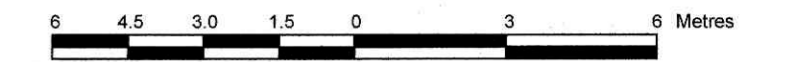


LOT 310
REGISTERED PLAN 384
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



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 regulations made under them.
2. The survey was completed on the 28th day of June, 2023.

June 30 2023
Date

T. Hartwick
Ontario Land Surveyor

Notes & Legend

Table with 3 columns: Symbol, Denotes, and Description. Includes symbols for survey monuments, fences, gates, and trees.

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-53778. Includes a logo and text: 'THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).'

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

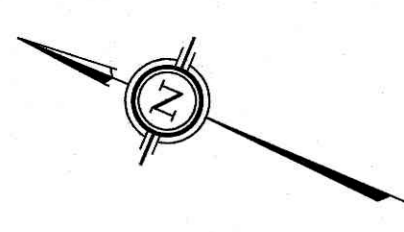
ELEVATION NOTES

1. Elevations shown are geodetic 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

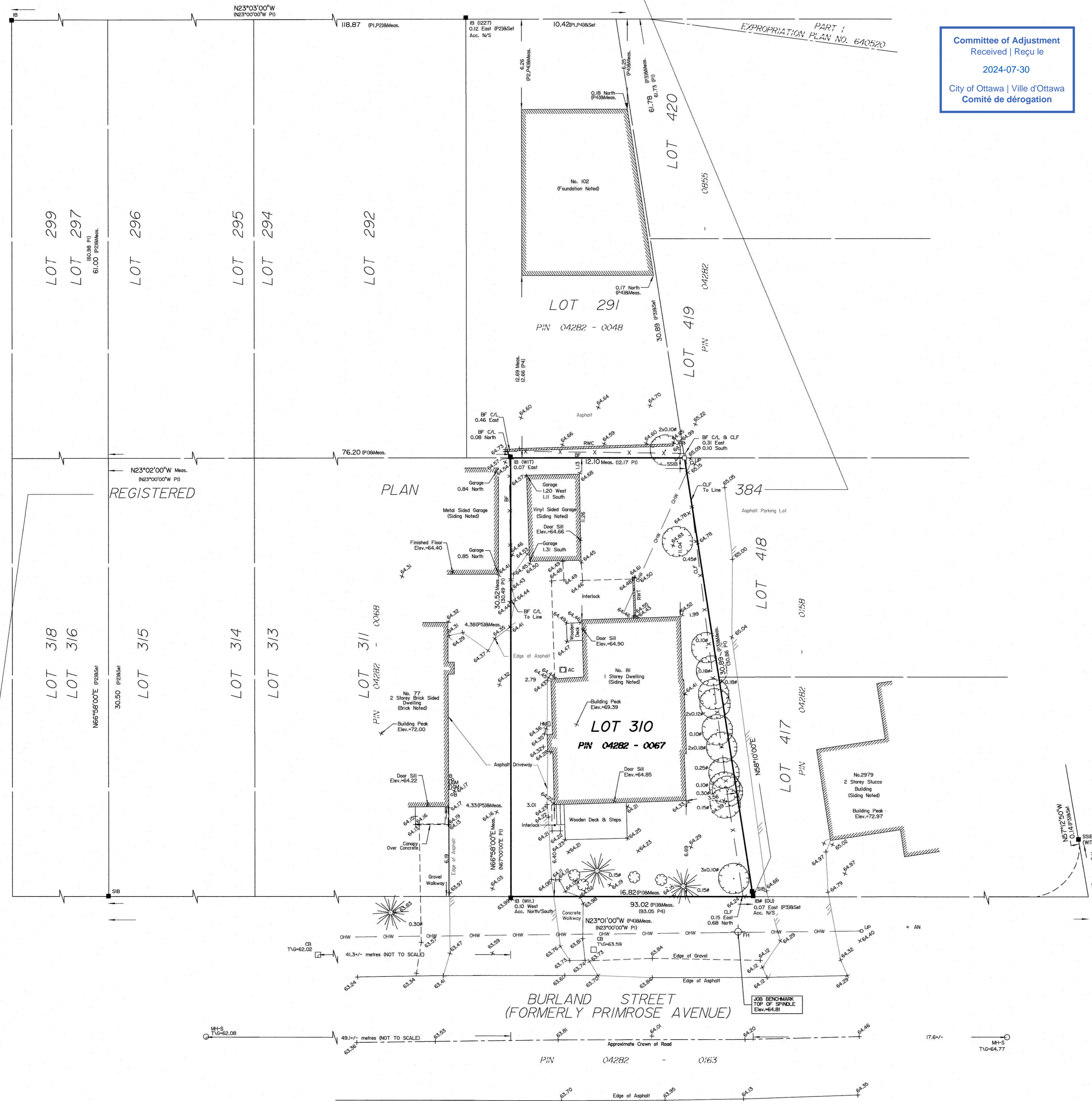
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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BOYCE AVENUE

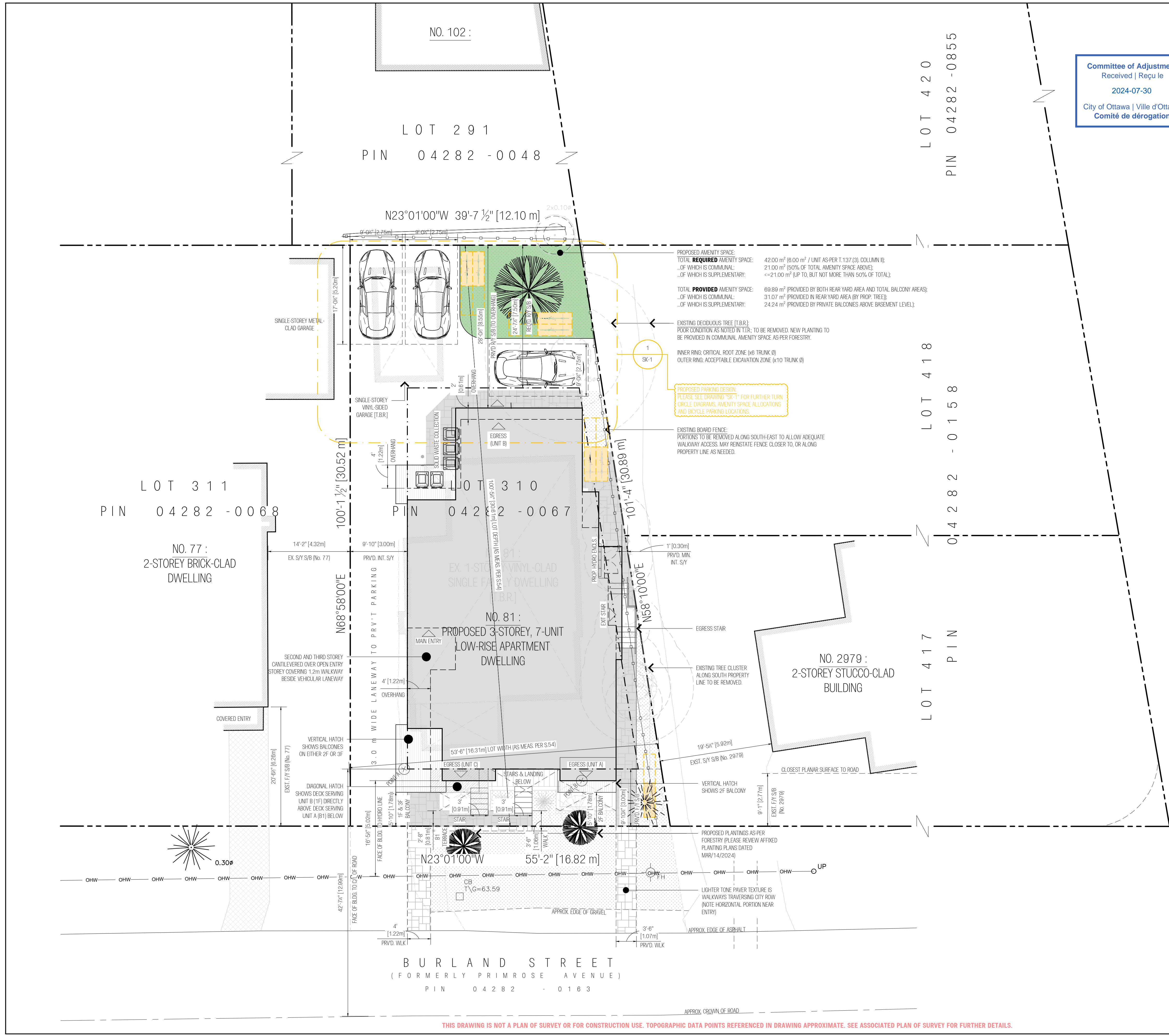
WALTER STREET



Committee of Adjustment
Received | Reçu le
2024-07-30
City of Ottawa | Ville d'Ottawa
Comité de dérogation

BURLAND STREET
(FORMERLY PRIMROSE AVENUE)

PIN 04282 - 0163



Committee of Adjustment
Received | Reçu le
2024-07-30
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SITE STATISTICS:

ZONING CHARACTERISTICS:
APPLICABLE ZONING: AM [2181]H(11)
ARTERIAL MAINSTREET WITH URBAN EXCEPTION [2181] & AN 11
METRE HEIGHT RESTRICTION [* AM [2181]H(11)]

LEGAL DESCRIPTION & PHYSICAL CHARACTERISTICS:
EXISTING:
No. 81, CONSISTING ENTIRELY OF LOT 310
REGISTERED PLAN 384, PIN 04282-0048

LOT WIDTH*: 10.31 m (AS MEAS. FROM F.Y./S.B., 90° FROM LOT DEPTH LINE)
LOT DEPTH: 30.61 m (AS MEAS. FROM CL. OF FRONT & REAR LOT LINES)
LOT AREA: 441.14 m²

SUBZONE PROVISIONS (PT. 10, S.185, T.185 UNLESS OTHERWISE NOTED):

REQUIRED	PROVIDED
DWELLING TYPE: EXISTING SFD	APT. BLDG., LOW-RISE (7 UNIT)
MIN. LOT WIDTH: NO MINIMUM	10.31 m
MIN. LOT AREA: NO MINIMUM	441.14 m ²
MAX BUILDING HGT: 75.20 m / (+11.00 m)	74.18 m / (+9.98 m)
MIN. FRONT YARD: 3.00 m	3.00 m
MIN. REAR YARD: 7.50 m (ABUTS RSDT USE)	8.55 m (TO 25'3" CANTILEVER)
MIN. INT. SIDE YARD: 7.50 m / (0.00 m) (N/S)	3.00 m / (0.305 m) (N/S)

NOTE: REAR YARD AREA MEASURED TO 2' & 3' CANTILEVER @ 8.55 m IN LIEU OF 7.50 m SETBACK.

NOTE: FIRST VALUE: NORTH INTERIOR, SECOND: SOUTH INTERIOR, LOT, NORTH INTERIOR ABUTS RESIDENTIAL USE AND SOUTH ABUTS COMMERCIAL USE.

SOFT LANDSCAPING AND AMENITY PROVISIONS (S.137 & T.137, UNLESS OTHERWISE NOTED):

REQUIRED	PROVIDED
MIN. AMENITY AREA: 42.00 m ² (6 m ² /UNIT x 7)	69.89 m ² (SEE LOCAL NOTE)

NOTE: REAR YARD AREA MEASURED TO 2' & 3' CANTILEVER @ 8.55 m IN LIEU OF 7.50 m SETBACK.

PARKING PROVISIONS (S.101, T.101, T.102, S.106 & S.107, UNLESS OTHERWISE NOTED):

REQUIRED	PROVIDED
RESIDENT SPACES: 10 (1.2/UNIT x 7 UNITS)	3 SPACES
BIKE PARKING SPACES: 1 (0.2/UNIT x 7 UNITS)	0 SPACES
BKE PARKING SPACES: 4 (0.5/UNIT x 7 UNITS)	7 SPACES (1:1 SPACE-TO-UNIT)
STALL WIDTH: 2.60 m	2.75 m
STALL DEPTH: 5.20 m	5.20 m
LANEWAY WIDTH: 2.60 m	3.00 m

PERMITTED PROJECTIONS (S.65 BY-LAW 202-289, UNLESS NOTED):

(2) EAVES AND GUTTERS (T.65(2), COL II):
..MAX PROJECTION: 1.00 m
..MIN DIST FROM P/L: 0.60 m

(5) STEPS & RAMPS (T.65(5)(a)(i)):
..MAX PROJECTION: INT. S/Y & R/Y: NO LIMIT; F.Y.: 0.60 m FROM P/L

(6) BALCONIES / OPEN DECKS (T.65(6)(a)(i)):
FRONT YARD: GREATER OF 1/2 F.Y. OR 2.0 m (2.0 m IN THIS CASE), BUT NOT < 1 m FROM P/L. NOTE: LOT DEPTH > 23.5 m AND 30.5 m.

(7) BAY WINDOW (T.65(6)):
..1.00 m, BUT NOT LESS THAN 1.20 m TO ANY PROPERTY LINE

(8) HEAT PUMPS:
..ABUT. RES. YARD: 1.00 m, BUT NO CLOSER THAN 0.30 m TO P/L.
R4 ZONE IN "AREA A" OF SCHED. 342, LOT > 30.5 m, THEREFORE "ELSE" CONDITION UNDER SUB-CLAUSE (b) OBSERVED.

GRAPHIC LEGEND:

[Symbol]	EXISTING (TO BE REMOVED)	[Symbol]	PROPOSED CONSTRUCTION
[Symbol]	PROPOSED POROUS PAVERS	[Symbol]	PROPOSED CONCRETE PAD
[Symbol]	SOD (CALCULATED FOR AMENITY)	[Symbol]	SOD (UNCALCULATED)
[Symbol]	SETBACK / EASEMENT LINE	[Symbol]	FENCE LINE
[Symbol]	PROPERTY LINE	[Symbol]	OVERHEAD WIRES
[Symbol]	HIDDEN STRUCTURE (AS NOTED)	[Symbol]	EXISTING (TO BE REMOVED)
[Symbol]	DEMOLITION LINE (EXISTING)	[Symbol]	EXISTING SURVEY POINT

AVERAGE GRADE CALCULATION, 81 BURLAND:

No.	VALUE (AS MEASURED)	FACTORED VALUE
EX.1	AVG (POINT A + POINT B)	64.20

FACTORED AVERAGE GRADE: 64.20

NOTES:
PLEASE SEE DRAWING NO. SK-2 FOR COMPREHENSIVE AVERAGE GRADE CALCULATION.
NON-RESIDENTIAL *AM ZONE REQUIRES ONLY THE AVERAGE FRONT EXISTING SOIL ABUTTING NEW BUILDING FOUNDATION AS PER S.54. THE PROVISIONS OF S.139(5) NEED NOT APPLY.

DRAWING NAME:
SITE PLAN & STATISTICS

DRAWN BY: CORY DUBEAU

CHECKED BY: P. ROBINSON

PROJECT NO: 0030

SHEET NUMBER:
A100

1/8" = 1'-0"

0' 5' 10' 20' 30'

VARIA: DRAFTING & DESIGN

CLIENT:

GENERAL NOTES:
DO NOT SCALE THESE DRAWINGS.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY IN WRITING FROM CORY DUBEAU.
CONTRACTOR(S) TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL ERRORS, OMISSIONS AND DISCREPANCIES ARE TO BE FORWARDED IN WRITING WITHIN TWO (2) BUSINESS DAYS UPON DISCOVERY. THE ABOVE MAY PROCEED CONTINGENT UPON MUTUAL AGREEMENT BETWEEN APPOINTED DESIGNER AND CONTRACTOR.
CONTRACTOR(S) RESPONSIBLE FOR THE CORRECT APPLICATION OF SPECIFIED MATERIALS AND SYSTEMS (ONLY TO BE SUPERSEDED BY THESE DRAWINGS, IF APPLICABLE).
THE APPOINTED DESIGNER DOES NOT ASSUME ANY RESPONSIBILITY AND / OR LIABILITY IF THE ABOVE CONDITIONS ARE NOT MET.

REVISIONS:

NO.	DESCRIPTION	DATE
1	SUBMITTED TO CLIENT (FEASIBILITY)	FEB/18/2024
2	REV. SCHEMATIC DESIGN LAYOUTS	APR/25/2024
3	Co/A PACKAGE ISSUE	JUN/25/2024

NORTH ARROW:
07 DUE NORTH

PROJECT TITLE:
LOW-RISE, 7-UNIT APARTMENT DWELLING, 81 BURLAND STREET, OTTAWA, ON, K2B 6J9

PROJECT DIR.: \\WOOD\AS\Projects\07_Quart 81 Burlington\Drawing\CAD\81 - Burland Unit Low-Rising

PLOTTED: JUN 25, 2024 01:18:45 PM

ARCH EXPAND D (86.00 x 24.00 INCHES)

Committee of Adjustment
 Received | Reçu le
 2024-07-30
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



CLIENT:

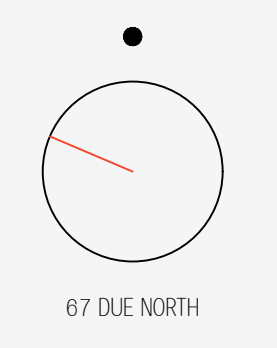
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REVISIONS:

NO.	DESCRIPTION	DATE
1	SUBMITTED TO CLIENT (FEASIBILITY)	FEB/16/2024

NORTH ARROW:



PROJECT TITLE:

LOW-RISE, 7-UNIT APARTMENT DWELLING, 81 BURLAND STREET, OTTAWA, ON, K2B 6J9

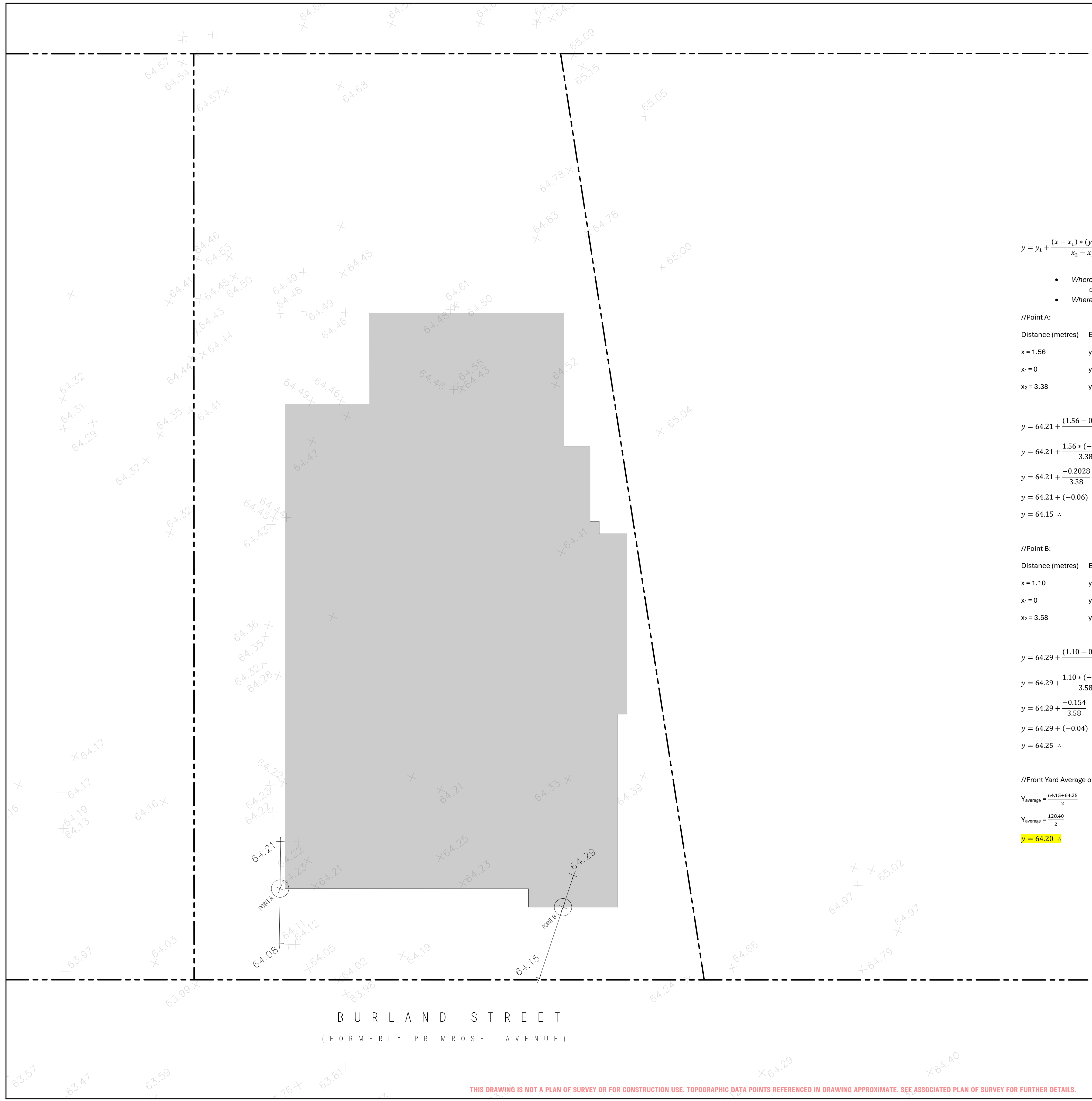
DRAWING NAME:
AVERAGE GRADE CALCULATION

DRAWN BY: CORY DUBEAU

CHECKED BY: P. ROBINSON

PROJECT NO: 0036

SHEET NUMBER
SK-2



$$y = y_1 + \frac{(x - x_1) * (y_2 - y_1)}{x_2 - x_1}$$

- Where "x" is equal to the absolute distance between two surveyed points on a 2D cartesian (x,y) plane (in metres)
 - Note: if 3D survey is provided, all "z" coordinates mapped to "0" metres to ensure (x,y) distance is correct
- Where "y" is equal to the absolute surveyed height (in metres above sea level)

//Point A:

Distance (metres)	Elevation (metres above sea)	Comment
x = 1.56	y = (to solve for)	//Values to solve for
x ₁ = 0	y ₁ = 64.21	
x ₂ = 3.38	y ₂ = 64.08	

$$y = 64.21 + \frac{(1.56 - 0) * (64.08 - 64.21)}{3.38 - 0}$$

$$y = 64.21 + \frac{1.56 * (-0.13)}{3.38}$$

$$y = 64.21 + \frac{-0.2028}{3.38}$$

$$y = 64.21 + (-0.06)$$

$$y = 64.15 \therefore$$

//Point B:

Distance (metres)	Elevation (metres above sea)	Comment
x = 1.10	y = (to solve for)	//Values to solve for
x ₁ = 0	y ₁ = 64.29	
x ₂ = 3.58	y ₂ = 64.15	

$$y = 64.29 + \frac{(1.10 - 0) * (64.15 - 64.29)}{3.58 - 0}$$

$$y = 64.29 + \frac{1.10 * (-0.14)}{3.58}$$

$$y = 64.29 + \frac{-0.154}{3.58}$$

$$y = 64.29 + (-0.04)$$

$$y = 64.25 \therefore$$

//Front Yard Average of 2 points:

$$Y_{average} = \frac{64.15 + 64.25}{2}$$

$$Y_{average} = \frac{128.40}{2}$$

$$y = 64.20 \therefore$$

BURLAND STREET
 (FORMERLY PRIMROSE AVENUE)

THIS DRAWING IS NOT A PLAN OF SURVEY OR FOR CONSTRUCTION USE. TOPOGRAPHIC DATA POINTS REFERENCED IN DRAWING APPROXIMATE. SEE ASSOCIATED PLAN OF SURVEY FOR FURTHER DETAILS.



PROJECT DIR: \\WOOD\HCP\Public\Ottawa Architecture\07 - Quant 811 Burland\Drawing\CAD\081 - Burland 6 Unit Low-Rise.dwg PLOTTED: JUN 22, 2024 6:18:51 PM ARCH EXPAND D (86.00 X 24.00 INCHES)

CLIENT:

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REVISIONS:

NO.	DESCRIPTION	DATE
1	02/A PACKAGE ISSUE	JUN/26/2024
2	REVISED EX. GRADE	JUL/19/2024

NORTH ARROW

PROJECT TITLE:

LOW-RISE, 7-UNIT APARTMENT DWELLING, 81 BURLAND STREET, OTTAWA, ON, K2B 6J9

DRAWING NAME:

LEFT (NORTH) & RIGHT (SOUTH) ELEVATIONS

DRAWN BY: CORY DUREAU

REVIEWED BY:

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

PROJECT NO.: 0036

SHEET NO.: A402

1 NORTH (LEFT) ELEVATION
1/4" = 1'-0"

2 SOUTH (RIGHT) ELEVATION
1/4" = 1'-0"

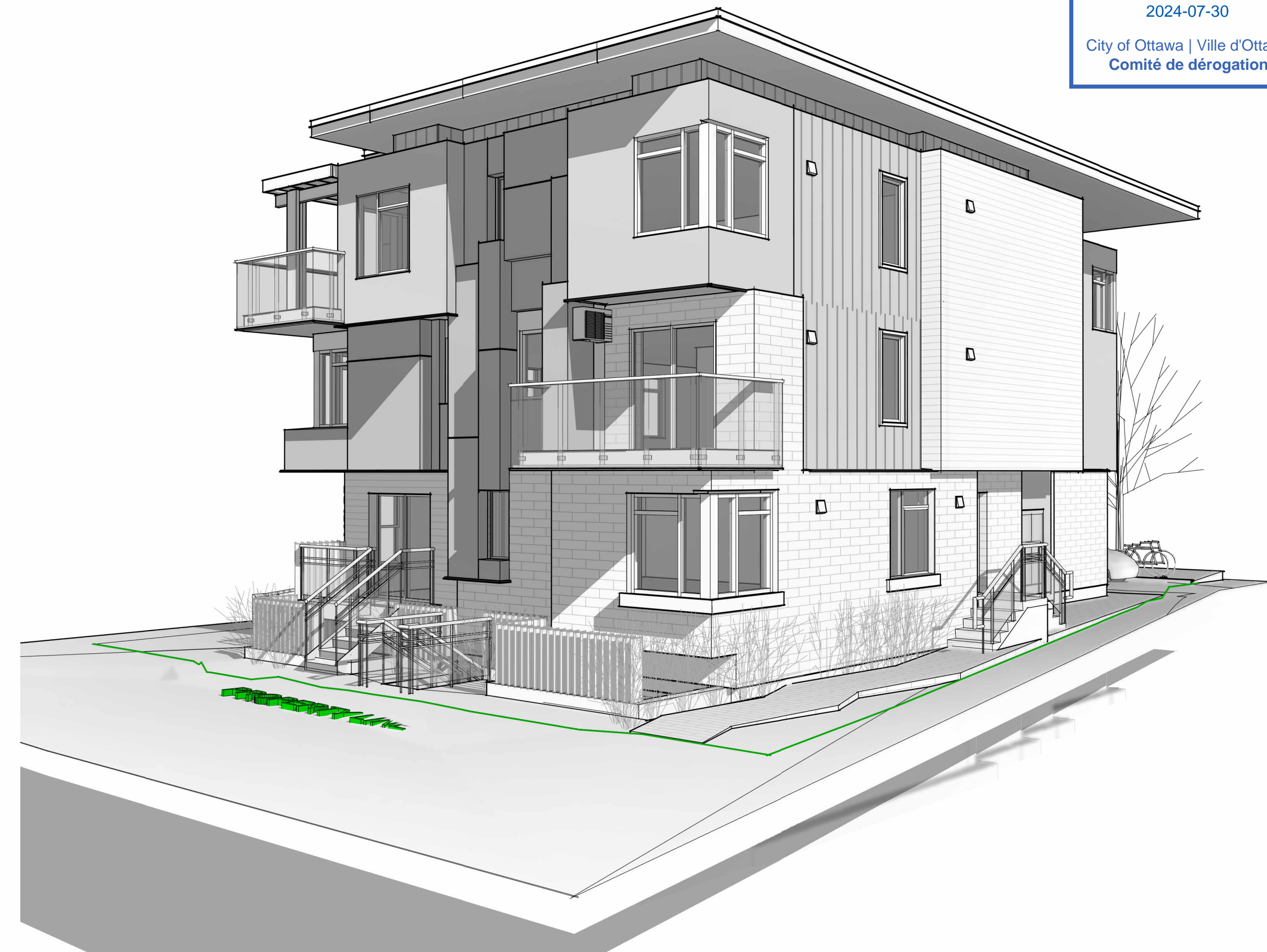




1 CAM - NORTHEAST - ENTRY DETAIL



2 CAM - NORTHWEST - PANEL DETAIL



3 CAM - NORTHEAST FRONT VIEW @ WALKWAY



4 CAM - NORTHWEST FRONT VIEW @ LANEWAY



5 CAM - NORTHEAST REAR VIEW @ PARKING

CLIENT:

GENERAL NOTES:

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REVISIONS:

NO.	DESCRIPTION	DATE
1	Co/A PACKAGE ISSUE	JUN/26/2024
2	REVISED EX. GRADE	JUL/19/2024

NORTH ARROW:

PROJECT TITLE:

LOW-RISE, 7-UNIT
 APARTMENT DWELLING, 81
 BURLAND STREET, OTTAWA,
 ON, K2B 6J9

DRAWING NAME:

VARIOUS PERSPECTIVE
 VIEWS

DRAWN BY: CORY DUREAU

REVIEWED BY:

SCALE:

PROJECT NO.: 0036

SHEET NO.:

Ax001