

2181 QUINN CRESCENT SUMMARY OF PROPOSAL



KEY PLAN

SUMMARY OF PROPOSAL:

OWNERS OF EXISTING DETACHED TWO-STOREY SINGLE FAMILY RESIDENCE AT 2181 QUINN CRESCENT IN OTTAWA ARE PROPOSING TO DEMOLISH EXISTING VINYL CLAD SHED AND TO EXTEND THE SIZE OF EXISTING BUILT-IN SINGLE CAR GARAGE TO ACCOMODATE MORE VEHICLES AND AN ELECTRIC VEHICLE LEVEL 2 CHARGING STATION. THE PROPOSAL REQUIRES RELIEF FROM THE ZONING PROVISIONS REGULATING THE INTERNAL SIDE YARD SETBACK OF STRUCTURES.

PRESENT SIDE YARD SETBACKS OF EXISTING STRUCTURE ARE:

- ①
- NORTHERN YARD SIDE SETBACK: 2.22 m
 - SOUTHERN YARD SIDE SETBACK: 2.99 m
 - TOTAL FOR BOTH SIDE SETBACKS: 5.21 m

SIDE YARD SETBACKS OF THE STRUCTURE AFTER EXTENSION WILL BE:

- ①
- NORTHERN YARD SIDE SETBACK: 2.22 m (NO CHANGE)
 - SOUTHERN YARD SIDE SETBACK: 0.60 m - ZONE REQUIRED MINIMUM: 1.2 m
 - TOTAL FOR BOTH SIDE SETBACKS: 2.82 m - ZONE REQUIRED MINIMUM: 3.6 m

Committee of Adjustment
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Revised | Modifié le : 2024-07-17

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THE APPLICATION SEEKS TWO RELIEFS:

1. FOR THE SIDE YARD SETBACK OF 0.60 m FROM REQUIRED 1.20 m, AND
2. FOR THE TOTAL OF BOTH SIDE YARDS SETBACKS OF 2.82 m FROM REQUIRED 3.60 m.

PLANNING INFORMATION

- REGISTERED PLAN 712, LOT 18, CITY OF OTTAWA
- RESIDENTIAL ZONE R1K
- LOT FRONTAGE 18.28 m
- LOT DEPTH 31.24 m
- LOT AREA 571.07 m²
- EXISTING BUILDING AREA 188.44 m²
- AREA OF PROPOSED EXTENSION 44.40 m²

① SIDE YARDS IDENTIFICATION - JULY 17, 2024.

GRAPHIC SCALES

REVISIONS

ISSUED FOR MINOR VARIANCES

JULY 8, 2024

DISTINCT
CONCEPTS
ARCHITECTURAL DESIGN

2181 QUINN CRESCENT OTTAWA
PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

SUMMARY

SCALE

JULY 8, 2024

V 1

DRAWING No.

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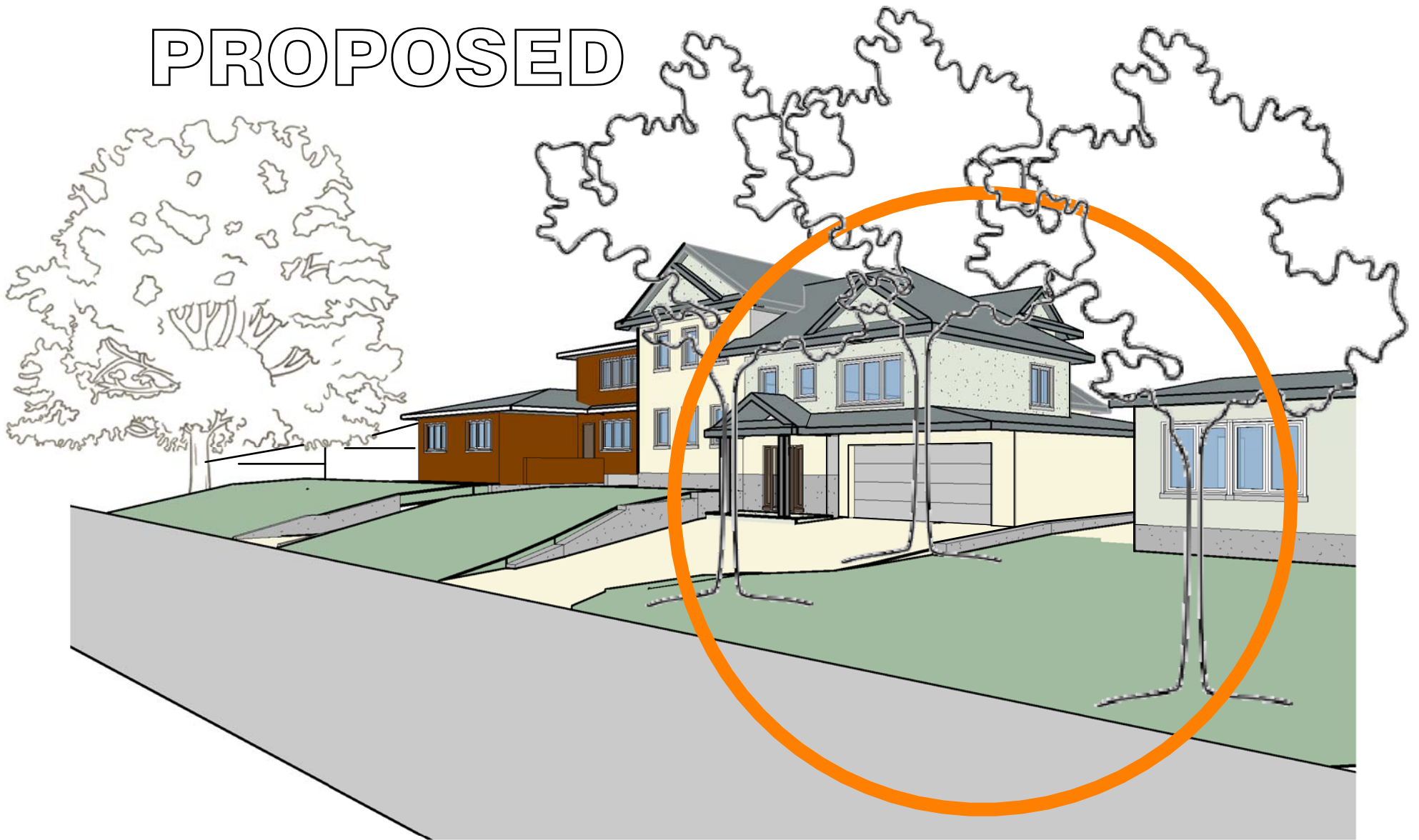
2024-07-08

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STREET VIEW EXISTING



STREET VIEW PROPOSED



GRAPHIC SCALES

REVISIONS

ISSUED FOR MINOR VARIANCES

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PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

STREET VIEW - EXISTING AND PROPOSED

SCALE

JULY 8, 2024

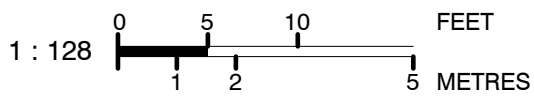
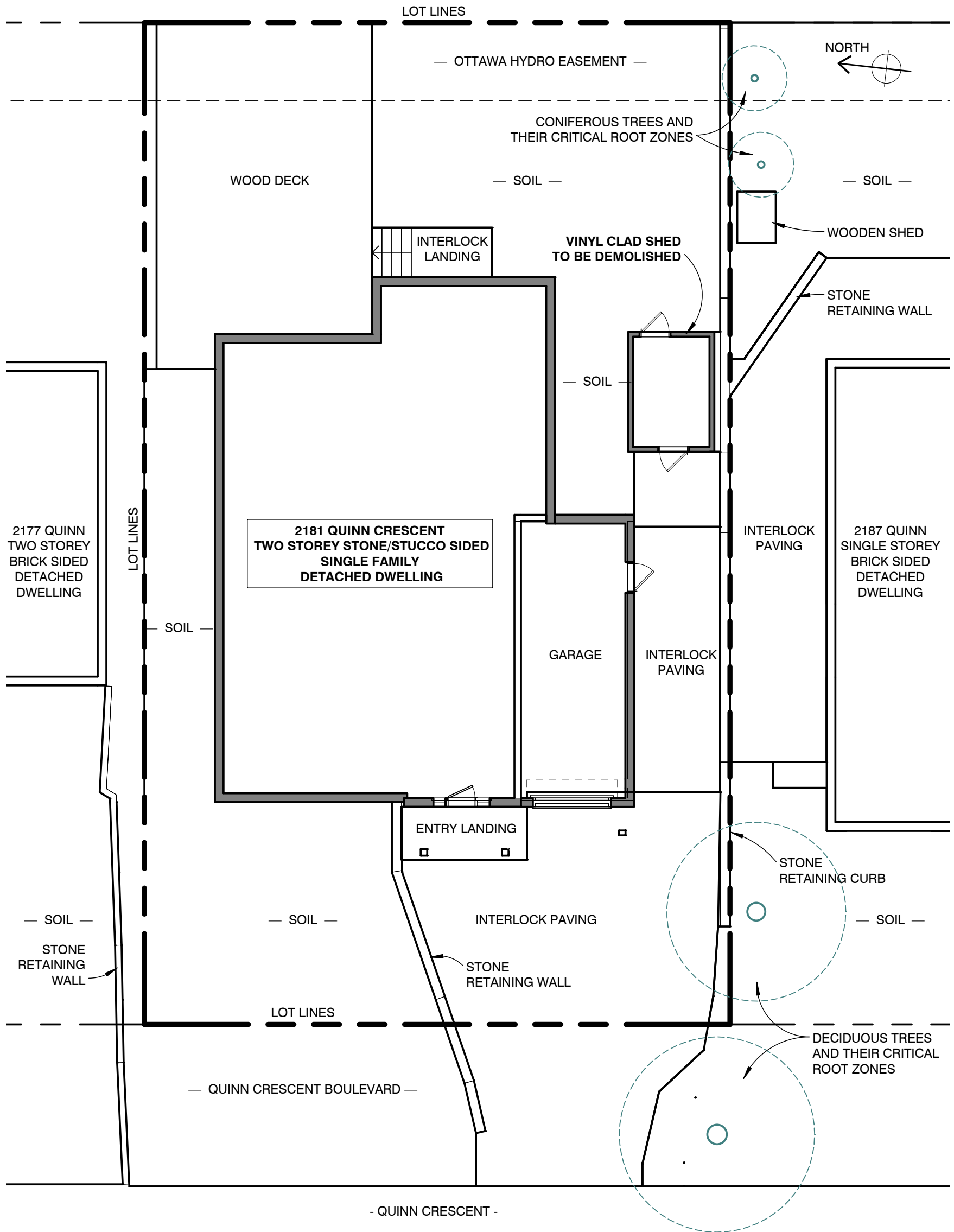
V 2

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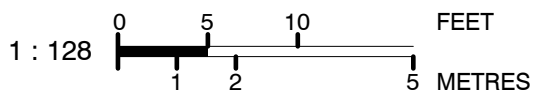
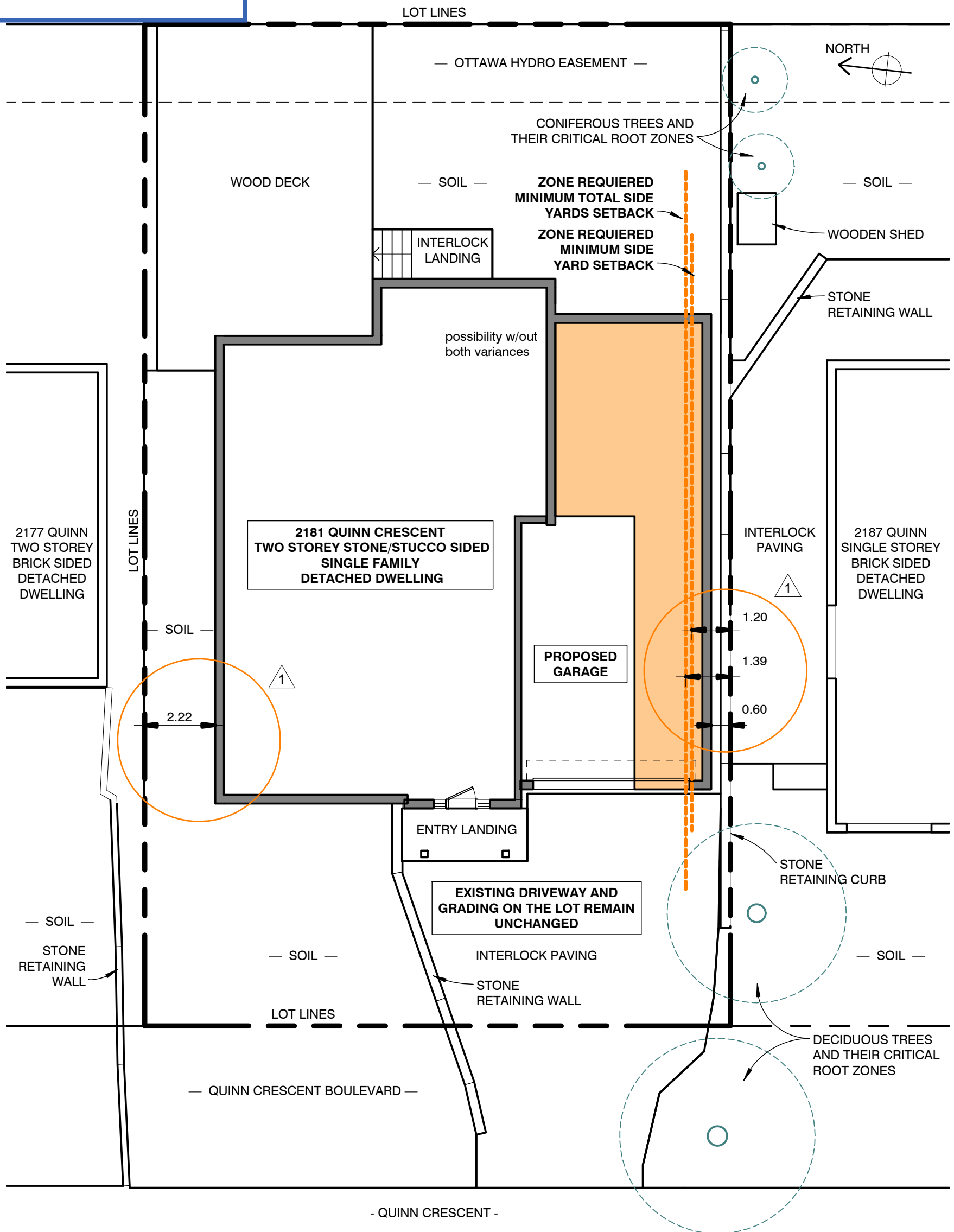
SITE PLAN EXISTING



GRAPHIC SCALES		REVISIONS	ISSUED FOR MINOR VARIANCES	JULY 8, 2024
DISTINCT CONCEPTS ARCHITECTURAL DESIGN TEL: 613-731-8421 CONCEPTS@MAGMA.CA MAIL@DISTINCT-CONCEPTS.CA		2181 QUINN CRESCENT OTTAWA PROPOSED GARAGE EXTENSION AT EXISTING HOUSE		
		SITE PLAN - EXISTING		
		SCALE 3/32" = 1'-0"		
		JULY 8, 2024		
		V 3		DRAWING No.

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SITE PLAN PROPOSED



△ SIDE YARDS IDENTIFICATION - JULY 17, 2024.

GRAPHIC SCALES

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SITE PLAN - PROPOSED

SCALE 3/32" = 1'-0"

JULY 8, 2024

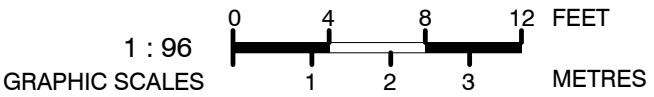
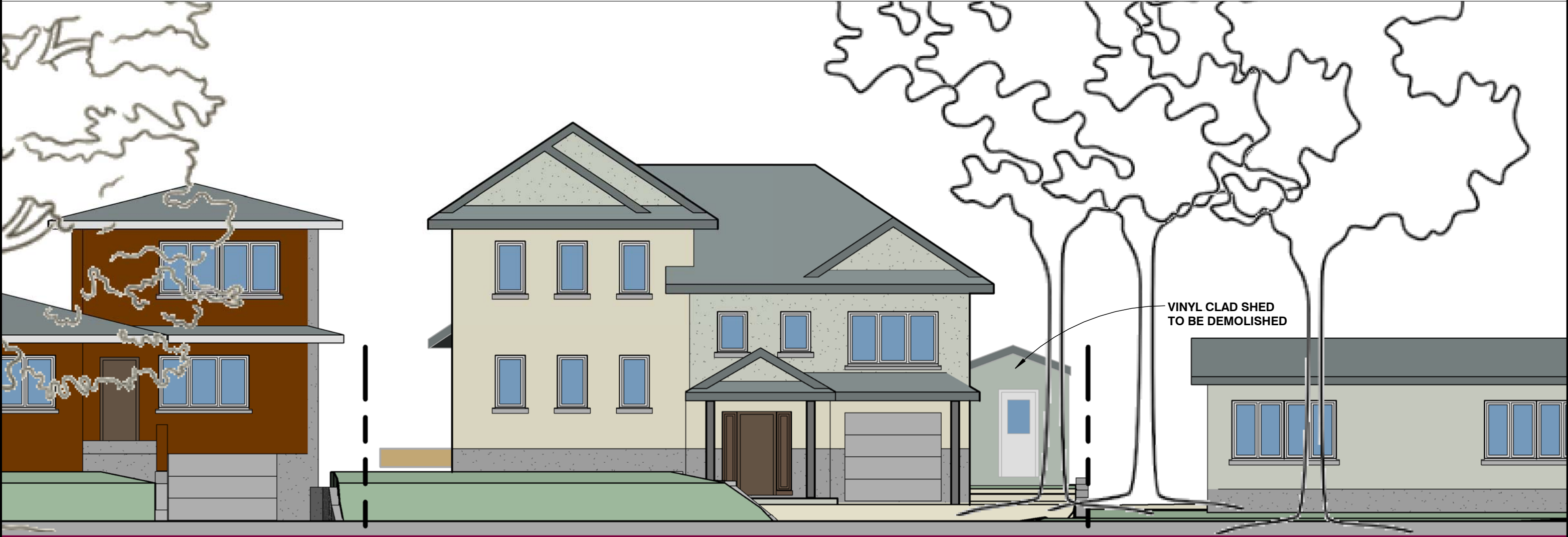
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STREET ELEVATION EXISTING



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REVISIONS	
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2181 QUINN CRESCENT OTTAWA
 PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

STREET ELEVATION - EXISTING

SCALE 1/8" = 1'-0"

JULY 8, 2024

V 5

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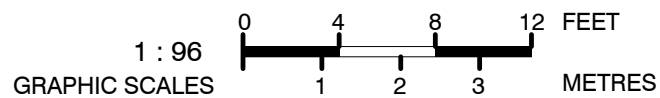
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STREET ELEVATION PROPOSED



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REVISIONS

ISSUED FOR MINOR VARIANCES

JULY 8, 2024

2181 QUINN CRESCENT OTTAWA

PROPOSED GARAGE EXTENSION AT EXISTING HOUSE

STREET ELEVATION - PROPOSED

SCALE 1/8" = 1'-0"

JULY 8, 2024

V 6

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SOUTH ELEVATION EXISTING



— GRADE AT 2181 QUINN
 — GRADE AT NEIGHBOURING 2187 QUINN

1 : 96
 GRAPHIC SCALES

0 4 8 12 FEET
 1 2 3 METRES

DISTINCT
CONCEPTS
 ARCHITECTURAL DESIGN

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REVISIONS	
ISSUED FOR MINOR VARIANCES	JULY 8, 2024

2181 QUINN CRESCENT OTTAWA	
PROPOSED GARAGE EXTENSION AT EXISTING HOUSE	
SOUTH ELEVATION - EXISTING	
SCALE	1/8" = 1'-0"
JULY 8, 2024	JULY 8, 2024

V 7

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SOUTH ELEVATION PROPOSED



SUGGESTED DIVISIONS OF THE PROPOSED GARAGE WALL ELEVATION

— GRADE AT 2181 QUINN
 — GRADE AT NEIGHBOURING 2187 QUINN

1 : 96
 GRAPHIC SCALES
 0 4 8 12 FEET
 1 2 3 METRES

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SOUTH ELEVATION - PROPOSED	
SCALE	1/8" = 1'-0"
JULY 8, 2024	JULY 8, 2024

V 8

DRAWING No.

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of Survey of
LOT 18
REGISTERED PLAN 712
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150

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

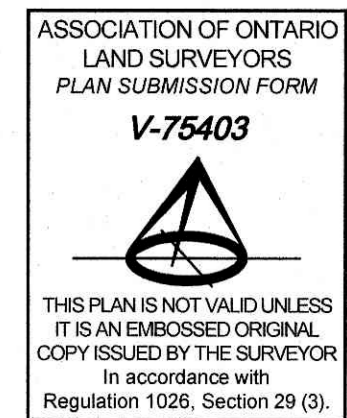
Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 11th day of April, 2024.

April 18, 2024
 Date

 Wen Jiang
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: April 18, 2024

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Laurentia Construction ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.



Notes & Legend

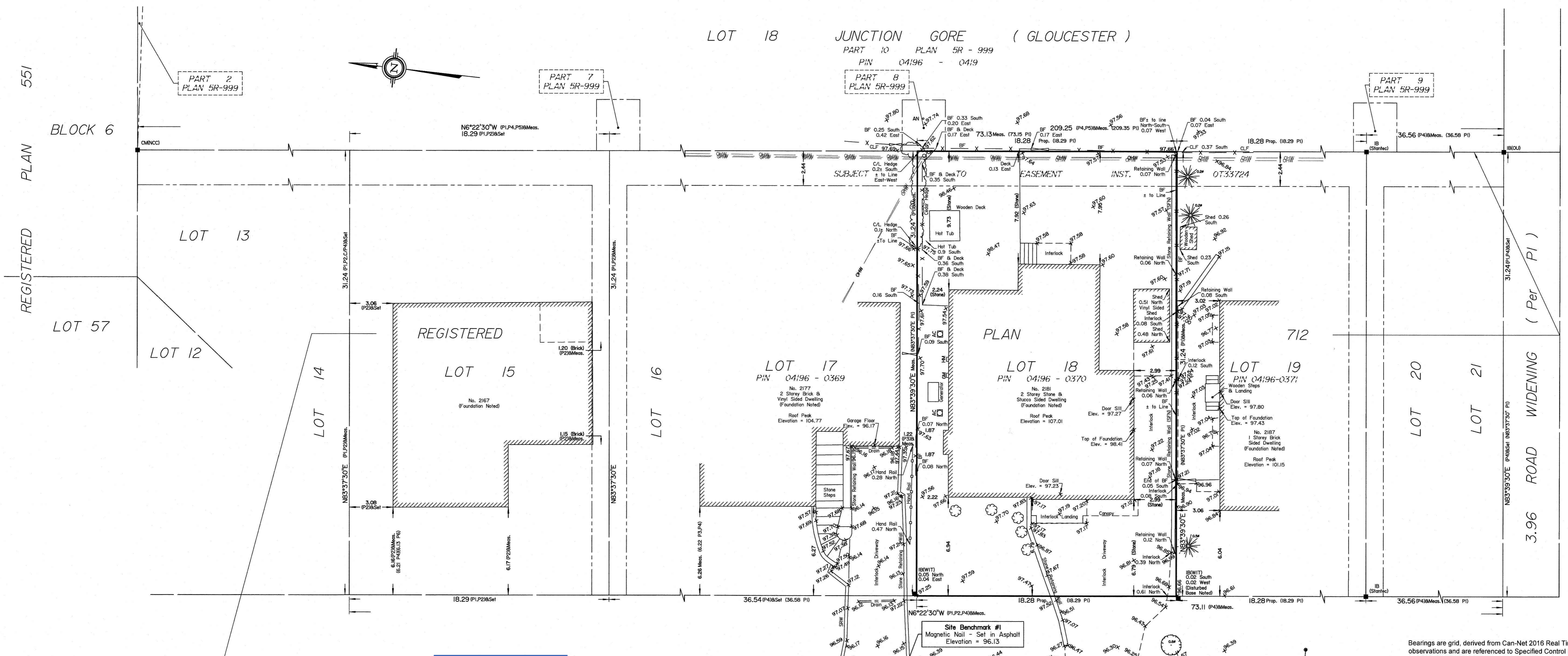
	Denotes Survey Monument Planted
	Survey Monument Found
	Standard Iron Bar
	Short Standard Iron Bar
	Iron Bar
	Concrete Monument
	Witness
	Measured
	Proportioned
	Calculated Per
	Annis, O'Sullivan, Vollebek Ltd.
	Registered Plan 712
	(1287) Plan dated November 13, 1986
	(1287) Plan dated May 30, 1970
	(Stantec) Plan dated August 15, 2012
	Plan 5R-999
	(JDB) Plan dated July 6, 2012
	Stone Retaining Wall
	Centreline
	South Face Noted
	Chain Link Fence
	Board Fence
	Top of Gate
	Maintenance Hole (Sanitary)
	Gate
	Air Conditioner
	Gas Meter
	Hydro Meter
	Overhead Wires
	Utility Pole
	Anchor
	Shrub
	Deciduous Tree
	Coniferous Tree
	Diameter
	Location of Elevations
	Location of Top of Curb Elevations
	Location of Top of Retaining Wall Elevations

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919880105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparisons purposes, a rotation of 0°39'30" counter-clockwise was applied to bearings on plans (P1), (P2) and (P4), and a rotation of 0°01'10" clockwise was applied to bearings on plan (P5).

ELEVATION NOTES
 1. Elevations shown are geodetic, derived from City of Ottawa Vertical Control Monument No. G-99 (Index No. 355), having an elevation of 102.974 metres, 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.



551
PLAN
REGISTERED

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