

Committee of Adjustment  
Received | Reçu le  
2024-08-01  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



1 SOUTH-WEST ELEVATION (Roosevelt Ave)  
1/4" = 1'-0"

**UPO CALCULATION  
EAST ELEVATION  
COMPARTMENT 01**

LIMITING DIST.	- 5.00m
WALL AREA	- 5.17m <sup>2</sup>
GLAZING AREA	- 1.20m <sup>2</sup>
% ALLOWABLE	- 96.00%
% GLAZING	- 21.68%

**UPO CALCULATION  
EAST ELEVATION  
COMPARTMENT 02**

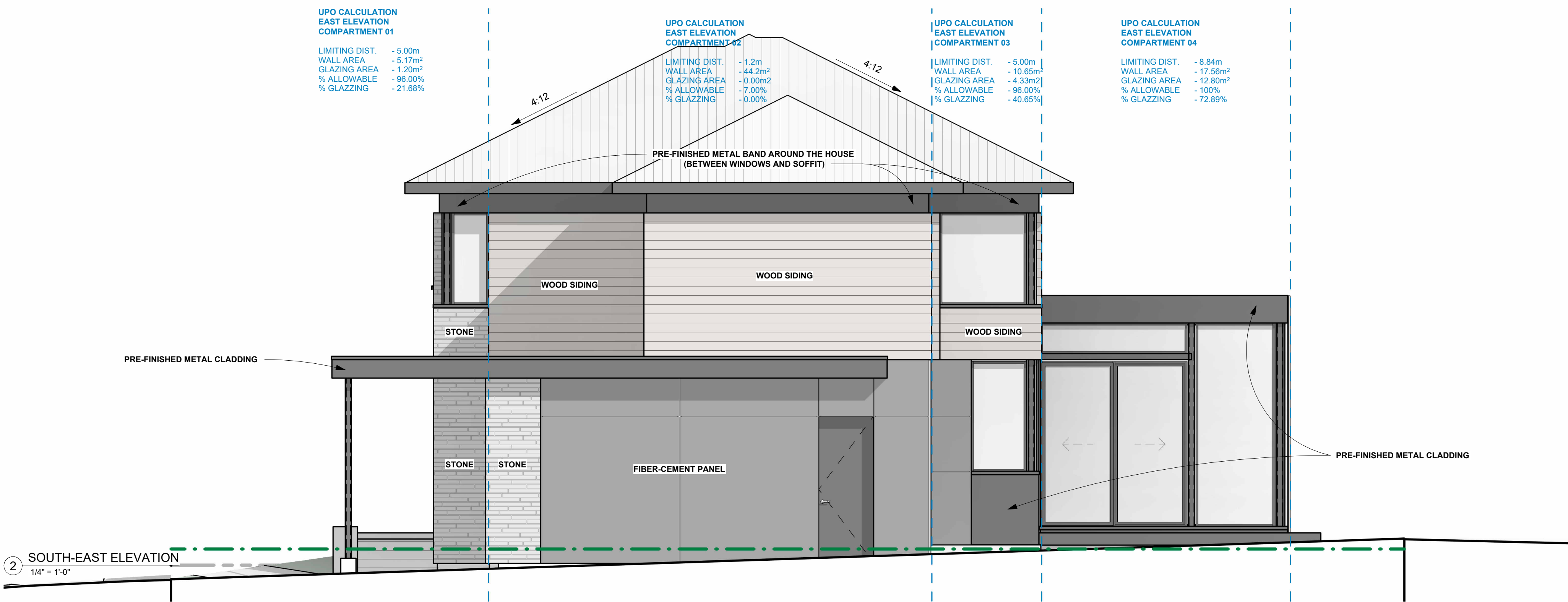
LIMITING DIST.	- 1.2m
WALL AREA	- 44.2m <sup>2</sup>
GLAZING AREA	- 0.00m <sup>2</sup>
% ALLOWABLE	- 7.00%
% GLAZING	- 0.00%

**UPO CALCULATION  
EAST ELEVATION  
COMPARTMENT 03**

LIMITING DIST.	- 5.00m
WALL AREA	- 10.65m <sup>2</sup>
GLAZING AREA	- 4.33m <sup>2</sup>
% ALLOWABLE	- 96.00%
% GLAZING	- 40.65%

**UPO CALCULATION  
EAST ELEVATION  
COMPARTMENT 04**

LIMITING DIST.	- 8.84m
WALL AREA	- 17.56m <sup>2</sup>
GLAZING AREA	- 12.80m <sup>2</sup>
% ALLOWABLE	- 100%
% GLAZING	- 72.89%



2 SOUTH-EAST ELEVATION  
1/4" = 1'-0"

UPO CALCULATION  
NORTH ELEVATION  
COMPARTMENT 01

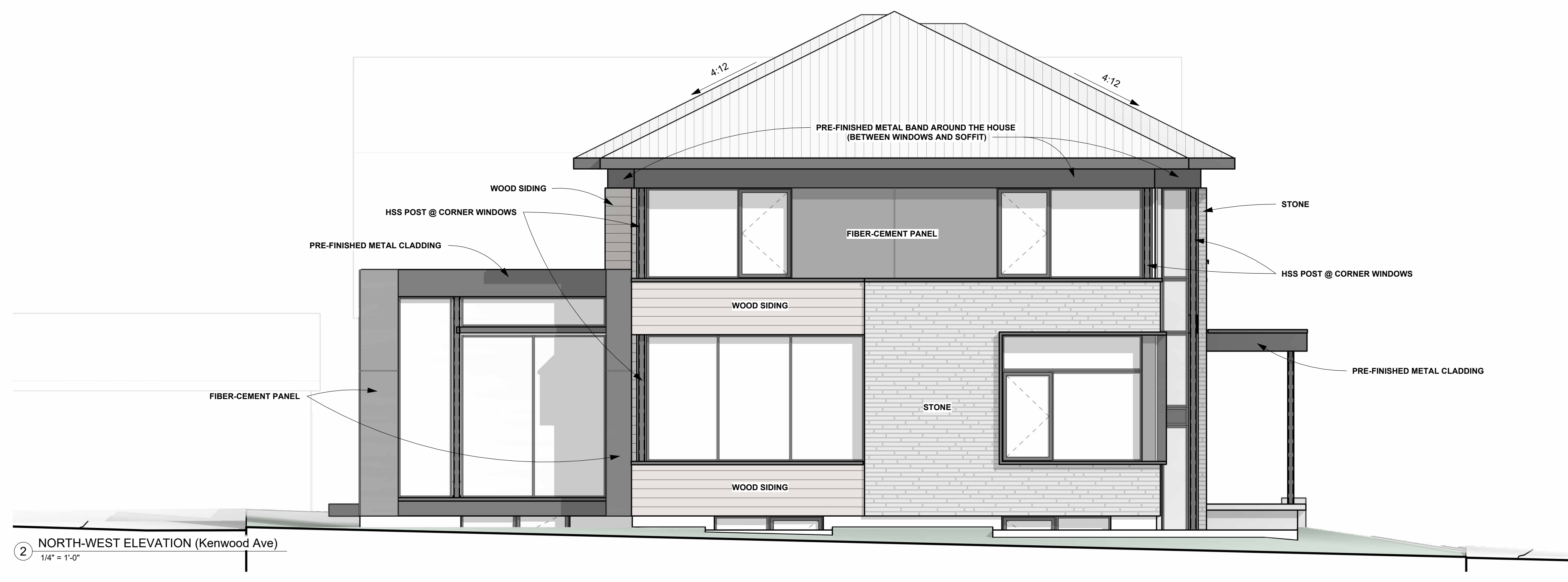
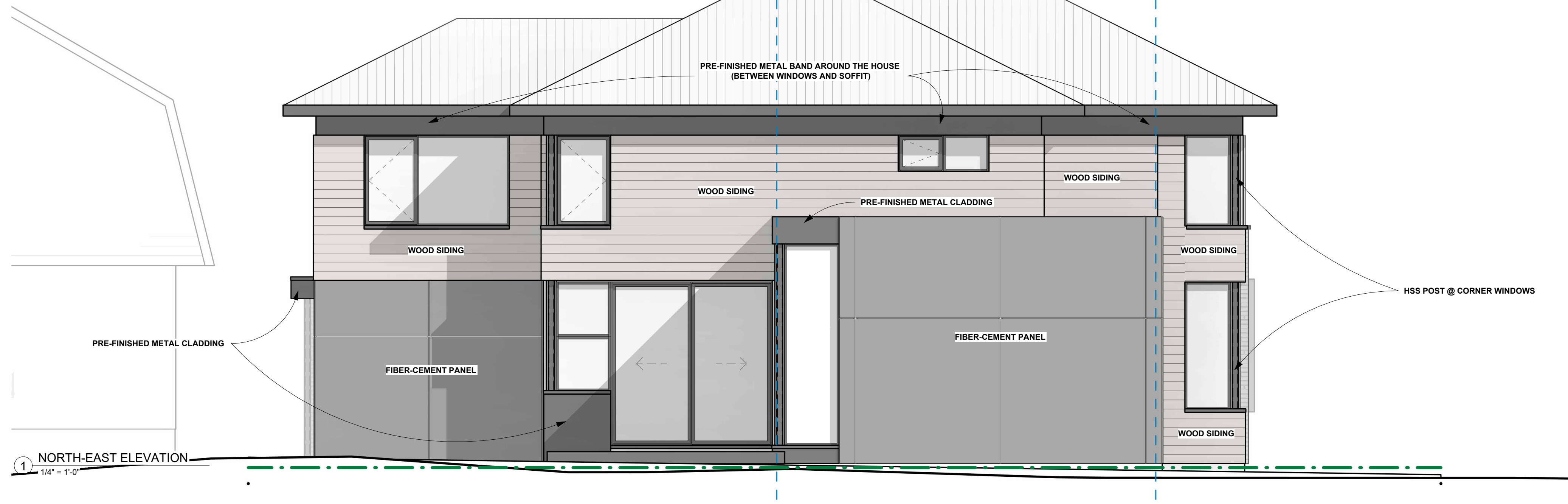
LIMITING DIST.	- 6.56m
WALL AREA	- 46.25m <sup>2</sup>
GLAZING AREA	- 15.31m <sup>2</sup>
% ALLOWABLE	- 48.88%
% GLAZING	- 33.10%

UPO CALCULATION  
NORTH ELEVATION  
COMPARTMENT 02

LIMITING DIST.	- 2.49m
WALL AREA	- 37.17m <sup>2</sup>
GLAZING AREA	- 9.30m <sup>2</sup>
% ALLOWABLE	- 10.96%
% GLAZING	- 10.80%

UPO CALCULATION  
NORTH ELEVATION  
COMPARTMENT 03

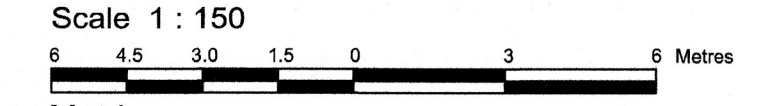
LIMITING DIST.	- 6.56m
WALL AREA	- 8.79m <sup>2</sup>
GLAZING AREA	- 3.02m <sup>2</sup>
% ALLOWABLE	- 42.32%
% GLAZING	- 34.36%



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of

**PART OF LOT 18**  
**(EAST OF ROOSEVELT AVENUE)**  
**REGISTERED PLAN 235**  
**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 regulations made under them.  
2. The survey was completed on the 20th day of January, 2024.

January 31/24  
Date  
Jamie Leslie  
Ontario Land Surveyor

**Notes & Legend**

Symbol	Denotes	Survey Monument Found
□	Survey Monument Found	
■	Survey Monument Found	
SIB	Standard Iron Bar	
SSIB	Short Standard Iron Bar	
IB	Iron Bar	
IBφ	Round Iron Bar	
(WIT)	Witness	
Meas.	Measured	
(AOG)	Annis, O'Sullivan, Vollebek Ltd.	
(P1)	Registered Plan 235	
(P2)	(AOG) Plan dated April 13, 1992	
(P3)	(857) Plan dated January 9, 2006	
(P4)	(1692) Plan dated June 3, 2022	
(P5)	(AOG) Plan dated August 4, 2022	
(DI)	Instrument N410934	
○ MH-ST	Maintenance Hole (Storm Sewer)	
○ MH-S	Maintenance Hole (Sanitary)	
△ S	Sign	
— OHW	Overhead Wires	
— ST	Underground Storm Sewer	
— S	Underground Sanitary Sewer	
○ LP	Utility Pole	
○ FH	Fire Hydrant	
□ GM	Gas Meter	
□ HM	Hydro Meter	
□ AC	Air Conditioner	
Inv.	Invert	
T/G	Top of Grate	
CLF	Chain Link Fence	
BF	Board Fence	
RWC	Concrete Retaining Wall	
RWS	Stone Retaining Wall	
RWSB	Stone & Brick Retaining Wall	
∅	Diameter	
+ 65.00	Location of Elevations	
+ 65.00*	Top of Concrete Curb Elevation	
C/L	Centreline	
—	Property Line	
○	Deciduous Tree	
★	Coniferous Tree	

**UTILITY NOTES**

- 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.
- Only visible surface utilities were located.
- Sanitary and storm sewer grades and inverts were derived from City of Ottawa Geo Ottawa.
- 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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**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
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Email: Nepean@aovltd.com

Ontario Land Surveyors Job No. 24183-24 RND Construction Ltd P1/L 18 RP235 O F ND

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-69198

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: January 30, 2024

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to RND Construction Ltd. ("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.

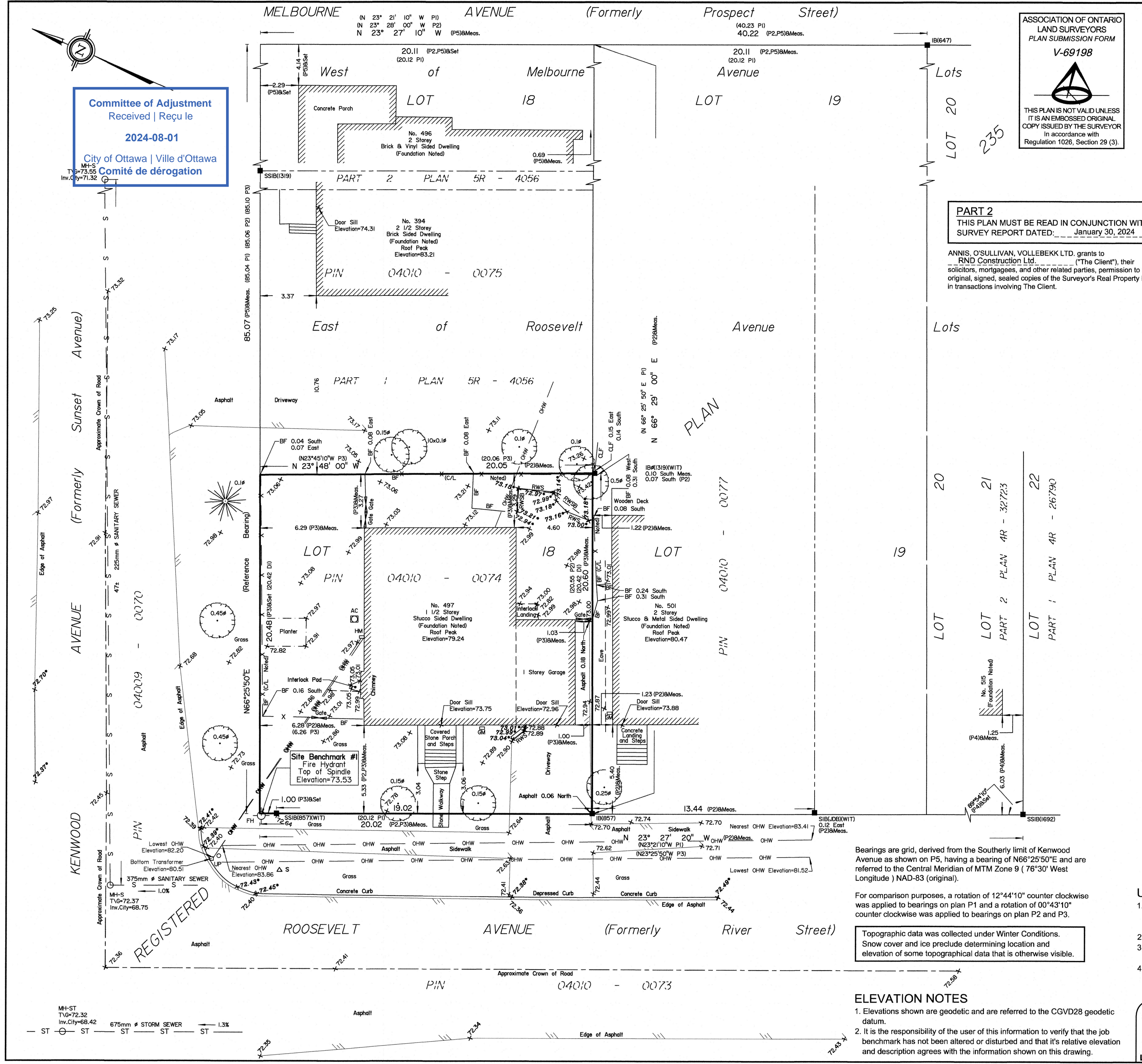
Bearings are grid, derived from the Southerly limit of Kenwood Avenue as shown on P5, having a bearing of N66°25'50"E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 12°44'10" counter clockwise was applied to bearings on plan P1 and a rotation of 00°43'10" counter clockwise was applied to bearings on plan P2 and P3.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

**ELEVATION NOTES**

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- 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.



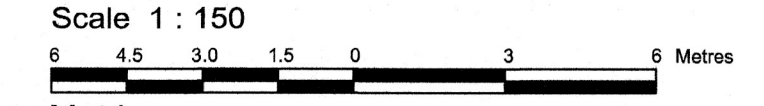
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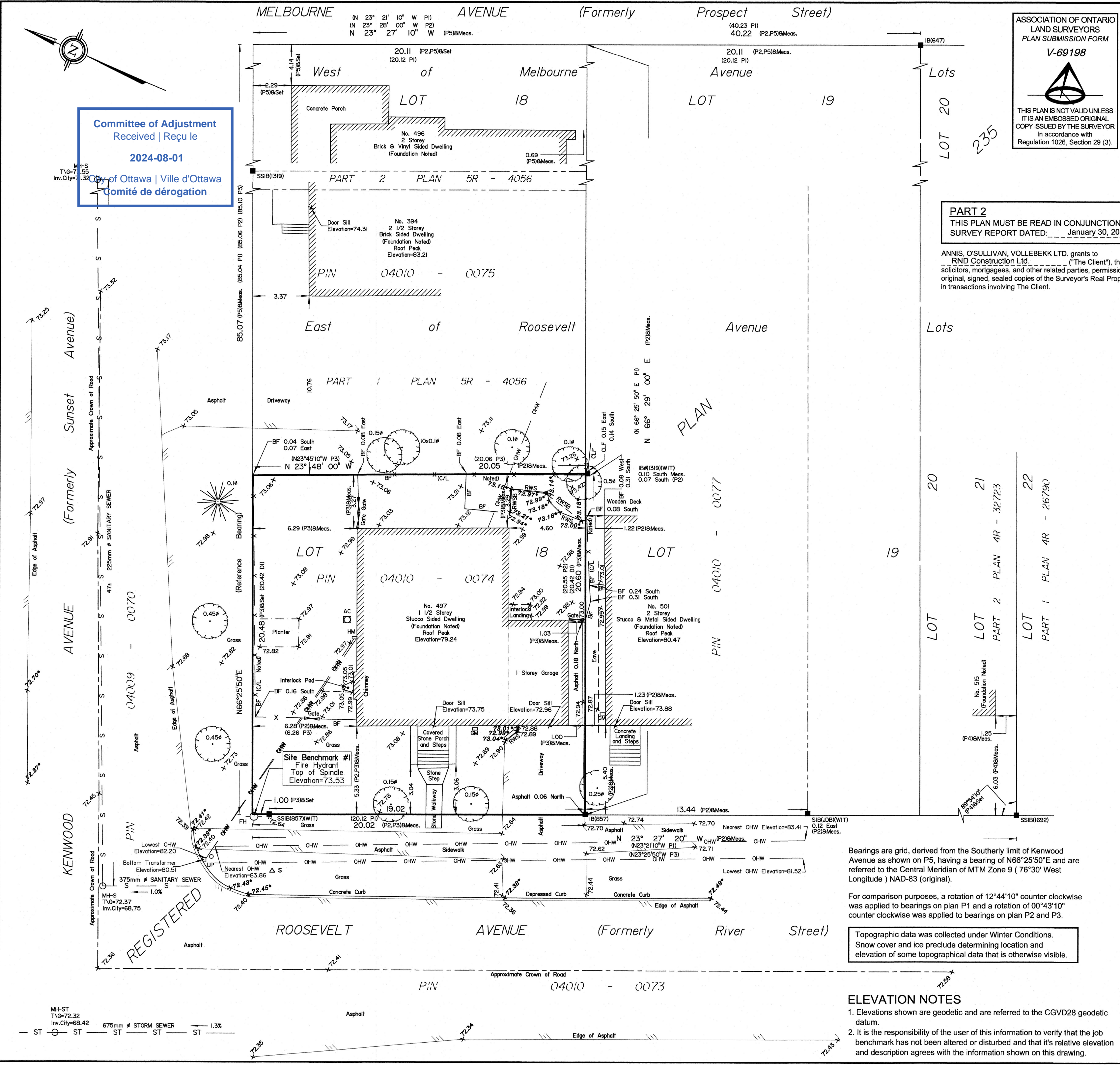
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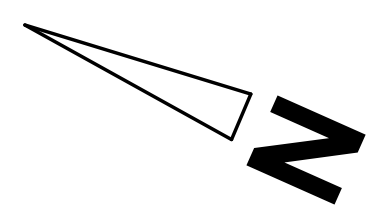
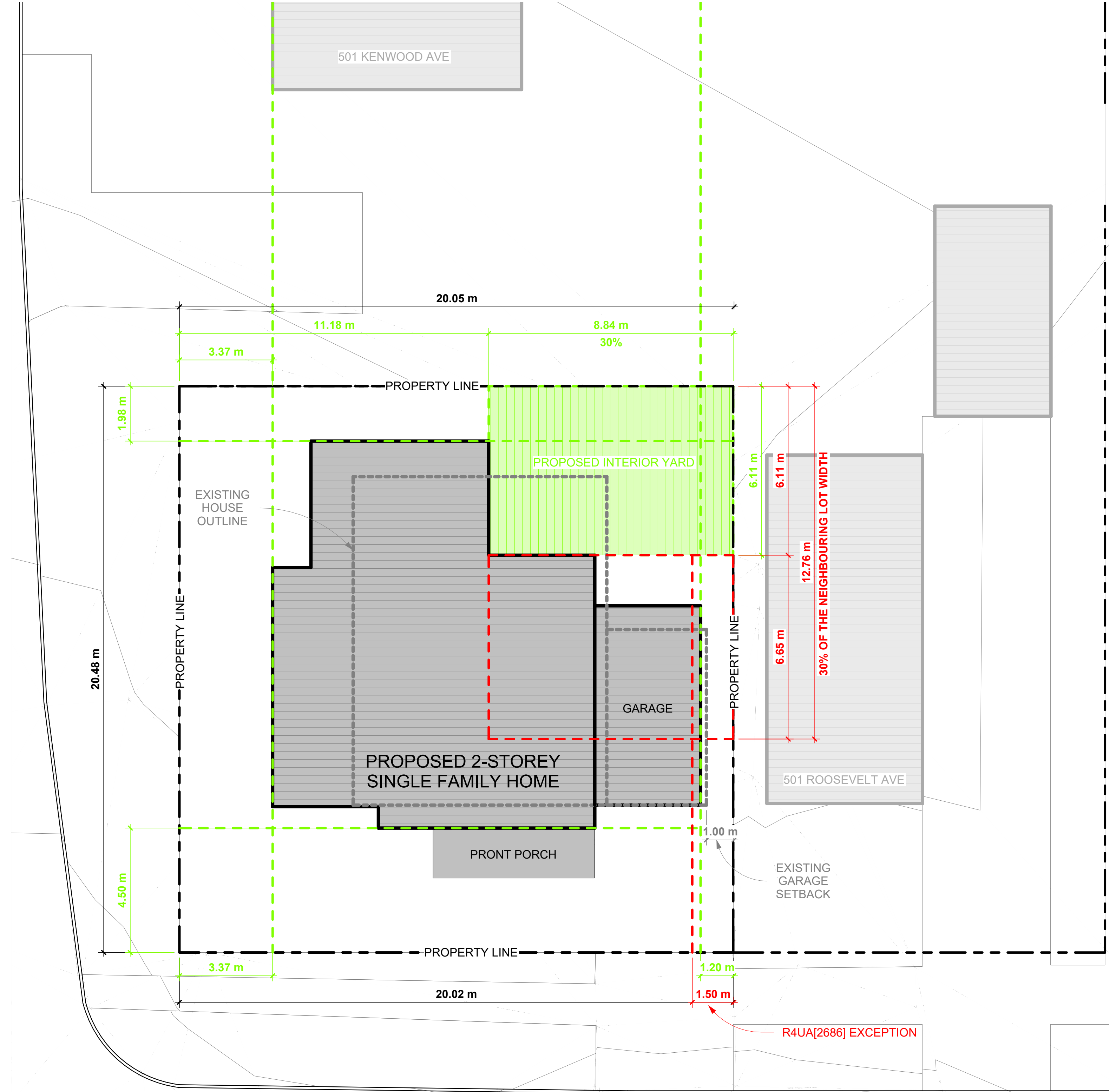
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### 497 ROOSEVELT AVE R4UA[2686] H(8.5)

As per Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt (Section 144) (By-law 2020-289)

#### FRONT YARD SETBACK - 4.50m

144. (1) The minimum front yard setbacks and minimum corner side yard setbacks are as follows:

(b) in the case of a corner lot and corner through lot, the yard setbacks must align with the abutting lots' actual yard setbacks abutting each street, and Section 135 applies;

(d) Despite the foregoing, the minimum front and/or corner side yard setback need not exceed the minimum required in the Residential subzone in which the lot is located, and in no case may be less than 1.5 m.

#### CORNER SIDE YARD SETBACK - 3.70m

144. (1) The minimum front yard setbacks and minimum corner side yard setbacks are as follows:

(b) in the case of a corner lot and corner through lot, the yard setbacks must align with the abutting lots' actual yard setbacks abutting each street, and Section 135 applies;

(d) Despite the foregoing, the minimum front and/or corner side yard setback need not exceed the minimum required in the Residential subzone in which the lot is located, and in no case may be less than 1.5 m.

#### INTERIOR SIDE YARD SETBACK - 1.20m

144. (2) The minimum interior side yard:

(b) On a corner lot where there is only one interior side yard required, the minimum setback for that yard must be:

(i) the larger of the two subzone-specific minimum interior side yard requirements prescribed in the Residential subzone, or

#### REAR YARD SETBACK - 2.29m

144. (4) Detached Dwellings

(d) In the R2, R3 and R4 Zones, in the case of a corner lot where: (i) a detached dwelling, on a severed remnant corner lot or unsevered corner lot, must provide a minimum rear yard of 1.2 m and an Interior Yard area is also required, pursuant to (6) below, with all necessary modifications.

**Interior Yard Area**

6. Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets, a minimum interior yard area is required, whether the lot is to be severed or not, that abuts the rear yard and interior side yard, by extending a parallel line from the minimum required rear yard setback affecting the abutting lot, across the longest shared common lot line into the affected site for a distance equal to 30% of the affected lot's actual width, as noted in the Illustration below.

**VARIANCE REQUIRED**

### LIST OF MINOR VARIANCES

1. INTERIOR YARD
2. INTERIOR SIDE YARD SETBACK

R4UA[2686] EXCEPTION