

1 SITE PLAN
A0.4a SCALE: 1:100

PROJECT NORTH TRUE NORTH

0 100 500 1000

BING PROFESSIONAL ENGINEERING INC. 150 Kallmavik Rd, Unit 204, Ottawa, ON K2L 2N2 Phone: (613) 435-6665 E-mail: welcome@bingpro.ca	JOB LOW RISE DEPARTMENT WITH 10 DWELLING UNITS 432 BLAKE BLVD, VANIER, ON K1K 1B1	DATE: 2023-06-19 REV. No: [blank] SCALE: 1:100 REFER: [blank]	DRAWN: CHS REV. No: [blank] PART OF: [blank] PROJ. No: O-23-GEN-25	DRAWING No. A0.4a FILE.DWG	
	DRAWING SITE PLAN				

ZONING REVIEW:

ADDRESS: 432 BLAKE BLVD, OTTAWA, ON K1K 1B1
 ZONING: R4UA
 EXISTING USE: DETACHED SINGLE HOUSE
 PROPOSED USE: LOW RISE DEPARTMENT, 10 DWELLING UNITS

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	3,875 ft ² (360m ²)	6,652 ft ² (618m ²)
MINIMUM LOT WIDTH:	39.37 ft (12m)	65'-9 ³ / ₄ " (20.06m)
MAXIMUM BUILDING HEIGHT:	36.1 ft (11m)	35'-11 ⁵ / ₈ " (10.96m)
MINIMUM:	N/A	
MINIMUM FRONT YARD SETBACK:	14.76 ft (4.5m)	4.5m
MAXIMUM:	N/A	
MINIMUM REAR YARD SETBACK:	30.1 ft (9.17m)	30.1 ft (9.18m)
MINIMUM CORNER SIDE YARD SETBACK:	N/A	
MAXIMUM:	N/A	
MINIMUM INTERIOR SIDE YARD SETBACK:	4.92 ft (1.5m)	4.92 ft (1.5m)
MAXIMUM LOT COVERAGE:	N/A	

PERMITTED PROJECTIONS:

fireplace:	1m, but not < 0.6m to lot line	N/A
eaves:	1m, but not < 0.3m to lot line	0.6m
canopies:	1.8m, but not < 0.6m to lot line	N/A
fire escape, stairway, steps, ramps:	2.2m	1.09m
balcony, deck, verandah:	2m, but not < 1m to lot line	1.2m
bay window:	1m, but not < 1.2m to lot line	N/A

SECONDARY DWELLING UNIT: N/A

maximum floor area: N/A

ACCESSORY BUILDING: N/A

MINIMUM RECREATION AREA:

amenity area: N/A

play ground: N/A

PARKING SPACES: Area X, not required 2

minimum distance to window: N/A

minimum distance to lot line: N/A

MINIMUM DRIVEWAY WIDTH: 3m 3m

minimum distance to window: N/A

minimum distance to lot line: 1.5m

MINIMUM BICYCLE PARKING SPACES: not required provided

MINIMUM WIDTH OF LANDSCAPING: N/A

MINIMUM LANDSCAPE AREA: 30% of lot area required 58.6%

WASTE MANAGEMENT: required

FLOOR AREAS:

BUILDING AREA: 2,195 ft² (204m²)

GROSS FLOOR AREA: 8,501 ft² (790m²)

GROUND FLOOR: 2,195 ft² (204m²)

1-bedroom Unit A 564 ft²

2-bedroom Unit B 783 ft²

2ND FLOOR: 2,195 ft² (204m²)

2-bedroom Unit G 780 ft²

1-bedroom Unit E 428 ft²

1-bedroom Unit F 450 ft²

3RD FLOOR: 2,195 ft² (204m²)

2-bedroom Unit J 780 ft²

1-bedroom Unit H 428 ft²

1-bedroom Unit I 450 ft²

BASEMENT: 1,916 ft² (178m²)

2-bedroom Unit C 753 ft²

1-bedroom Unit D 477 ft²

BING PROFESSIONAL ENGINEERING INC. 150 Kallmavik Rd, Unit 204, Ottawa, ON K2L 2N2 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB	LOW RISE DEPARTMENT WITH 10 DWELLING UNITS	DATE:	2023-06-19	DRAWN:	CHS	DRAWING No. A0.4b FILE.DWG
		432 BLAKE BLVD, VANIER, ON K1K 1B1	REV		REV.		
	DRAWING	ZONING BYLAW REVIEW	DATE:		No:		
			SCALE:	1:100	PART		
			REFER:		PROJ.	No:O-23-GEN-25	



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A3.0

FRONT BUILDING ELEVATION

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

**BING PROFESSIONAL
ENGINEERING INC.**

Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9
Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca

JOB NEW LOW RISE APARTMENT, 10 UNITS
432 Blake Blvd, Vanier, ON K1K 1B1

DRAWING
FRONT BUILDING ELEVATION

DATE: 2023-06-19	DRAWN: CHS
REV. DATE:	REV. No:
SCALE: AS NOTED	PART OF:
REFER:	PROJ. No: O-23-GEN-25

DRAWING No.
A3.0
FILE.DWG

Plotter: PLLOT STAMP FOR BPEI USE ONLY

Plot By:

Plot Time:

Plot Date:

Page Setup:

Plotter:



1 RIGHT BUILDING ELEVATION
A3.1 SCALE: 3/16" = 1'-0"

BING PROFESSIONAL ENGINEERING INC. Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB NEW LOW RISE APARTMENT, 10 UNITS 432 Blake Blvd, Vanier, ON K1K 1B1	DATE: 2023-06-19 REV. No: CHS	DRAWING No. A3.1 FILE.DWG
	DRAWING RIGHT BUILDING ELEVATION	SCALE: AS NOTED REFER:	REV. No: CHS PART OF:
			PROJ. No: O-23-GEN-25



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A3.2

REAR BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

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Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca

JOB NEW LOW RISE APARTMENT, 10 UNITS
432 Blake Blvd, Vanier, ON K1K 1B1

DRAWING REAR BUILDING ELEVATION

DATE: 2023-06-19

REV. No:

SCALE: AS NOTED

REFER:

DRAWN: CHS

REV. No:

PART OF:

PROJ. No: O-23-GEN-25

DRAWING No.

A3.2

FILE.DWG

Plotter: PLLOT STAMP FOR BPEI USE ONLY

Plot By:

Plot Time:

Plot Date:

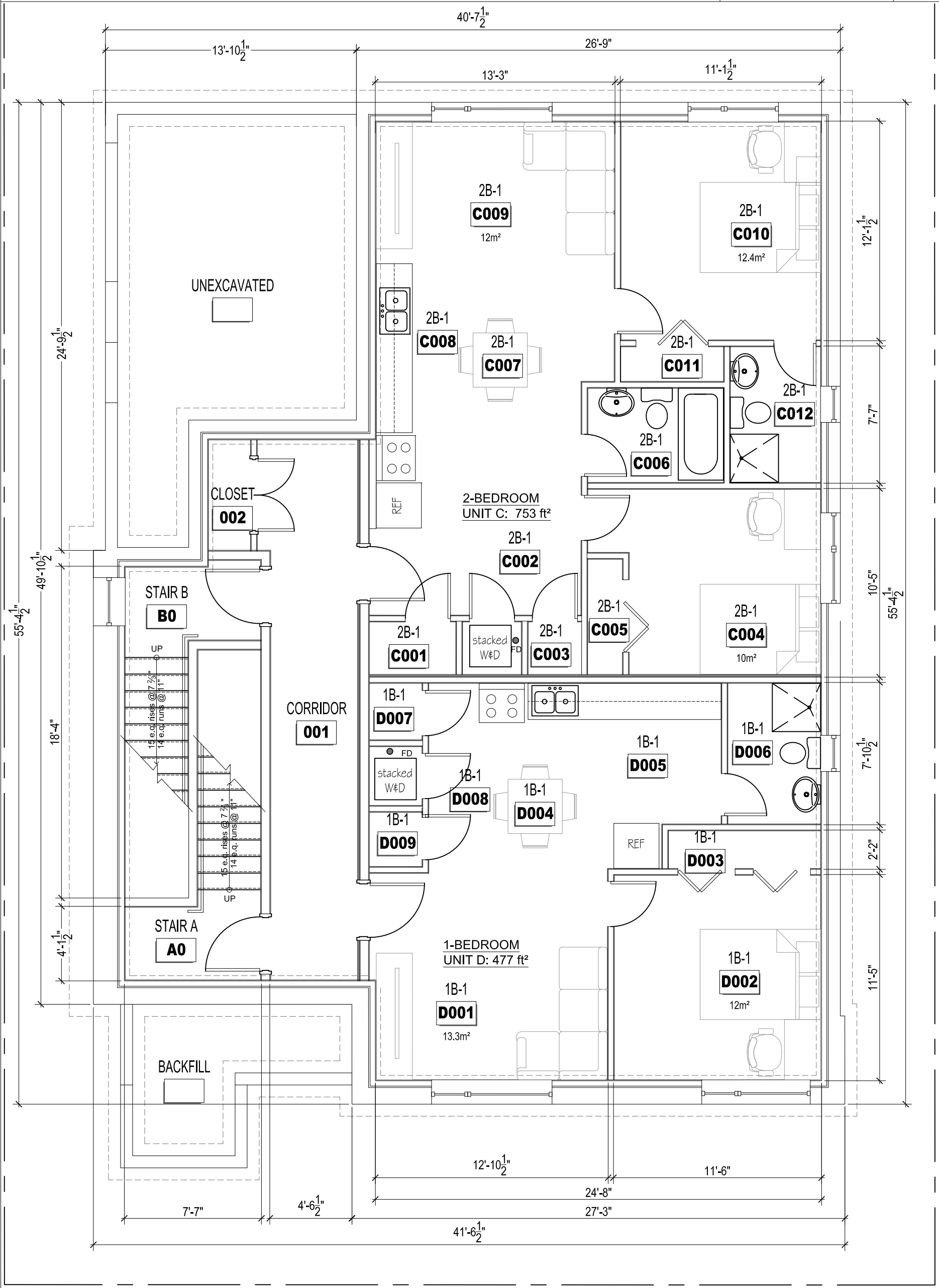
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1 LEFT BUILDING ELEVATION
A3.3 SCALE: 3/16" = 1'-0"

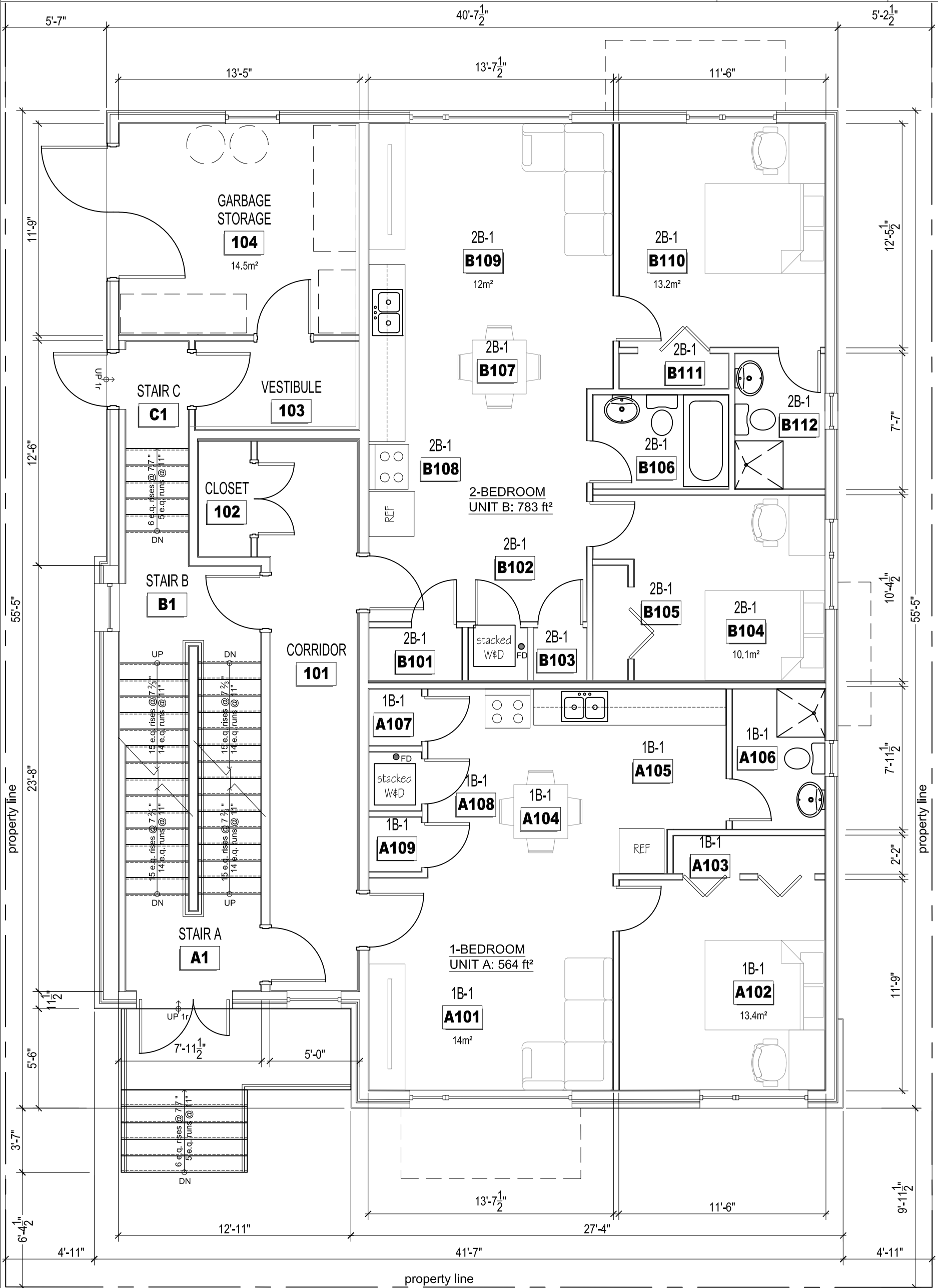
BING PROFESSIONAL ENGINEERING INC. Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB NEW LOW RISE APARTMENT, 10 UNITS 432 Blake Blvd, Vanier, ON K1K 1B1	DATE: 2023-06-19 REV. No: CHS	DRAWING No. A3.3 FILE.DWG	
	DRAWING LEFT BUILDING ELEVATION	SCALE: AS NOTED PART OF:	PROJ. No: O-23-GEN-25	



1 BASEMENT FLOOR PLAN
 A2.0 SCALE: 3/16" = 1'-0"

BASEMENT FLOOR AREA: 1,916 ft² / 178 m²
 one (1) 2-BED UNIT C: 753 ft²
 one (1) 1-BED UNIT D: 477 ft²

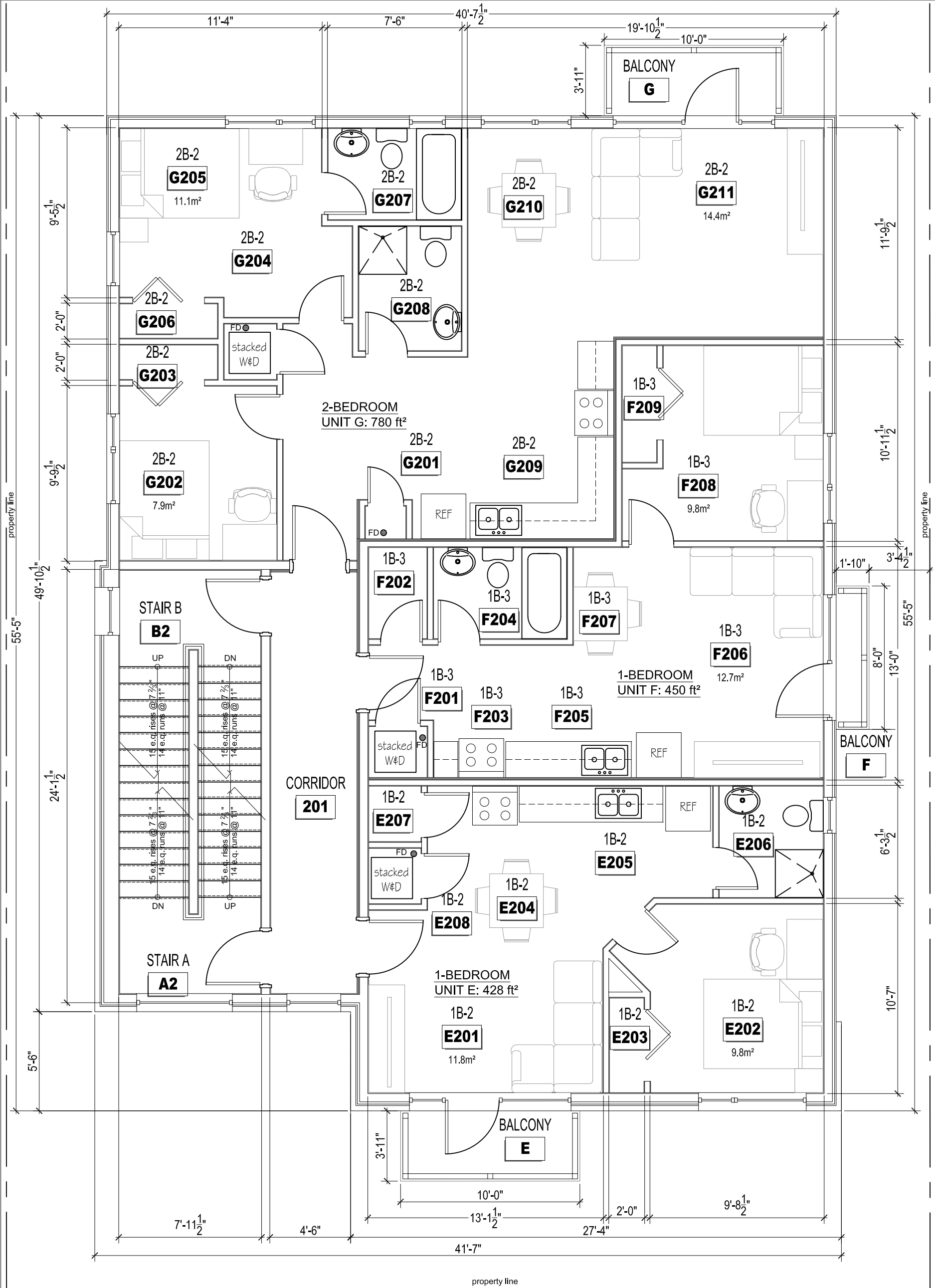
BING PROFESSIONAL ENGINEERING INC. Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB NEW LOW RISE APARTMENT WITH 10 UNITS 432 BLAKE BLVD, VANIER, ON K1K 1B1	DATE: 2023-05-14 REV. DATE: SCALE: NTS REFER:	DRAWN: CHS REV. No: PART OF: PROJ. No: O-23-GEN-25	DRAWING No. A2.0 FILE.DWG	
	DRAWING GROUND FLOOR PLAN				



1 GROUND FLOOR PLAN
A2.1 SCALE: 3/16" = 1'-0"

BUILDING AREA: 2,195 ft² / 204 m²
 FLOOR AREA: 2,195 ft² / 204 m²
 one (1) 1-BEDRM UNIT A: 564 ft²
 one (1) 2-BED UNIT B: 783 ft²

BING PROFESSIONAL ENGINEERING INC. Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB NEW LOW RISE APARTMENT WITH 10 UNITS 432 BLAKE BLVD, VANIER, ON K1K 1B1	DATE: 2023-05-14 REV: CHS DRAWING No.
	DRAWING GROUND FLOOR PLAN	REV. No: SCALE: NTS PART OF:
		REFER: PROJ. No: O-23-GEN-25
		A2.1 FILE.DWG



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A2.2

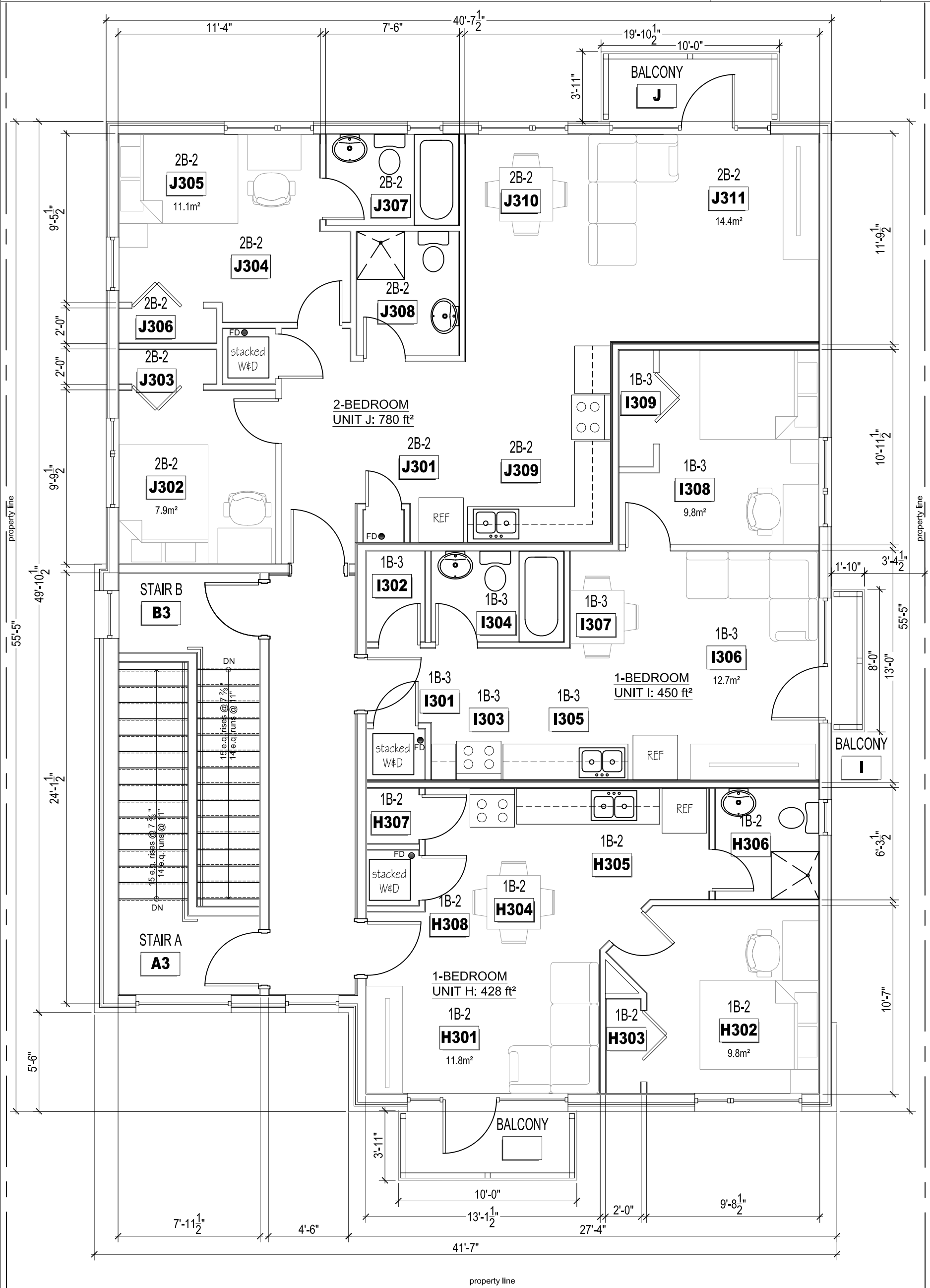
SECOND FLOOR PLAN

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

2ND FLOOR AREA:
 one (1) 2-BED UNIT G: 780 ft²
 one (1) 1-BED UNIT E: 428 ft²
 one (1) 1-BED UNIT F: 450 ft²

2,195 ft² / 204 m²
 780 ft²
 428 ft²
 450 ft²

BING PROFESSIONAL ENGINEERING INC. Unit 6, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB: NEW LOW RISE APARTMENT WITH 10 UNITS 432 BLAKE BLVD, VANIER, ON K1K 1B1	DATE: 2023-05-14 REV. No: NTS SCALE: NTS REFER:	DRAWN: CHS REV. No: PART OF: PROJ. No: O-23-GEN-25	DRAWING No. A2.2 FILE.DWG
	DRAWING: 2ND FLOOR PLAN			



1 **THIRD FLOOR PLAN**
A2.3 SCALE: 3/16" = 1'-0"

3RD FLOOR AREA:
 one (1) 2-BED UNIT J: 780 ft²
 one (1) 1-BED UNIT H: 428 ft²
 one (1) 1-BED UNIT I: 450 ft²
2,195 ft² / 204m²

BING PROFESSIONAL ENGINEERING INC. Unit 6, 6 Antares Dr., Nepean, ON K2E 8A9 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB NEW LOW RISE APARTMENT WITH 10 UNITS 432 BLAKE BLVD, VANIER, ON K1K 1B1	DATE: 2023-05-14 REV. No: NTS SCALE: NTS REFER:	DRAWN: CHS REV. No: PART OF: PROJ. No: O-23-GEN-25	DRAWING No. A2.3 FILE.DWG	
	DRAWING 3RD FLOOR PLAN				

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, (CGRS) (2010.0).
DISTANCES ARE GROUND.
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

PART 2 - SURVEY REPORT
- DESCRIPTION
PART OF LOT 10 ON REGISTERED PLAN 504, BEING ALL OF PIN 04241-0094 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
NOTE LOCATION OF THE BOARD FENCE AND THE EDGE OF ASPHALT ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE CHAIN LINK FENCE, THE HYDRO POLE AND THE OVERHEAD CABLE ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE CHAIN LINK FENCE AND THE CEDAR HEDGE ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES ROUND IRON BAR
- IBØ DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- PB DENOTES PLASTIC BAR
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- OL DENOTES ORIGIN UNKNOWN
- Calc. DENOTES CALCULATED
- Acc DENOTES ACCEPTED
- INST. DENOTES INSTRUMENT NUMBER
- No. DENOTES NUMBER
- RP DENOTES REGISTERED PLAN 504
- RP2 DENOTES REGISTERED PLAN 502
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED JUNE 1, 2022
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY STANTEC GEOMATICS LTD., DATED AUGUST 16, 2018
- P3 DENOTES PLAN OF SURVEY BY J.G. PAYETTE LTD., DATED JANUARY 21, 1982
- P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.G. PAYETTE LTD., DATED DECEMBER 12, 1991
- P5 DENOTES BUILDING LOCATION SURVEY BY WEBSTER & SIMMONDS SURVEYING LTD., DATED MAY 16, 1989
- P6 DENOTES BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., DATED JUNE 14, 1984
- P7 DENOTES BUILDING LOCATION SURVEY BY J.G. PAYETTE LTD., DATED JUNE 20, 1963
- FSM DENOTES FARLEY, SMITH & MURRAY LTD.
- W&S DENOTES WEBSTER & SIMMONDS SURVEYING LTD.
- OTT DENOTES CITY OF OTTAWA
- DENOTES PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

- FDN DENOTES FOUNDATION
- CONC DENOTES CONCRETE
- C/L DENOTES CENTERLINE
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- EA DENOTES EDGE OF ASPHALT
- HP DENOTES HYDRO POLE
- GM DENOTES GAS METER
- WK DENOTES WATER KEY
- CB DENOTES CATCH BASIN
- MH_STM DENOTES STORM MANHOLE
- MH_SAN DENOTES SANITARY MANHOLE
- OC DENOTES OVERHEAD CABLE
- STM DENOTES UNDERGROUND STORM SEWER
- SAN DENOTES UNDERGROUND SANITARY SEWER
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE

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

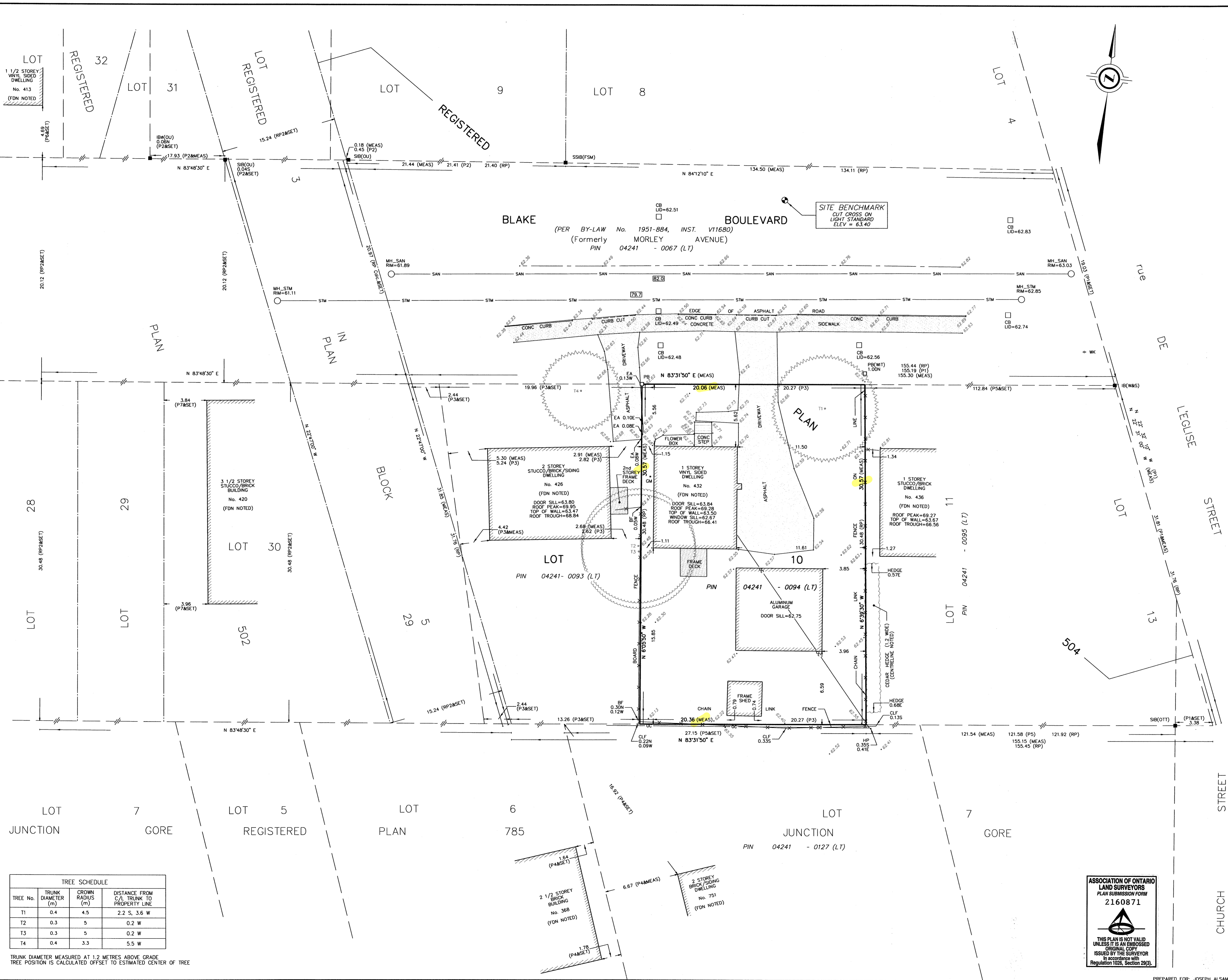
ELEVATION NOTE:
1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA BENCHMARK 2016-0330 HAVING A PUBLISHED ELEVATION OF 76.78 METRES (CGVD 28:78).

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 JULY 13, 2022.

JULY 15, 2022
DATE
George Zervos
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
62 ST. PATRICK 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.: 22-10-067-00
PLOTTED: 7/15/2022 DATED: 07/15/22



TREE SCHEDULE

TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.4	4.5	2.2 S, 3.6 W
T2	0.3	5	0.2 W
T3	0.3	5	0.2 W
T4	0.4	3.3	5.5 W

TRUNK DIAMETER MEASURED AT 1.2 METRES ABOVE GRADE
TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF TREE

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2160871
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).