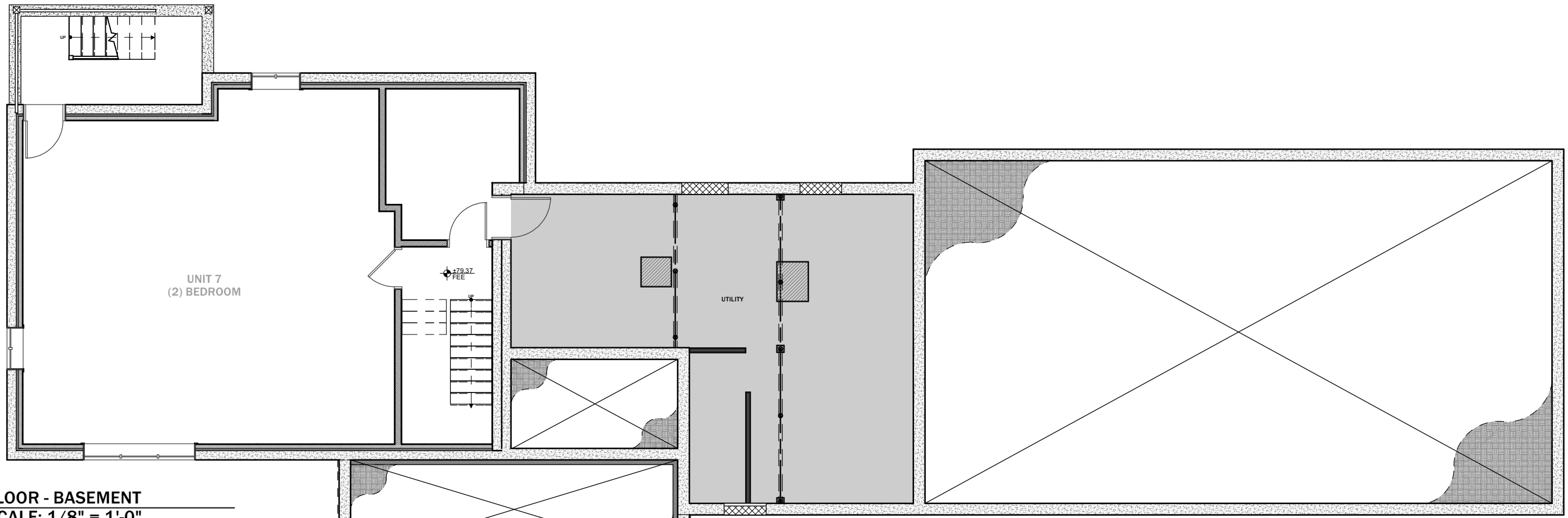
PROJECT DESCRIPTION:
598 KIRKWOOD LOW-RISE APARTMENT

DATE:
2023-09-13

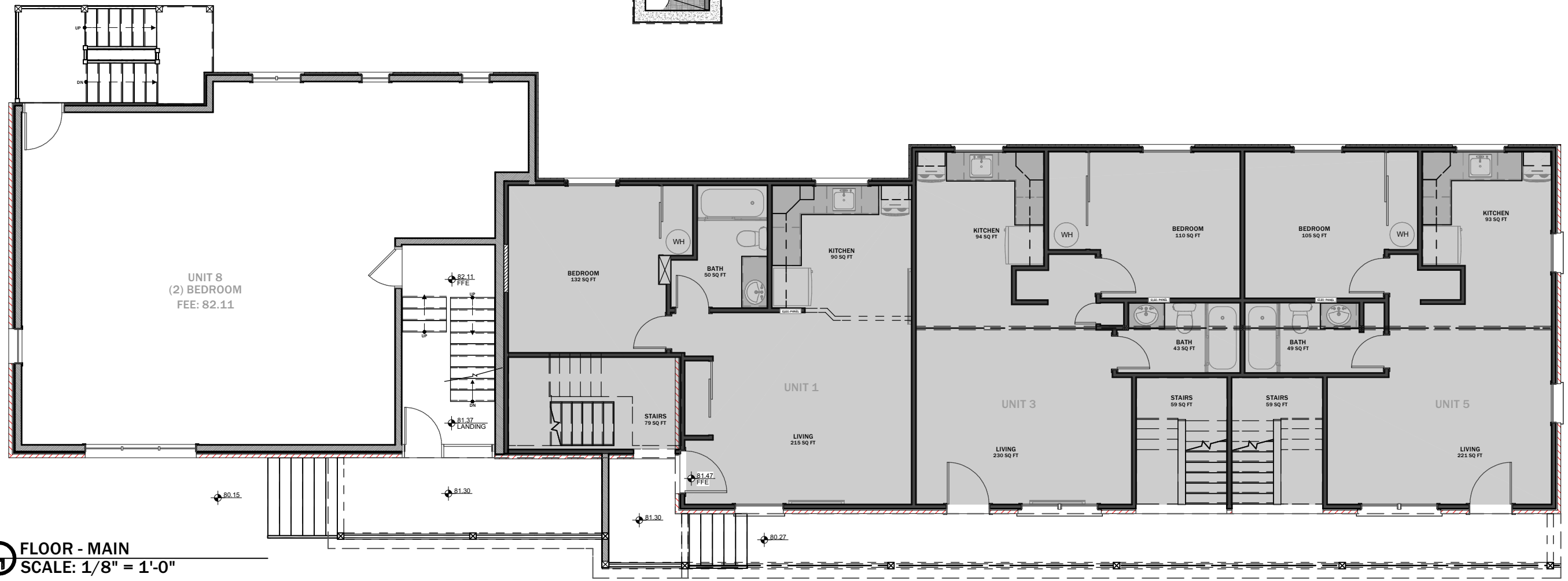
SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-2



FLOOR - BASEMENT
SCALE: 1/8" = 1'-0"



FLOOR - MAIN
SCALE: 1/8" = 1'-0"

NO	DESCRIPTION	BY	DATE
1	MINOR VARIANCE RECIRCULATION	AB	2023-09-13

SHEET TITLE:
**FLOOR PLANS -
SECOND/THIRD**

PROJECT DESCRIPTION:
**598 KIRKWOOD
LOW-RISE APARTMENT**

DATE:
2023-09-13

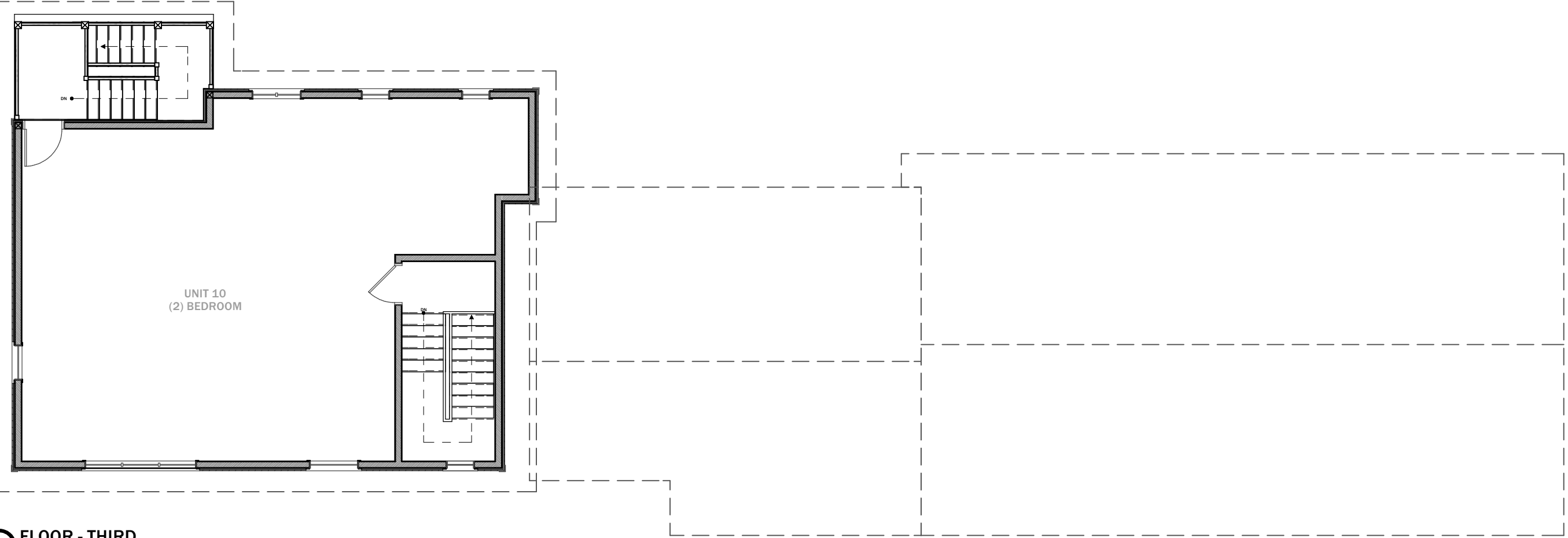
SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-3



FLOOR - SECOND
SCALE: 1/8" = 1'-0"



FLOOR - THIRD
SCALE: 1/8" = 1'-0"



ELEVATION - SOUTH
SCALE: 1:100



ELEVATION - NORTH
SCALE: 1:100

NO	DESCRIPTION	BY	DATE
1	MINOR VARIANCE RECIRCULATION	AB	2023-09-13

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:
598 KIRKWOOD LOW-RISE APARTMENT

DATE:
2023-09-13

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-4



ELEVATION - EAST
SCALE: 1:100



ELEVATION - WEST
SCALE: 1:100



NO	DESCRIPTION	BY	DATE
1	MINOR VARIANCE RECIRCULATION	AB	2023-09-13

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:
598 KIRKWOOD LOW-RISE APARTMENT

DATE:
2023-09-13

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-5