

PART OF BLOCKS 41 and 42 REGISTERED PLAN 4M-623 and PART OF LOT 35 CONCESSION 2 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2018

Committee of Adjustment Received | Reçu le 2024-06-07 City of Ottawa | Ville d'Ottawa Comité de dérogation

Scale 1: 250 0 2.5 5 7.5 10 12.5 15 20 25 metres

Metric Note Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9993.

Bearing Note Bearings are MTM grid, are referred to the Westerly limit of Part 13 on plan 4R-26884 having a bearing of N 21° 00' 00" E, and are referred to the Central Meridian of MTM Zone 9 (76° 30' West Longitude) Nad-83 (Original).

Elevation Notes 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. 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. Underground utility data derived from City of Ottawa utility sheet reference: 11151, 14855 (p8, pp10 & pp11) I-01-06, I-01-09, I-01-18 & I-01-20. 4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa plans. 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend table with symbols for MH-ST, MH-S, MH-T, ST, S, W, B, T, TV, PH, OW, OP, AN, LS, CB, FH, TB-T, Inv., T/G, S, TSL, C/L, +55.00, +65.00, Deciduous Tree, Coniferous Tree.

Boundary information compiled from field survey and Plan 4R-26884.

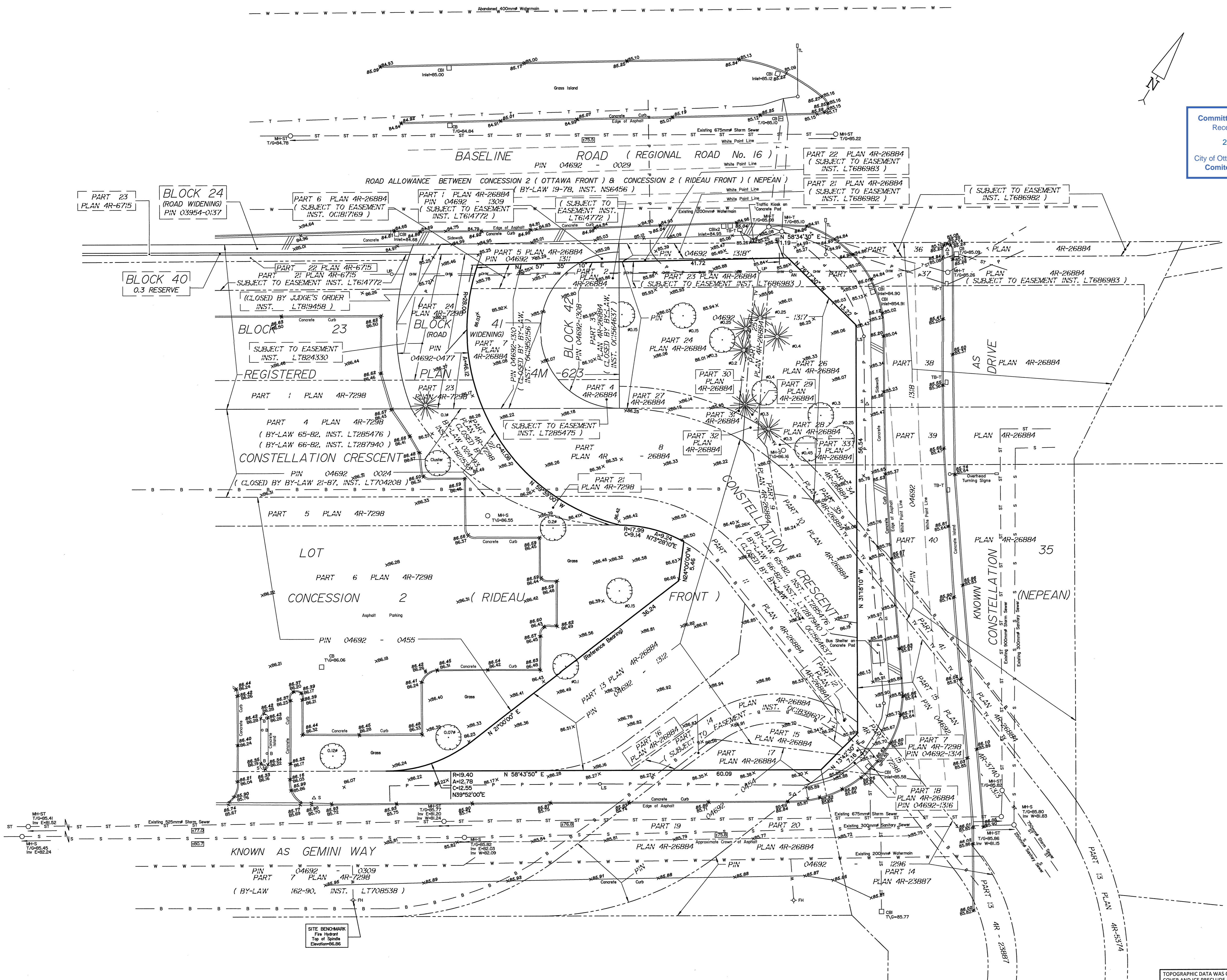
Field work completed on March 2nd, 2018. March 16, 2018 Date Jamie Leslie Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD. ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS

190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5 TEL: (613) 727-8226 FAX: (613) 727-1826

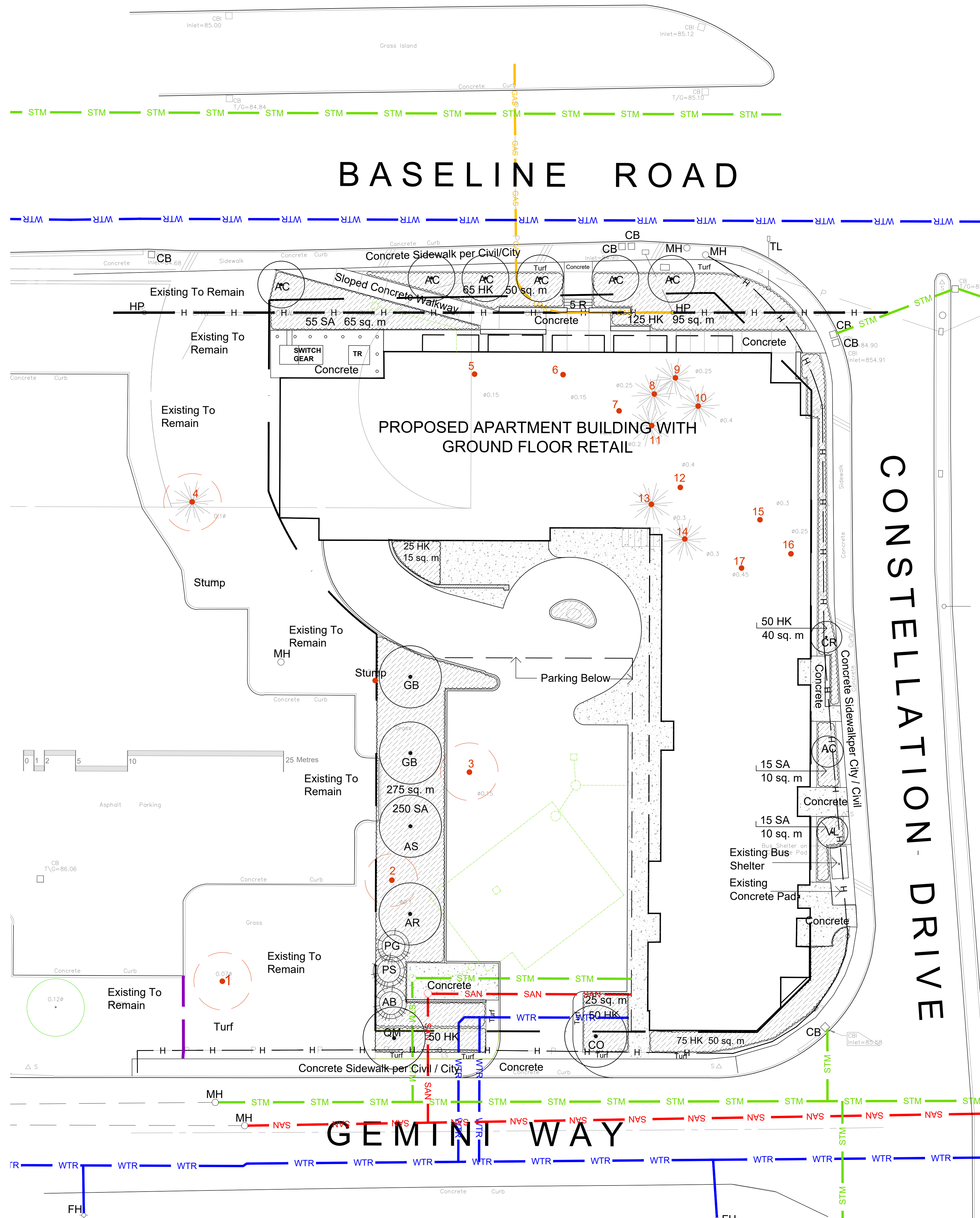
TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

WARNING NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2018.



Plant List - Trees - Apartment Building 2140 Baseline Road					
Code	Qty.	Botanical Name	Common Name	Size	Condition
AC	7	Amelanchier canadensis	Tree Serviceberry	60mm cal	B + B specimen
AR	1	Acer rubrum	Red Maple	60mm cal	B + B specimen
AS	1	Acer saccharum	Sugar Maple	60mm cal	B + B specimen
CO	1	Celtis occidentalis	Common Hackberry	60mm cal	B + B specimen
CR	1	Cornus racemosa	Grey Dogwood	60mm cal	B + B specimen
GB	2	Ginkgo biloba	Maidenhair Tree	60mm cal	B + B specimen
QM	1	Quercus macrocarpa	Burr Oak	60mm cal	B + B specimen
VL	1	Viburnum lentago	Nannyberry	60mm cal	B + B specimen
AB	1	Abies balsamea	Balsam Fir	1.5m Ht.	B + B specimen
PG	1	Picea glauca	White Spruce	1.5m Ht.	B + B specimen
PS	1	Pinus strobus	White Pine	1.5m Ht.	B + B specimen
Plant List - Shrubs - Apartment Building 2140 Baseline Road					
Code	Qty.	Botanical Name	Common Name	Size	Condition
HK	365	Hypericum kalmianum	St. John's Wort	40cm Ht.	Pot
SA	215	Spiraea alba	Meadowsweet	60cm Ht.	Pot

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NOT To Be Used For Construction Unless indicated by Revision: "FOR LANDSCAPE CONSTRUCTION".
Contractor is Responsible for Verification of Site Locations of all Utilities. Report any Discrepancies Between Site and Drawing Immediately to Gino J. Aiello. Do NOT Proceed Until Clarified.
TURF AREAS TO BE SOD CW 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE (SOD TO BE #1 GRADE TURFGRASS NURSERY SOD per NSGA - Fine Fescue/Kentucky Bluegrass Sod) PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT | PLANT MATERIAL TO MEET CNLA STANDARDS/BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING ALL MATERIALS & WORK TO BE MAINTAINED UNTIL FINAL ACCEPTANCE, (MOWING TURF, WEEDING BEDS, WATERING TURF & PLANTS) & INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE | PROVIDE WATERING OF ALL PLANT MATERIAL AS REQUIRED FOR PROPER ESTABLISHMENT, UNTIL END OF WARRANTY PERIOD | REFER TO CIVIL ENGINEER'S DRAWING FOR ELEVATIONS / GRADING |
The Landscape Plan is to be read in conjunction with the grading, servicing, site and survey plan | Bare root material to be planted in season only | All plant material locations to be staked on site by the landscape contractor and checked by the landscape architect prior to planting | All trees to be preserved on or directly adjacent to the site will be protected | Plant material are to be installed a minimum of 3.0m away from any part of any hydro transformer, 3.0m corridor between a fire hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any servicing/utility line or structure |

TCR - REFER TO REPORT BY IFS

- 17 Tree Previously Removed
- 1 Tree to be Removed
- Tree To REMAIN/PROTECT

LANDSCAPE PLAN LEGEND

- Coniferous Tree symbol 3.0m diameter
- Deciduous Tree symbol 6.0m diameter
- Shrub Planting Bed
- Concrete

1 per Latest Site/Civil/Boundary 2024 05 14
Revision Date

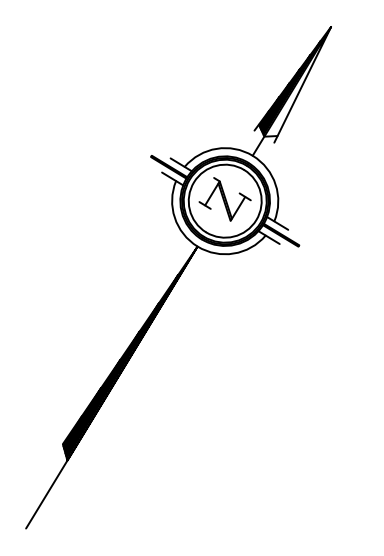
PROPERTY OWNER
Baseline Constellation Property Inc.

GJA INC.
GINO J. AIELLO | LANDSCAPE ARCHITECT
GJALA.COM | 613 298 5130 | GINO@GJALA.COM
100 DEBBARY ROAD UNIT # 11 OTTAWA ONTARIO K1P 1G2

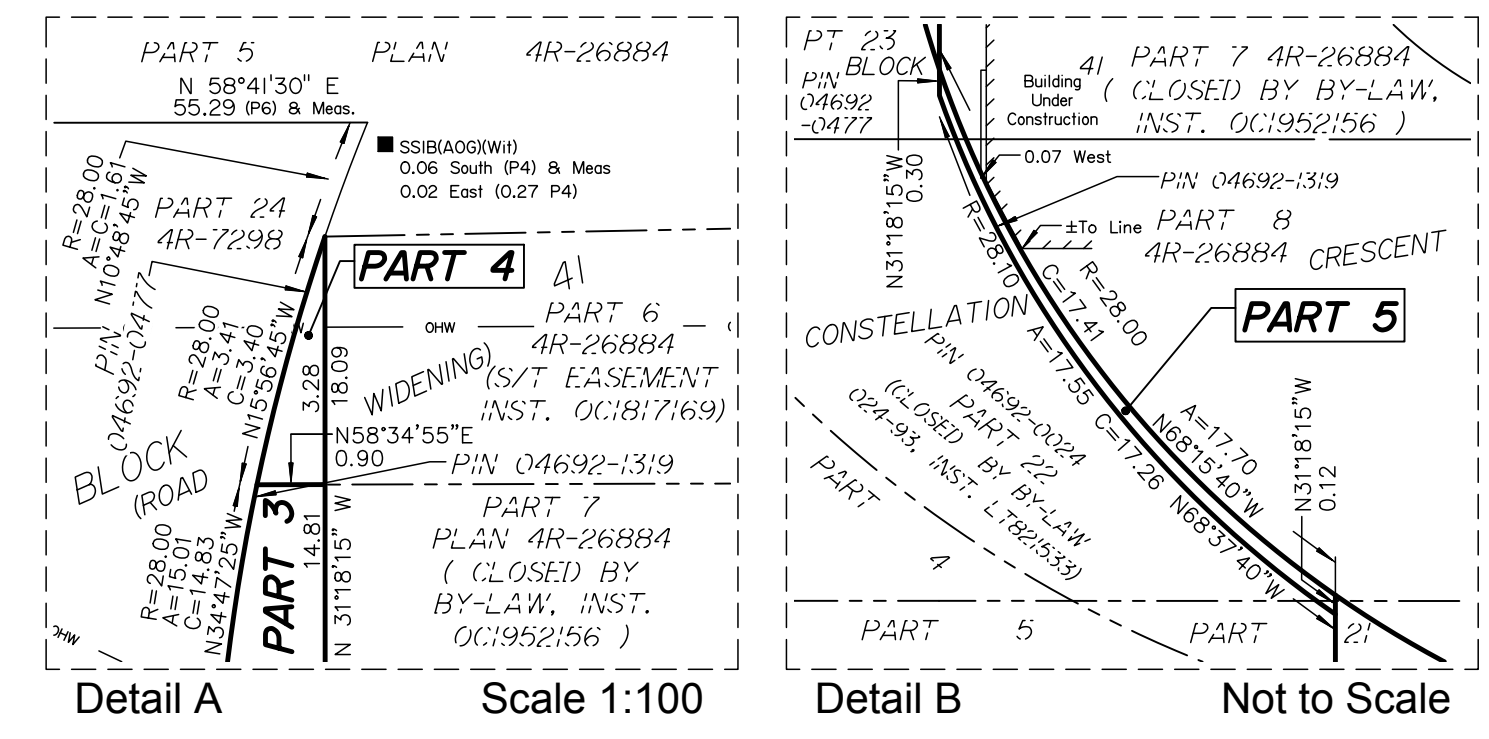
APARTMENT BUILDING
2140 BASELINE ROAD

Landscape Plan
L1
Scale: 1:200

D07-12-18-0084



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I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
E.H. HERWEYER
ONTARIO LAND SURVEYOR

PLAN 4R- RECEIVED AND DEPOSITED
DATE: _____
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE		
PART	LOT/BLOCK	CONCESSION/PLAN
1	PART OF LOT 35	CONCESSION 2 PART OF 04692-0024
2	PART OF LOT 35	CONCESSION 2 PART OF 04692-0024
3	PART OF BLOCK 41	PLAN 4M-623 PART OF 04692-1319
4	PART OF BLOCK 41	PLAN 4M-623 PART OF 04692-1319
5	PART OF LOT 35	CONCESSION 2 PART OF 04692-0024
	PART OF BLOCK 41	PLAN 4M-623 PART OF 04692-1250

Part 4 is subject to easement per Inst. OC1817469

PLAN OF SURVEY OF
PART OF BLOCK 41 (ROAD WIDENING)
As Closed by Judge's Order Inst. LT819458)
REGISTERED PLAN 4M-623
And
PART OF LOT 35 CONCESSION 2 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 250
10 20 30 40 50 60 70 80 90 100 Metres

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

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 ____ day of _____, 2023.

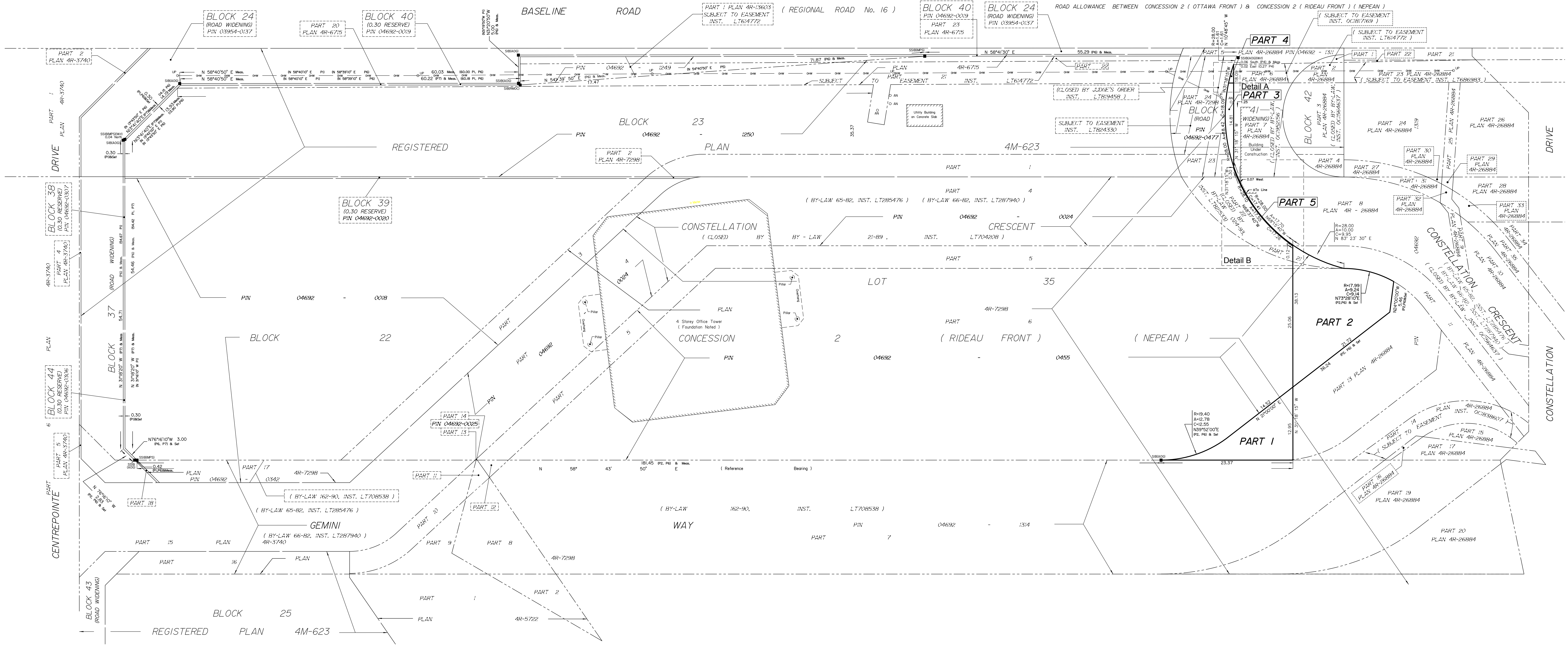
Date: _____
E.H. Herweyer
Ontario Land Surveyor

- Notes & Legend
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - CC Cut Cross
 - (WIT) Witness
 - Meas. Measured
 - Calc'd Calculated
 - (PI) Registered Plan 4M-623
 - (P2) Plan 4R-7298
 - (P3) Plan 4R-26884
 - (P4) Plan 4R-26884
 - (P5) Plan 4R-13603
 - (P6) Plan by (AOG) dated December 10, 2009
 - (P7) Plan by (AOG) dated March 19, 2018
 - OW Overhead Wires
 - UP Utility Pole
 - AN Anchor
 - LS Light Standard
 - CL Centreline
 - △ S Sign

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999993.
Bearings are grid, derived from Can-Net 3.0 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N83°43'07" W and are referenced to Specified Control Points 0191968005 and 0191975075, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
For bearing comparisons, a rotation of 0°00'00" counter-clockwise was applied to bearings on plan.
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

0191968005 Northing 5027191.26 Easting 361486.76
0191975075 Northing 5016816.93 Easting 360806.84
Point A Northing Easting
Point B Northing Easting

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



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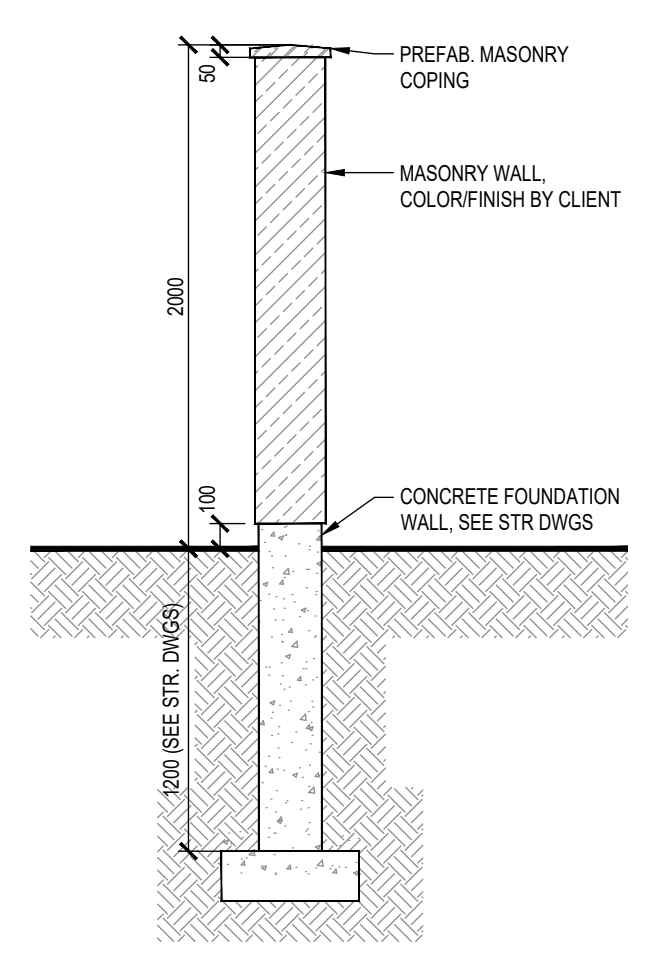
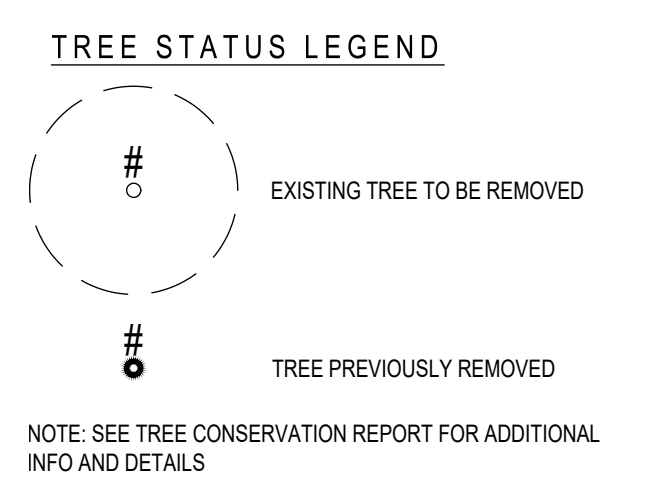


PARKING REQUIRED (By-law No.2008-250)			
Table 101: MIN PARKING SPACE RATES - R22			
ZONING REQUIREMENT (AREA B)	REQUIRED SPACES	PROVIDED SPACES	COMPLY
RETAIL (MIXED USE) (0 REQ'D <1500m²)	0	0	YES
RATE PER DWELLING UNIT	0.20	0.51	YES
# OF PARKING SPACES	53	137	YES
VISITOR PARK'G (0(0-12)+0.1/UNIT (12-267)	26	26	YES
SURFACE PARKING			
U/G PARKING P1		19	
U/G PARKING P2		36	
U/G PARKING P3		39	
U/G PARKING P4		39	
U/G PARKING P4		42	
TOTAL SPACES	79	175	*INCLUDES ACCESSIBLE SPACES
SURPLUS / DEFICIT	96	221%	YES
*ACCESSIBLE SPACES *COUNTED AS PART OF TOTAL SPACES ABOVE			
2(1-30) +2(31-60) +2(61-100)+2(PER 30)	6	6	YES
SMALL CARS	MAX		PROVIDED
SMALL CAR (2.4x4.6) 40% MAX	40%	10%	YES
	32	17	YES
BICYCLE PARKING - TABLE 111A			
.05 PER DWELLING UNIT	134	286	YES
VERTICAL (MAX)	53(40%)	51	214
HORIZONTAL(MIN)	81	163	72
STACKED	-	72	72

ZONING INFORMATION - ZONING BY-LAW 2008-250 City of Ottawa Official Plan & Baseline-Woodroffe Secondary Plan			
Permitted Use:	Yes	NO	
MIXED USE	YES		
Part 10 - Mixed Use / Commercial Zones (Sections 185-198)	REQUIRED	PROVIDED	COMPLY
0.10 Lot Area	NO MIN.	3179.3	YES
0.11 Floor Space Index	4.4	4.3	YES
0.12 Lot Frontage (Min)	N/A	53.8	YES
0.13 Lot Coverage (Max)(Combined)	N/A	47.3%	YES
0.14 Building Height (Max) - Sect 9	45m	45m	YES
0.15 Bldg Height # of Storeys (Max)	N/A	14	YES
0.16 Front Yard Setback (Min)	N/A	3.3	YES
0.16a Hydro Line Setback	5m	5m	YES
0.17 Side Yard Setback (Min)	N/A	0.0	YES
0.18 Rear Yard Setback (Min)	N/A	0.0	YES
0.19 Lot Depth (Min)	-	70.7	YES
0.20 Landscaped Area Width (Min)	N/A	J	YES
0.21 Landscape Area of Parking Lot	15%	34.3%	YES
0.22 Amenity Space -6sm/unit	1602.0	1645.9	YES
L01 amenity area	-	699.0	YES
L15 amenity area	-	639.0	
L15 Roof Amenity Area	-	310.9	

PARKING STANDARDS (SECTION 6.18)		
PARKING STALLS - STANDARD	2.6 x 5.2	YES
PARKING STALLS - SMALL SPACE	2.4 x (5.2 or 4.6)	YES
ACC. PARKING - AODA TYPE A&B	4 / 3.4 x 5.2 (+1.5) x 2.75	YES
DRIVE AISLE - TWO WAY AT GRADE	6.7m	YES
DRIVE AISLE - TWO WAY PARK. GARAGE	6.0m	YES
LOADING SPACE - STANDARD	3.5 x 9.0 x 4.2(h)	YES
LOADING SPACE - OVERSIZED	4.3 x 13.0 x 4.2(h)	YES
BICYCLE PARKG, HORIZ - Table 111B	0.60 x 1.8	YES

AREAS OF PLAN THAT DO NOT COMPLY WITH ZONING BYLAW



SCREEN WALL DETAIL 2
SCALE: 1:30 A100

SITE PLAN 1
SCALE: 1:200 A100

PROPOSED SITE PLAN A-100

1 CENTREPOINTE DR. PROPERTY ALIGNMENT
2140 BASELINE RD, NEPEAN
(OTTAWA) ON, K2G 6E2
Closest Major Intersection: Hwy 416 & Hwy 417



CLIENT:
THEBERGE HOMES
904 LADY ELLEN PLACE
OTTAWA, ON K1Z 5L5



PATH: S:\2023\27_F23-027 OTTAWA - 1 CENTREPOINTE DR. PROPERTY ALIGNMENT\3.0 - DRAWINGS\3.1 - DESIGN\SITE PLAN\1.8.DWG PLOTTED ON: 17 May 2024

ISSUED FOR: COORDINATION
PROJECT NO: F23-027
ISSUE DATE: 17 MAY, 2024

1.8 REVISION