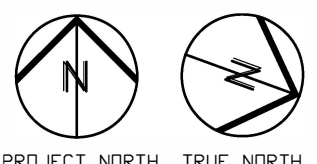


Committee of Adjustment
 Received | Reçu le
2023-07-26
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

289 JOFFRE BELANGER WAY
10 UNITS LOW RISE APARTMENT

building area: 2,195 ft² / 204 m²
 gross floor area: 8,501 ft² / 790 m²

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



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 289 JOFFRE-BELANGER WAY, VANIER, ON K1L 5K7	DATE: 2023-06-19 REV. No: [blank] SCALE: 1:100 REFER: [blank]	DRAWN: CHS REV. No: [blank] PAR 1 PROJ. No: O-23-GEN-25	DRAWING No. A0.4a FILE.DWG	
	DRAWING SITE PLAN				

ZONING REVIEW:

ADDRESS: 289 JOFFRE-BELANGER WAY, VANIER, ON K1L 5K7
 ZONING: R4UA
 EXISTING USE: 2 DWELLING UNITS
 PROPOSED USE: LOW RISE APARTMENT, 10 DWELLING UNITS

	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA:	3,875 ft ² (360m ²)	4,888 ft ² (454m ²)
MINIMUM LOT WIDTH:	39.37 ft (12m)	51.44 ft (15.68m)
MAXIMUM BUILDING HEIGHT:	36.1 ft (11m)	35'-11 ⁵ / ₈ " (10.96 m)
MINIMUM:	N/A	
MINIMUM FRONT YARD SETBACK:	14.76 ft (4.5m)	N/A
	(2.8m+3.26m)/2 = 3.03m	3.03m
MAXIMUM:	N/A	
MINIMUM REAR YARD SETBACK:	28.5 ft (8.68m)	31.5 ft (9.61m)
MINIMUM CORNER SIDE YARD SETBACK:	N/A	
MAXIMUM:	N/A	
MINIMUM INTERIOR SIDE YARD SETBACK:	4.92ft (1.5m)	4'-11" (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:	1.2m, 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	not provided
minimum distance to window:	N/A	
minimum distance to lot line:	N/A	
MINIMUM DRIVEWAY WIDTH:	3m	not provided
minimum distance to window:	N/A	
minimum distance to lot line:	1.5m	
MINIMUM BICYCLE PARKING SPACES:	not required	not provided
MINIMUM WIDTH OF LANDSCAPING:	N/A	
MINIMUM LANDSCAPE AREA:	30% of lot area	53.2%
WASTE MANAGEMENT:	required	

FLOOR AREAS:

BUILDING AREA:	2,195 ft ² (204m ²)
GROSS FLOOR AREA:	8,501 ft ² (790m ²)
GROUND FLOOR:	2,195 ft ² (204m ²)
1-bedroom Unit A	564 ft ²
2-bedroom Unit B	783 ft ²
2ND FLOOR:	2,195 ft ² (204m ²)
2-bedroom Unit G	780 ft ²
1-bedroom Unit E	428 ft ²
1-bedroom Unit F	450 ft ²
3RD FLOOR:	2,195 ft ² (204m ²)
2-bedroom Unit J	780ft ²
1-bedroom Unit H	428 ft ²
1-bedroom Unit I	450 ft ²
BASEMENT:	1,916 ft ² (178m ²)
2-bedroom Unit C	753 ft ²
1-bedroom Unit D	477 ft ²



1
A3.0

FRONT BUILDING ELEVATION

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

**BING PROFESSIONAL
ENGINEERING INC.**

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

JOB NEW LOW RISE APARTMENT, 10 UNITS

289 Joffre-Belanger Way, Vanier, ON K1L 5K7

DRAWING
FRONT BUILDING ELEVATION

DATE:
2023-06-19

REV
DATE:

SCALE:
AS NOTED

REFER:

DRAWN:
CHS

REV.
No:

PART
OF:

PROJ.
No: O-23-GEN-25

DRAWING No.

A3.0

FILE.DWG



1
A3.1

RIGHT 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
	289 Joffre-Belanger Way, Vanier, ON K1L 5K7
DRAWING	RIGHT 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.
A3.1
FILE.DWG



1 REAR BUILDING ELEVATION
A3.2 SCALE: 1/4" = 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 289 Joffre-Belanger Way, Vanier, ON K1L 5K7	DATE: 2023-06-19 REV. No: CHS	DRAWING No. A3.2 FILE.DWG
	DRAWING REAR BUILDING ELEVATION	SCALE: AS NOTED REFER:	REV. No: CHS PART OF: PROJ. No: O-23-GEN-25

PART 2 - SURVEY REPORT

- DESCRIPTION
 LOT 458 AND PART OF LOT 459 ON REGISTERED PLAN 246, BEING ALL OF PIN 04231-0155 (LT), IN THE CITY OF OTTAWA

- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
 NONE

- BOUNDARY FEATURES
 NOTE LOCATION OF THE CHAIN LINK FENCE, THE BOARD FENCE, THE FENCE GATE, THE WOOD RETAINING WALL AND THE INTERLOCK BRICK DRIVEWAY ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY

NOTE LOCATION OF THE BOARD FENCES, THE GATE, THE FRAME STEPS, THE FRAME DECK, THE EAVES, THE ASPHALT DRIVEWAY AND THE OVERHEAD UTILITY CABLES ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY

NOTE LOCATION OF THE VINYL FENCE, THE RETAINING WALL, THE PERGOLA, THE POLE AND THE OVERHEAD UTILITY CABLES ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

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

LOT 458 AND PART OF LOT 459 REGISTERED PLAN 246 CITY OF OTTAWA

J.D. BARNES LIMITED

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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).

FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°22'40" WAS APPLIED TO SURVEYOR'S REAL PROPERTY REPORT BY DUTRISAC SURVEYING INC., DATED JUNE 1, 2000.

DISTANCES ARE GROUND.

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.

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

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB# DENOTES ROUND IRON BAR
- IB DENOTES IRON BAR
- MEAS DENOTES MEASURED
- OU DENOTES ORIGIN UNKNOWN
- WT DENOTES WITNESS
- P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY DUTRISAC SURVEYING INC., DATED JUNE 1, 2000
- P1 DENOTES BUILDING LOCATION SURVEY BY J.G. PAYETTE LTD., DATED MARCH 11, 1987
- 857 DENOTES C.W. FAIRHALL, O.L.S.
- 980 DENOTES J.G. PAYETTE, O.L.S.
- 1491 DENOTES DUTRISAC SURVEYING INC.
- DENOTES PROPERTY LINE

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

TOPOGRAPHIC LEGEND

- FF DENOTES FINISHED FLOOR
- BLD DENOTES BUILDING
- FDN DENOTES FOUNDATION
- CONC DENOTES CONCRETE
- FR DENOTES FRAME
- C/L DENOTES CENTERLINE
- RET DENOTES RETAINING
- CLP DENOTES CLOTHES LINE POLE
- BF DENOTES BOARD FENCE
- VF DENOTES VINYL FENCE
- CLF DENOTES CHAIN LINK FENCE
- GM DENOTES GAS METER
- OC DENOTES OVERHEAD CABLE
- EA DENOTES EDGE OF ASPHALT
- MH_WAT DENOTES WATER MANHOLE
- MH_STM DENOTES STORM MANHOLE
- MH_SAN DENOTES SANITARY MANHOLE
- HP DENOTES HYDRO POLE
- E DENOTES OVERHEAD HYDRO CABLE
- STM DENOTES UNDERGROUND STORM SEWER
- SAN DENOTES UNDERGROUND SANITARY SEWER
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE

TREE SCHEDULE			
TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.2	4	1.6 N
T2	0.15	2	1.6 N, 2.3 W
T3	0.25	4	2.9 W
T4	0.24	3	0.4 S, 1.8 E

TRUNK DIAMETER MEASURED AT 1.2 METRES ABOVE GRADE
 TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF 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 DERIVED FROM CITY OF OTTAWA BENCHMARK 2016-0328, HAVING A PUBLISHED ELEVATION OF 82.47 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 DECEMBER 2, 2022.

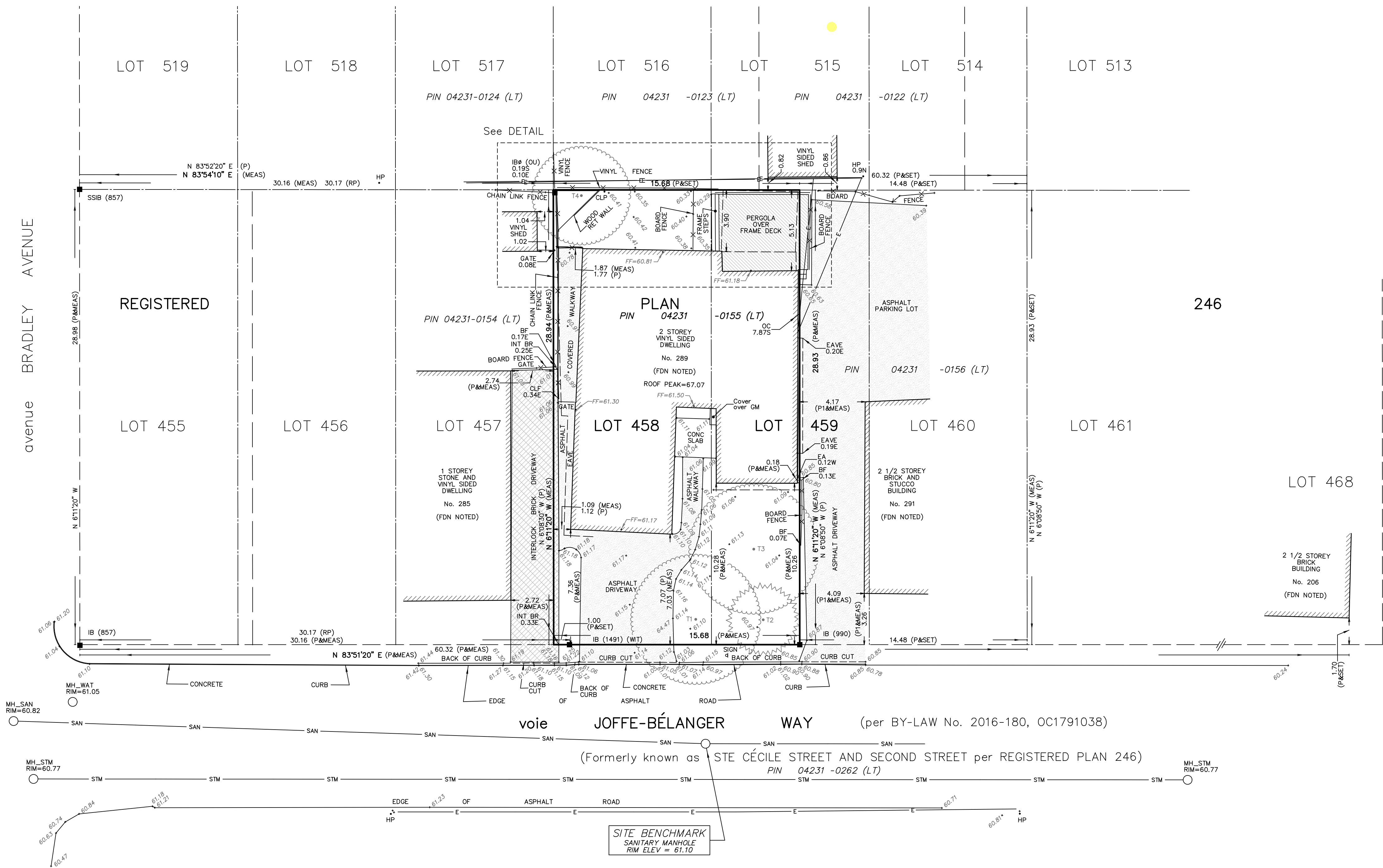
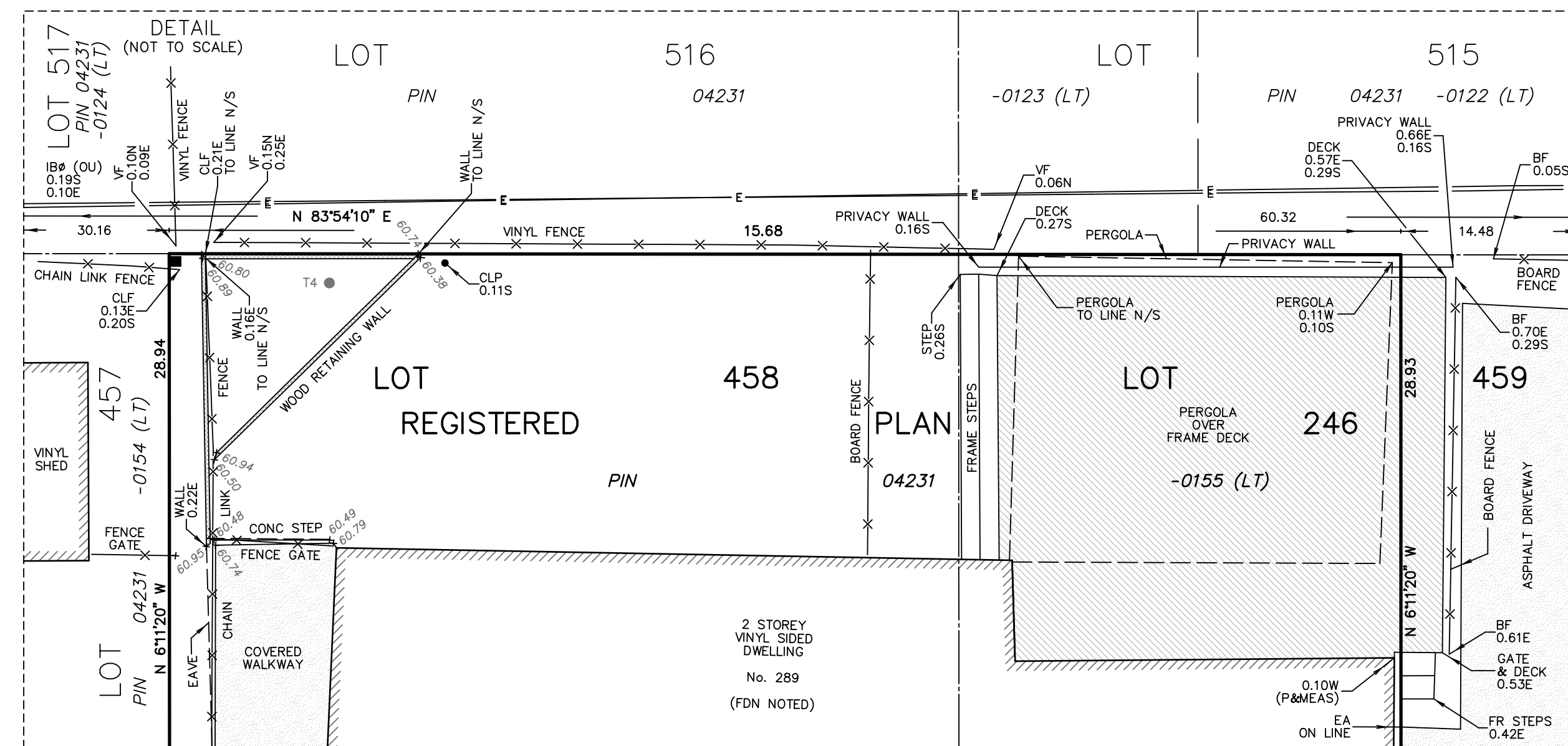
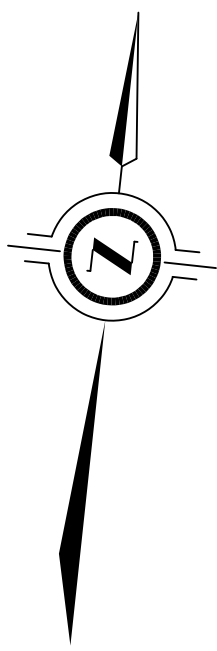
JANUARY 5, 2023
 DATE

George Zernios
 GEORGE ZERNIOS
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V41872

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

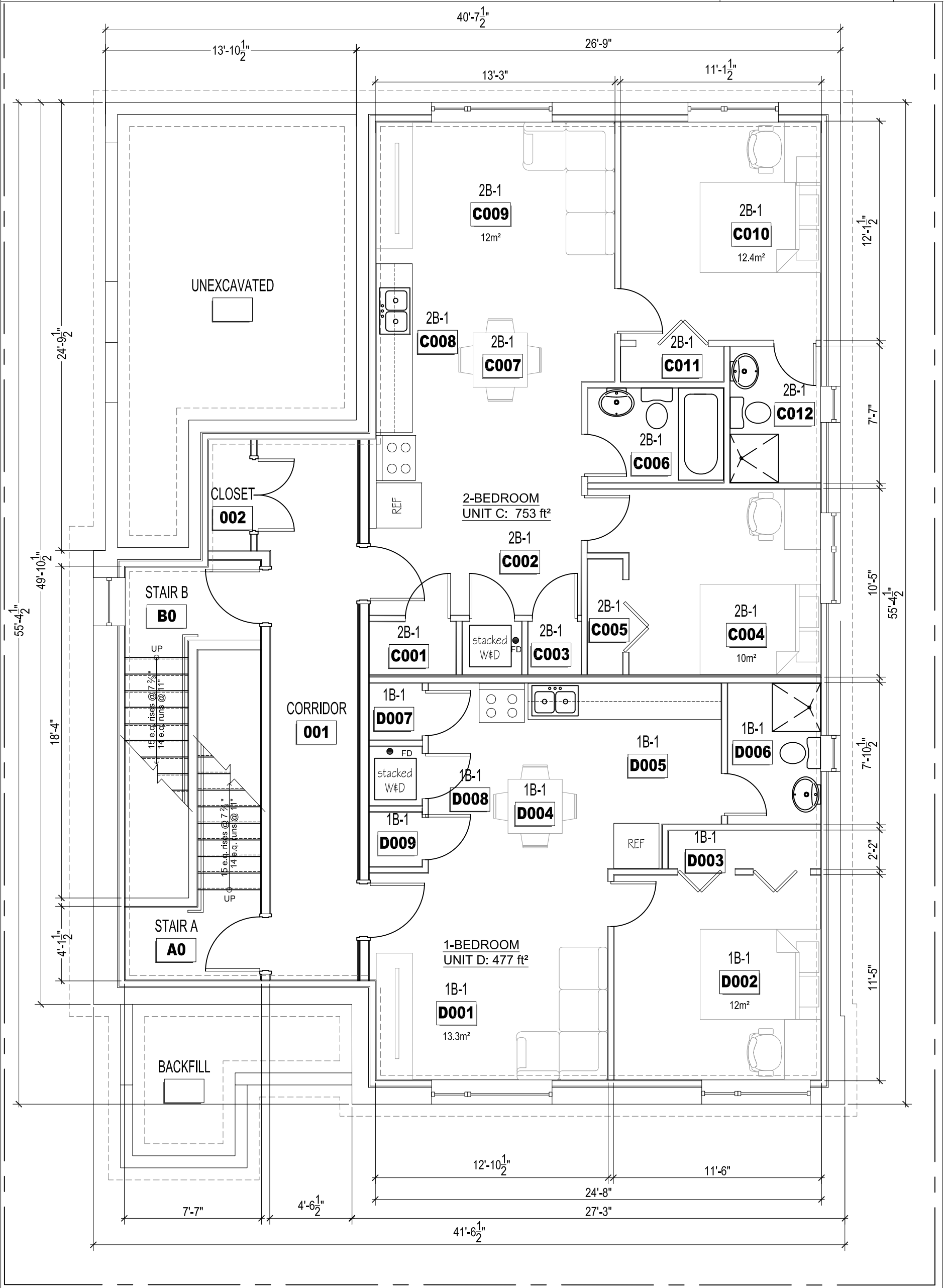
DRAWN BY: RP	CHECKED BY: GZ	REFERENCE NO.: 22-10-133-00
PLOTTED: 1/6/2023	DATED: 01/05/23	



avenue STE-ANNE (Formerly PARIS STREET per REGISTERED PLAN 246)

avenue BRADLEY AVENUE

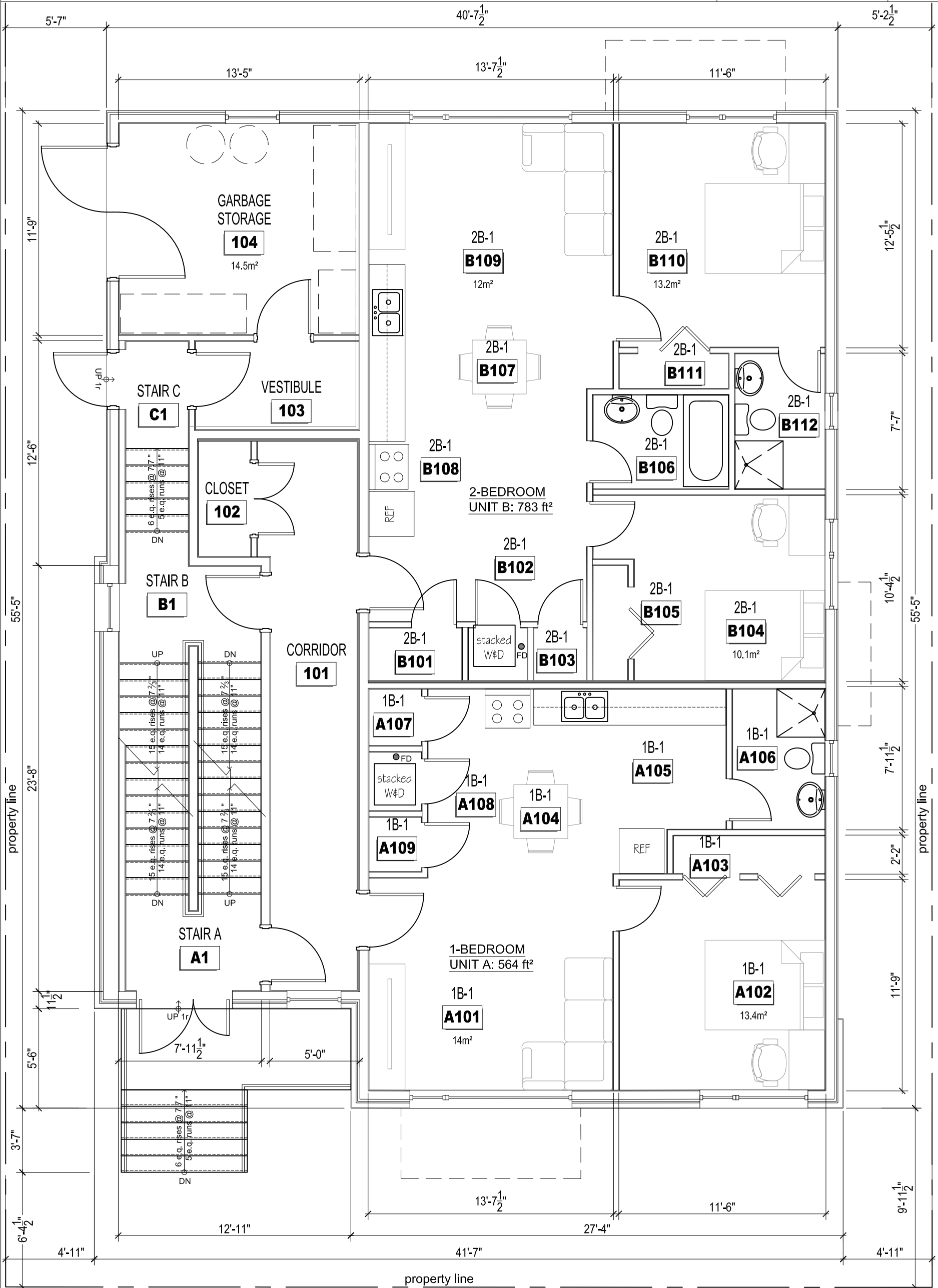
avenue STE-ANNE (Formerly PARIS STREET per REGISTERED PLAN 246)



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 289 JOFFRE-BELLANGER WAY, VANIER, ON K1L 5K7	DATE: 2023-05-14 REV. No: 1 SCALE: NTS REFER:	DRAWN: CHS REV. No: 1 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"

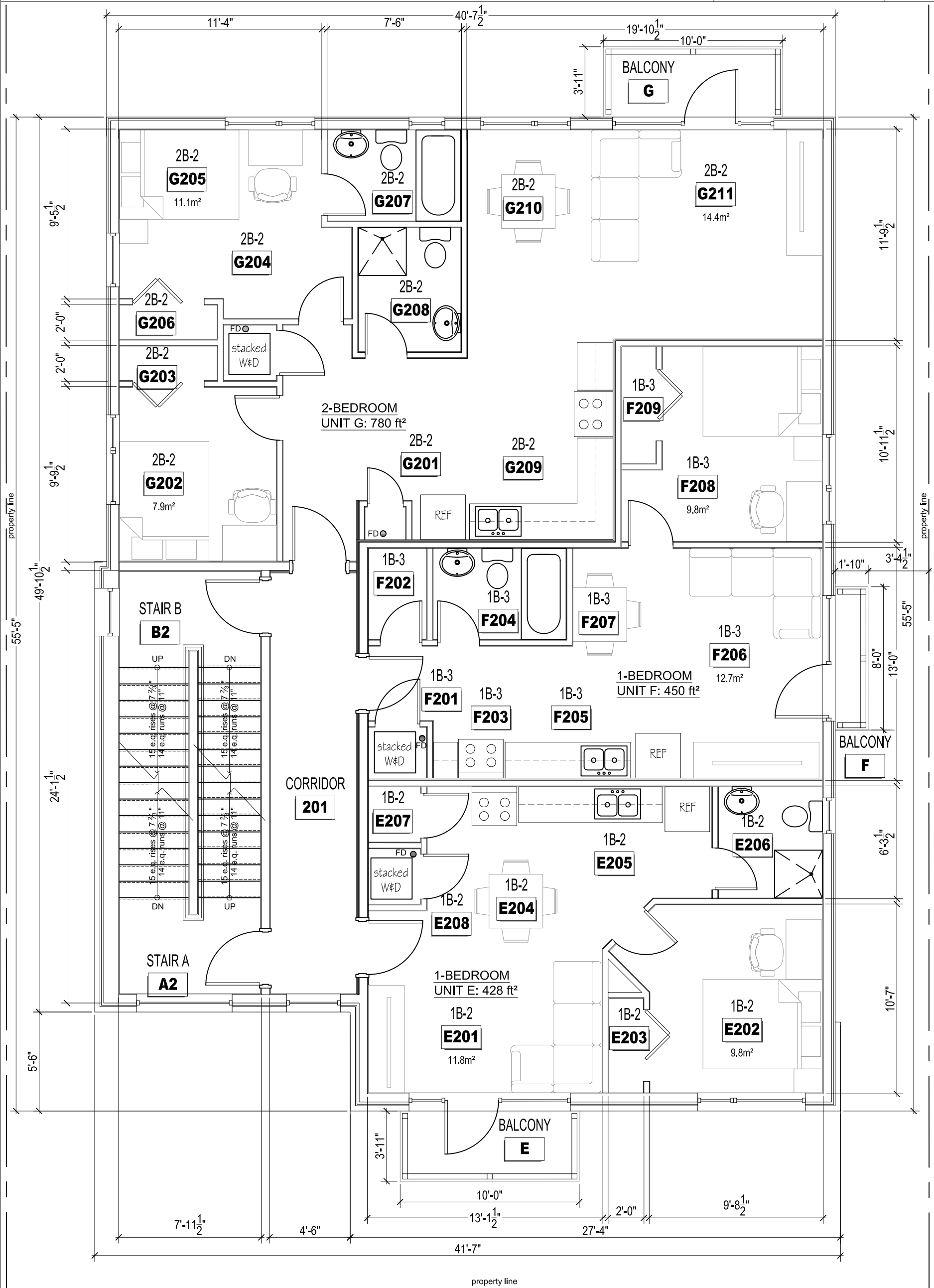
BUILDING AREA: 2,195 ft² / 204 m²
 FLOOR AREA: 2,195 ft² / 204 m²
 one (1) 1-BEDRM UNIT A: 564 ft²
 one (1) 2-BED UNIT B: 783 ft²

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
 289 JOFFRE-BELLANGER WAY, VANIER, ON K1L 5K7
 DRAWING: GROUND FLOOR PLAN

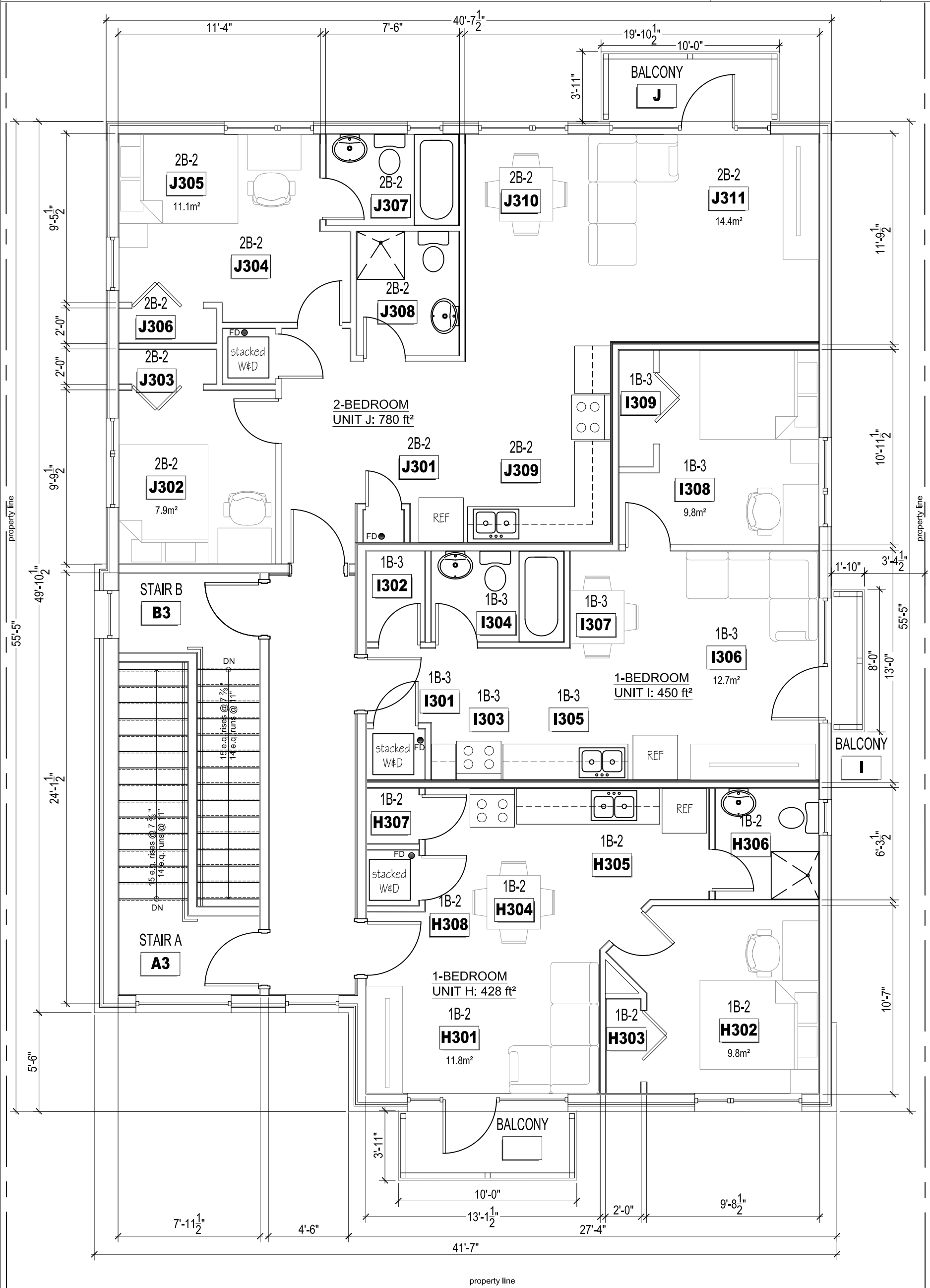
DATE: 2023-05-14
 REV. DATE: SCALE: NTS
 REFER:

DRAWN: CHS
 REV. No: PART OF: PROJ. No: O-23-GEN-25
A2.1
 DRAWING No. FILE.DWG



1 SECOND FLOOR PLAN
A2.2 SCALE: 3/16" = 1'-0"

2ND FLOOR AREA: 2,195 ft² / 204 m²
 one (1) 2-BED UNIT G: 780 ft²
 one (1) 1-BED UNIT E: 428 ft²
 one (1) 1-BED UNIT F: 450 ft²



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 289 JOFFRE-BELLANGER WAY, VANIER, ON K1L 5K7	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			



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
 289 Joffre-Belanger Way, Vanier, ON K1L 5K7
 DRAWING LEFT 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. **A3.3**
 FILE.DWG