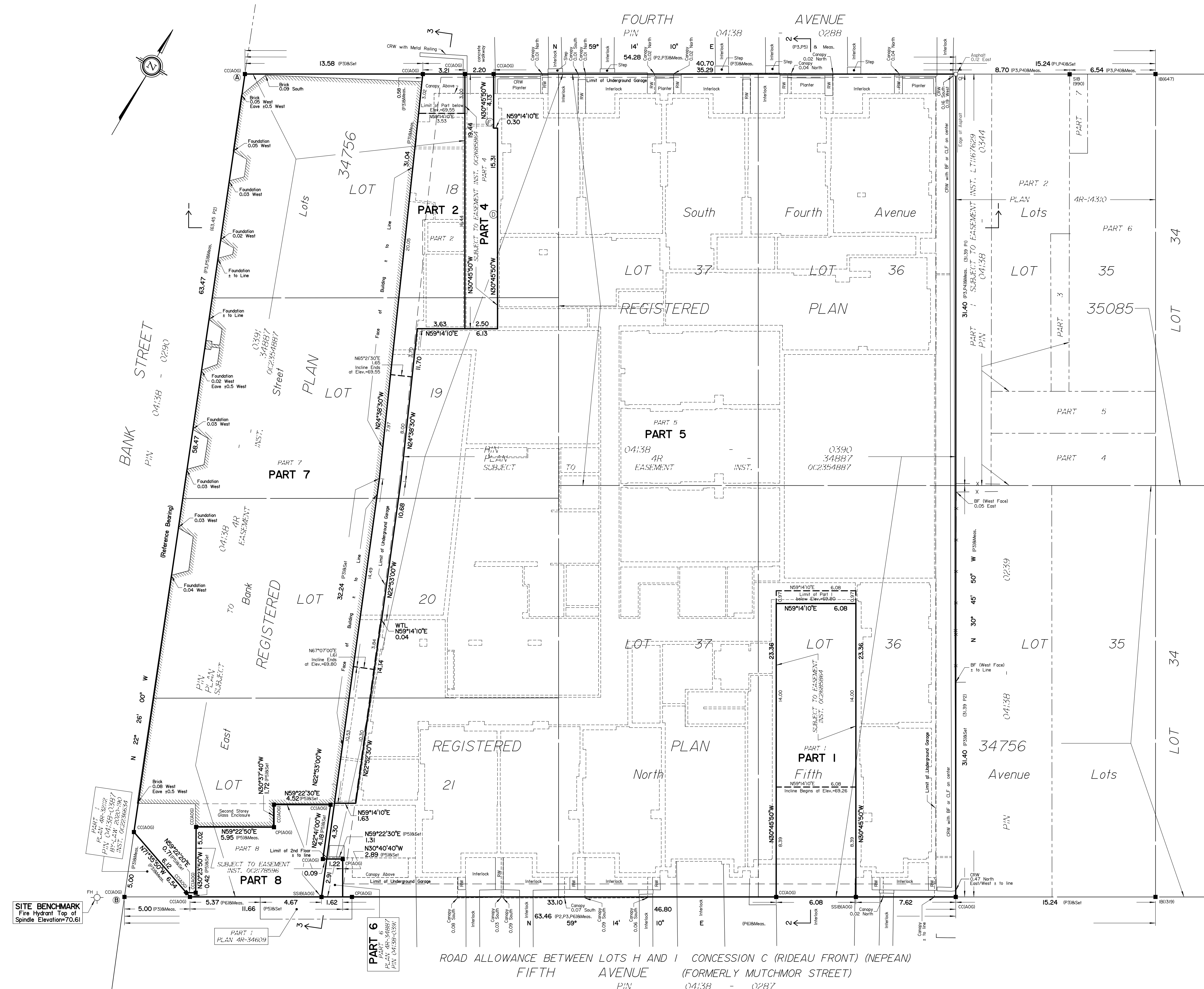


Committee of Adjustment
Received | Reçu le
2024-09-17
City of Ottawa | Ville d'Ottawa
Comité de dérogation



ARCHITECTURAL FLOOR

Part 1
Part 2
Part 3
Part 4
Part 5
Part 6
Part 7
Part 8
Part 9
Part 10

LOCATED ON SHEET

DIAGRAM TO SHOW PLAN VIEW OF PARTS

SECTION TO SHOW VERTICAL EXTENT OF PARTS

GEOGRAPHICAL LOCATION REGISTERED PLAN 34756

Part	Lot	Plan	Pin
1	Part 18 (East Bank Street) Part 36 (North Fifth Avenue)	34756	Part of 04138-0390
2	Part of 36 and 37 (South Fourth Avenue)	35085	
3	Part of 18, 19, 20, 21 (East Bank Street)	34756	Part of 04138-0391
4	Part of 36 (South Fourth Avenue)	35085	
5	Part of 36 (North Fifth Avenue)		
6	Part of 18, 19, 20, 21 (East Bank Street)	34756	Part of 04138-0390
7	Part of 36, 37 (North Fifth Avenue)		
8	Part of 36, 37 (South Fourth Avenue)	35085	
9	Part of 21 (East Bank Street)		
10	Part of 18, 19, 20, 21 (East Bank Street)	34756	Part of 04138-0391

SCHEDULE

Part	Lot	Plan	Pin
1	Part 18 (East Bank Street) Part 36 (North Fifth Avenue)	34756	Part of 04138-0390
2	Part of 36 and 37 (South Fourth Avenue)	35085	
3	Part of 18, 19, 20, 21 (East Bank Street)	34756	Part of 04138-0391
4	Part of 36 (South Fourth Avenue)	35085	
5	Part of 36 (North Fifth Avenue)		
6	Part of 18, 19, 20, 21 (East Bank Street)	34756	Part of 04138-0390
7	Part of 36, 37 (North Fifth Avenue)		
8	Part of 36, 37 (South Fourth Avenue)	35085	
9	Part of 21 (East Bank Street)		
10	Part of 18, 19, 20, 21 (East Bank Street)	34756	Part of 04138-0391

Parts 6 and 8 : Subject to easement Inst. OC2178596.
Parts 1, 3 and 4 : Subject to easement Inst. OC2685864.
Parts 1 to 8 (Both Inclusive) : Subject to easement Inst. OC2354887.

STRATA PLAN OF SURVEY OF
LOTS 36 AND 37 (NORTH FIFTH AVENUE) and LOTS 18, 19, 20 and PART OF LOT 21 (EAST BANK STREET), REGISTERED PLAN 34756 AND LOTS 36 AND 37 (SOUTH FOURTH AVENUE) REGISTERED PLAN 35085 CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
6 4.5 3.0 1.5 0 3 6 Metres

The intended plot size of the plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:150.

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

- Legend
- Denotes
 - Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Bar
 - Cut Cross
 - Plastic Bar
 - Concrete Pin
 - Witness
 - Measured
 - Annis, O'Sullivan, Vollebek Ltd.
 - Registered Plan 35085
 - Registered Plan 34756
 - Plan 4R-33984
 - Plan 4R-14310
 - Plan 4R-32112
 - Plan 4R-34609
 - Chain Link Fence
 - Board Fence
 - Retaining Wall
 - Concrete Retaining Wall
 - Elevation
 - Vertical Plane
 - Wall ± to line
 - Finished face of drywall
 - Finished face of exterior wall
 - Northing 5027191.26 Easting 361496.76
 - Northing 5024915.16 Easting 373971.65
 - Northing 5029472.19 Easting 368380.23
 - Northing 5029413.52 Easting 368404.45
 - Downward without limit
 - See Section 1 for Vertical Limits
 - See Diagram A for Horizontal Limits

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 19th day of August, 2024.

MMM DD YYYY
Date
V. Andrew Shelp
Ontario Land Surveyor

Surveyor's Certificate
I CERTIFY THAT:
1. The structures shown on this plan comprising Sheets 1 to 5 are in existence.
2. The dimensions shown on the plan have been verified by actual field measurements.

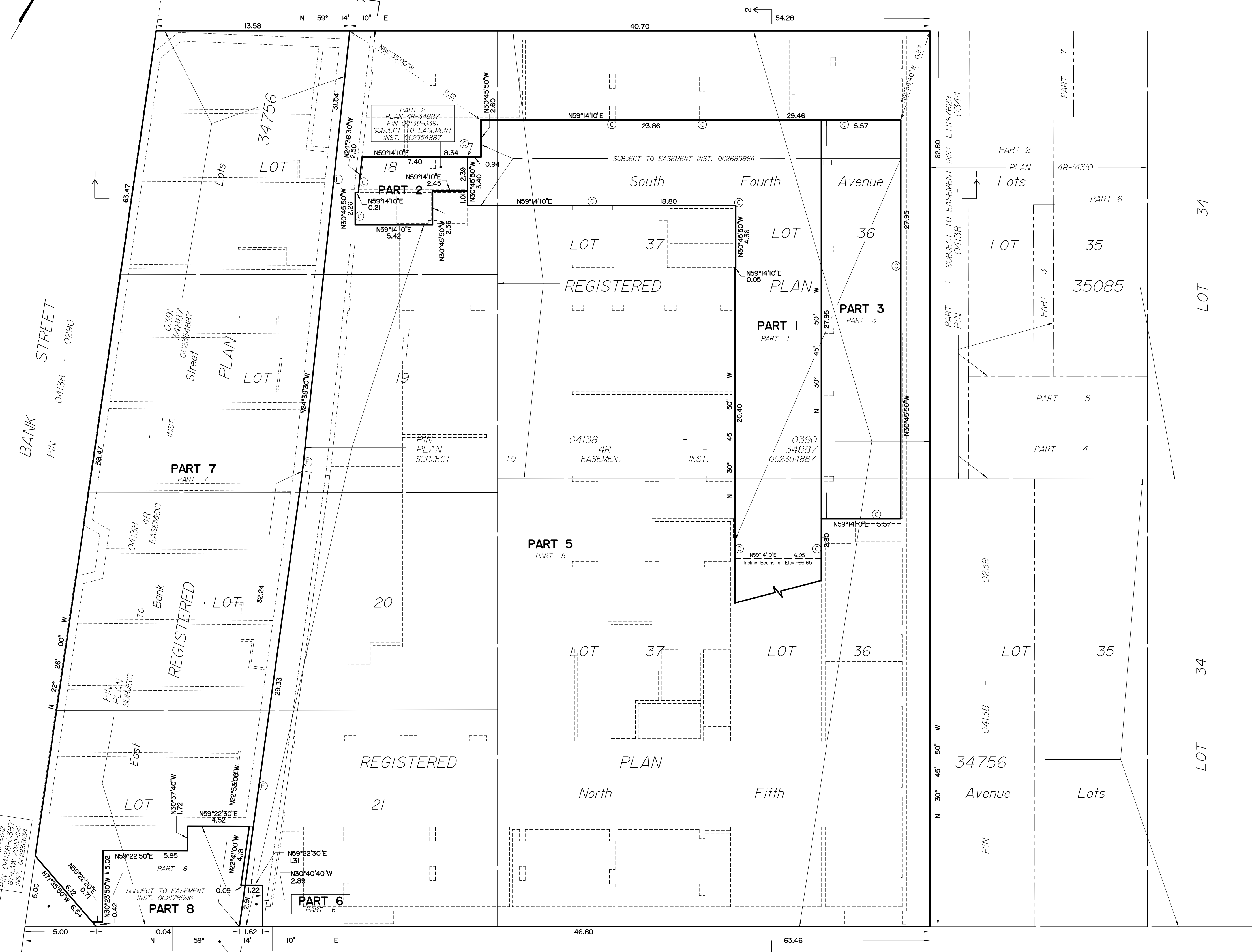
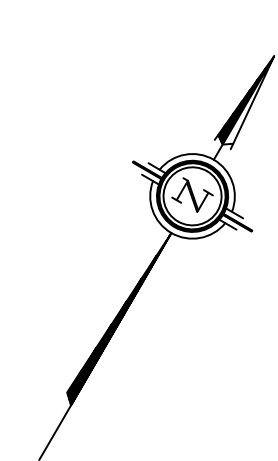
MMM DD YYYY
Date
V. Andrew Shelp
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-84366

Notes
Parts 1, 2, 3, 4, 5, 7, 9 and 10 are limited vertically.
Dimensions illustrated hereon are consistent with Plan 4R-34887 unless otherwise noted.
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.
Bearings are grid, derived from the easterly limit of Bank Street, referred to the central meridian of NAD 83 (original), shown to be N22°20'00"W on Plan 4R-32122.
For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P5).
Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referred to Vertical Control Monument 0011963U3625 having an elevation = 69.30.
Coordinates are derived from Can-NET 2016 Real Time Network GPS observations referenced to Specified Control Points 0191968005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
0191968005 Northing 5027191.26 Easting 361496.76
01919680105 Northing 5024915.16 Easting 373971.65
Point A Northing 5029472.19 Easting 368380.23
Point B Northing 5029413.52 Easting 368404.45
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

DIAGRAM B
PLAN OF SURVEY TO ILLUSTRATE PARTS AT GRADE (Elevation 69.80)

NOTE : PARTS 6 AND 8 ARE NOT LIMITED VERTICALLY.



Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150

The intended plot size of this plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:150.

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

Legend and Notes

Denotes

- Elev. - Elevation
- VP - Vertical Plane
- HP - Horizontal Plane
- C - Face of concrete wall or column
- F - Finished face of exterior wall
- ↑ - Upward without limit
- ↓ - Downward without limit
- ↑↓ - See Section 1 for Vertical Limits
- ↔ - See Diagram A for Horizontal Limits

Parts 1, 2, 3, 4, 5, 7, 9 and 10 are limited vertically.

Dimensions illustrated hereon are consistent with Plan 4R-34887 unless otherwise noted.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.

Bearings are grid, derived from the easterly limit of Bank Street, referred to the central meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original), shown to be N22°26'00"W on Plan 4R-32122.

For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P5).

Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referred to Vertical Control Monument 0011963U3625 having an elevation = 69.30.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 0191968005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

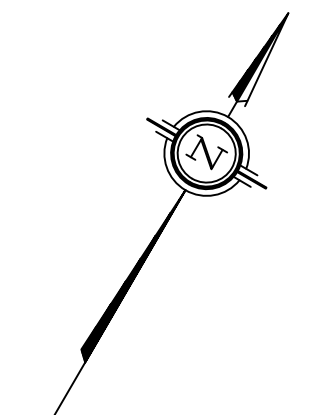
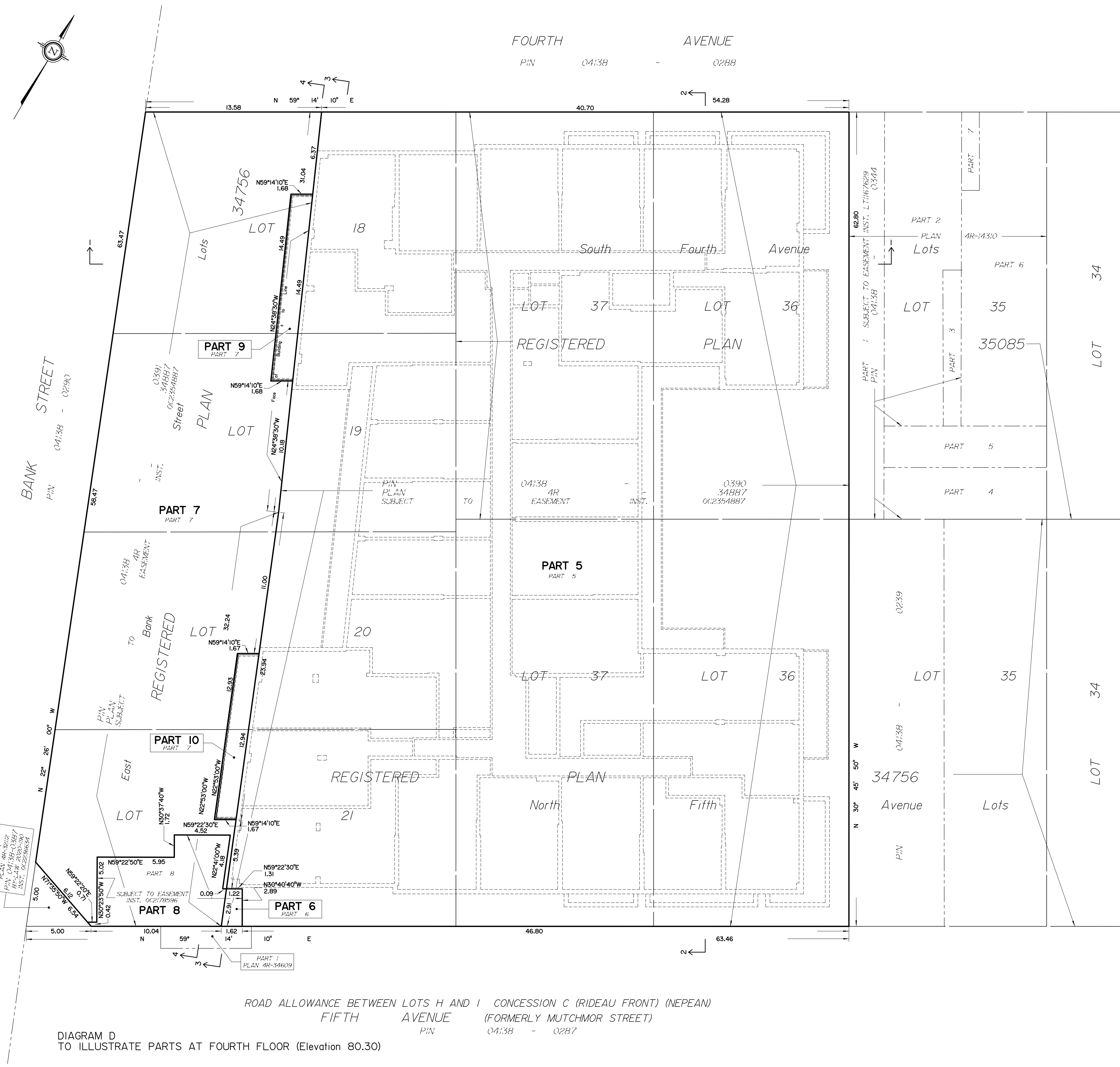
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.0191968005	Northing	5027191.26	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5029472.19	Easting	368380.23
.Point B	Northing	5029413.52	Easting	368404.45

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

DIAGRAM A
TO ILLUSTRATE PARTS AT PARKING LEVEL PI (Elevation 66.90)

ROAD ALLOWANCE BETWEEN LOTS H AND I CONCESSION C (RIDEAU FRONT) (NEPEAN)
FIFTH AVENUE (FORMERLY MUTCHMOR STREET)
P/N 04138 - 0287



Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
 6 4.5 3.0 1.5 0 1.5 3 6 Metres
 The intended plot size of this plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:150.

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

Legend and Notes

- Denotes
- Elev. - Elevation
 - VP - Vertical Plane
 - HP - Horizontal Plane
 - F - Finished face of exterior wall
 - ↑ - Upward without limit
 - ↓ - Downward without limit
 - ↕ - See Section 1 for Vertical Limits
 - ↔ - See Diagram A for Horizontal Limits

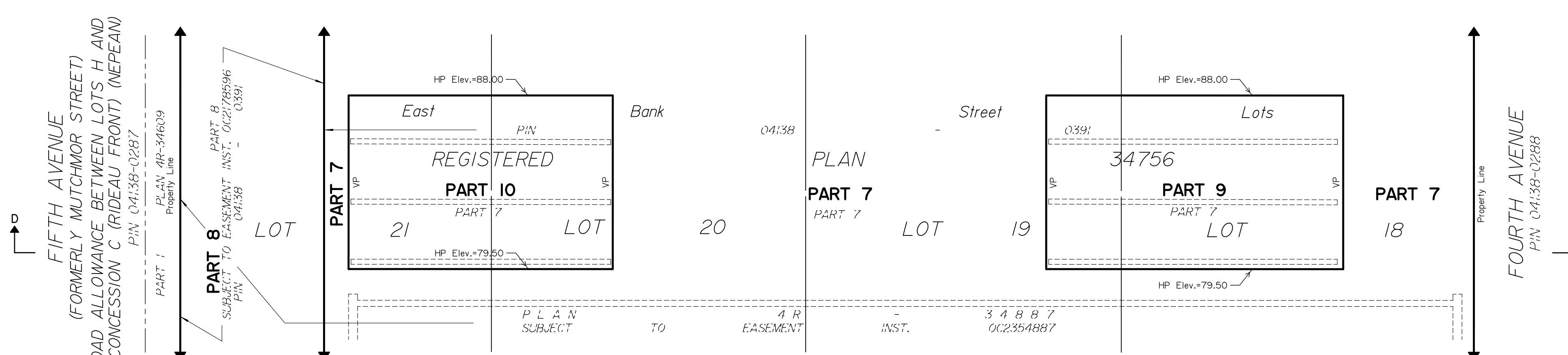
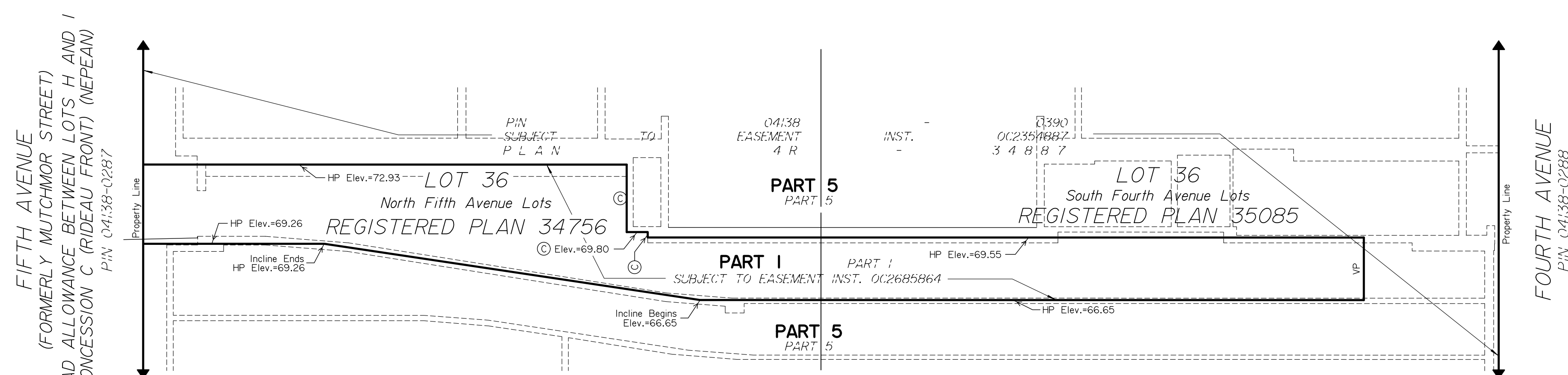
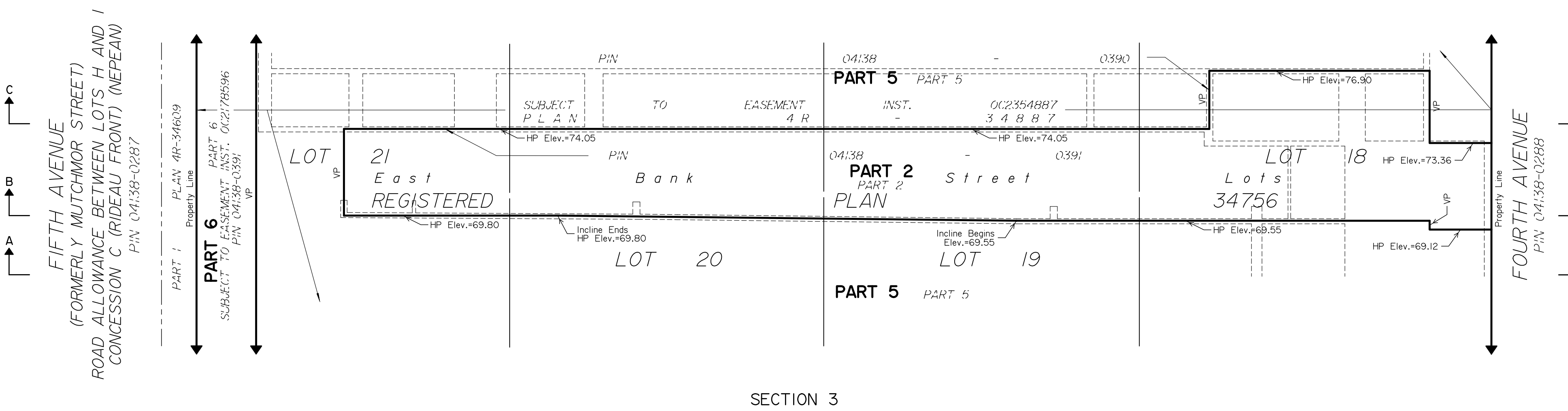
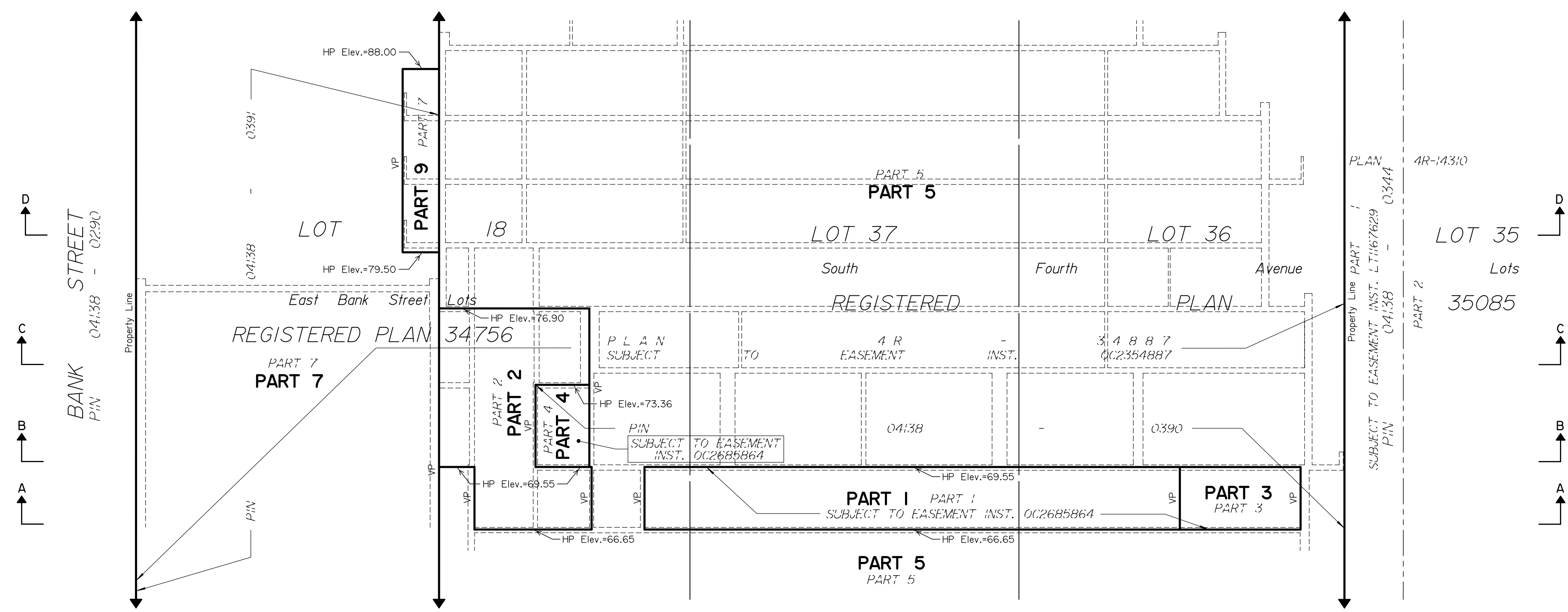
Parts 1, 2, 3, 4, 5, 7, 9 and 10 are limited vertically.
 Dimensions illustrated hereon are consistent with Plan 4R-34887 unless otherwise noted.
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.
 Bearings are grid, derived from the easterly limit of Bank Street, referred to the central meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original), shown to be N22°26'00"W on Plan 4R-32122.
 For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P5).
 Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referenced to Vertical Control Monument 0011963U3625 having an elevation = 69.30.
 Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 0191968005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.0191968005	Northing	5027191.26	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5029472.19	Easting	368380.23
.Point B	Northing	5029413.52	Easting	368404.45

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

DIAGRAM D
 TO ILLUSTRATE PARTS AT FOURTH FLOOR (Elevation 80.30)

ROAD ALLOWANCE BETWEEN LOTS H AND I CONCESSION C (RIDEAU FRONT) (NEPEAN)
 FIFTH AVENUE (FORMERLY MUTCHMOR STREET)
 P/N 04138 - 0287



Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150
 ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Legend and Notes

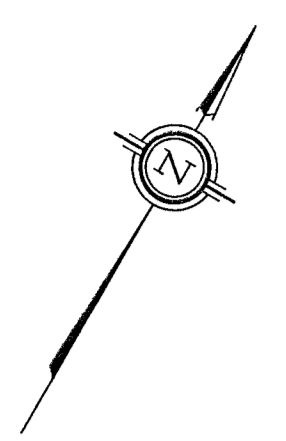
Denotes

- Elev. - Elevation
- VP - Vertical Plane
- HP - Horizontal Plane
- C - Face of concrete wall or slab
- ↑ - Upward without limit
- ↓ - Downward without limit
- - See Section 1 for Vertical Limits
- - See Diagram A for Horizontal Limits

Parts 1, 2, 3, 4, 5, 7, 9 and 10 are limited vertically.
 Dimensions illustrated hereon are consistent with Plan 4R-34887 unless otherwise noted.
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.
 Bearings are grid, derived from the easterly limit of Bank Street, referred to the central meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original), shown to be N22°26'00"W on Plan 4R-32122.
 For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P5).
 Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referenced to Vertical Control Monument 0011963U3625 having an elevation = 69.30.
 Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01919680005	Northing	5027191.26	Easting	361496.76
01919680105	Northing	5024915.16	Easting	373971.65
Point A	Northing	5029472.19	Easting	368380.23
Point B	Northing	5029413.52	Easting	368404.45

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



1 REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: Sept 11/21

PLAN 4R-33984
 RECEIVED AND DEPOSITED
 DATE: Sept 08, 2021

V. Andrew Shep
 REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

Committee of Adjustment
 Received | Reçu le
2024-07-08
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

FOURTH AVENUE
 P/N 04138 - 0288

N 59° 14' 10" E (P3,P5) & Meas.

54.28 (P2,P3,P5)&Meas.
 40.70 (P5)&Meas.

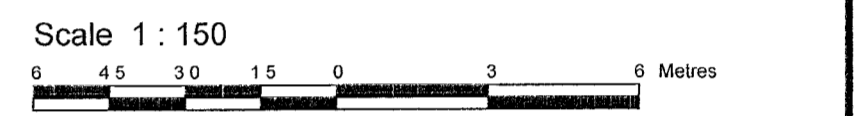


SCHEDULE

PART	LOT	PLAN	PIN
1	ALL OF 36 AND 37 (NORTH FIFTH AVENUE) PART OF 18, 19, 20 and 21 (EAST BANK STREET)	34756	PART OF 04138-0386
2	ALL OF 36 AND 37 (SOUTH FOURTH AVENUE) PART OF 21 (EAST BANK STREET)	35085	

Part 2: Subject to easement Inst. OC2178596.
 Parts 1 & 2: Subject to easement Inst. OC2354887.

PLAN OF SURVEY OF
LOTS 36 AND 37 (NORTH FIFTH AVENUE)
PART OF LOTS 18, 19, 20 and 21 (EAST BANK STREET), REGISTERED PLAN 34756 AND
LOTS 36 AND 37 (SOUTH FOURTH AVENUE) REGISTERED PLAN 35085
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.



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 26th day of July, 2021.

V. Andrew Shep
 Date: Sept 11/21
 Ontario Land Surveyor

Notes & Legend

Denotes	
—□—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
PB	Plastic Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(PI)	Registered Plan 35085
(P2)	Registered Plan 34756
(P3)	(AOG) Plan dated January 16, 2019
(P4)	Plan 4R-14310
(P5)	(AOG) Plan dated April 29, 2020
(P6)	Plan 4R-32112
BF	Board Fence

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.

Bearings are grid, derived from the easterly limit of Bank Street, shown to be N22°26'00"W on Plan 4R-32122 and are referenced to MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on P3, P5.

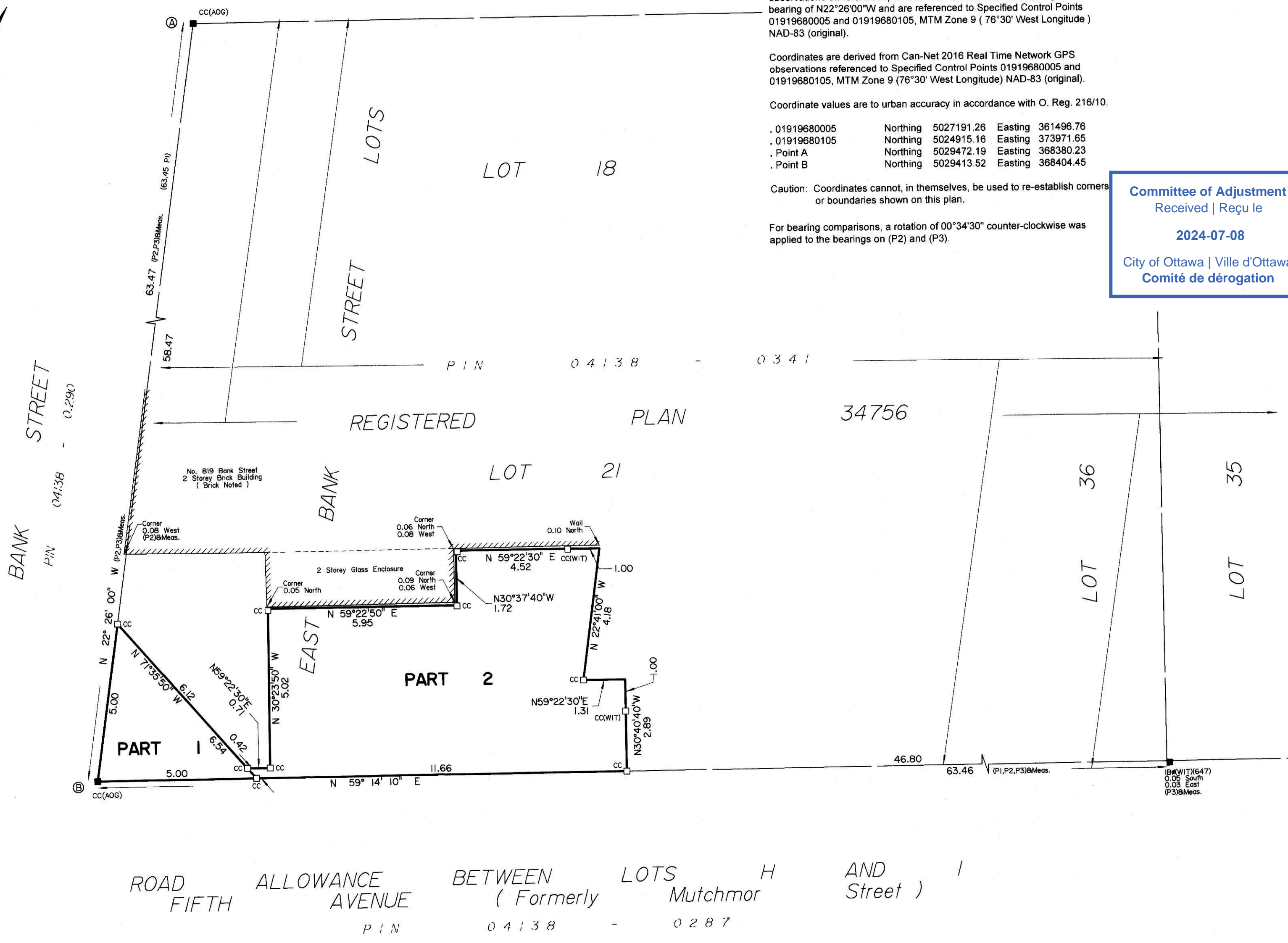
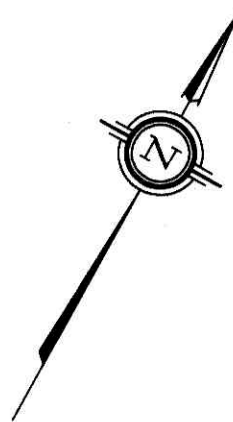
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01919680005	Northing	5027191.26	Easting	361496.76
01919680105	Northing	5024915.16	Easting	373971.65
Point A	Northing	5029472.19	Easting	368380.23
Point B	Northing	5029413.52	Easting	368404.45

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

ROAD ALLOWANCE BETWEEN LOTS H AND I
FIFTH AVENUE (FORMERLY MUTCHMOR STREET)
 P/N 04138 - 0287



Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N22°26'00"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919680005	Northing	5027191.26	Easting	361496.76
. 01919680105	Northing	5024915.16	Easting	373971.65
. Point A	Northing	5029472.19	Easting	368380.23
. Point B	Northing	5029413.52	Easting	368404.45

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

For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on (P2) and (P3).

Committee of Adjustment
Received | Reçu le

2024-07-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: July 24 / 2019

PLAN 4R-32112
RECEIVED AND DEPOSITED DATE: July 24 2019

Katherine Sonier
KATHERINE M. SONIER
ONTARIO LAND SURVEYOR

"A. Ward"
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	PLAN	PIN
1	Part of 21 (East Bank Street)	34756	Part of 04138-0341
2			

PLAN OF SURVEY OF
PART OF LOT 21
REGISTERED PLAN 34756
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



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 17th day of July, 2019.

July 24 / 2019
Date

Katherine Sonier
Katherine M. Sonier
Ontario Land Surveyor

Notes & Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Round Iron Bar
CC	"	Cut Cross
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebek Ltd.
Meas.	"	Measured
(P1)	"	Registered Plan 34756
(P2)	"	(AOG) Plan, October 29, 1986
(P3)	"	(AOG) Plan, January 16, 2019

P:\2017\19671-17\FINAL\19671-17_Minto_P1L21_P134578_R.dwg

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Ontario Land Surveyors Job No. 19671-17 Minto P1L21 P134578 R ISW

Committee of Adjustment
 Received | Règle
 2024-07-08
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PLAN SHOWING SUBDIVISIONS OF BLOCKS 5, 10, 15, 20, 25 AND PORTIONS OF BLOCKS 9, 14, 19 AND 24 BEING PART OF LOT H, CON. C. RIDEAU FRONT

TOWNSHIP OF NEPEAN
 COMMONLY KNOWN AS THE GLEBE LOT PROPERTY OF THE GLEBE TRUSTEES OF ST ANDREW'S CHURCH
 Shown on a Plan prepared by CHARLES A. BIGGER, P.L.S. - OTTAWA.

Signed & attested and countersigned in the Registry Office for the City of Ottawa on 24th 1925.
 Seal of the City of Ottawa

REFERENCE.

D.B.S.	Division of the Township of Nepean, 1881, as amended by the Act of 1882.
B.S.	Division of the Township of Nepean, 1881, as amended by the Act of 1882, as amended by the Act of 1883.
L.B.	Division of the Township of Nepean, 1881, as amended by the Act of 1882, as amended by the Act of 1883, as amended by the Act of 1884.

I hereby certify that this Plan accurately shows the land enclosed therein and subdivided for use by Charles A. Bigger, P.L.S. as shown on this Plan.
 Charles A. Bigger, P.L.S.
 City of Ottawa

I hereby certify that this Plan accurately shows the land enclosed therein and subdivided by me and that it is prepared in accordance with the Registry Act.
 C. Higgins
 City of Ottawa

County of Carleton, I, Charles A. Bigger, P.L.S., do hereby certify that this Plan accurately shows the land enclosed therein and subdivided for use by Charles A. Bigger, P.L.S. as shown on this Plan.
 Charles A. Bigger, P.L.S.
 City of Ottawa



35085

35094

CERTIFIED TO BE A TRUE COPY OF PLAN
 REGISTERED IN THE REGISTRY OFFICE FOR THE
 REGISTRY DIVISION OF

PLAN OF BLOCK SURVEY

OF THE WEST PART OF TOWNSHIP LOT H. CON.C.

RIDEAU FRONT OF THE TOWNSHIP OF NEPEAN.

COMMONLY KNOWN AS

THE GLEBE LOT.

THE PROPERTY OF THE GLEBE TRUSTEES

OF

ST ANDREWS CHURCH.

OTTAWA.

SCALE, ONE INCH = 100 FT

SURVEYED BY CHAS. A. BIGGER, C.E.P.L.S.

REFERENCES

1. Original Boundary Block Measurements
 taken and true bearings to 4 in 1854
 Boundary Block, situated at each corner
 north Street, from corner of Block
 from Block, with square iron, planted
 same as Boundary Block.
 True North was taken to be 24° 10' 10" E.

Whereby with this Plan accurately shows the
 approved in 1854 the land included therein has been
 approved and authorized for use by Charles Albert
 Viger, Sheriff of Lower Canada
 Filed in 1854
 Witness my hand
 Charles Albert Viger
 Sheriff

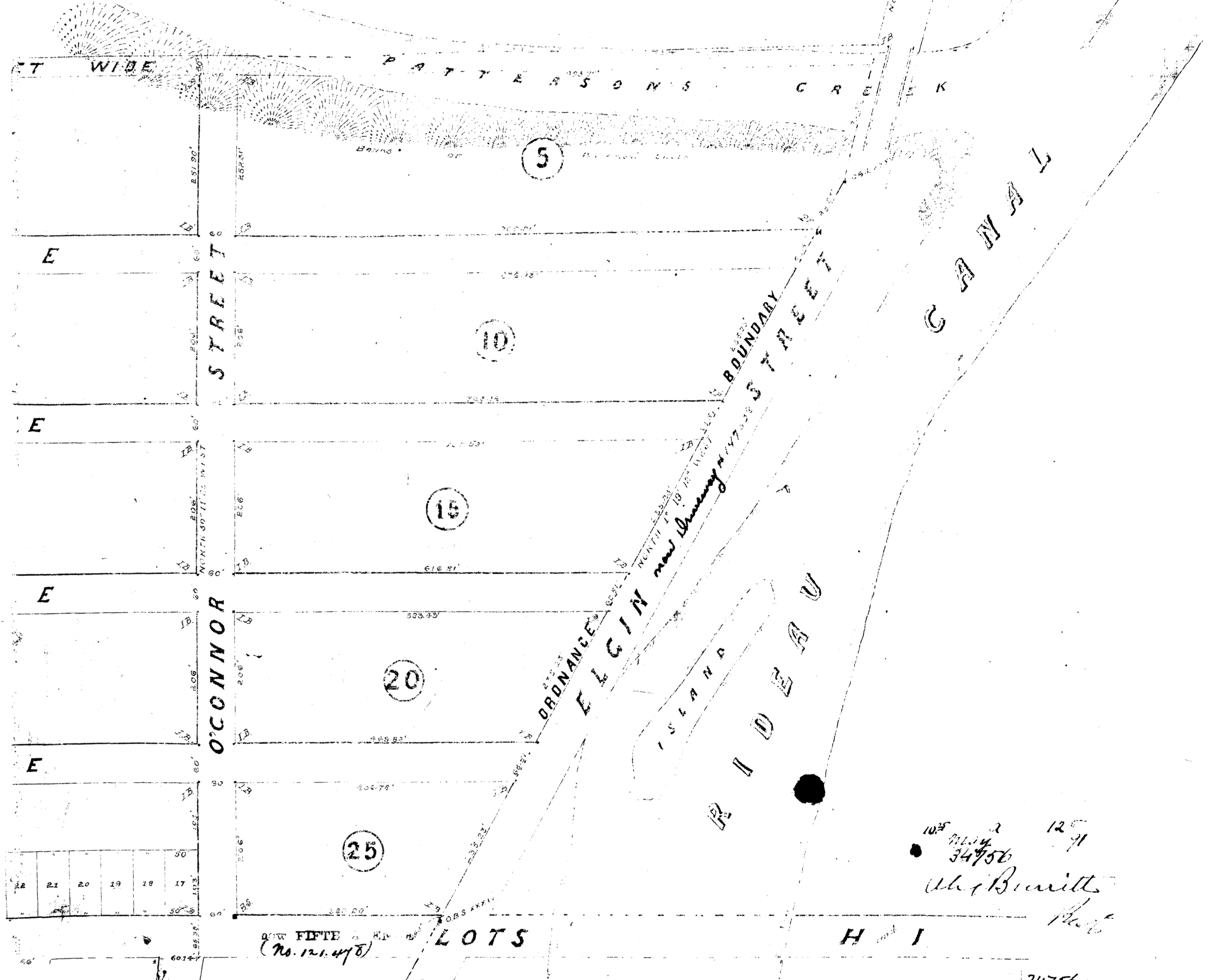
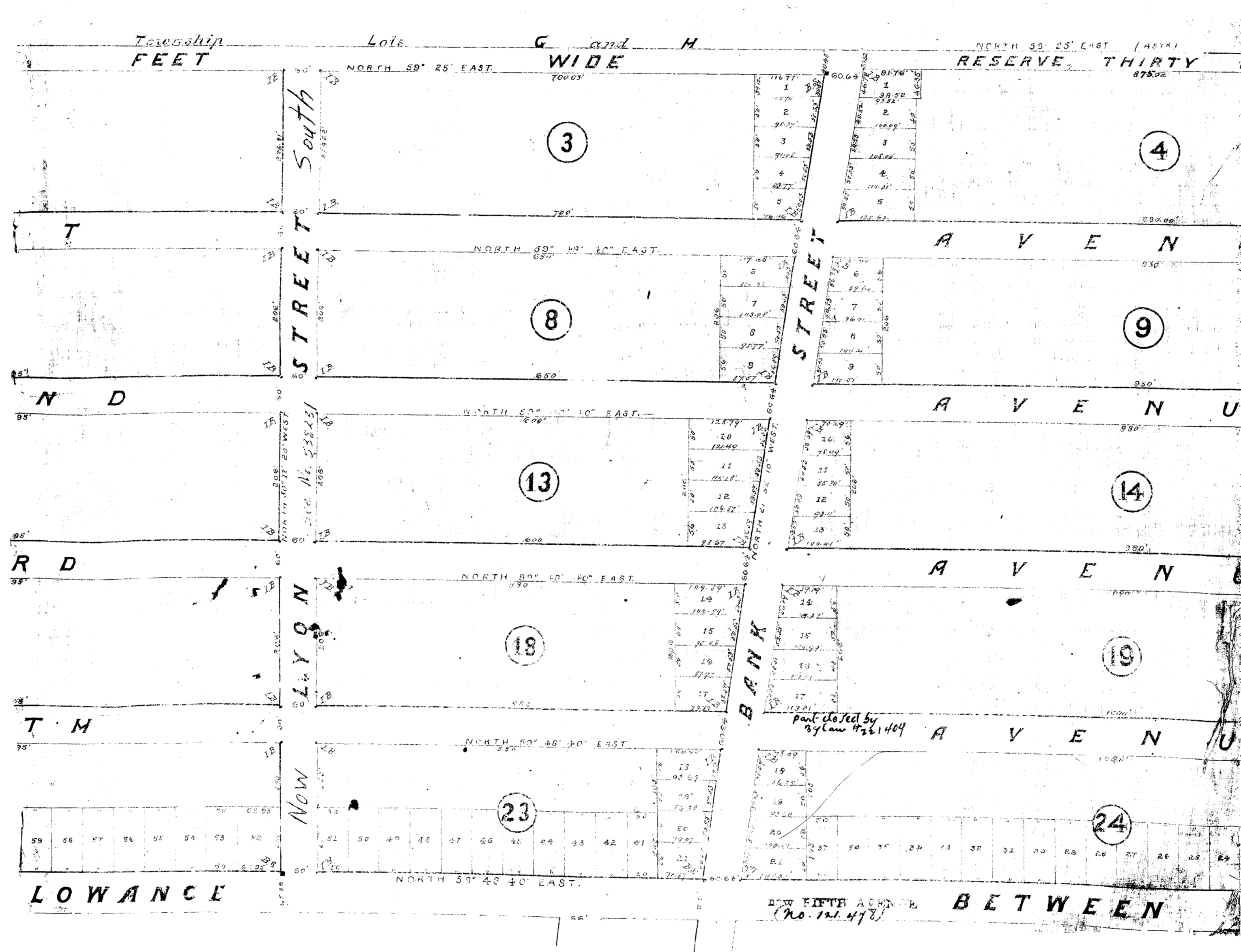
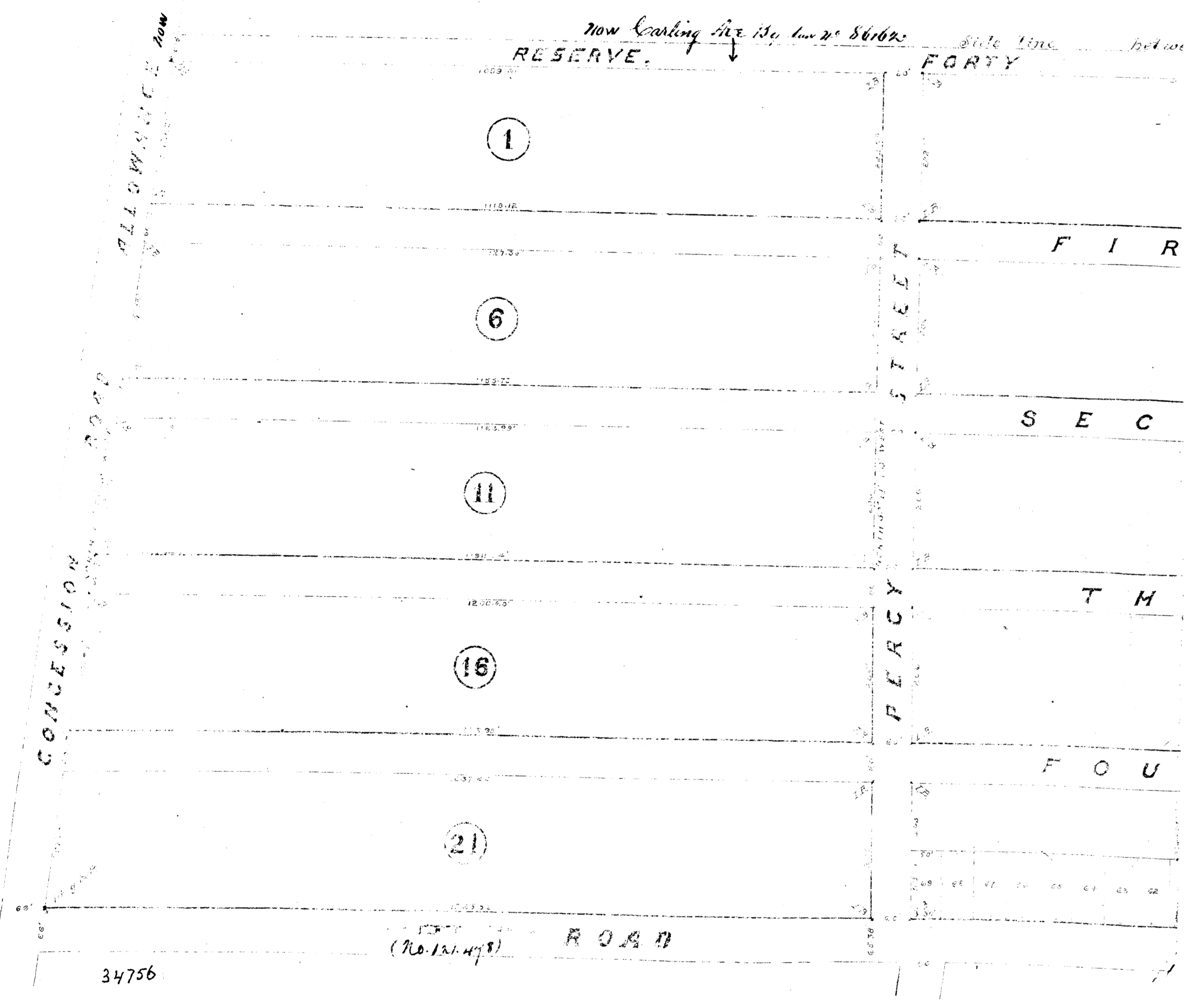
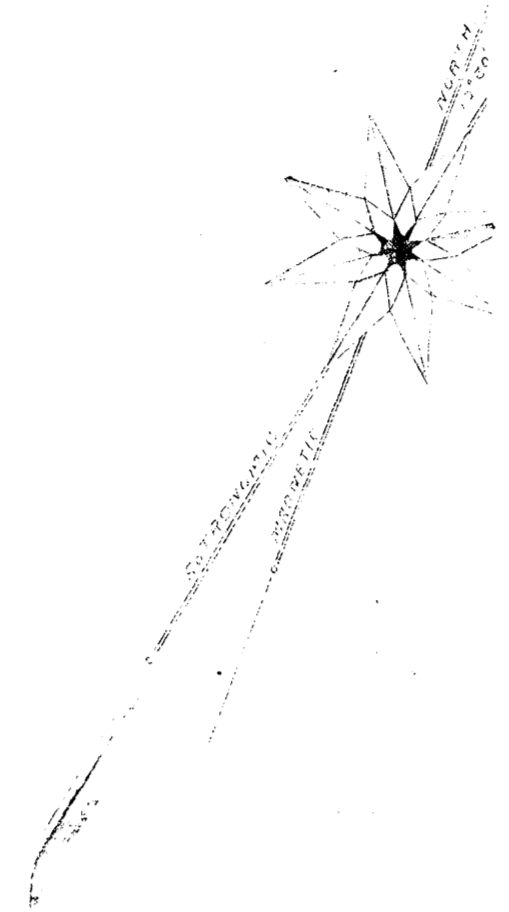
Witness my hand
 Charles Albert Viger
 Sheriff

County of Carleton, Charles Wood, Wood of
 the City of Ottawa in the County
 of Carleton, Sheriff of Carleton.

1. That I was personally present and did see this
 Plan and signed by Charles Albert Viger,
 Sheriff of Lower Canada, and George Wood,
 Sheriff of Carleton.
2. That this Plan was signed and recorded
 in the City of Ottawa.
3. That I have the great part of
 the land shown as Ottawa,
 in the County of Carleton, this
 27th day of May 1854
 in the presence of
 Charles Albert Viger,
 Sheriff of Carleton.

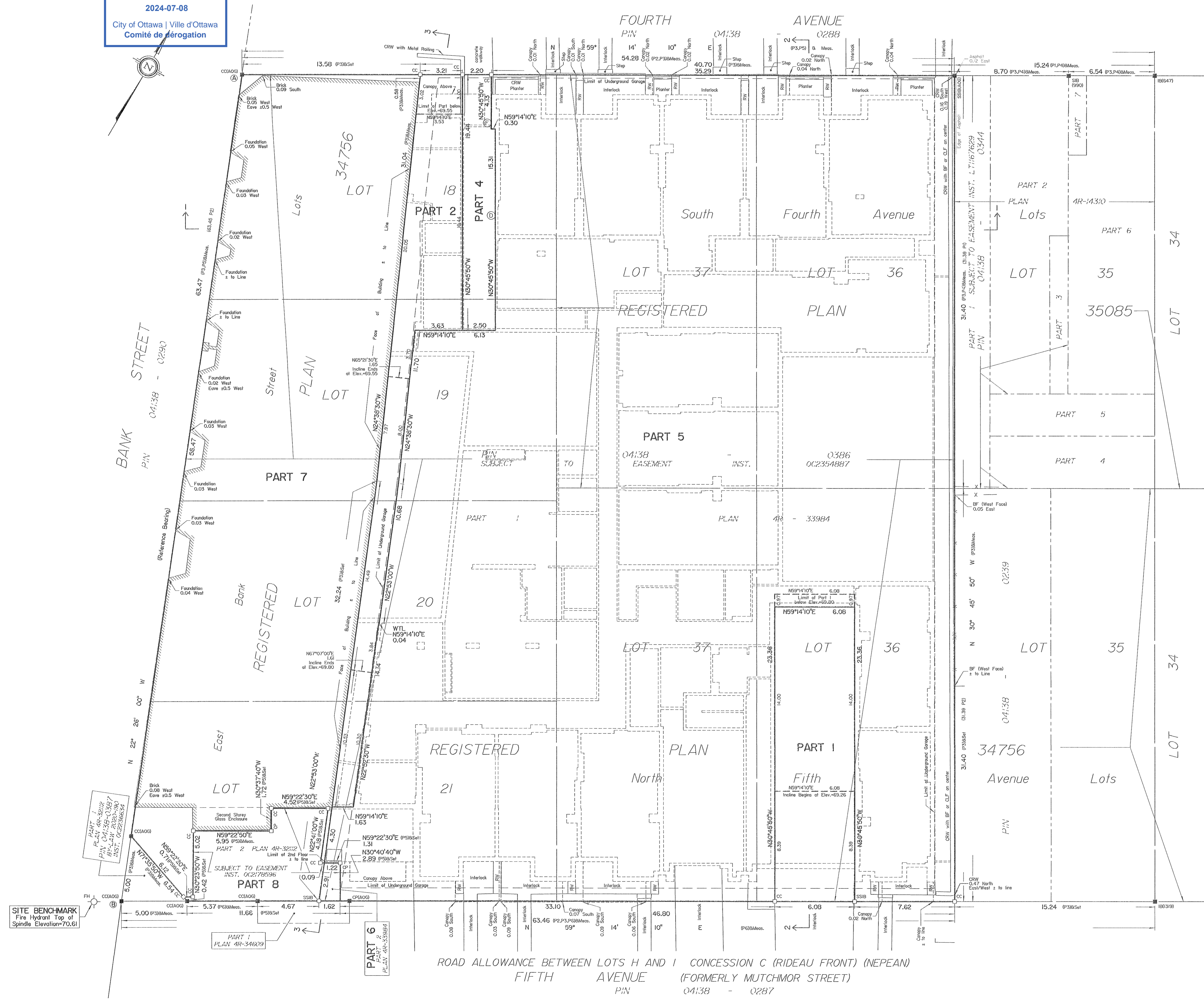
Witness my hand
 Charles Albert Viger
 Sheriff

Whereby with this Plan accurately shows the
 approved in 1854 the land included therein has been
 approved and authorized for use by Charles Albert
 Viger, Sheriff of Lower Canada
 Filed in 1854
 Witness my hand
 Charles Albert Viger
 Sheriff



COMMISSION
 Now Containing Sixty Lots and 21 Blocks
 34756

Committee of Adjustment Received | Reçu le 2024-07-08 City of Ottawa | Ville d'Ottawa Comité de dérogation



SCHEDULE OF PARTS

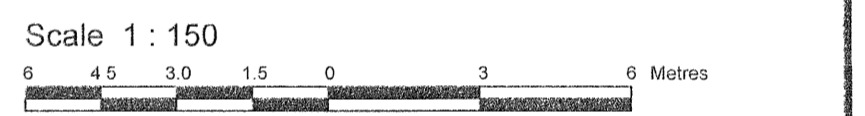
PART	GEOGRAPHICAL LOCATION REGISTERED PLAN			PART
	East Bank Street Lots	North Fifth Avenue Lots	South Fourth Avenue Lots	
1	0	0	0	1
2	0	0	0	2
3	0	0	0	3
4	0	0	0	4
5	0	0	0	5
6	0	0	0	6
7	0	0	0	7
8	0	0	0	8

SCHEDULE

PART	LOT	PLAN	PIN
1	PART OF 18 (EAST BANK STREET)	34756	ALL OF 04138-0385
	PART OF 36 (NORTH FIFTH AVENUE)	35085	
2	PART OF 36 AND 37 (SOUTH FOURTH AVENUE)	35085	ALL OF 04138-0385
	PART OF 18, 19, 20, 21 (EAST BANK STREET)	34756	
3	PART OF 36 (SOUTH FOURTH AVENUE)	35085	ALL OF 04138-0385
	PART OF 36 (NORTH FIFTH AVENUE)	34756	
4	PART OF 18, 19 (EAST BANK STREET)	34756	ALL OF 04138-0385
	PART OF 18, 19, 20, 21 (EAST BANK STREET)	34756	
5	PART OF 36, 37 (NORTH FIFTH AVENUE)	35085	ALL OF 04138-0385
	PART OF 36, 37 (SOUTH FOURTH AVENUE)	35085	
6	PART OF 21 (EAST BANK STREET)	34756	ALL OF 04138-0385
7	PART OF 18, 19, 20, 21 (EAST BANK STREET)	34756	ALL OF 04138-0385
8	PART OF 21 (EAST BANK STREET)	34756	ALL OF 04138-0385

Parts 6 and 8 : Subject to easement Inst. OC2178596.
Parts 1 to 8 (Both Inclusive) : Subject to easement Inst. OC2354887.

STRATA PLAN OF SURVEY OF LOTS 36 AND 37 (NORTH FIFTH AVENUE) and LOTS 18, 19, 20 and PART OF LOT 21 (EAST BANK STREET), REGISTERED PLAN 34756 AND LOTS 36 AND 37 (SOUTH FOURTH AVENUE) REGISTERED PLAN 35085 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



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 Surveyors Act, the Surveyors Act and the Land Titles Act and the regulations made under them. 2. The survey was completed on the 29th day of August, 2024.

Surveyor's Certificate I CERTIFY THAT: 1. The structures shown on this plan comprising Sheets 1 to 4 are in existence. 2. The dimensions shown on the plan have been verified by actual field measurements.

- Legend Denotes
- Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Bar
 - Cut Cross
 - Plastic Bar
 - Concrete Pin
 - Witness
 - Measured
 - Annis, O'Sullivan, Vollebakk Ltd.
 - Registered Plan 35085
 - Registered Plan 34756
 - Plan 4R-33984
 - Plan 4R-14310
 - Plan 4R-32112
 - Plan 4R-34009
 - Chain Link Fence
 - Board Fence
 - Retaining Wall
 - Concrete Retaining Wall
 - Elevation
 - Vertical Plane
 - Horizontal Plane
 - Wall ± to line
 - Finished face of drywall
 - Finished face of exterior wall
 - Upward without limit
 - Downward without limit
 - See Section 1 for Vertical Limits
 - See Diagram A for Horizontal Limits

This plan relates to AOLS Plan Submission form number: V-27713.

Notes Parts 1,2,3,4 and 5 are limited vertically. 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 the easterly limit of Bank Street, referred to the central meridian of MTM Zone 9 (78°30' West Longitude) NAD-83 (original), shown to be N22°28'00"W on Plan 4R-32122. For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P5). Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referenced to Vertical Control Monument 0011963U3625 having an elevation = 89.30. Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (78°30' West Longitude) NAD-83 (original). Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.


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

ANNIS, O'SULLIVAN, VOLLEBAKK LTD. 14 Concourse Gate, Suite 500 Nepean, Ont. K2E 7Z9 Phone: (613) 727-0850 / Fax: (613) 727-1079 Email: info@anniso.com

DIAGRAM B PLAN OF SURVEY TO ILLUSTRATE PARTS AT GRADE (Elevation 69.80)

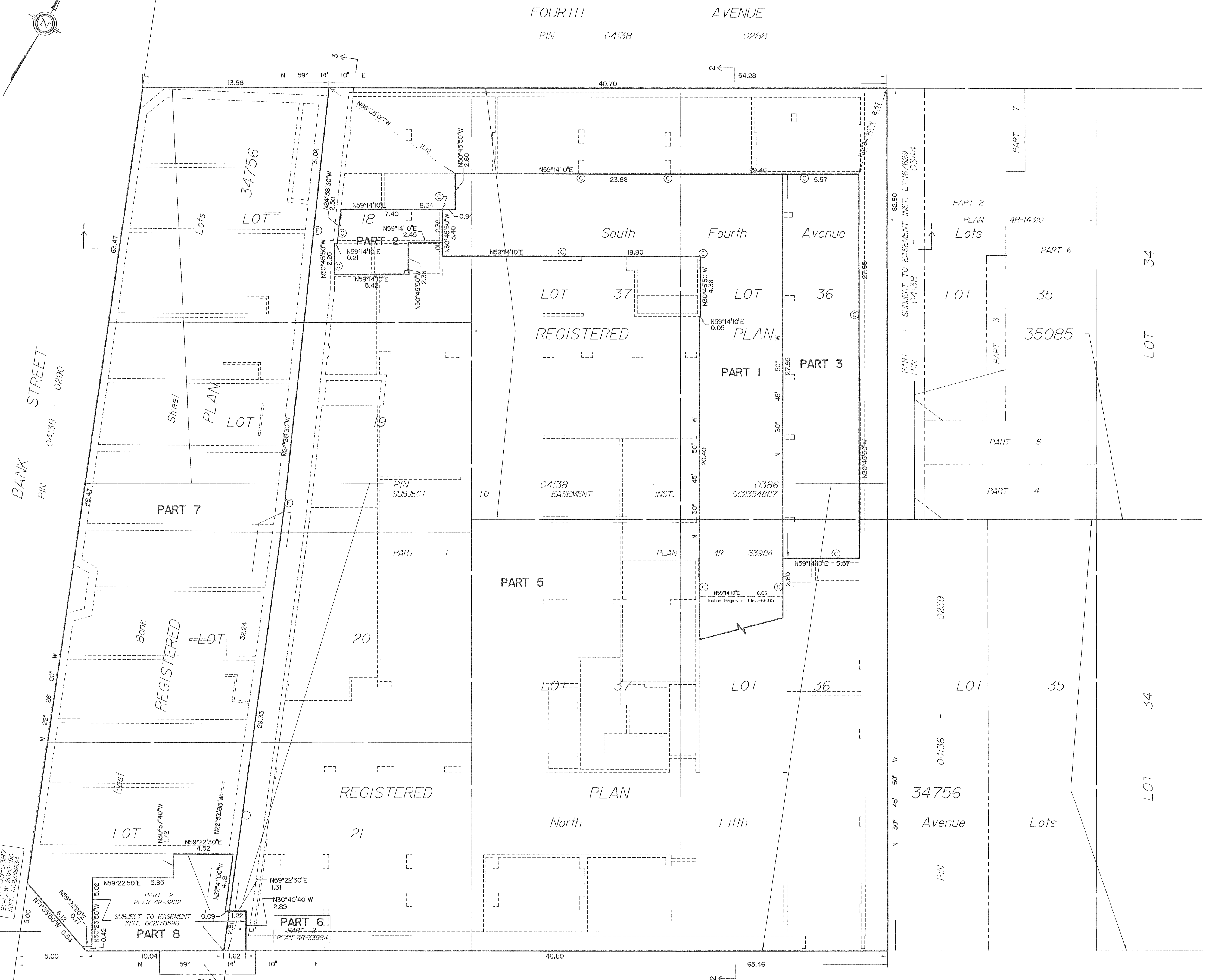
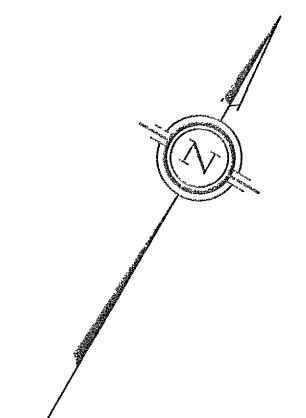
NOTE : PARTS 6, 7 AND 8 ARE NOT LIMITED VERTICALLY.

ROAD ALLOWANCE BETWEEN LOTS H AND I CONCESSION C (RIDEAU FRONT) (NEPEAN) FIFTH AVENUE (FORMERLY MUTCHMOR STREET) PIN 04138 - 0287


I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: Sept 8/22

 V. ANDREW ZIEHL
 ONTARIO LAND SURVEYOR

PLAN 4R-34887
 RECEIVED AND DEPOSITED
 DATE: Sept 8, 2022

 LINDA CROUCH
 REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.



Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150

 The intended plot size of this plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:150.
Metric
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Legend

Elev.	-	Elevation
VP	-	Vertical Plane
HP	-	Horizontal Plane
C	-	Face of concrete wall or column
F	-	Finished face of exterior wall
▲ ▼	-	Upwards / Downwards without limit
	-	See Section 1 for Vertical Limits
	-	See Diagram A for Horizontal Limits

Notes
 Parts 1,2,3,4 and 5 are limited vertically.
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.
 Bearings are grid, derived from the easterly limit of Bank Street, referred to the central meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original), shown to be N22°26'00"W on Plan 4R-32122.
 For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P5).
 Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referenced to Vertical Control Monument 0011963U3625 having an elevation = 69.30.
 Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
 . 01919680005 Northing 5027191.28 Easting 361496.76
 . 01919680105 Northing 5024915.16 Easting 373971.65
 . Point A Northing 5029472.19 Easting 368380.23
 . Point B Northing 5029413.52 Easting 368404.45
 Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

DIAGRAM A
 TO ILLUSTRATE PARTS AT PARKING LEVEL PI (Elevation 66.90)

NOTE : PARTS 6, 7 AND 8 ARE NOT LIMITED VERTICALLY.

ROAD ALLOWANCE BETWEEN LOTS H AND I CONCESSION C (RIDEAU FRONT) (NEPEAN)
 FIFTH AVENUE (FORMERLY MUTCHMOR STREET)
 PIN 04138 - 0287



Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150
0 1.5 3 4.5 6 7.5 9 Metres

The intended plot size of this plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:150.

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

Legend

Denotes

- Elev. - Elevation
- VP - Vertical Plane
- HP - Horizontal Plane
- F - Finished face of exterior wall
- ▲ ▼ - Upwards / Downwards without limit
- ↑ ↓ - See Section 1 for Vertical Limits
- ↔ ↔ - See Diagram A for Horizontal Limits

Parts 1,2,3,4 and 5 are limited vertically.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.

Bearings are grid, derived from the easterly limit of Bank Street, referred to the central meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original), shown to be N22°26'00"W on Plan 4R-32122.

For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P5).

Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referenced to Vertical Control Monument 0011963U3625 having an elevation = 69.30.

Coordinates are derived from Can-Nel 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680005	Northing	5027191.26	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5029472.19	Easting	368390.23
.Point B	Northing	5028413.52	Easting	368404.45

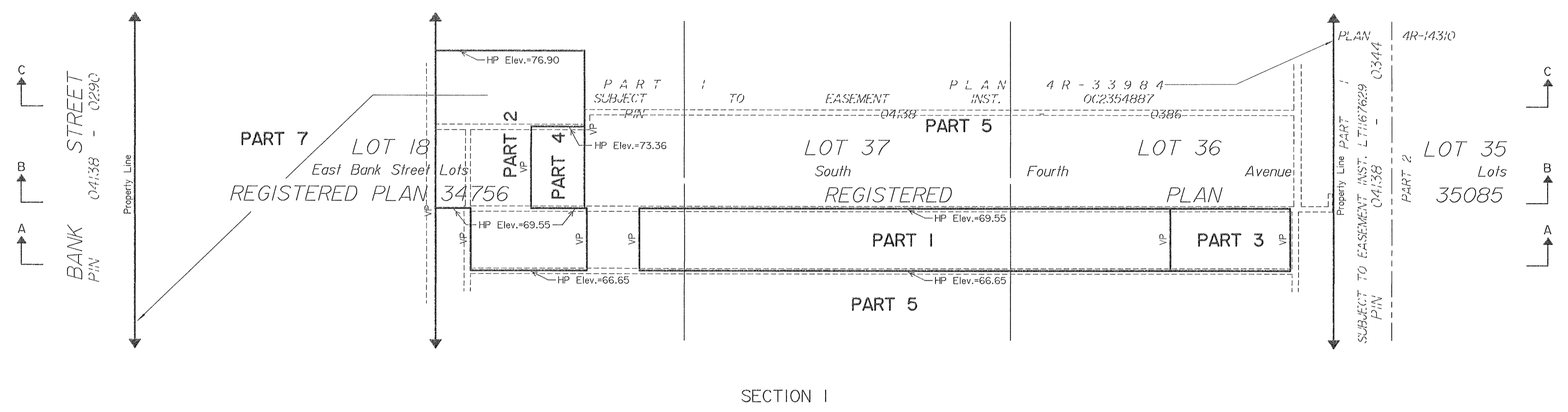
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: Sept. 8, 2022

PLAN 4R-34887
 RECEIVED AND DEPOSITED DATE: Sept. 8, 2022

Andrew S. Hulp
 ANDREW S. HULP
 ONTARIO LAND SURVEYOR

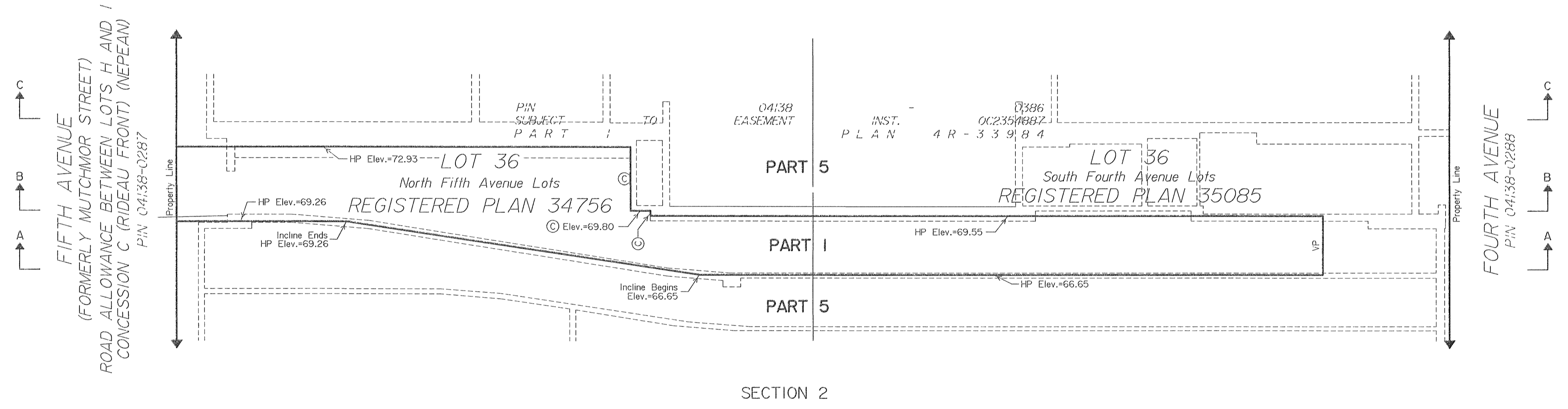
Linda Crouch
 LINDA CROUCH
 REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.



Scale 1 : 150

The intended plot size of this plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:150.

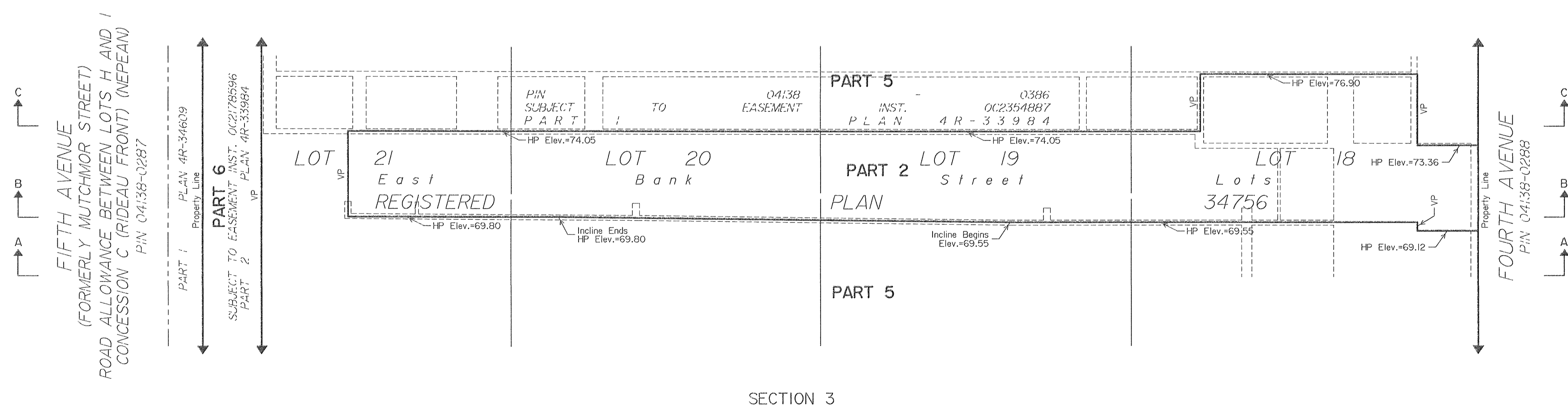
Metric
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



Legend

Denotes

- Elev. = Elevation
- VP = Vertical Plane
- HP = Horizontal Plane
- C = Face of concrete wall or slab
- ▲ = Upwards / Downwards without limit
- ↑ = See Section 1 for Vertical Limits
- ↔ = See Diagram A for Horizontal Limits



Parts 1,2,3,4 and 5 are limited vertically.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.

Bearings are grid, derived from the easterly limit of Bank Street, referred to the central meridian of NAD 83 (original), shown to be N22°26'00"W on Plan 4R-32122.

For bearing comparisons, a rotation of 00°34'30" counter-clockwise was applied to the bearings on plans (P3) and (P9).

Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. Elevations are referenced to Vertical Control Monument 0011963U3625 having an elevation = 69.30.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 218/10.

.01919680005	Northing	5027191.26	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5029472.19	Easting	369360.23
.Point B	Northing	5029413.52	Easting	368494.45

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