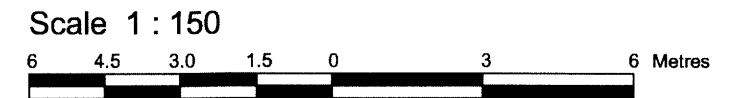


PART OF LOT 2  
REGISTERED PLAN 33446  
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.



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

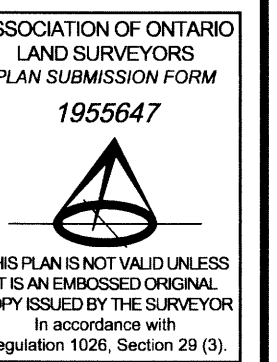
Surveyor's Certificate

- I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 19th day of November, 2015.

Date: Nov 26/2015
Signature: Andre Roy
Ontario Land Surveyor

PART 2  
THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED: November 26, 2015

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to P. Zachar (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.



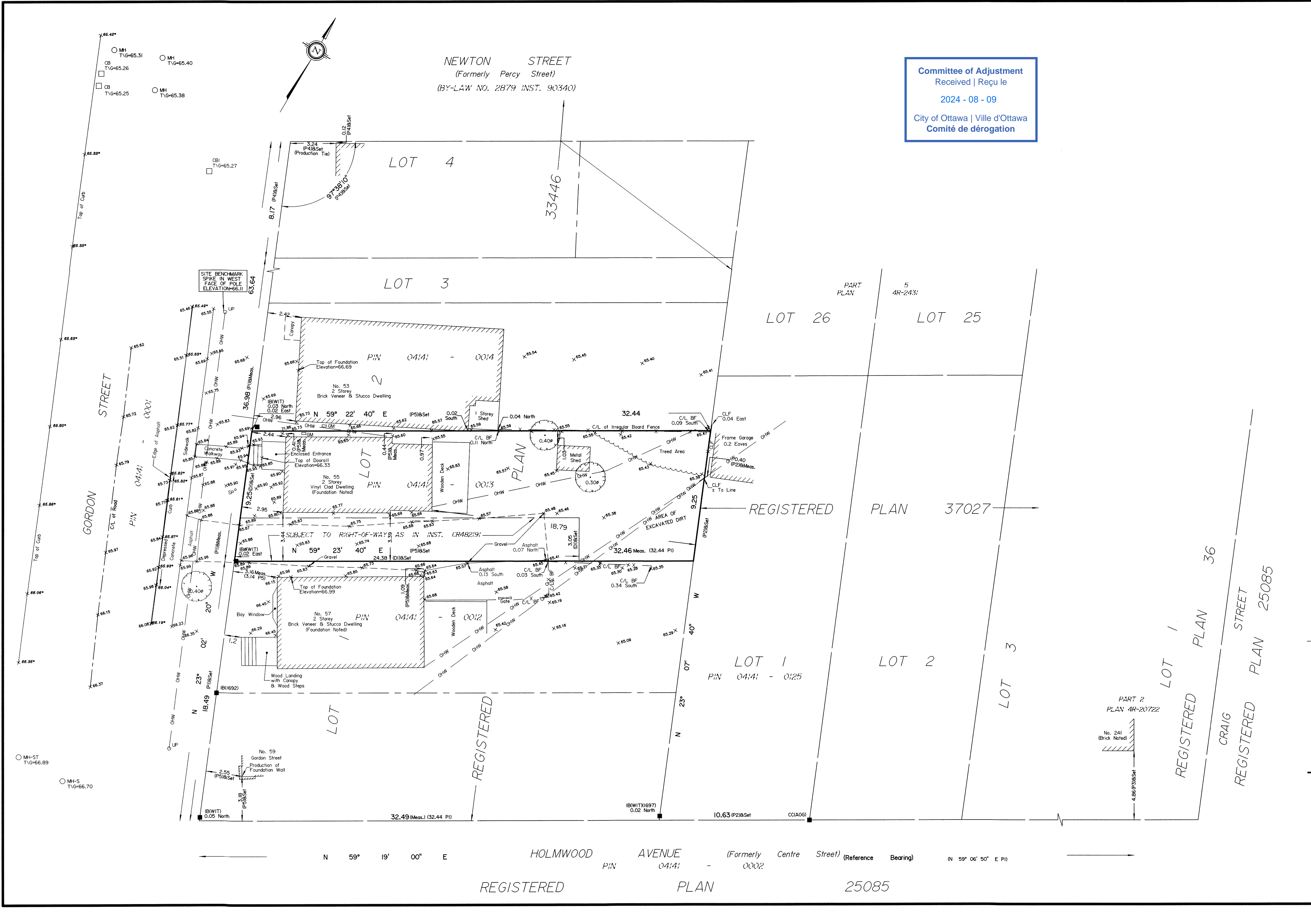
- Notes & Legend
Denotes Survey Monument Planted
SIB Standard Iron Bar
SSIB Short Standard Iron Bar
IB Iron Bar
CC Cut Cross
IB0 Round Iron Bar
(WIT) Witness
(AOG) Annis, O'Sullivan, Vollebek Ltd.
Meas. Measured
(P1) Registered Plan 33446
(P2) (AOG) Plan dated March 19, 2015
(P3) Plan 4R-20722
(P4) (AOG) File 33446-6
(P5) (B57) Plan dated August 2, 1983
(D1) Inst. CR482191
MH-ST Maintenance Hole (Storm Sewer)
MH-S Maintenance Hole (Sanitary)
OHW Overhead Wires
UP Utility Pole
CS Catch Basin
SP Water Stand Post
T/G Top of Grate
GM Gas Meter
Deciduous Tree
CLF Chain Link Fence
BF Board Fence
Gate
Diameter
+65.00 Location of Elevations
+65.00\* Location of Top of Curb Elevations
C/L Centreline
Property Line

For bearing comparisons, a rotation of 0°41'50" counter-clockwise was applied to bearings on (B57) Plan dated August 2, 1983 and Registered Plan 33446.

Bearings are grid bearings, derived from the Northerly Limit of Holmwood Avenue, shown to be N59°19'00"E on (AOG) Plan dated March 19, 2015 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@annisvollebek.com

Committee of Adjustment
Received | Reçu le
2024 - 08 - 09
City of Ottawa | Ville d'Ottawa
Comité de dérogation



Vertical text on the left margin: 11/20/2015 10:58:15 AM 11/20/2015 10:58:15 AM 11/20/2015 10:58:15 AM



STAMP:



REVISIONS:

No.	DESCRIPTION	DATE
04	RE-ISSUED FOR BUILDING PERMIT	2016/03/16
03	ISSUED FOR BUILDING PERMIT	2016/02/19
02	ISSUED FOR PERMIT REVIEW	2016/02/05
01	ISSUED FOR COORDINATION	2016/01/04

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North:

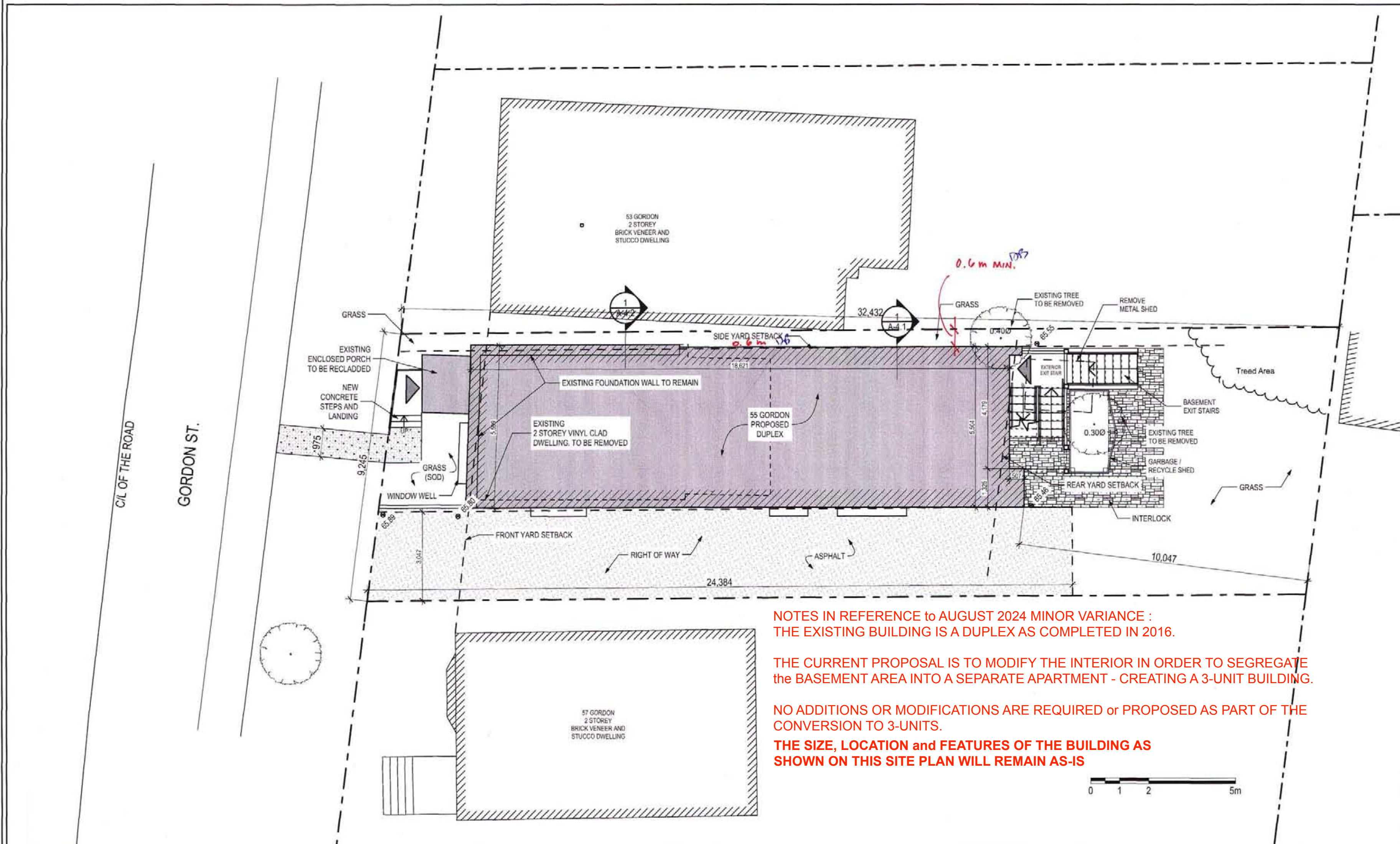
PROJECT:  
**55 GORDON ST. DEVELOPMENT**

55 GORDON ST. OTTAWA, ONTARIO  
 DRAWING:

**SITE PLAN**

APPROVED BY: RM  
 DESIGNED BY: DB / NB  
 DRAWN BY: NB  
 DATE: 2016/01/04 SCALE: AS SHOWN  
 RMA PROJECT NUMBER SHEET NUMBER:

15212 A-0.1



**NOTES IN REFERENCE TO AUGUST 2024 MINOR VARIANCE :**  
 THE EXISTING BUILDING IS A DUPLEX AS COMPLETED IN 2016.

**THE CURRENT PROPOSAL IS TO MODIFY THE INTERIOR IN ORDER TO SEGREGATE THE BASEMENT AREA INTO A SEPARATE APARTMENT - CREATING A 3-UNIT BUILDING.**

**NO ADDITIONS OR MODIFICATIONS ARE REQUIRED OR PROPOSED AS PART OF THE CONVERSION TO 3-UNITS.**

**THE SIZE, LOCATION AND FEATURES OF THE BUILDING AS SHOWN ON THIS SITE PLAN WILL REMAIN AS-IS**





STAMP:



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North:

PROJECT:  
**55 GORDON ST. DEVELOPMENT**

55 GORDON ST. OTTAWA, ONTARIO  
 DRAWING:

**WEST & EAST ELEVATION**

APPROVED BY: RM  
 DESIGNED BY: DB / NB  
 DRAWN BY: NB

DATE: 2016/01/04 SCALE: AS SHOWN

RMA PROJECT NUMBER: 15212 SHEET NUMBER: A-3.0

NOTES IN REFERENCE TO AUGUST 2024 MINOR VARIANCE :  
 THE EXISTING BUILDING IS A DUPLEX AS COMPLETED IN 2016.

THE CURRENT PROPOSAL IS TO MODIFY THE INTERIOR IN ORDER  
 TO SEGREGATE THE BASEMENT AREA INTO A SEPARATE  
 APARTMENT - CREATING A 3-UNIT BUILDING.

NO ADDITIONS OR MODIFICATIONS ARE REQUIRED OR PROPOSED  
 AS PART OF THE CONVERSION TO 3-UNITS.

**THE SIZE, LOCATION and FEATURES OF THE BUILDING AS  
 SHOWN ON THIS ELEVATION DRAWING WILL REMAIN AS-IS**

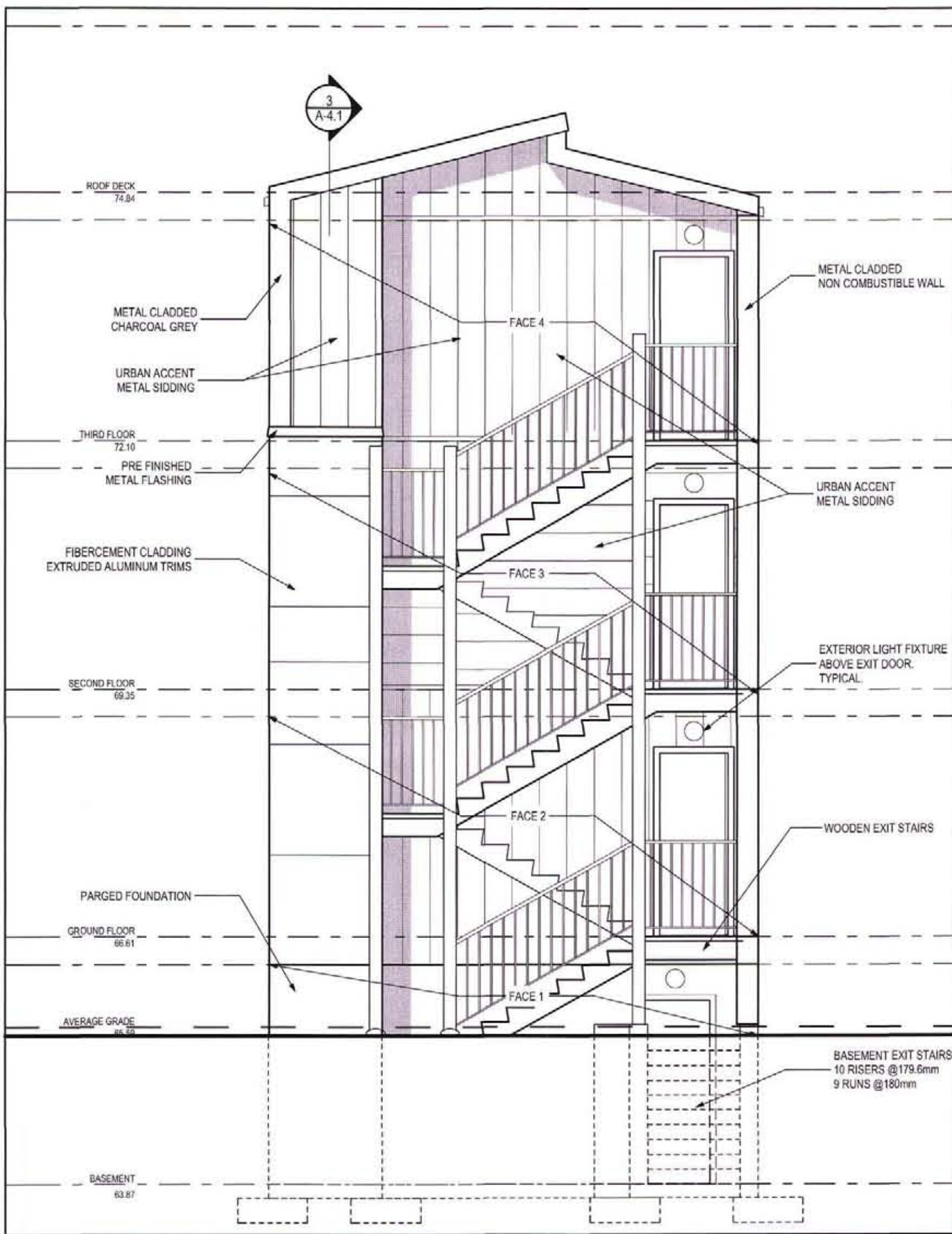
SOUTH ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 2, 3, 4:  
 TOTAL AREA OF BUILDING FACE = 13.3m<sup>2</sup>  
 DISTANCE MORE THAN 10.0m = 100% ALLOWED, 9.3% PROPOSED  
 COMBUSTIBLE CONSTRUCTION  
 COMBUSTIBLE CLADDING

WEST ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 1:  
 TOTAL AREA OF BUILDING FACE = 4.3m<sup>2</sup>  
 DISTANCE MORE THAN 10.0m = 100% ALLOWED, 15% PROPOSED  
 COMBUSTIBLE CONSTRUCTION  
 COMBUSTIBLE CLADDING

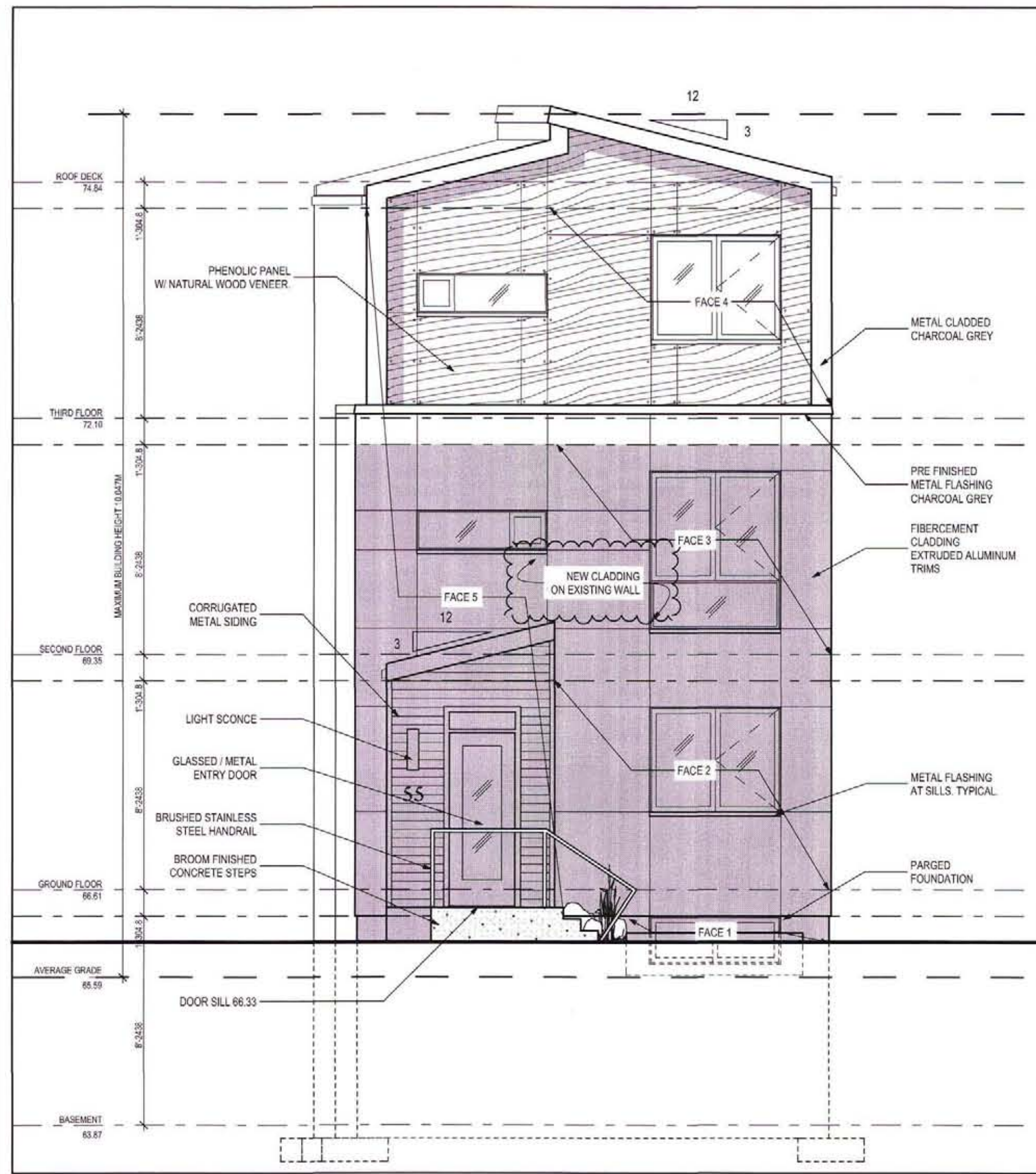
SOUTH ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 5:  
 TOTAL AREA OF BUILDING FACE = 26m<sup>2</sup>  
 DISTANCE 12.0m = 100% ALLOWED, 14% PROPOSED  
 COMBUSTIBLE CONSTRUCTION  
 COMBUSTIBLE CLADDING

SOUTH ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 2, 3, 4:  
 TOTAL AREA OF BUILDING FACE = 7.7m<sup>2</sup>  
 DISTANCE 12.0m = 100% ALLOWED, 23% PROPOSED  
 COMBUSTIBLE CONSTRUCTION  
 COMBUSTIBLE CLADDING

WEST ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 1:  
 TOTAL AREA OF BUILDING FACE = 1.0m<sup>2</sup>  
 DISTANCE 12.0m = 100% ALLOWED, 50% PROPOSED  
 COMBUSTIBLE CONSTRUCTION  
 COMBUSTIBLE CLADDING



**2 EAST ELEVATION**  
 SCALE = 1/4"=1'-0"



**1 WEST ELEVATION**  
 SCALE = 1/4"=1'-0"



SOUTH ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 5:  
 TOTAL AREA OF BUILDING FACE = 4.5m<sup>2</sup>  
 DISTANCE 5.9m = 100% ALLOWED, 11% PROPOSED  
 COMBUSTIBLE CONSTRUCTION  
 COMBUSTIBLE CLADDING

SOUTH ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 4:  
 TOTAL AREA OF BUILDING FACE = 48m<sup>2</sup>  
 DISTANCE 3.0m = 19% ALLOWED, 11% PROPOSED  
 COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION  
 NONCOMBUSTIBLE CLADDING

SOUTH ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 3:  
 TOTAL AREA OF BUILDING FACE = 48m<sup>2</sup>  
 DISTANCE 3.0m = 19% ALLOWED, 11% PROPOSED  
 COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION  
 NONCOMBUSTIBLE CLADDING

SOUTH ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 2:  
 TOTAL AREA OF BUILDING FACE = 48m<sup>2</sup>  
 DISTANCE 3.0m = 19% ALLOWED, 11% PROPOSED  
 COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION  
 NONCOMBUSTIBLE CLADDING

SOUTH ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 1:  
 TOTAL AREA OF BUILDING FACE = 11.2m<sup>2</sup>  
 DISTANCE 3.0m = 55% ALLOWED, 22% PROPOSED  
 COMBUSTIBLE CONSTRUCTION  
 COMBUSTIBLE CLADDING

NOTES IN REFERENCE to AUGUST 2024 MINOR VARIANCE :  
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 APARTMENT - CREATING A 3-UNIT BUILDING.

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THE SIZE, LOCATION and FEATURES OF THE BUILDING AS  
 SHOWN ON THIS ELEVATION DRAWING WILL REMAIN AS-IS

STAMP:



No.	DESCRIPTION	DATE
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01	ISSUED FOR COORDINATION	2016/01/04

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North:

PROJECT:

55 GORDON ST. DEVELOPMENT

55 GORDON ST. OTTAWA, ONTARIO

DRAWING:

SOUTH ELEVATION

APPROVED BY:

RM

DESIGNED BY:

DB / NB

DRAWN BY:

NB

DATE:

2016/01/04

SCALE:

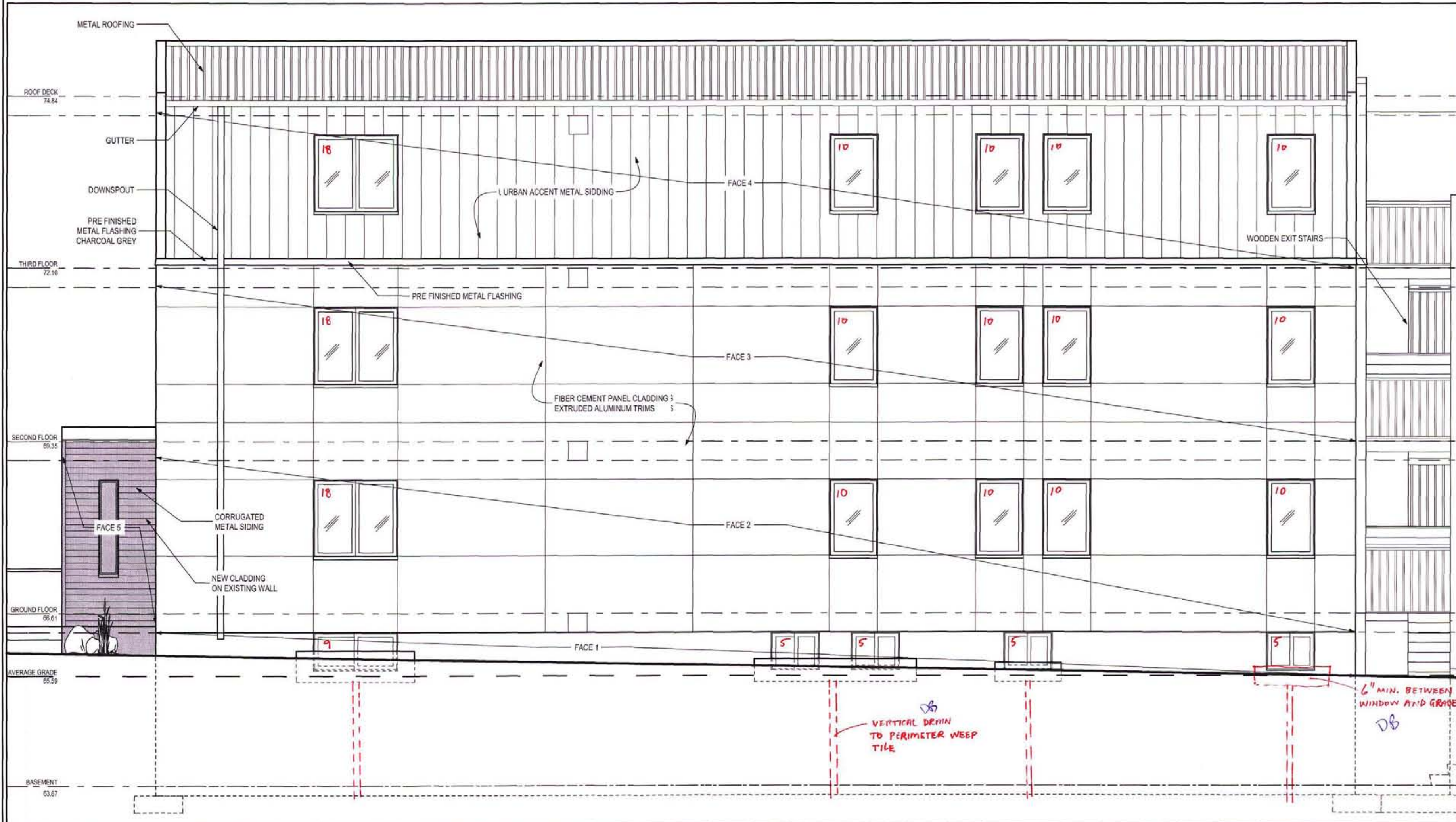
AS SHOWN

RMA PROJECT NUMBER

15212

SHEET NUMBER:

A-3.1



1 SOUTH ELEVATION  
 A-3.1 SCALE = 1/4"=1'-0"



NOTES IN REFERENCE to AUGUST 2024 MINOR VARIANCE :  
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**THE SIZE, LOCATION and FEATURES OF THE BUILDING AS  
 SHOWN ON THIS ELEVATION DRAWING WILL REMAIN AS-IS**

NORTH ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 3, 4 & 5:  
 TOTAL AREA OF BUILDING FACE = 31m<sup>2</sup>  
 DISTANCE LESS THAN 1.2m = 0% ALLOWED, 0% PROPOSED  
 NON COMBUSTIBLE CONSTRUCTION  
 NONCOMBUSTIBLE CLADDING

NORTH ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 2:  
 TOTAL AREA OF BUILDING FACE = 48m<sup>2</sup>  
 DISTANCE LESS THAN 1.2m = 0% ALLOWED, 0% PROPOSED  
 NON COMBUSTIBLE CONSTRUCTION  
 NONCOMBUSTIBLE CLADDING

NORTH ELEVATION UNPROTECTED OPENINGS EXPOSED BUILDING FACE 1:  
 TOTAL AREA OF BUILDING FACE = 8m<sup>2</sup>  
 DISTANCE LESS THAN 1.2m = 0% ALLOWED, 0% PROPOSED  
 NON COMBUSTIBLE CONSTRUCTION  
 NONCOMBUSTIBLE CLADDING

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North:

PROJECT:

55 GORDON ST. DEVELOPMENT

55 GORDON ST. OTTAWA, ONTARIO

DRAWING:

NORTH ELEVATION

APPROVED BY:

RM

DESIGNED BY:

DB / NB

DRAWN BY:

NB

DATE:

2016/01/04

SCALE:

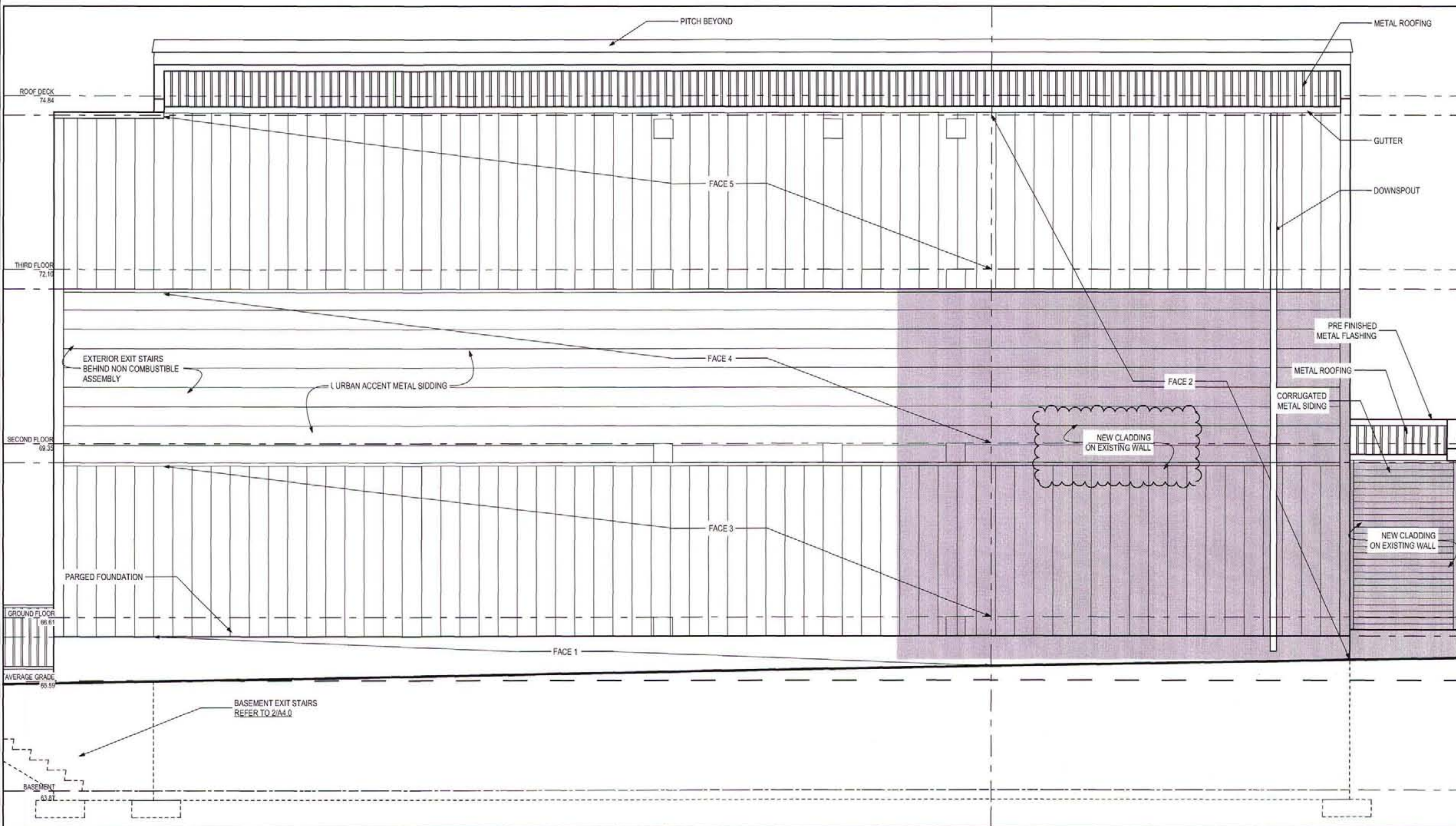
AS SHOWN

RMA PROJECT NUMBER

15212

SHEET NUMBER:

A-3.2



1 NORTH ELEVATION  
 SCALE = 1/4"=1'-0"