

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

LOT 553
REGISTERED PLAN 352
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 9th day of August, 2024.

August 13, 2024
Date
Andrew J. Broxham
Ontario Land Surveyor

Notes & Legend

□	Denotes	Survey Monument Planted
○ UP		Survey Monument Found
SIB		Standard Iron Bar
SSIB		Short Standard Iron Bar
IB		Iron Bar
IBB		Round Iron Bar
(WIT)		Witness
(AOG)		Annis, O'Sullivan, Vollebek Ltd.
Meas.		Measured
Acc.		Accepted
(P)		Registered Plan 532
(P1)		Plan 5R-9793
(P2)		Plan 5R-13583
(P3)		(1175) Plan Dated August 9, 1984
(P4)		(AOG) Plan Dated March 26, 2004
(P5)		(AOG) Plan Dated September 26, 1989
(P6)		(AOG) Plan dated March 28, 1979
OW		Overhead Wires
○ UP		Utility Pole
T/G		Top of Grate
○ GM		Gas Meter
○ HM		Hydro Meter
BF		Board Fence
PWF		Post and Wire Fence
RWCW		Concrete Block Retaining Wall
RWS		Stone Retaining Wall
RWB		Brick Retaining Wall
RWT		Timber Retaining Wall
RW		Retaining Wall
Gate		Gate
AC		Air Conditioner
∅		Diameter
+ 65.00		Location of Elevations
+ 65.00		Top of Concrete Curb Elevation
+ 65.00		Top of Wall Elevation
C/L		Centreline
○		Deciduous Tree
○ WP		Wood Post
○ MH-ST		Maintenance Hole (Storm Sewer)
○ MH-S		Maintenance Hole (Sanitary)
□ CB		Catch Basin

SITE AREA = 464.4 m²

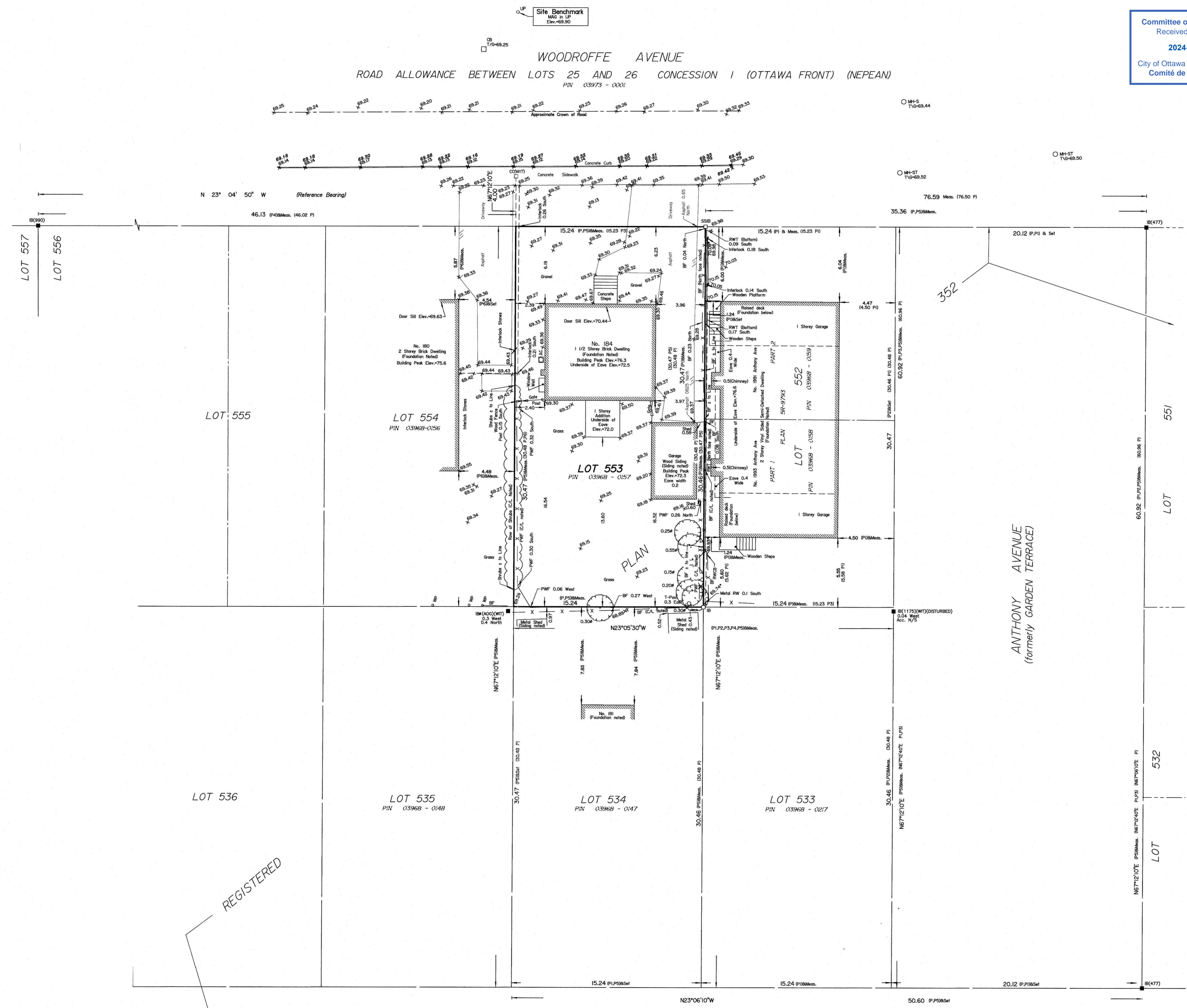


Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°31'10" counter-clockwise was applied to bearings on plans (P2), (P4) and (P5).
For bearing comparisons, a rotation of 12°04'50" counter-clockwise was applied to bearings on plans (P), (P1) and (P3).

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.



REGISTERED

COMPTON AVENUE (formerly PRINCETON ROAD)

SITE PLAN

184 WOODROFFE

PART LOTS: 553
REGISTERED PLAN: 352 PIN: 03968-0157

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ZONING ANALYSIS

EXISTING: TRIPLEX
PROPOSED: LOW-RISE APARTMENT
10 UNIT

*THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GRADING PLAN AND LEGAL SURVEY

R4D ZONING REQUIREMENTS

ZONING MECHANISM	REQUIRED (M)	PROPOSED (M)	COMPLIANCE (YES/NO)
R4D			
MS1 H(6.1) FUTURE			
LOT WIDTH:	15	15.23	YES
LOT AREA:	450 m ²	463.92 m ²	YES
HEIGHT LIMIT:	11	10.57	YES

SETBACKS

SETBACK	REQUIRED (M)	PROPOSED (M)	COMPLIANCE (YES/NO)
FRONT YARD:	5.95	4.5	NO (RELIEF REQ.)
REAR YARD:	9.14 (30%)	7.66 (25% of lot)	NO (RELIEF REQ.)
SIDE YARDS:	1.5	1.68	YES

*NOTE:

SIDE YARD AFTER 2.1m FROM FRONT LOT LINE

SETBACK	REQUIRED (M)	PROPOSED (M)	COMPLIANCE (YES/NO)
SIDE YARD AFTER 2.1m FROM FRONT LOT LINE	*(6m)	1.68	NO (RELIEF REQ.)

SOFT LANDSCAPING:

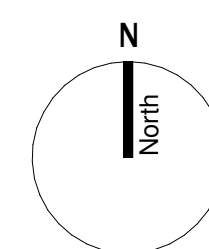
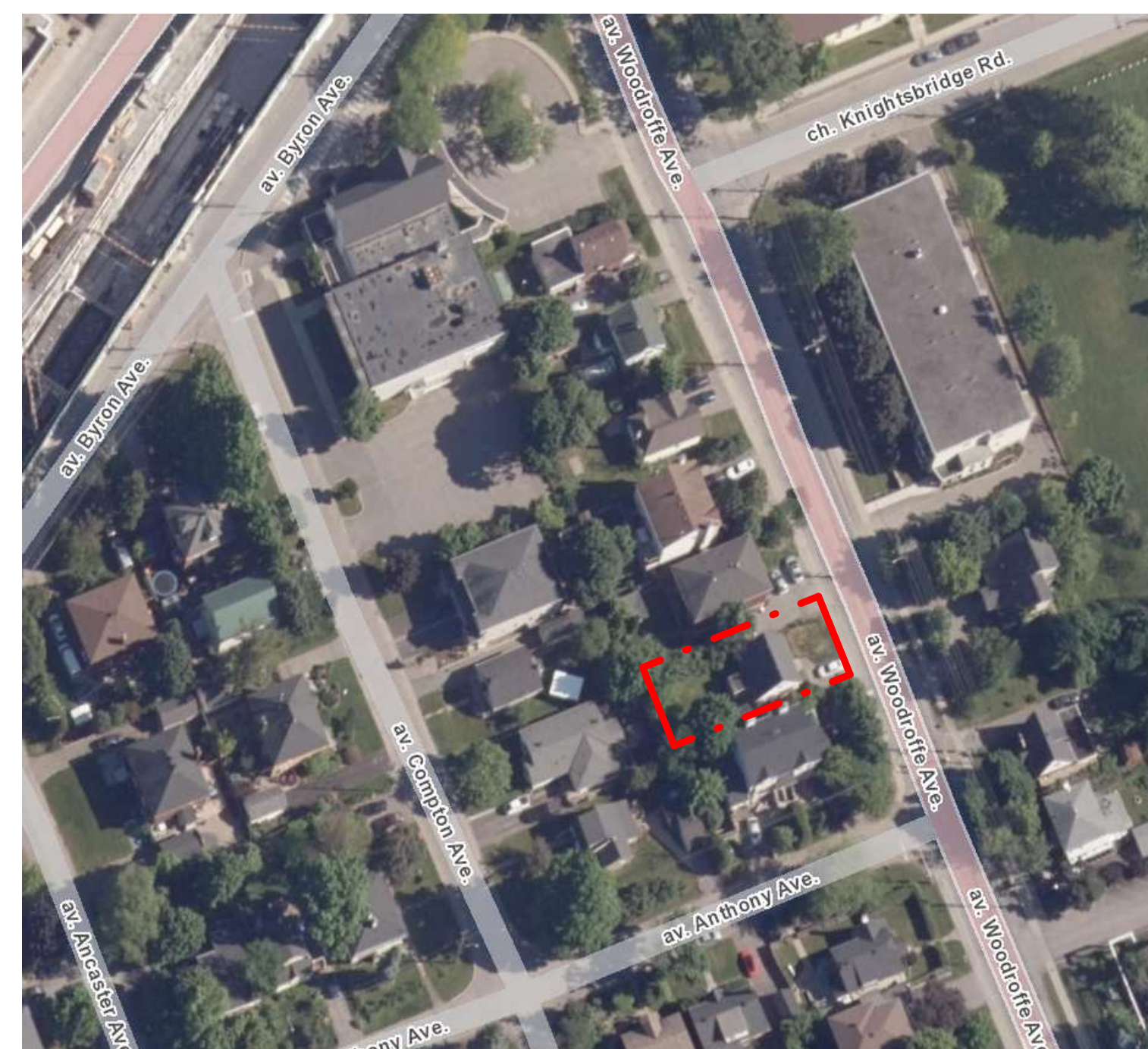
SOFT LANDSCAPING:	REQUIRED (%)	PROPOSED (%)	COMPLIANCE (YES/NO)
(FRONT YARD):	40%	39 m ²	YES
(REAR YARD):	15%	62 m ²	YES
TOTAL LOT AREA:	30%	200 m ²	YES

WALKWAYS:

WALKWAYS:	REQUIRED (M)	PROPOSED (M)	COMPLIANCE (YES/NO)
PRIMARY:	1.8 m MAX	1.2 - 1.45 max.	YES
WASTE COLLECTION:	2.2 MAX	1.2 - 1.45 max.	YES

Maximum number of permitted dwelling units per apartment building, low-rise is four (4), and a maximum of four (4) pairs of units, totalling eight (8) units, in a stacked dwelling. (By-law 2013-108)

CONTEXT PLAN



AVERAGE GRADE CALCULATION

POINT A - 69.16 m
POINT B - 69.25 m
POINT C - 70.15 m
POINT D - 69.27 m

AVERAGE GRADE: 69.46 m

DEVELOPMENT REQUIREMENTS

TOTAL NUMBER OF UNITS: 10 UNITS
(2) 1 BED UNITS: 20%
(8) 2 BED UNITS: 80%

BUILDING GROSS FLOOR AREA: 648m² (6,978 ft²)

*TOTAL AREA OF ALL FLOORS ABOVE GRADE, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS.

BUILDING AREA: 216m² (2,326 ft²)

*GREATEST HORIZONTAL AREA OF THE BUILDING, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS.

BUILDING HEIGHT: 3 STOREYS (10.57 m)

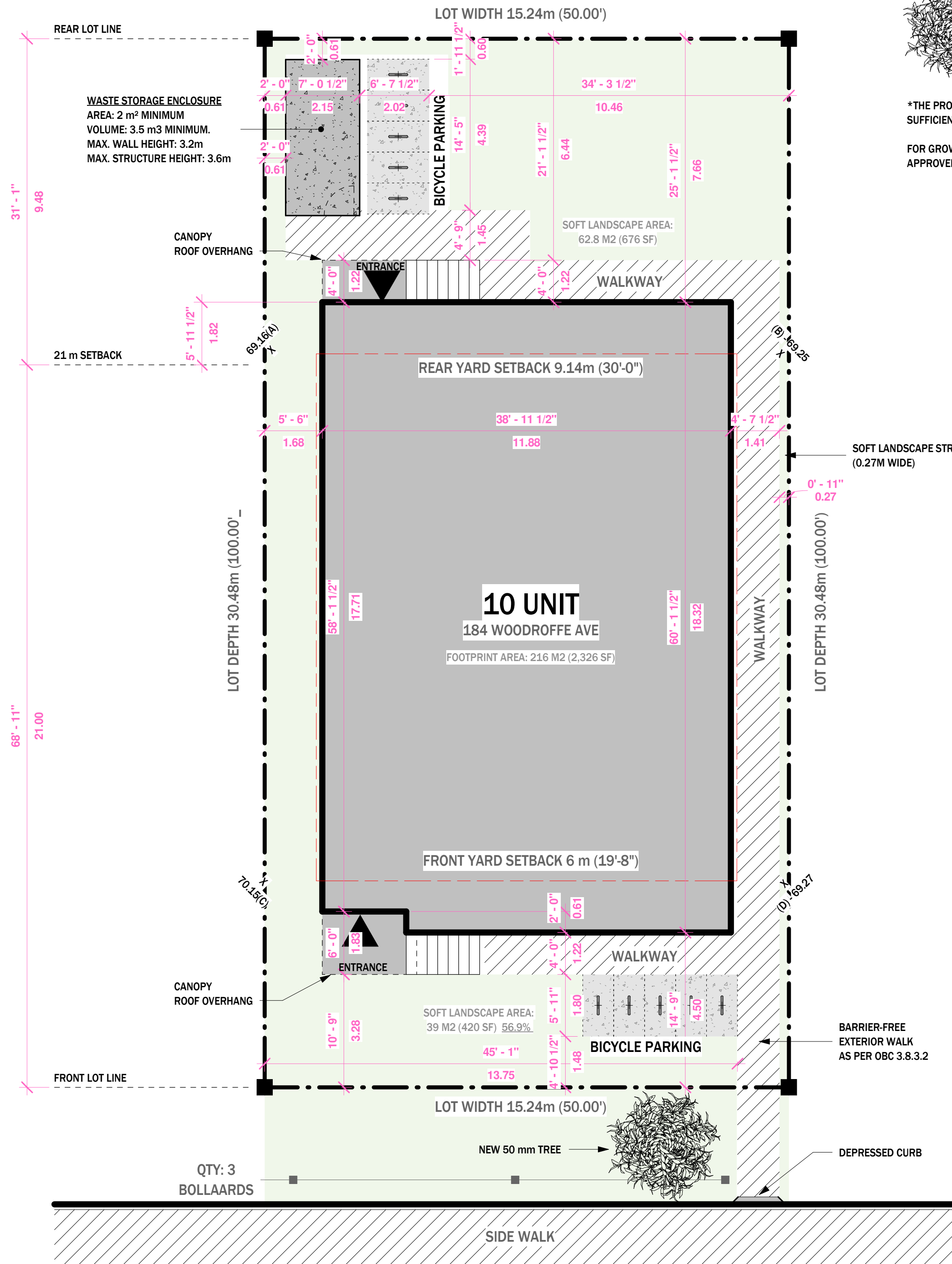
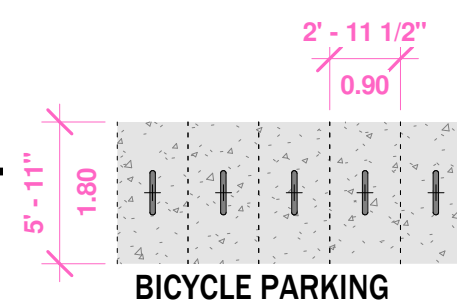
BICYCLE PARKING: 10 BIKE RACKS PROPOSED.

*0.50 per dwelling unit

WASTE COLLECTION:

GARBAGE *0.231 YD³ per dwelling unit
2.31 YD³ (QTY: 4) 360L CARTS
RECYCLING *QTY: 1 BLUE + 1 BLACK CART
2 BLUE + 2 BLACK CARTS
*1 - 360L 1 per (6 dwelling units)
ORGANICS *QTY: 1 Communal
1 GREEN CART
240L Green container per (50 units)

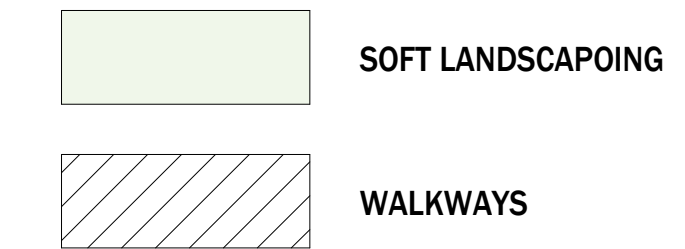
BICYCLE STALL DIMENSIONS



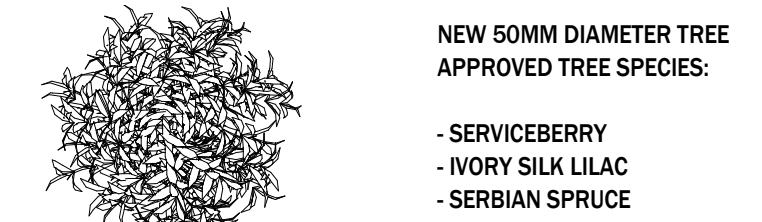
WOODROFFE AVE

APPROX C/L OF STREET

SITE PLAN LEGEND



TREE PLANTING LEGEND



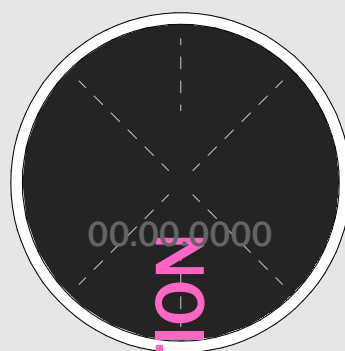
*THE PROPOSED PLANTING AREA APPEARS TO HAVE SUFFICIENT SOIL VOLUME FOR THE TREE(S) SPECIFIED.

FOR GROWING MEDIUM USE GREELY TRIPLE SOIL MIX OR APPROVED ALTERNATIVE



WOODROFFE

Project No. Project Number



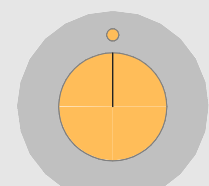
Revisions

NO.	DESCRIPTION	DATE
1	ISSUED FOR VARIANCE	OCT 22, 2024
2	REV 1 - OCT 24, 2024	
3		
4		
5		

Notes

- These drawings are to be read in conjunction with all other project drawings and specifications.
- The contractor shall check and verify all dimensions and report any errors and omissions to the designer.
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- Do not scale drawings.
- This drawing is the exclusive property of Bohemio Design Inc. Copyright Reserved.

Project North

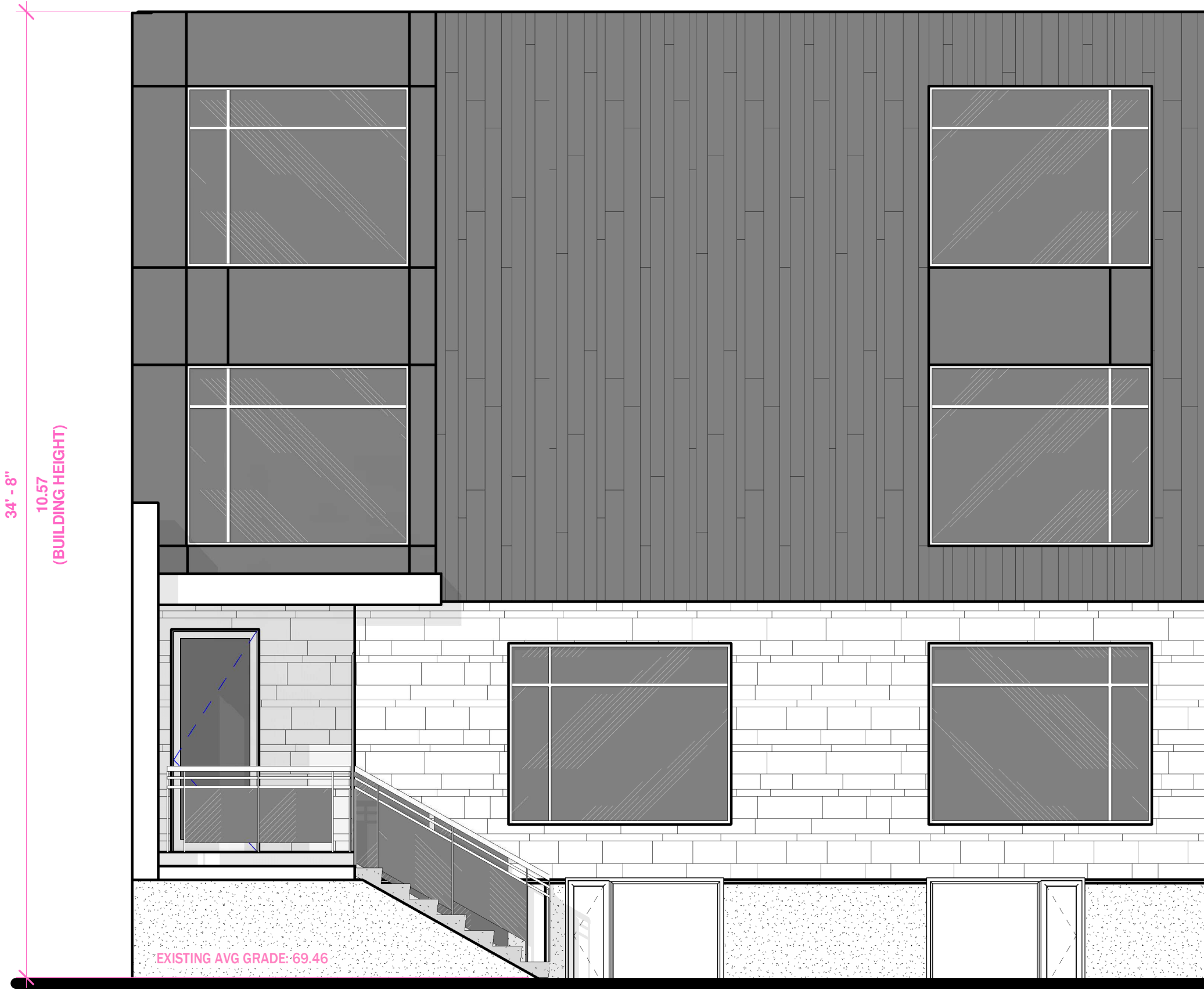


Scale 1/8" = 1'-0"

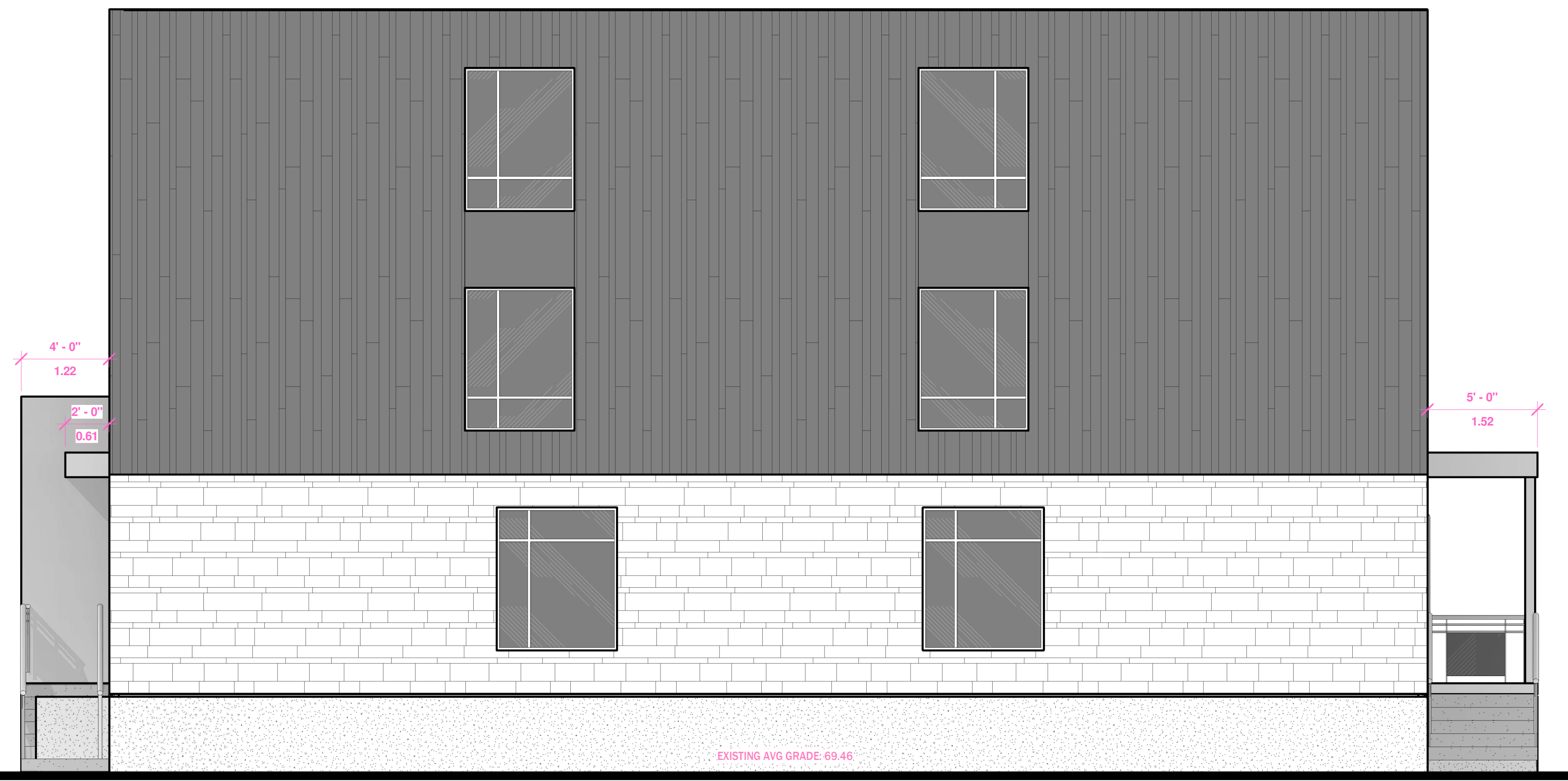
SITE PLAN

REVISION #

A0.3

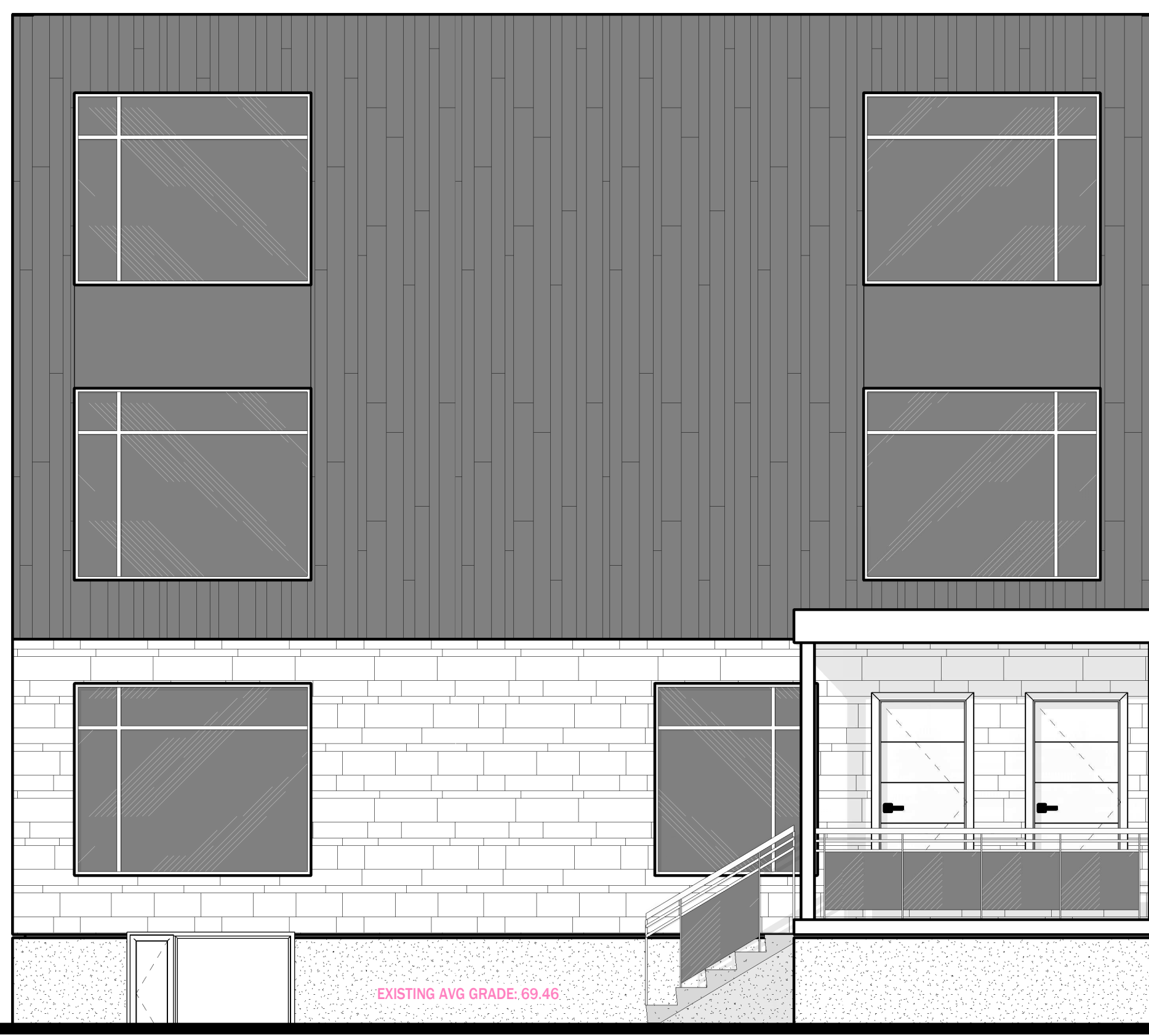


1 East (Front) - Elevation
1/4" = 1'-0"

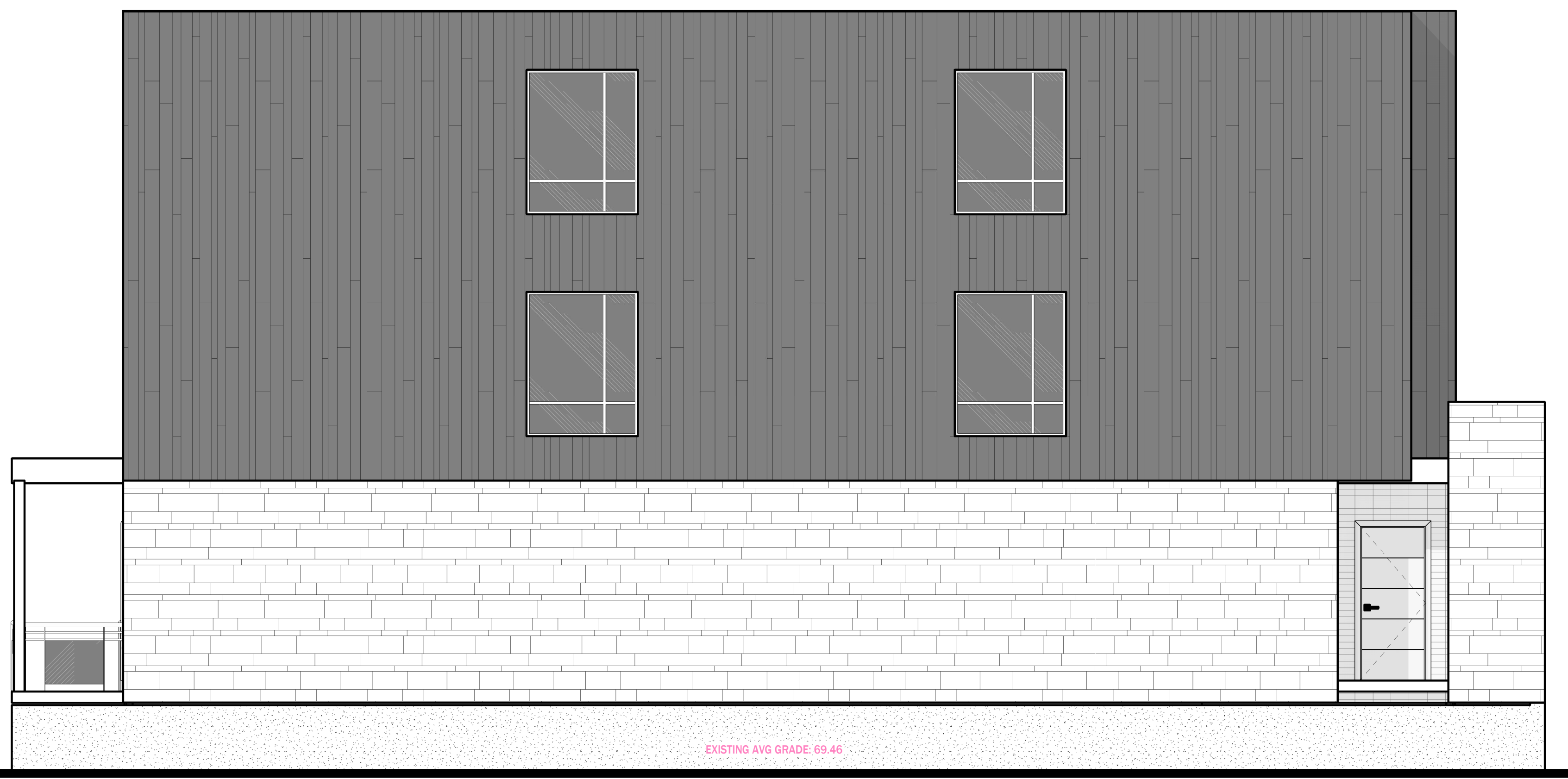


2 North - Elevation
1/4" = 1'-0"

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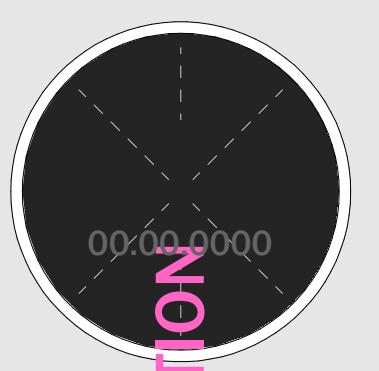
3 West - Elevation
1/4" = 1'-0"



4 South - Elevation
1/4" = 1'-0"

WOODROFFE
1584 WOODROFFE

Project No. Project Number

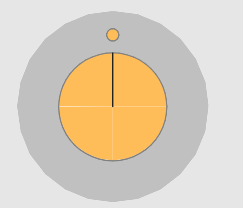


Revisions

1	ISSUED FOR VARIANCE - OCT 22, 2024
2	REV 1 - OCT 23, 2024
3	
4	
5	

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Project North



Scale 1/4" = 1'-0"

ELEVATIONS

A2.0
REVISION #