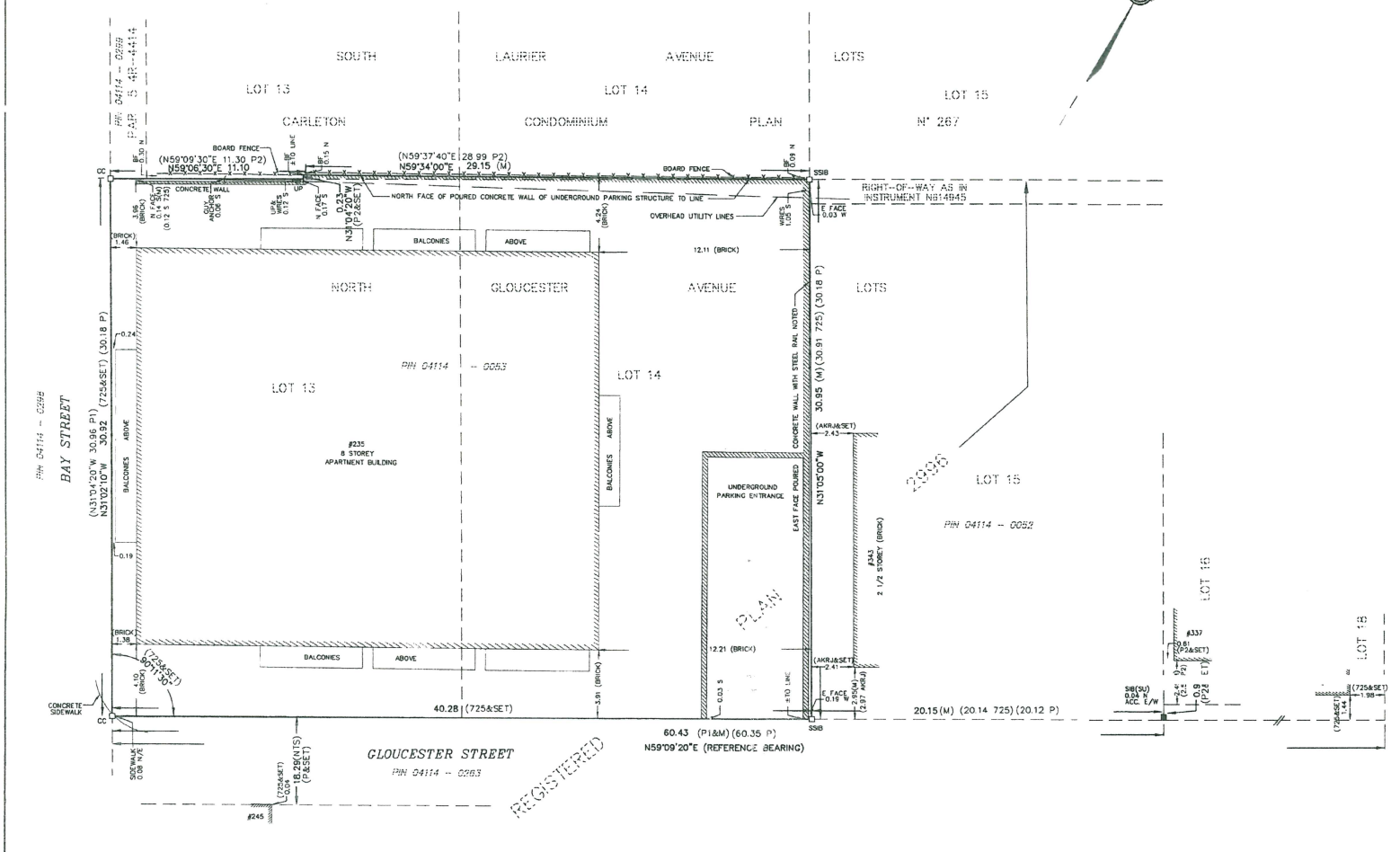


Committee of Adjustment
 Received | Reçu le
 2024-11-04
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

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



SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
 LOTS 13 AND 14
 NORTH GLOUCESTER STREET
 AND PART OF LOTS 13 AND 14
 SOUTH LAURIER AVENUE
 REGISTERED PLAN 2996
 CITY OF OTTAWA



FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

NOTES
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY
 LIMIT OF GLOUCESTER STREET AS SHOWN ON PLAN 4R-4414
 HAVING A BEARING OF N59°09'20"E.

- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - R - ROUND
 - CC - CUT CROSS
 - P - REGISTERED PLAN 2996
 - (P1) - PLAN 4R-4414
 - (P2) - CARLETON CONDOMINIUM PLAN N°267
 - (M) - MEASURED
 - FN - PROPERTY IDENTIFIER NUMBER
 - (S) - SOURCE UNKNOWN
 - (725) - R.W. ARNETT O.L.S. (SEE SURVEY DATED MAY 11, 1965 REF# 237-65)
 - (AKR.) - ARNETT KENEDY RIDDEL & JASON O.L.S.
 - BF - BOARD FENCE
 - - OVERHEAD UTILITY WIRES
 - UP Ⓢ - UTILITY POLE

SURVEYOR'S REAL PROPERTY REPORT - PART 2
 REPORT SUMMARY

DESCRIPTION OF LAND
 LOTS 13 & 14 NORTH GLOUCESTER STREET AND PART OF LOTS 13 & 14 SOUTH
 LAURIER AVENUE, REGISTERED PLAN 2996, CITY OF OTTAWA AS IN ALL OF
 PIN 04114-0053.

REGISTERED EASEMENTS
 NONE REGISTERED.

ZONING
 COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATION
 NOT CERTIFIED BY THIS REPORT.

REMARKS
 NOTE OVERHEAD UTILITY WIRES AND POLE WITH GUY WIRE OVER NORTH LIMIT, AS
 WELL AS SIDEWALK OVER SOUTHWEST CORNER OF SUBJECT PROPERTY.

THIS REPORT WAS PREPARED FOR
 HOLLYBURN PROPERTIES LTD.
 THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN
 ACCORDANCE WITH THE SURVEYORS ACT, AND THE REGULATIONS MADE
 UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON OCT. 4, 2012.

0012/10/14
 DATE JOHN H. GUTHRIE
 ONTARIO LAND SURVEYOR

**Fairhall
 Moffatt &
 Woodland**
 ONTARIO LAND SURVEYORS
 Surveying and Land Information Services
 100-100 TERRY FOX DRIVE, KANATA, ONTARIO K2K 6K6
 TEL: (613) 591-2540 FAX: (613) 591-1405
 www.fairhall.com

OTAWA

JOB No. 039200
 E 367091
 N 8030972
 REFERENCE No. 148 - 2006
 S:\005\039200\PHS 2012-10-
 0392-srpr.dwg (XG)

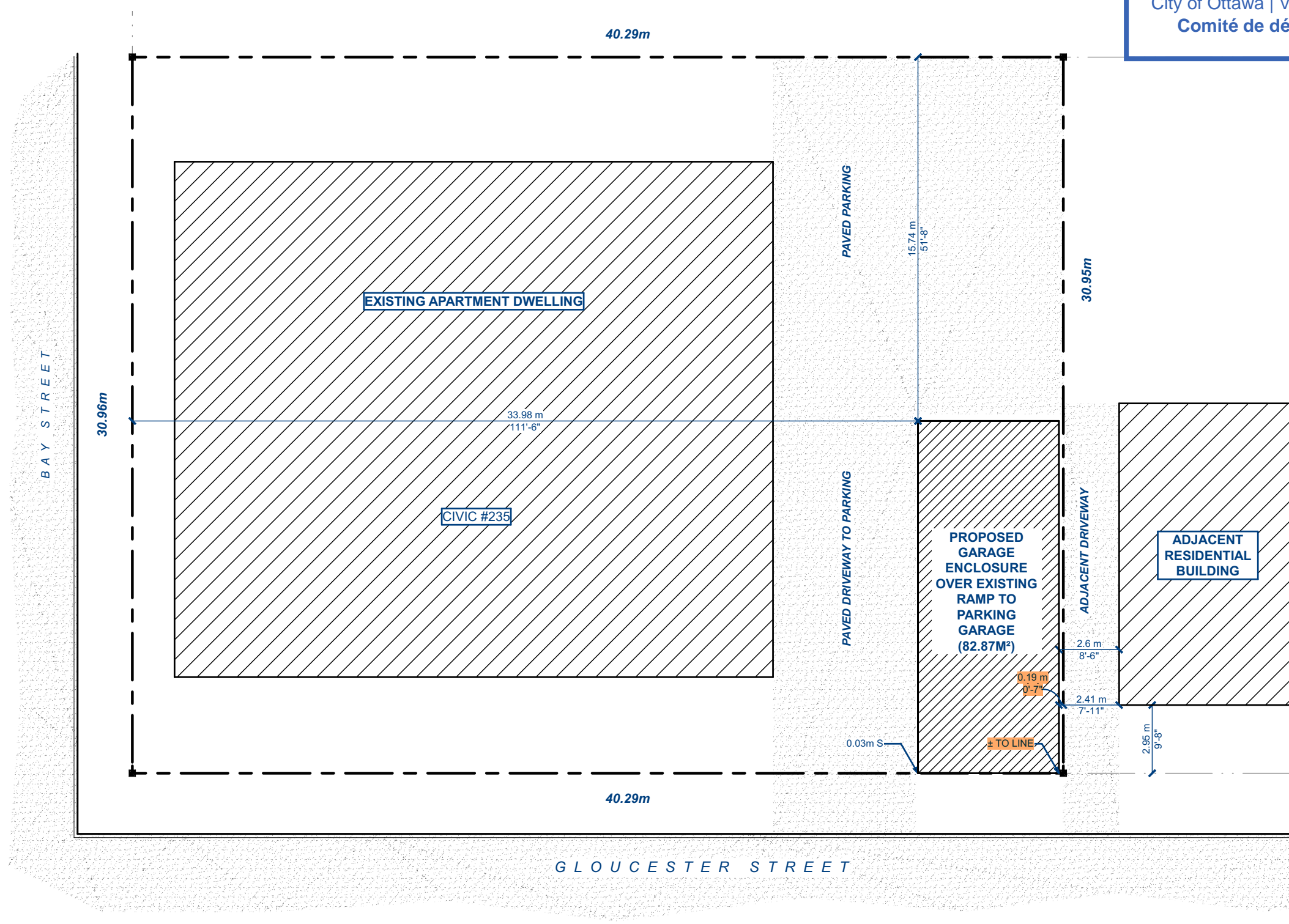
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 FAIRHALL, MOFFATT & WOODLAND LIMITED IS PROHIBITED.

PARKING GARAGE RAMP ENCLOSURE

235 BAY STREET, OTTAWA, ONTARIO, K1R 5Z2

TOTAL SQUARE FOOTAGE: 82.87m²

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-11-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation



PARKING GARAGE RAMP ENCLOSURE

PROJECT TYPE

235 BAY STREET

PROJECT ADDRESS

REVISIONS

- 1 - CONCEPT VER1.0 - 2024-10-04
- 2 - CONCEPT VER1.1 - 2024-10-08
- 3 - CONCEPT VER2.0 - 2024-10-21
- 4 - COA DRAWINGS - 2024-11-08

NOTES

ALL DIMENSIONS ON SITE TO BE VERIFIED BY CONTRACTOR

SITE PLAN

DRAWING TITLE

TABLOID [11x17]

SHEET SIZE

AS INDICTED

SCALE

PROPOSED SITE PLAN

SCALE: 1:200



A-1

SHEET NO.

09:59:03



WALKER
HOME DESIGN

walker-design.ca

**PARKING GARAGE
RAMP ENCLOSURE**

PROJECT TYPE

235 BAY STREET

PROJECT ADDRESS

REVISIONS

- 1 - CONCEPT VER1.0 - 2024-10-04
- 2 - CONCEPT VER1.1 - 2024-10-08
- 3 - CONCEPT VER2.0 - 2024-10-21
- 4 - COA DRAWINGS - 2024-11-08

NOTES

ALL DIMENSIONS ON SITE TO BE
VERIFIED BY CONTRACTOR

EXISTING FOUNDATION PLAN

DRAWING TITLE

TABLOID [11x17]

SHEET SIZE

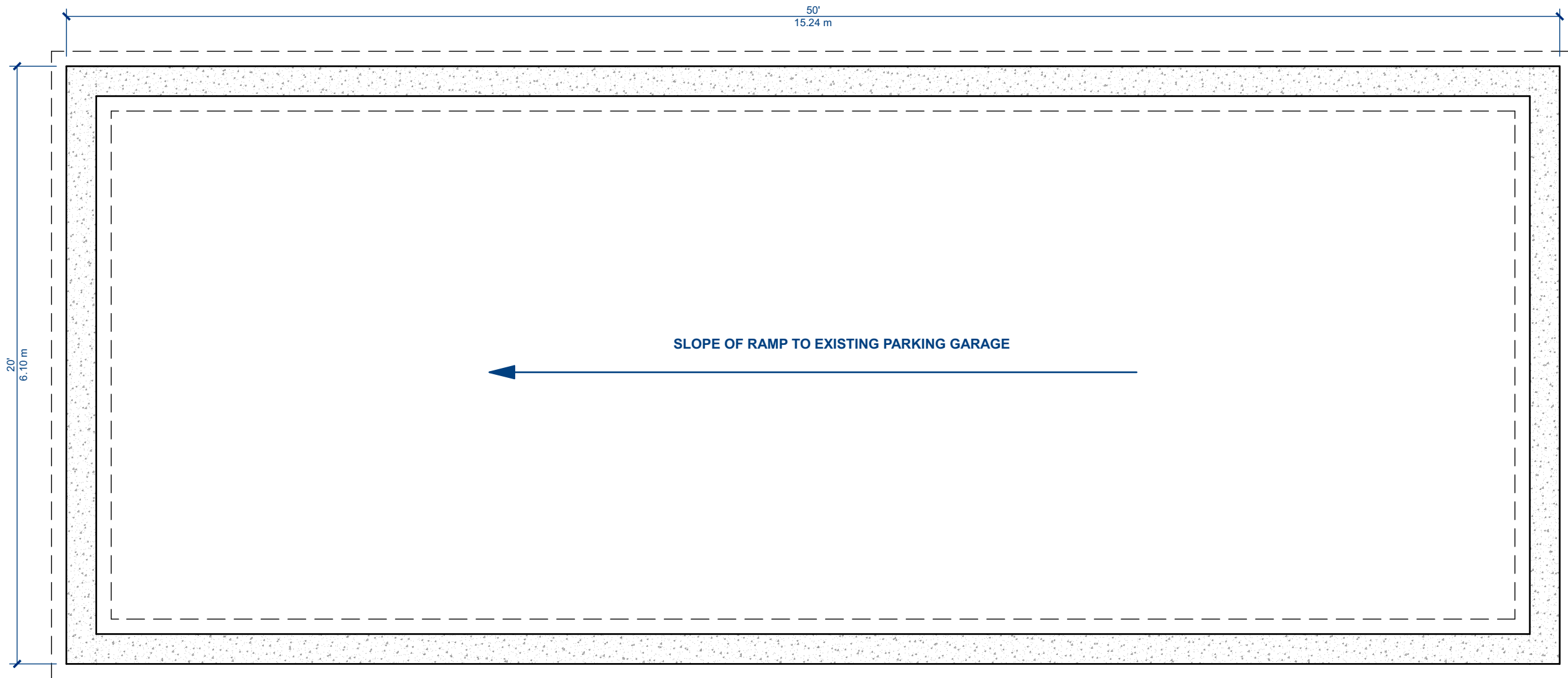
AS INDICATED

SCALE

A-2

SHEET NO.

09:59:03



WALL LEGEND	
	EXISTING WALLS
	WALLS TO BE DEMOLISHED
	NEW WALLS

EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"





**WALKER
HOME DESIGN**

walker-design.ca

**PARKING GARAGE
RAMP ENCLOSURE**

PROJECT TYPE

235 BAY STREET

PROJECT ADDRESS

REVISIONS

- 1 - CONCEPT VER1.0 - 2024-10-04
- 2 - CONCEPT VER1.1 - 2024-10-08
- 3 - CONCEPT VER2.0 - 2024-10-21
- 4 - COA DRAWINGS - 2024-11-08

NOTES

ALL DIMENSIONS ON SITE TO BE
VERIFIED BY CONTRACTOR

EXISTING MAIN FLOOR

DRAWING TITLE

TABLOID [11x17]

SHEET SIZE

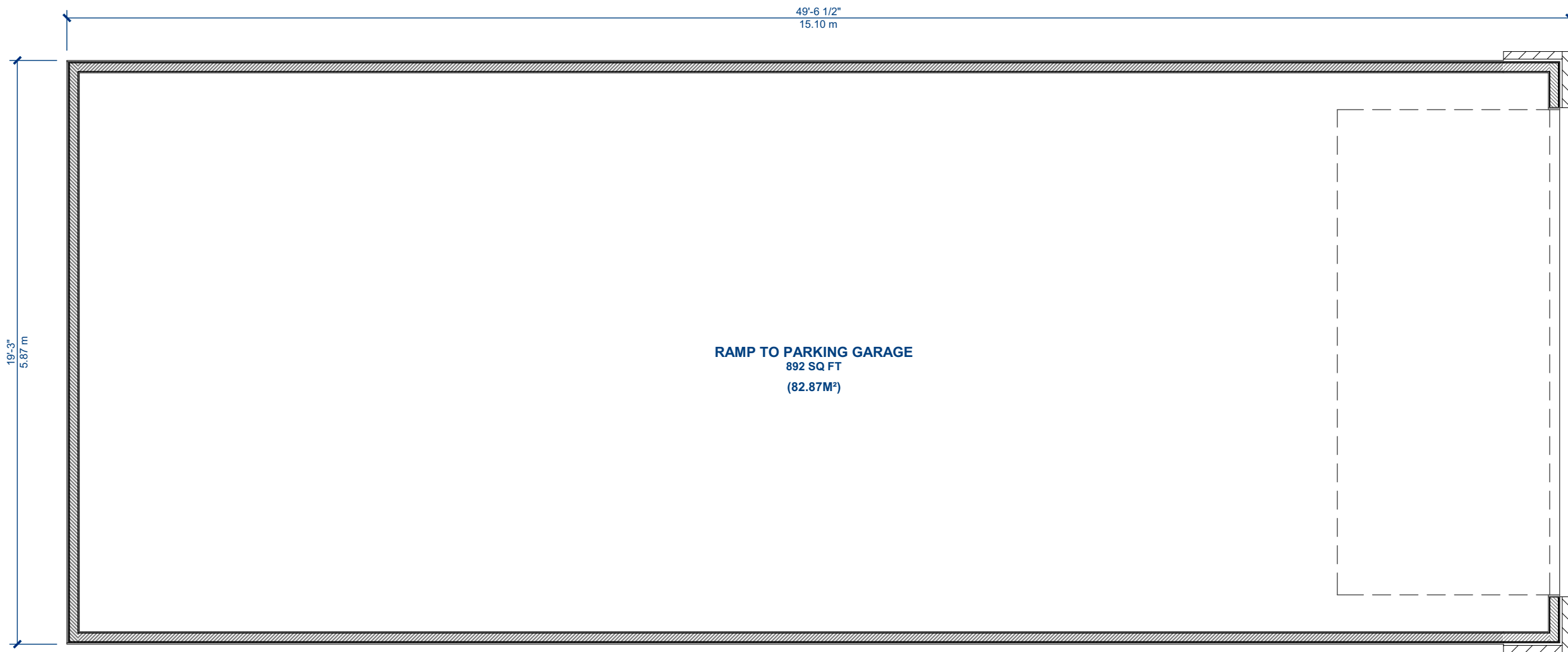
AS INDICATED

SCALE

A-3

SHEET NO.

09:59:03



WALL LEGEND	
	EXISTING WALLS
	WALLS TO BE DEMOLISHED
	NEW WALLS

EXISTING MAIN FLOOR PLAN

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



PROJECT
NORTH



WALKER
HOME DESIGN

walker-design.ca

**PARKING GARAGE
RAMP ENCLOSURE**

PROJECT TYPE

235 BAY STREET

PROJECT ADDRESS

REVISIONS

- 1 - CONCEPT VER1.0 - 2024-10-04
- 2 - CONCEPT VER1.1 - 2024-10-08
- 3 - CONCEPT VER2.0 - 2024-10-21
- 4 - COA DRAWINGS - 2024-11-08

NOTES

ALL DIMENSIONS ON SITE TO BE
VERIFIED BY CONTRACTOR

EXISTING ELEVATIONS

DRAWING TITLE

TABLOID [11x17]

SHEET SIZE

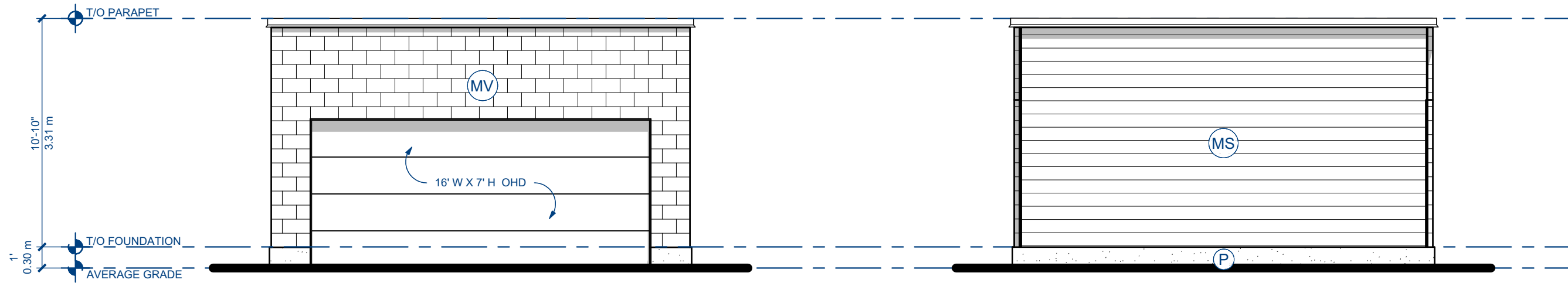
AS INDICTED

SCALE

A-4

SHEET NO.

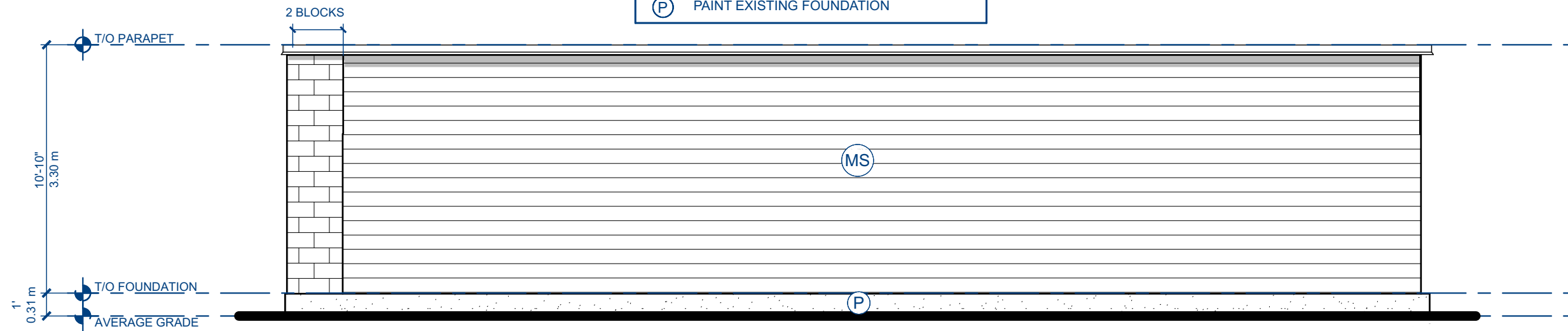
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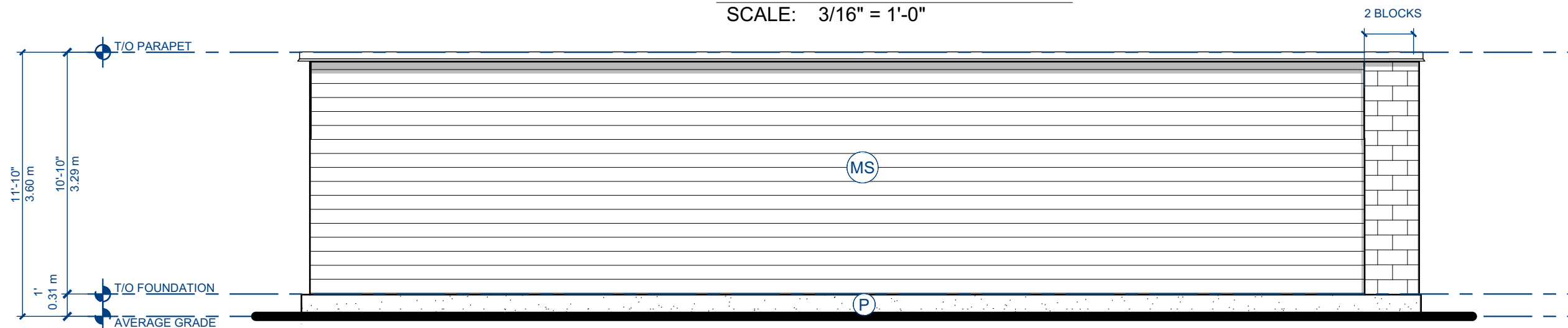
PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES LEGEND	
(MS)	METAL SIDING
(MV)	MASONRY VENEER
(P)	PAINT EXISTING FOUNDATION

PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'-0"