

Committee of Adjustment
Received | Reçu le

2024-09-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

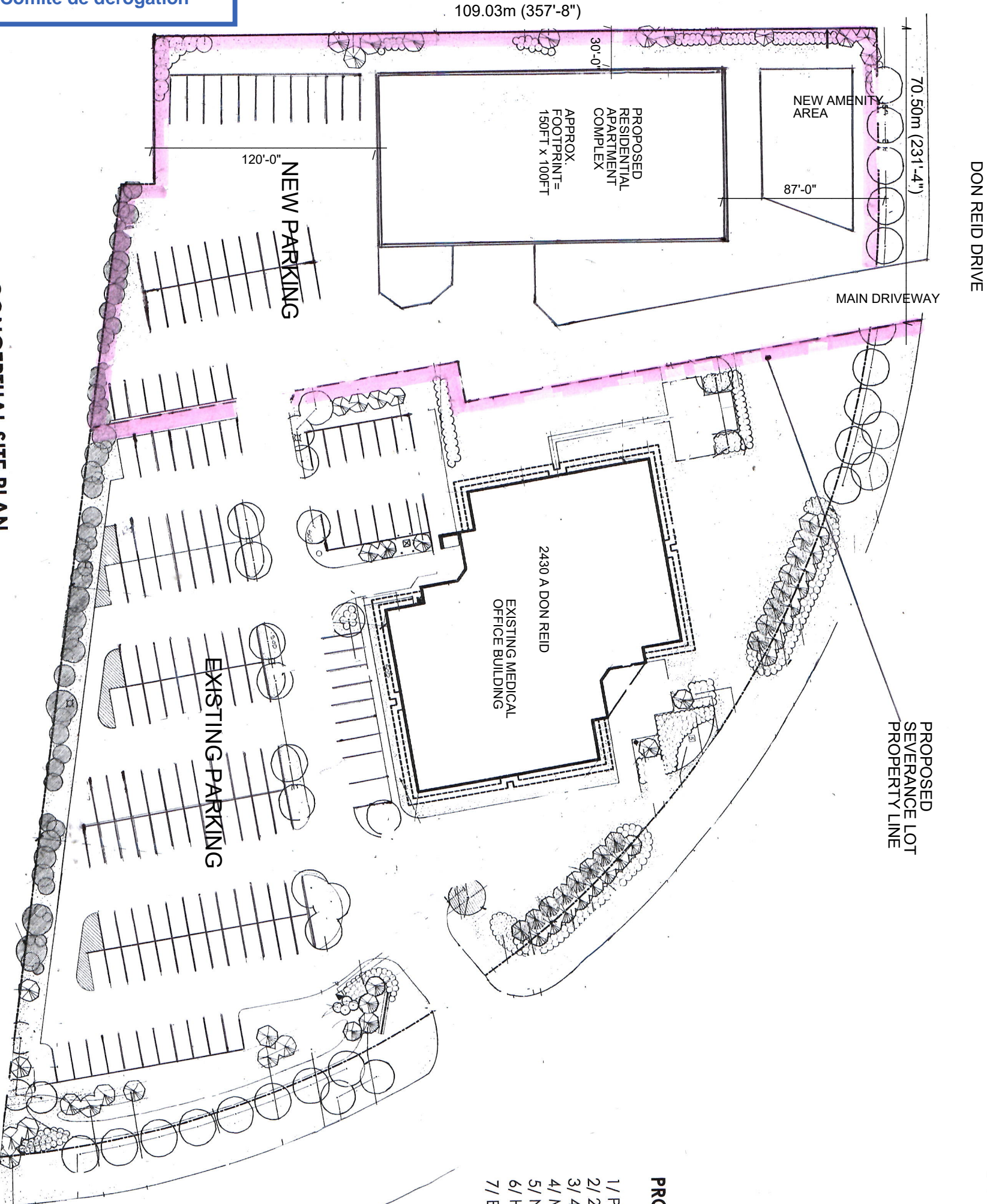
**PROPOSED LONG-TERM CARE & MEDICAL CONFERENCE CENTRE
2430(B) DON REID DRIVE, OTTAWA**

PROPERTY INFORMATION

ZONING: IL(2886)
TOTAL LOT AREA: 3.95 ACRES
SEVERANCE LOT: 1.90 ACRES
MIN. LOT REQUIRED: 2,000 sq.m
MAX. LOT COVERAGE: 65%
MIN FRONT YARD: 7.5m
MIN INTERIOR SIDE YARD: 7.5m
MIN REAR YARD: 7.5m
MIN LANDSCAPE WIDTH: 3.0m
MIN PARKING SPACES: 1.6 PER 100 sq.m
(Shared Dwelling units + Non-Residential)

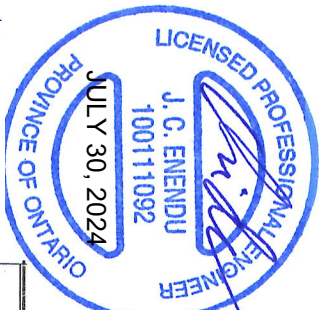
PROJECT FEATURES


- 1/ PROPOSED BUILDING: 15 STOREYS
- 2/ 250 ~~XXXXX~~ SUITES (Kitchenette, Washroom, Bed, Rec Space)
- 3/ 4 ELEVATORS (2 for Staff + 2 for Occupants)
- 4/ MEDICAL OFFICE, CONFERENCE CENTRE, RESTAURANT
- 5/ NATURAL LIGHTING (Glass curtains etc)
- 6/ HANDICAP ACCESSIBLE
- 7/ ENERGY EFFICIENT, SUSTAINABLE DESIGN CONCEPT (Per CMHC)



CONCEPTUAL SITE PLAN

1 : 500

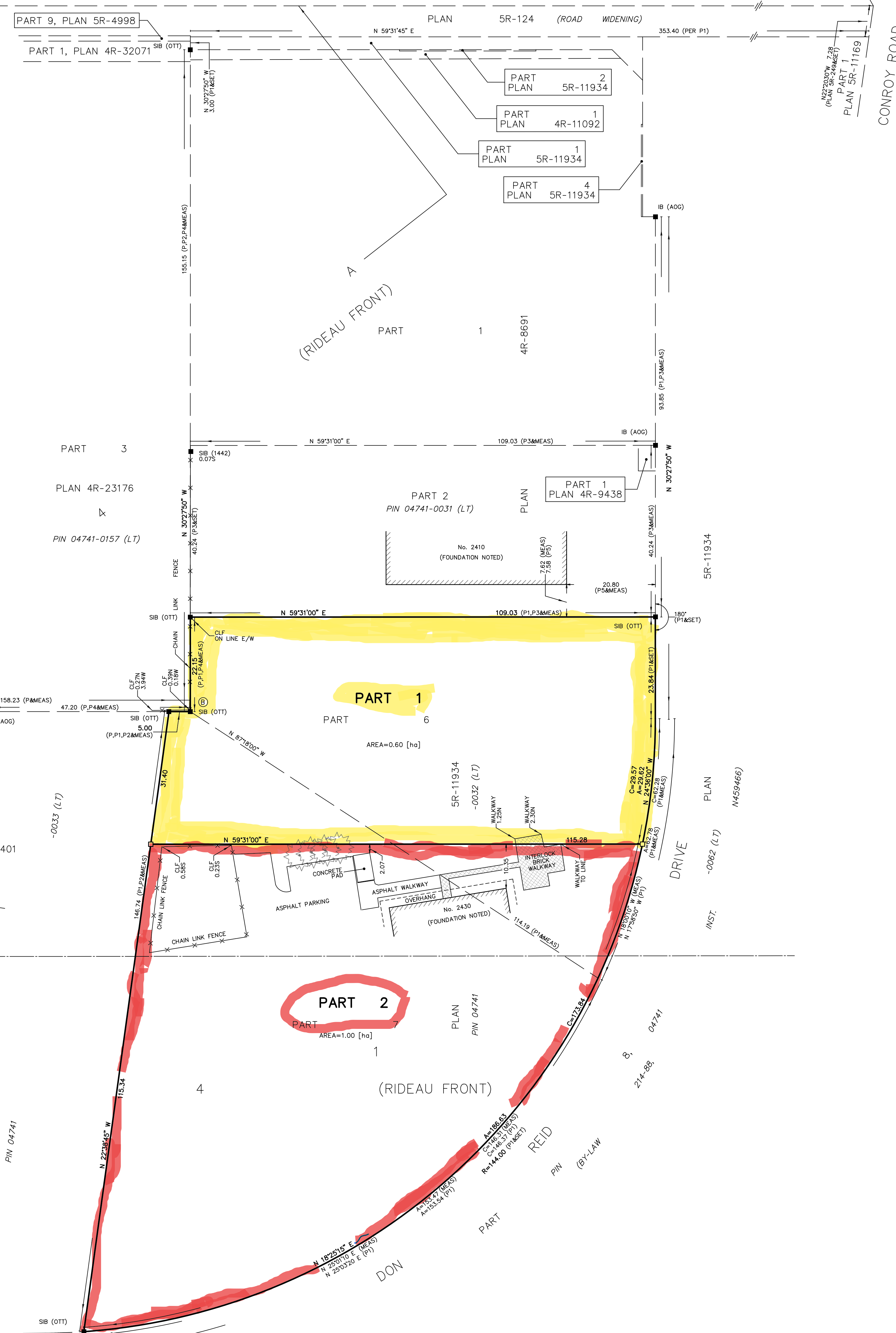
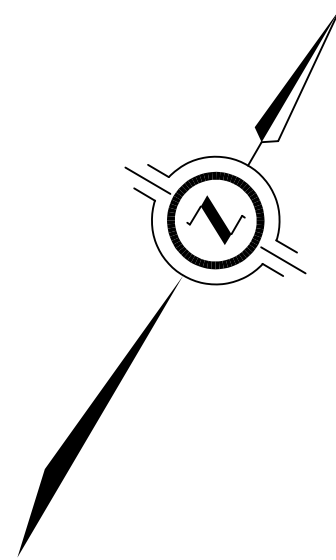


PROPOSED RESIDENTIAL APARTMENT COMPLEX + COMMERCIAL UNITS			
DATE	DESIGNER	PROJECT	TITLE
02.04.22024	CE	NE	CE
2430 DON REID DRIVE, OTTAWA			
SEVERANCE CONCEPTUAL SITE PLAN			
E.I.EE ROCKVILLE ENG INC 323 COVENTRY RD UNIT 7 OTTAWA, ON K1K 3X6 rockvilleenginc.com			
			
SP-01			

DRAFT PLAN FOR SEVERANCE

WALKLEY ROAD
(REGIONAL ROAD No. 74)
ROAD ALLOWANCE BETWEEN JUNCTION GORE AND RIDEAU FRONT CONCESSIONS

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF A	4 (RIDEAU FRONT)	ALL OF 04741-0032 (LT)
2	PART OF A AND 1		



PLAN OF SURVEY OF
**PART OF LOTS A AND 1
CONCESSION 4 (RIDEAU FRONT)**
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

SCALE 1 : 500

THE INTENDED PLOT SIZE OF THIS PLAN IS 840mm IN WIDTH BY 762mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

J.D. BARNES LIMITED

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, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999948.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 9, NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	372 454.52	5 026 992.52
ORP (B)	372 590.90	5 027 072.72
SCP #01919680105	373 971.62	5 024 914.80

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 158.23m. (GROUND), N 59°32'30" E

LEGEND

- ▲ DENOTES CONTROL MONUMENT FOUND
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - MEAS DENOTES MEASURED
 - SCP DENOTES SPECIFIED CONTROL MONUMENT
 - P1 DENOTES PLAN 4R-23492
 - P2 DENOTES PLAN SR-11934
 - P3 DENOTES PLAN SR-13401
 - P4 DENOTES PLAN 4R-8691
 - P5 DENOTES PLAN 4R-23176
 - P6 DENOTES TOPOGRAPHICAL PLAN OF SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED MAY 7, 2019
 - 857 DENOTES FARHALL, MCFATT & WOODLAND SURVEYING LIMITED
 - 1442 DENOTES JOHN H. KENNEDY LTD.
 - A0V DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 - OTT DENOTES CITY OF OTTAWA
 - PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 - CLF DENOTES CHAIN LINK FENCE
- N=North / S=South / E=East / W=West

ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

AUGUST 2nd, 2024
DATE

GEORGE J. BARNES
ONARIO LAND SURVEYOR

J.D. BARNES SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
43 STANLEY DRIVE, SUITE 103, OTTAWA, ON K2K 1A9
T: (613) 751-7244 F: (613) 751-8955 www.jdbarnes.com

DRAWN BY: RP	CHECKED BY: GZ	REFERENCE NO.: 24-10-050-00
FILE: G:\24-10-050-00 Reference Plan\Drawing\VRPLAN\24-10-050_RPLAN.dgn DATED: 05/30/2024		