

PURPOSE	AREA (Sq.m)	PART	LOT	PLAN	PIN
146-160 Osgoode Street	800.4	1	PART OF 23, 24 AND 25		
146-160 Osgoode Street, Shared Pathway	51.4	2	PART OF 25		
146-160 Osgoode Street, Shared Stairs	8.4	3	PART OF 25		
162-170 Osgoode Street, Shared Stairs	4.0	4	PART OF 26		
162-170 Osgoode Street	203.5	5	PART OF 26		
162-170 Osgoode Street and Drainage	36.7	6	PART OF 26		
162-170 Osgoode Street	295.8	7	PART OF 26 AND 27		
162-170 Osgoode Street, Shared Pathway	63.9	8	PART OF 24, 25 AND 26		
68 Sweetland, Shared Pathway	38.7	9	PART OF 24, 25 AND 26		
68 Sweetland, Shared Pathway, Existing R.O.W.	21.9	10	PART OF 26		
68 Sweetland, Shared Storage, Existing R.O.W.	21.9	11	PART OF 26		
Existing 68 Sweetland, Future Garbage Enclosure	18.7	12	PART OF 26		
68 Sweetland	198.2	13	PART OF 26		
68 Sweetland, Existing R.O.W.	7.5	14	PART OF 26		
68 Sweetland, Future Building, Existing R.O.W.	7.5	15	PART OF 26		
68 Sweetland, Future Building, Existing R.O.W.	30.3	16	PART OF 25 AND 26		
68 Sweetland, Future Building	113.2	17	PART OF 24 AND 25		
68 Sweetland, Shared Common Space, Existing R.O.W.	39.7	18	PART OF 24 AND 25		
68 Sweetland, Shared Common Space	163.7	19	PART OF 23 AND 24		
68 Sweetland, Shared Pathway	6.7	20	PART OF 23 AND 24		
68 Sweetland, Shared Pathway, Existing R.O.W.	23.9	21	PART OF 23 AND 24		

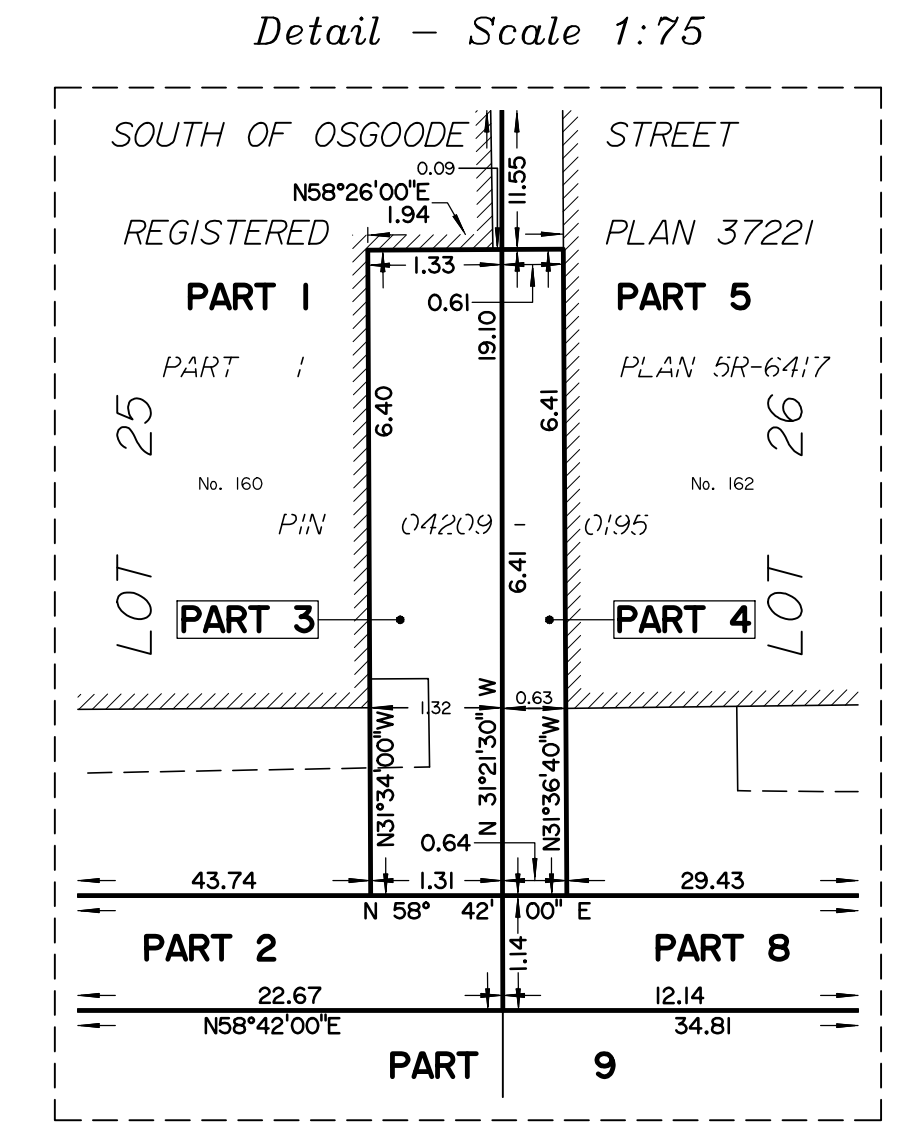
SCHEDULE		PLAN	PIN
		REGISTERED PLAN 37221	PART OF 04209-0195
			PART OF 04209-0194
			PART OF 04209-0195

Committee of Adjustment
 Received | Reçu le
2024-10-21
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

Parts 1 to 10 (Both Inclusive) and Parts 15 to 21 (Both Inclusive) comprise all of PIN 04209-0195.
 Parts 11 to 14 (Both Inclusive) comprise all of PIN 04209-0194.

Parts 10, 15, 16, 18 and 21: Subject to easement, Inst. N625848.
 Parts 11 and 14: Subject to easement, Inst. N487484.

PLAN OF SURVEY OF
LOTS 25, 26, 27
AND
PART OF LOTS 23 AND 24
REGISTERED PLAN 37221
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



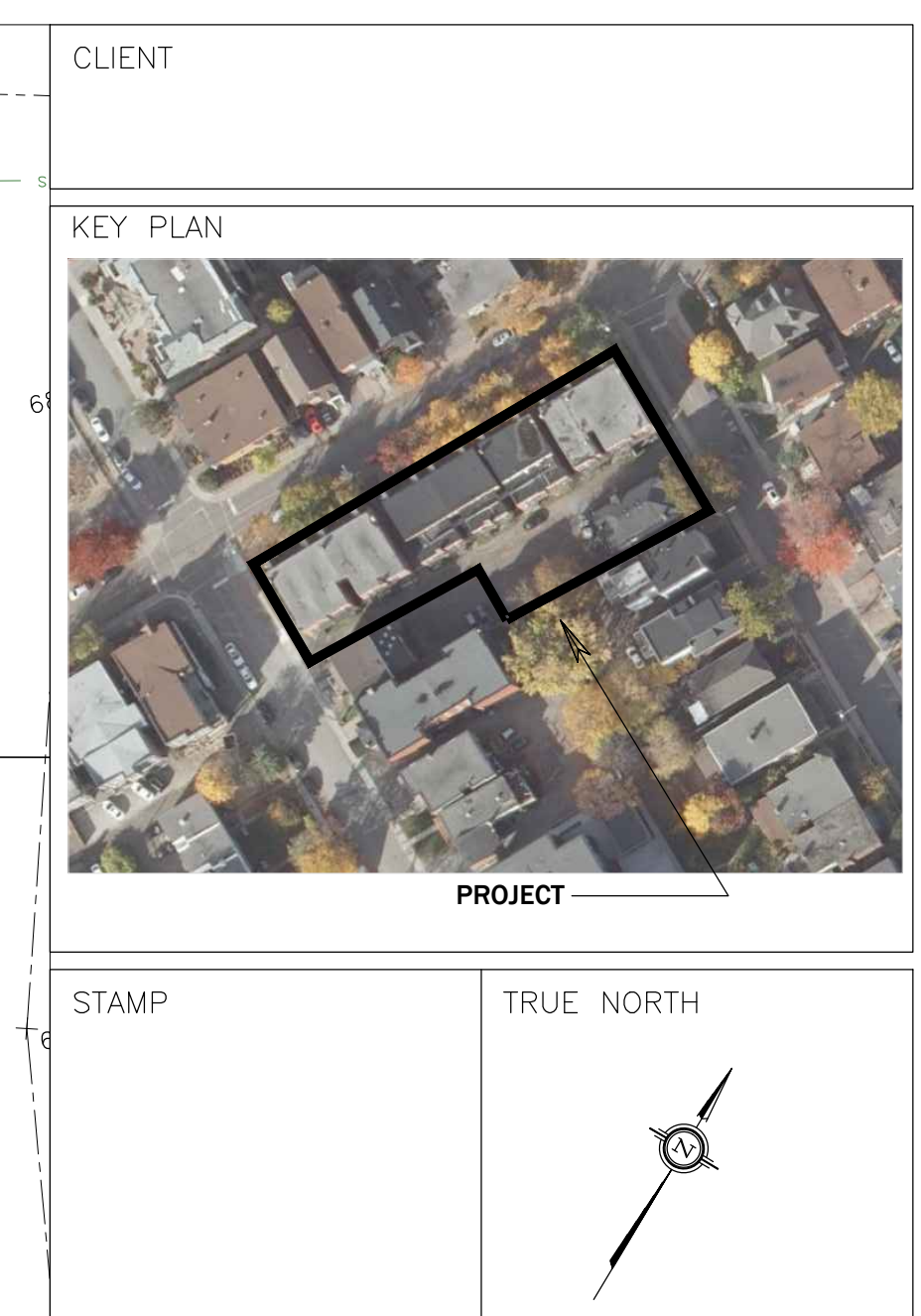
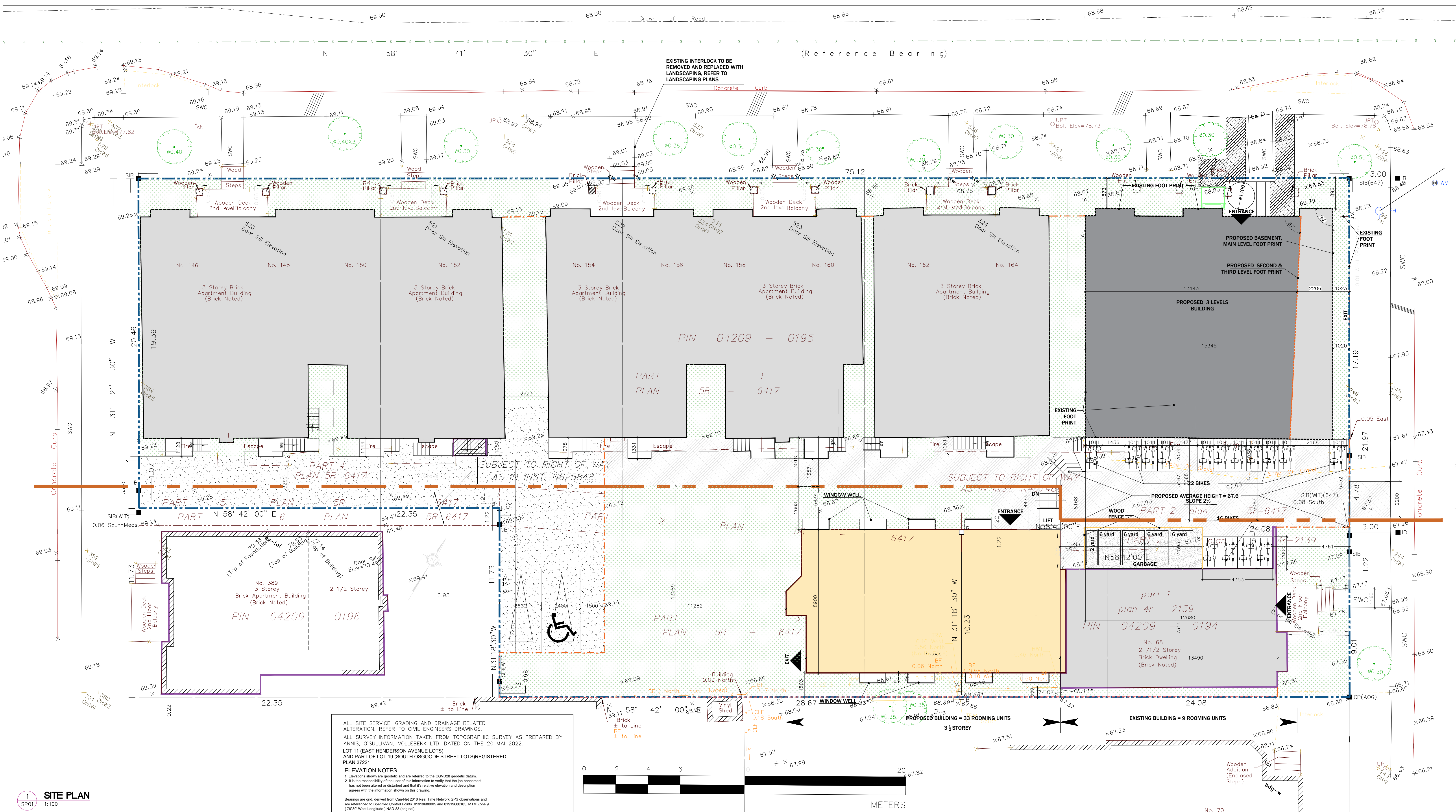
Scale 1:150
 6 4.5 3.0 1.5 0 3 6 Metres
 The intended plot size of the plan is 914 mm in width by 457 mm in height when plotted at a scale of 1:150.

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

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 ___ day of _____, 2024.
 Date _____
 T. Hartwick
 Ontario Land Surveyor
 This plan of survey relates to AOLS Plan Submission Form Number V-75404

Notes & Legend

- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - IB Iron Bar
 - CP Concrete Pin
 - SSIB Short Standard Iron Bar
 - (WIT) Witness
 - Meas. Measured
 - (AOC) Annis, O'Sullivan, Vollebakk Ltd.
 - (P1) Registered Plan 37221
 - (P2) Plan 5R-6417
 - (P3) (1283) Plan August 11, 1989
 - (P4) (647) Plan March 5, 2018
 - (P5) Plan 4R-2139
 - (P6) Plan (AOC) February 6, 2014
 - (P7) Plan (AOG) November 28, 2019
 - CLF Chain Link Fence
 - BF Board Fence
 - R.O.W. Right Of Way



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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NO.	REVISION	DATE
7	ISSUED FOR APPROVAL	10/26/23
6	ISSUED FOR APPROVAL	06/20/23
5	ISSUED FOR APPROVAL	02/10/23
4	ISSUED FOR APPROVAL	10/12/22
3	ISSUED FOR APPROVAL	08/10/22
2	ISSUED FOR APPROVAL	24/06/22
1	ISSUED FOR REVIEW	16/06/22
NO.	REVISION	DD/MM/YY DATE

OWNER

226 ARCYLE AVE. OTTAWA, ON K2P 1R9

WOODMAN ARCHITECT ASSOCIATES LTD.

4 BEECHWOOD, SUITE 201 OTTAWA, ONTARIO, CANADA K1L 8L9
TEL: 613 238 9550 • FAX: 613 238 9848 • mail@woodmanarchitect.com



68 SWEETLAND											
LEVEL	EXISTING			ADDITION			TOTAL			NUMBER OF UNITS	
	SQFT	SQM	SOFT	SQFT	SQM	SOFT	SQFT	SQM	SOFT		
BASEMENT	1,071	96	1,572	141	2,431	241	1,874	31	1,931	126	1
FIRST FLOOR	1,071	96	1,572	141	2,431	241	1,874	31	1,931	126	1
SECOND FLOOR	1,071	96	1,572	141	2,431	241	1,874	31	1,931	126	1
THIRD FLOOR	1,071	96	1,572	141	2,431	241	1,874	31	1,931	126	1
TOTAL	4,384	381	6,318	519	10,147	1,004	7,750	134	7,884	504	4

RAUD (480) XXXX-PLUD	Requirement	Provided	Compliance
Minimum Lot Area	1,400 m ²	2,105 m ²	Complies
Minimum Lot Width	N/A		
Minimum Front Yard Setback	7.5 m from rear property line of 300 metres	7.5 m	Complies
Minimum Rear Yard Setback	N/A for rear yard as per Section 105		Complies
Interior Yard Area	30% of total site area	1,000 m ²	Complies
Maximum Building Height	As Per Zoning Table	3.3 m	Complies
Zoning Mechanism	Residential PUDS		Complies
Minimum Area of Soft Landscaping in the Front Yard	40%		Complies
Front Facade	25% windows		Complies
Front Facade Recessed	3.0 m		Complies
Minimum Open Area between Buildings	3.0 m		Complies
Overall Landscaped Area of Lot	30%		Complies

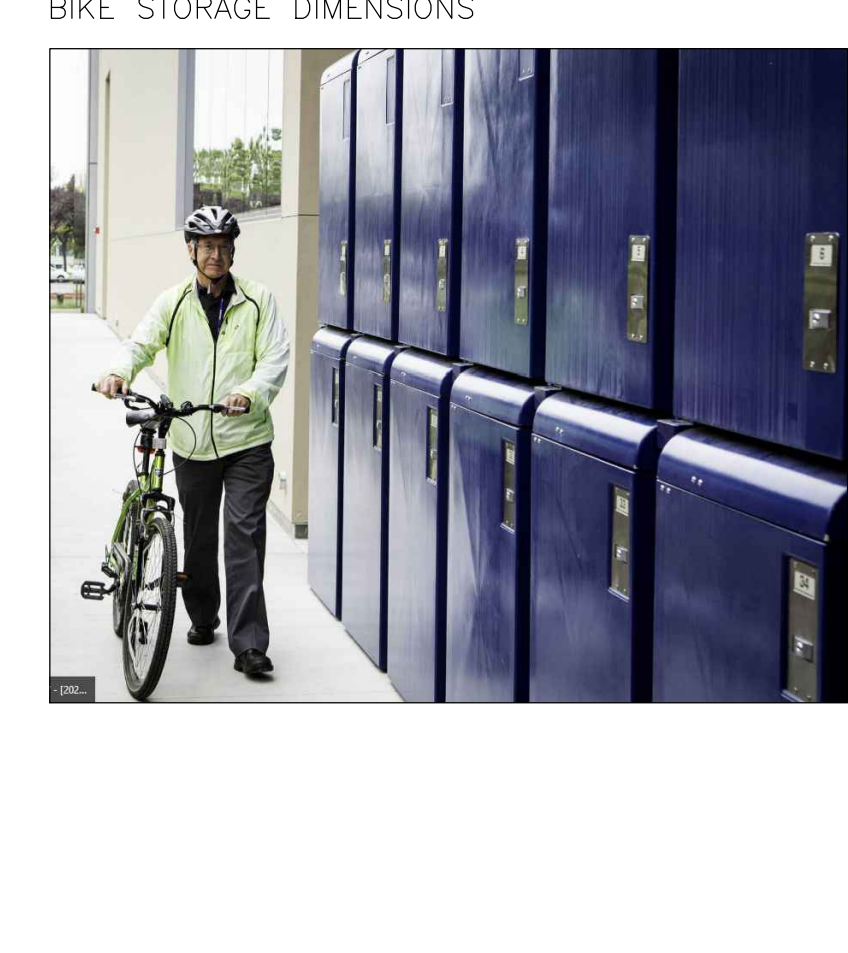
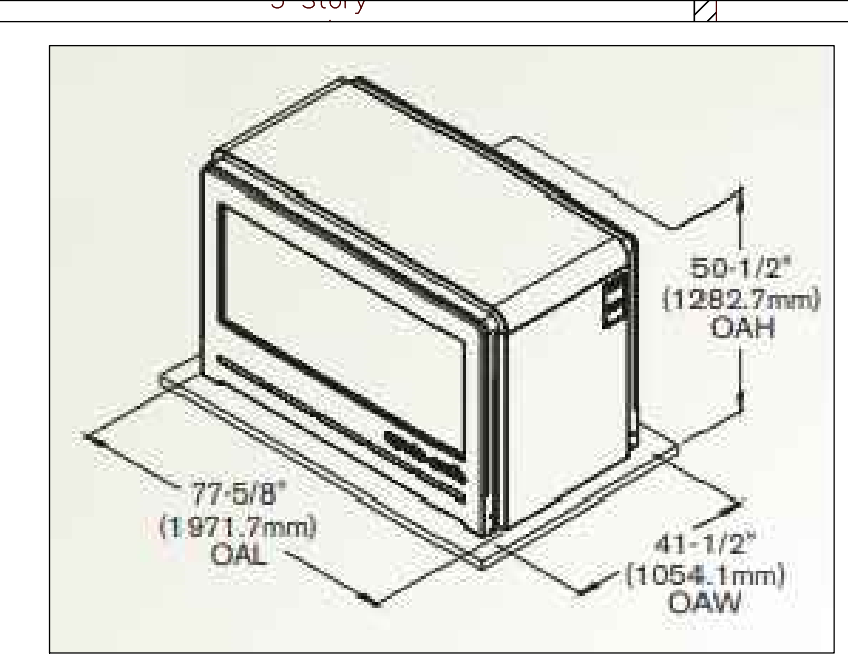
Requirement	Provided	Compliance
Garbage Storage	26 cubic metres	Complies
Garbage Path	1.2 m by 1.5 m high path for movement between storage and public area	Complies

Requirement	Provided	Compliance
Zoning Mechanism	Residential PUDS	Complies
Minimum Area of Soft Landscaping in the Front Yard	40%	Complies

LEVEL	STUDIO BF		TOTAL UNITS	GROSS BUILDING AREA		GROSS FLOOR AREA	
	SQ.M.	SQ.FT.		SQ.M.	SQ.FT.		
BASEMENT	8	0	8	211	2,271	121	1,302
MAIN LEVEL	2	4	6	213	2,293	103	1,108
SECOND	0	6	6	176	1,894	97	1,040
THIRD	7	0	7	176	1,894	114	1,227
TOTAL UNITS	23	4	27	776	8,353	435	4,677

TOTAL UNITS 67 SWEETLAND + 170 OSGOOD = 69 UNIT

Requirement	Provided	Compliance	
Vehicle Parking Spaces	Residential: 0.25 per CU; not required for 100-150 units; 100-150 units required: 170	170	Complies
Bicycle Parking Spaces	0.25 spaces per unit = 17.25 required	18	Complies
Dimension of Bicycle Parking Space	Min 0.5m wide x 2.5m long (permitted); Min 0.5m wide x 2.5m long (proposed)	0.5m x 2.5m	Complies



LEGEND:

- EXISTING BUILDING
- PROPOSED ADDITION
- MANHOLE, REFER TO CIVIL
- NEW INTERLOCK/PAVERS
- NEW SOD
- CONCRETE FLOOR
- ASPHALT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- BUILDING ENTRANCE
- DIRECTIONAL ARROW
- PROPOSED 2.1 m HI CHAIN LINK FENI
- PROPOSED 2.1 HI. ORNAMENTAL METAL FENCE, REFER TO LANDSCAPE PLAN FOR DETAILS
- EXISTING CITY LIGHT STANDARD
- NEW LIGHT STANDARD
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED
- PROPOSED TREE
- BIKE STORAGE

APPLICANT:

CONSULTANTS:

ENGINEERING — MCINTOSH PERRY
SURVEY — ANNIS, O'SULLIVAN, VOLLEBEK LTD
LANDSCAPE — JAMES. B. LENNOX & ASSOCIATES INC.

PROJECT

68 SWEETLAND - 146/170 OSGOOD OTTAWA

DRAWING

SITE PLAN

DATE: 11/05/2022
SCALE: 1 : 100
DRAWN BY: J.O.
REVIEWED BY: R.W.

JOB No: 2201
REVISION
DRAWING
SP01

#18783

D07-12-22-0106