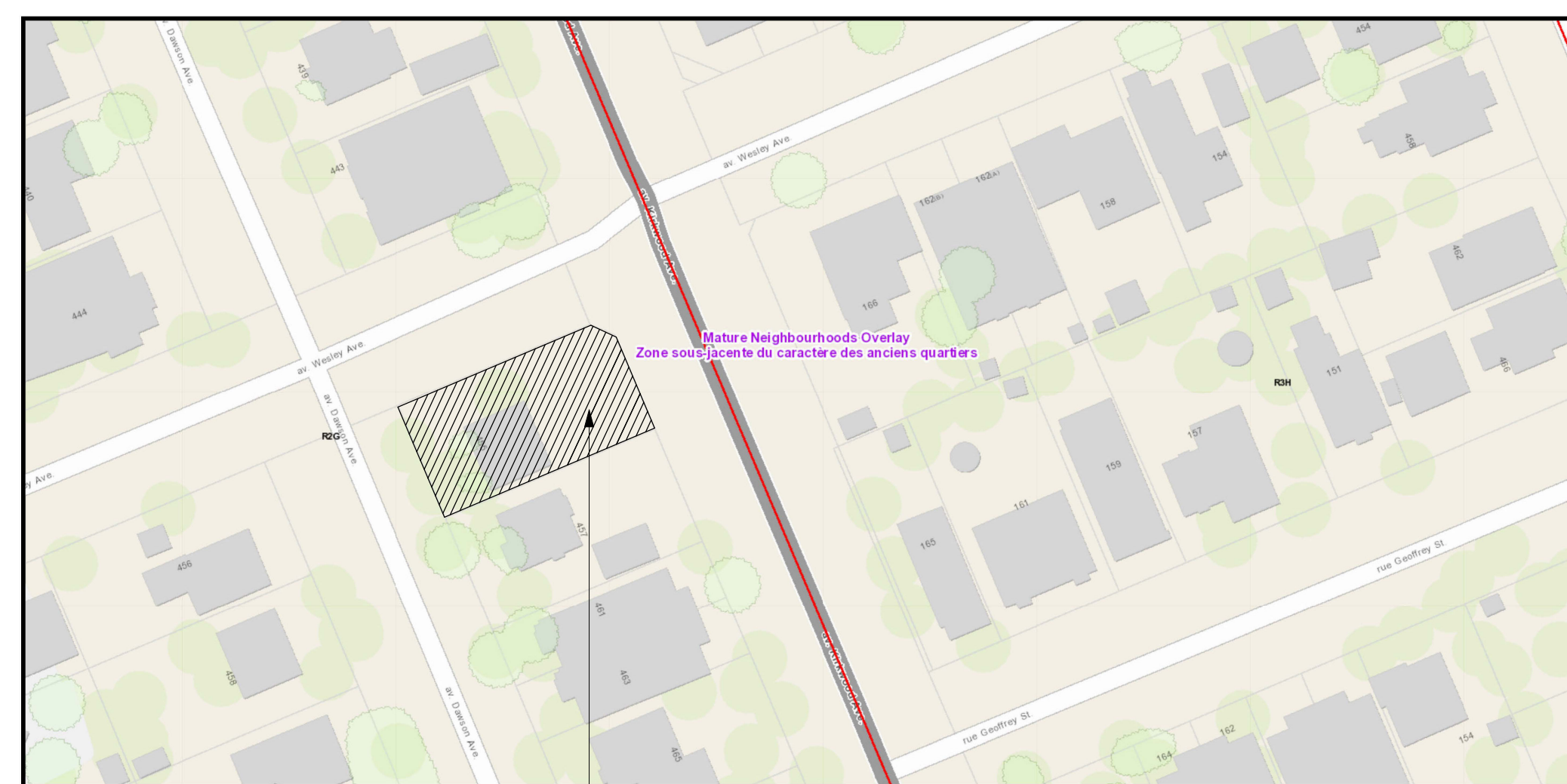
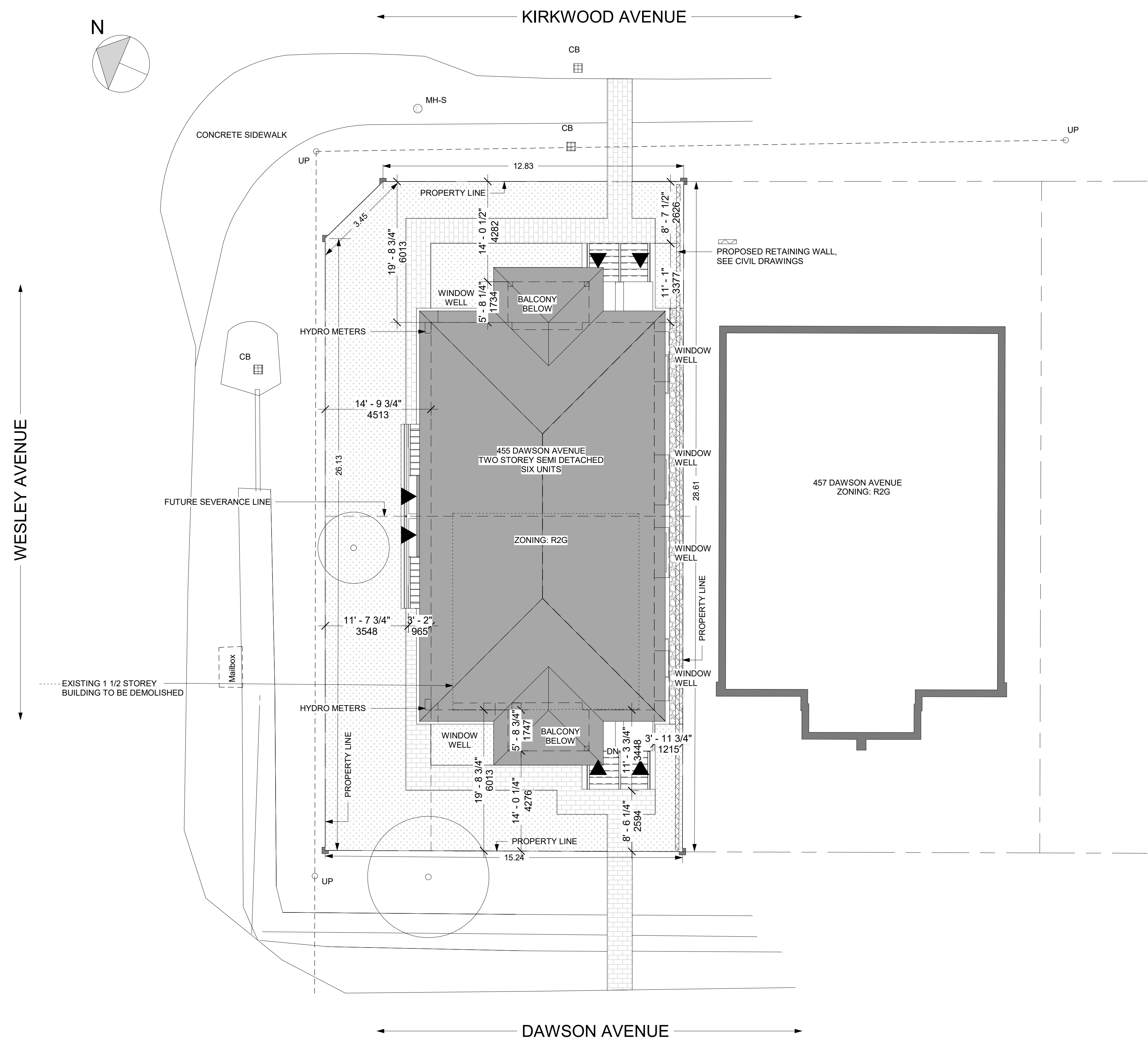


455 DAWSON AVENUE			
SITE PLAN OF SURVEY PART OF LOT 51 REGISTERED PLAN 443, CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. COMPLETED OCTOBER 26, 2023			
R2G - RESIDENTIAL SECOND DENSITY ZONE (SEC. 157-158) CITY OF OTTAWA; DWELLING TYPE: 2 STOREY SEMI DETACHED SIX UNITS			
ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	225 m ²	433 m ²	
B) MINIMUM LOT WIDTH	7.5 m	15.24 m	
C) MINIMUM LOT DEPTH	N/A	28.61 m	
D) MINIMUM FRONT YARD SET BACK	6 m	6 m	
E) MINIMUM CORNER YARD SET BACK	4.5 m	4.5 m	
F) MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m	1.2 m	
G) MAXIMUM BUILDING HEIGHT	8 m	7.84 m	
BUILDING AREAS		PROPOSED SITE DEVELOPMENT INFO.	
BASEMENT BUILDING AREA	154 m ²	PROPOSED STOREYS	2
GROUND FLOOR BUILDING AREA	154 m ²	LOT COVERAGE	34%
SECOND FLOOR BUILDING AREA	154 m ²	SOFT LANDSCAPING	189.98 m ²
TOTAL	462 m ²	HARD LANDSCAPING	35.3 m ²
		DECK & STAIR	32.6 m ²
GARBAGE REQUIREMENT		SNOW REMOVAL REQUIREMENT	
GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE BASEMENT AND REMOVED PRIVATELY DURING COLLECTION		PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER	
AVERAGE GRADE: CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES AVERAGE GRADE : 71.94m (72.12m + 72m + 71.86m + 71.77m) /4			
LEGEND			
	PROPOSED BUILDING		SOFT LANDSCAPING
	PROPOSED/EXISTING ENTRY/EXIT		CRUSHED STONE
	PROPERTY LINE		EXISTING TREE TO REMAIN
	HARD LANDSCAPING		



LOT LOCATION



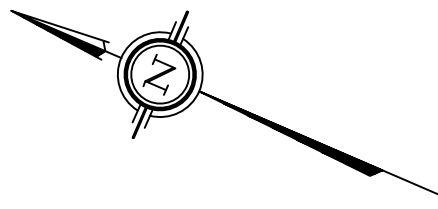
1 SITE PLAN
1 : 100

CONSULTANTS	
STRUCTURAL -	MOY
MECHANICAL -	
ELECTRICAL -	
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NO	ISSUED FOR PERMIT 04/03/24
NO	REVISION/ISSUE DATE

PROJECT:
455 DAWSON AVENUE
455 DAWSON AVENUE
OTTAWA, ON K1Z 5V6

SITE PLAN

DRAWN BY: SHEET:
DATE: NOV 22, 2023
SCALE: AS NOTED **A0**



REGISTERED PLAN 186
KIRKWOOD AVENUE (Formerly Heney Street)

Committee of Adjustment
Received | Reçu le
2024-09-18
City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
MIREL ARADAU
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE				
Area (Sq.m.)	PART	LOT	PLAN	PIN
215.3	1	PART OF 51	443	ALL OF 04023-0187
182.0	2			
21.4	3			
14.6	4			

PLAN OF SURVEY OF
PART OF LOT 51
REGISTERED PLAN 443
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.
Scale 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 _____ Mirel Aradau
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-60601

- Notes & Legend
- Denotes Survey Monument Planted
 - " Survey Monument Found
 - SIB " Standard Iron Bar
 - SSIB " Short Standard Iron Bar
 - IB " Iron Bar
 - SSIB* " Short Standard Iron Bar (0.3 Long)
 - (WIT) " Witness
 - Meas. " Measured
 - (AOG) " Annis, O'Sullivan, Vollebek Ltd.
 - (P1) " (AOG) Plan dated August 14, 2023
 - (P2) " (857) Plan dated May 10, 1990
 - (P3) " (AOG) Plan dated October 20, 1988
 - (P4) " Registered Plan 443
 - (P5) " Plan 4R-30415
 - (P6) " (1697) Plan dated November 12, 2018
 - (P7) " Plan 4R-35606

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N66°32'53"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 0°32'00" counter-clockwise was applied to bearings on plans (P1), (P2) and (P3), and a rotation of 0°01'40" clockwise was applied to bearings on Plans (P5) and (P6).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919680005	Northing	5027191.26	Easting	361496.76
. 01919680105	Northing	5024915.16	Easting	373971.65
. Point A	Northing	5028311.83	Easting	363909.26
. Point B	Northing	5028328.47	Easting	363870.89

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

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

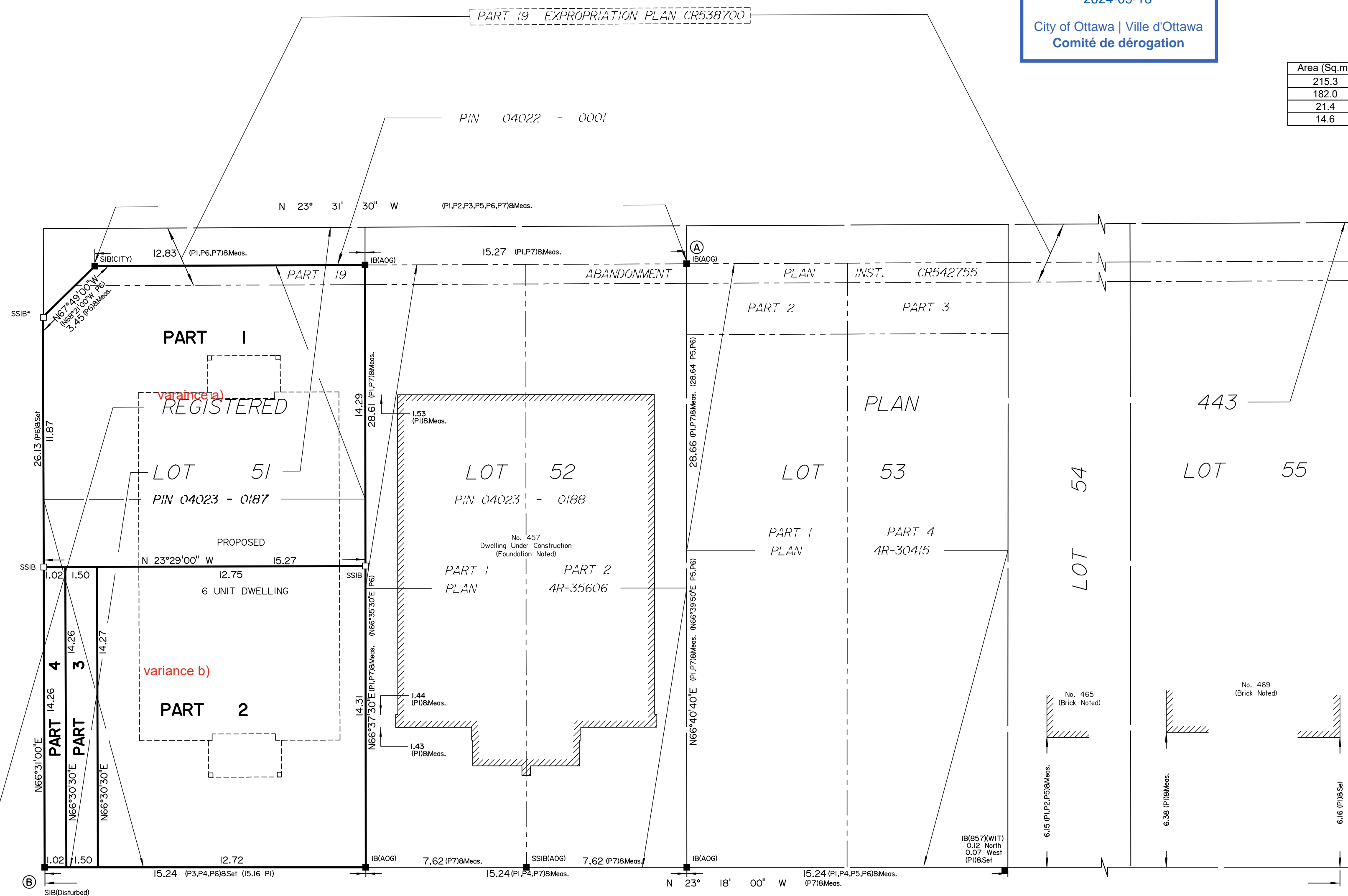
Ontario Land Surveyors Job No. 24457-23 Renewal P.LI.151 PL.443 R.02 ISW

WESLEY AVENUE
(Formerly Wesley Street)

PIN 04023 - 0213

PIN 04023 - 0216

DAWSON AVENUE
PIN 04023 - 0216



Y:\2024\24457-23_Renewal_P.LI.151_PL.443_R.02.dwg, DWG, To: PDF, p3

455 DAWSON AVENUE
TWO STOREY SEMI DETACHED
SIX UNITS

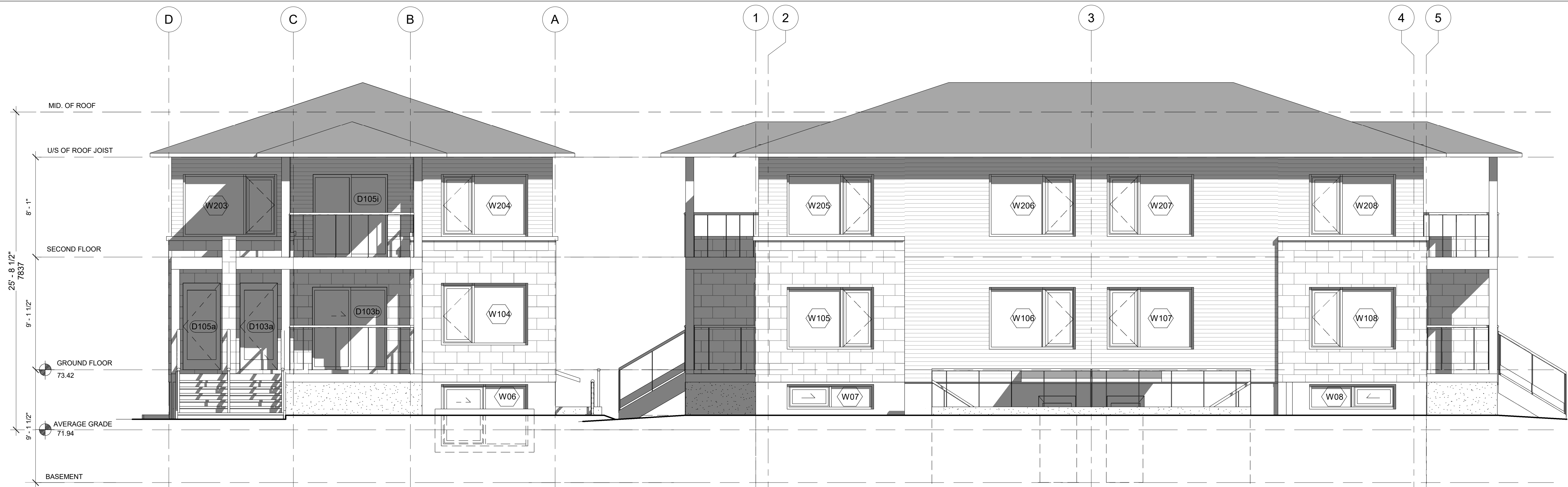
CONSULTANTS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	ISSUED FOR PERMIT	DATE
1	ISSUED FOR PERMIT	04/03/24
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PROJECT:
455 DAWSON AVENUE
455 DAWSON AVENUE
OTTAWA, ON K1Z 5V6

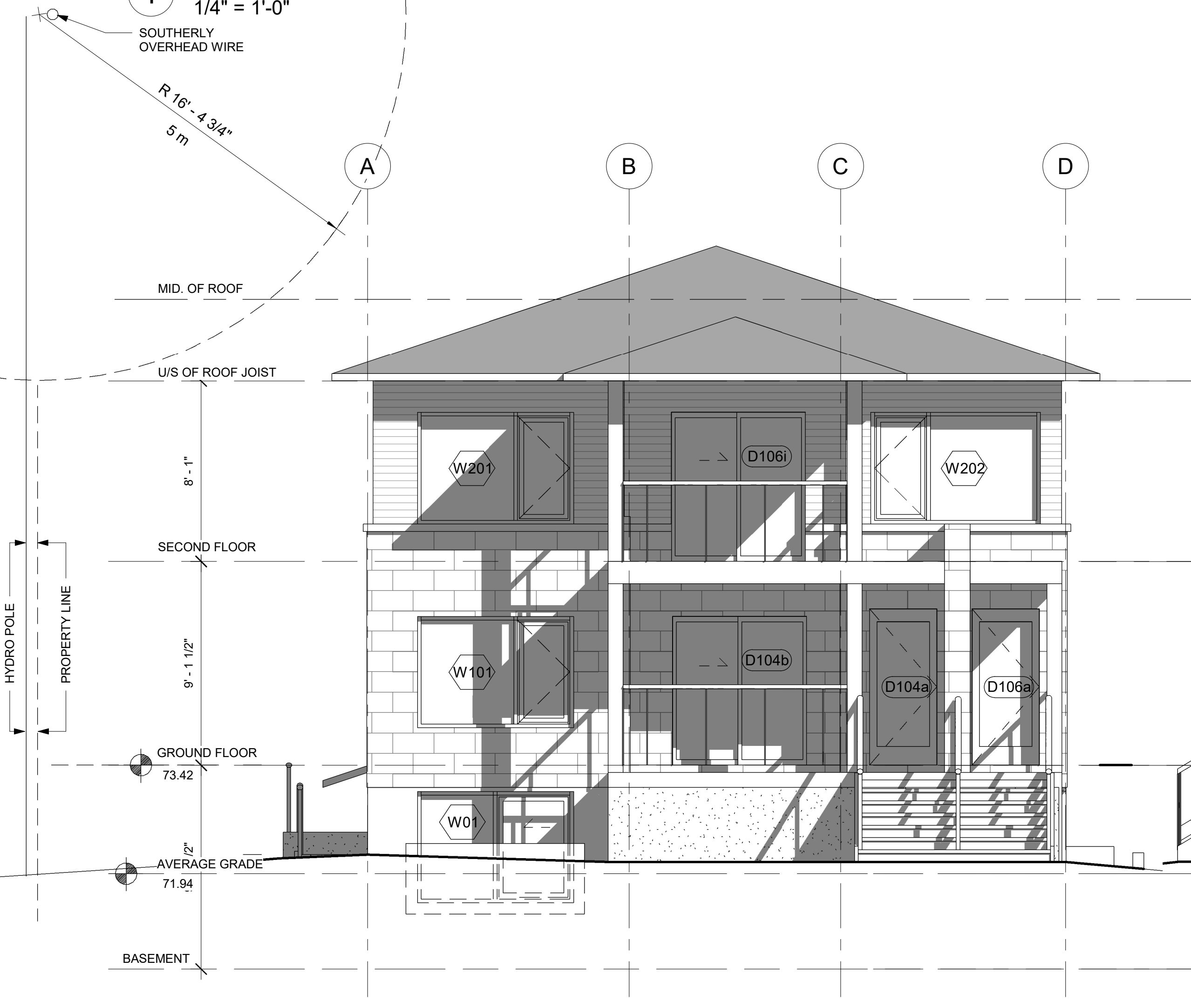
ELEVATIONS

DRAWN BY: SHEET:
DATE: NOV 22, 2023
SCALE: AS NOTED **A4**

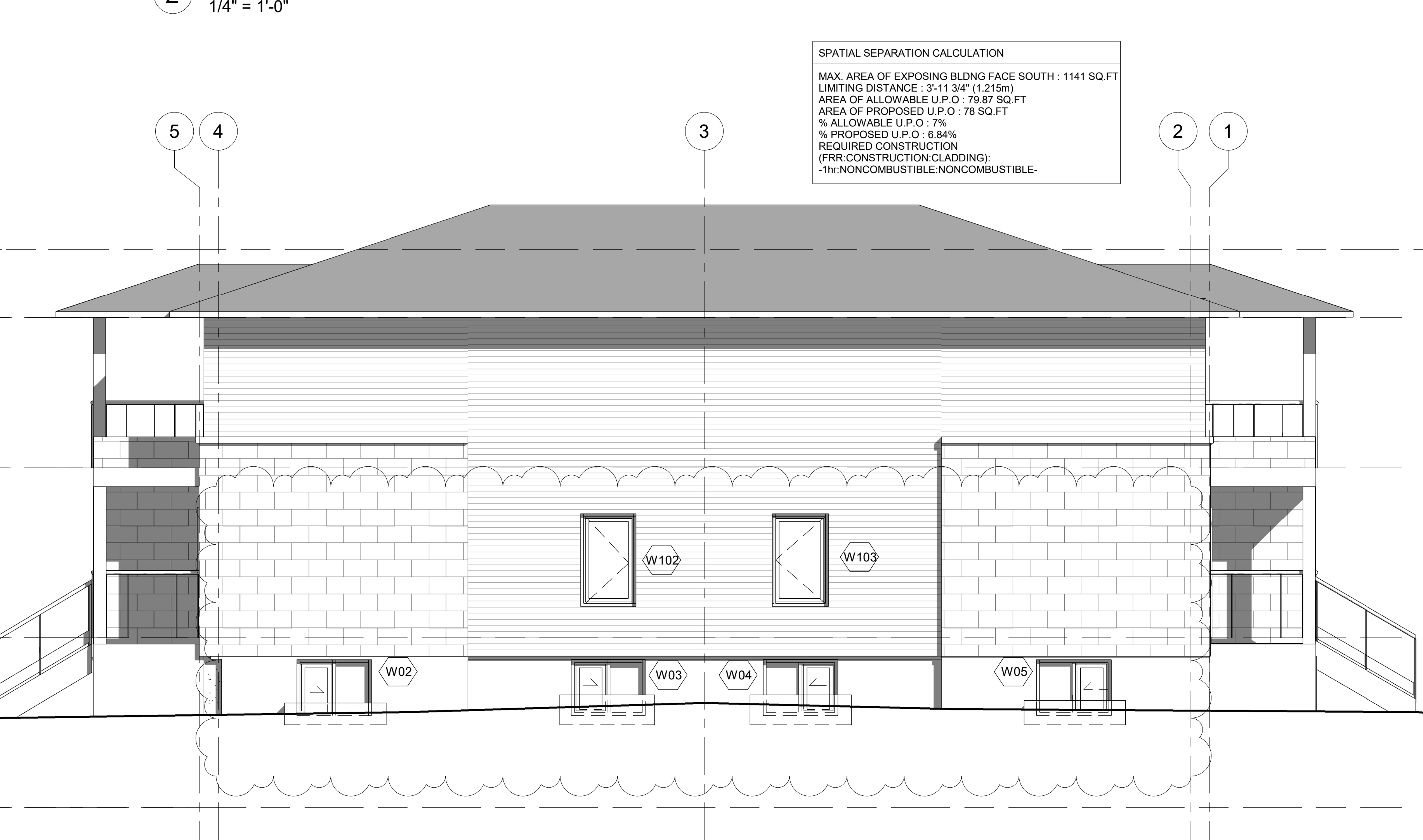


1 Front Elevation (East, Kirkwood Ave.)
1/4" = 1'-0"

2 Corner Elevation (North)
1/4" = 1'-0"



3 Front Elevation (West, Dawson Ave.)
1/4" = 1'-0"



4 Side Elevation (South)
1/4" = 1'-0"

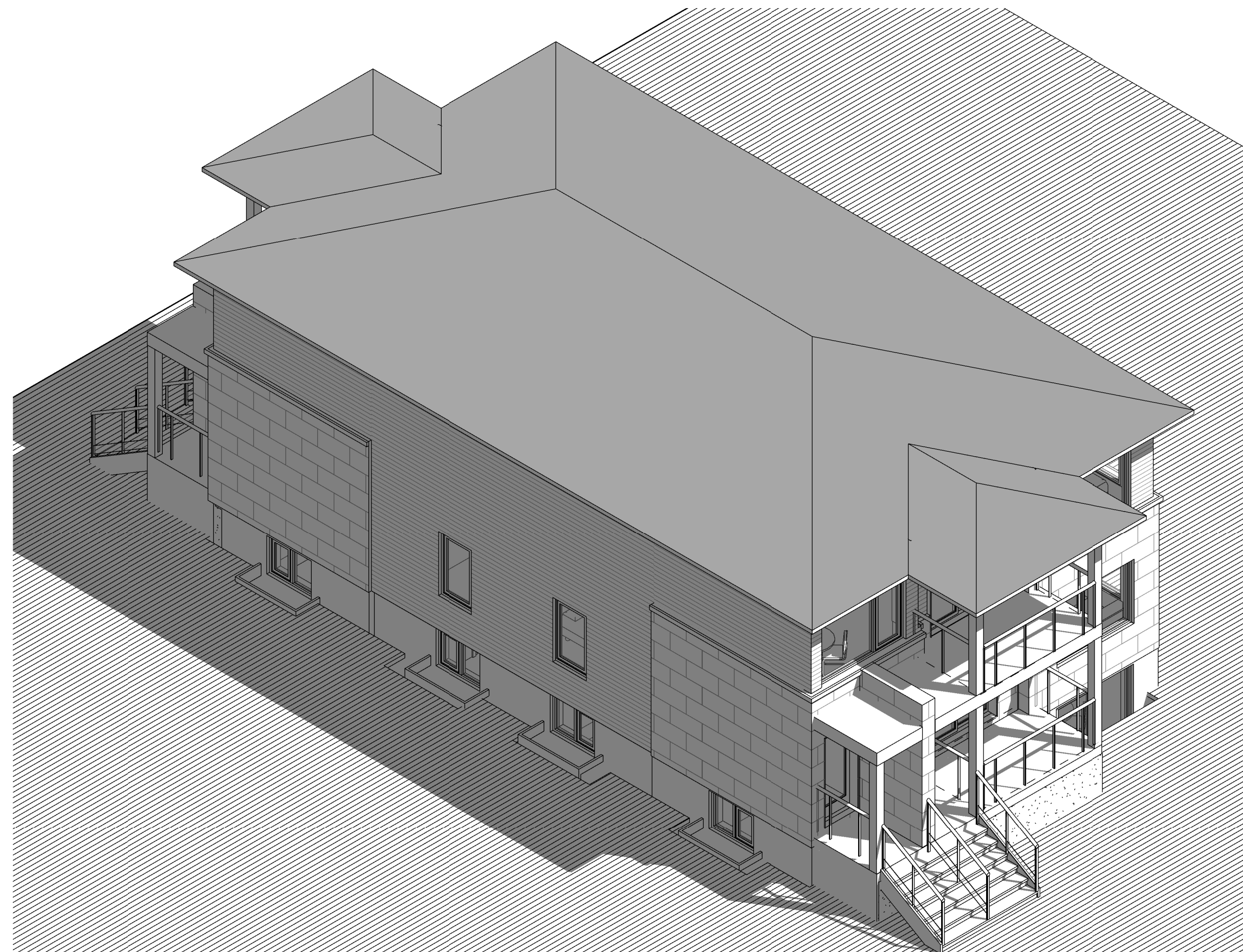
SPATIAL SEPARATION CALCULATION
MAX. AREA OF EXPOSING BLDNG FACE SOUTH : 1141 SQ.FT
LIMITING DISTANCE : 3'-11 3/4" (1.215m)
AREA OF ALLOWABLE U.P.O. : 79.87 SQ.FT
AREA OF PROPOSED U.P.O. : 78 SQ.FT
% ALLOWABLE U.P.O. : 7%
% PROPOSED U.P.O. : 6.84%
REQUIRED CONSTRUCTION (FRR-CONSTRUCTION/CLADDING):
-1hr-NONCOMBUSTIBLE/NONCOMBUSTIBLE-



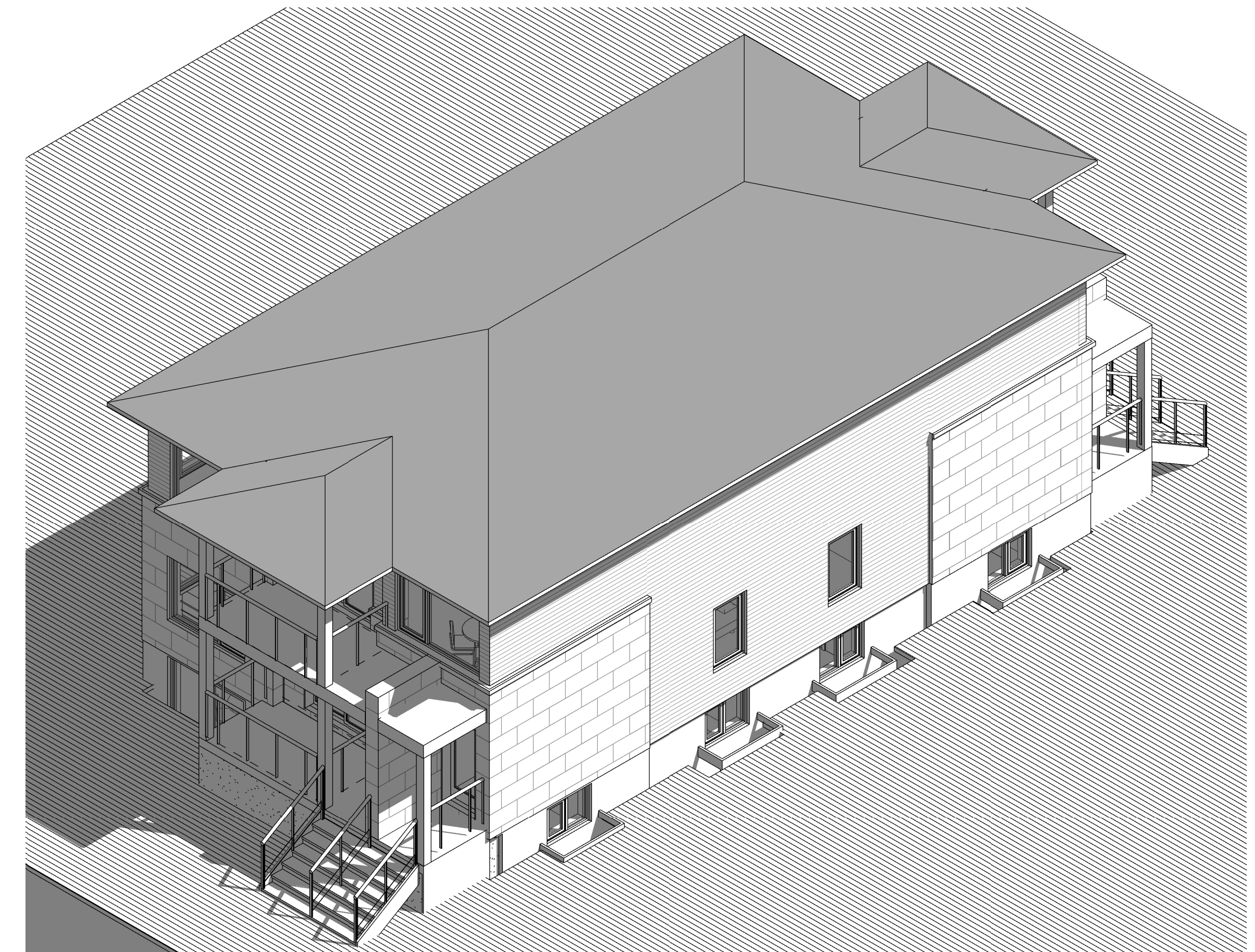
1 3D View-1



2 3D View-2



3 3D View-3



4 3D View-4

455 DAWSON AVENUE
TWO STOREY SEMI DETACHED
SIX UNITS

CONSULTANTS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE
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1	ISSUED FOR PERMIT	04/03/24

PROJECT:
455 DAWSON AVENUE
455 DAWSON AVENUE
OTTAWA, ON K1Z 5V6

3D VIEWS



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**Modulink
Planning & Design**
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT

Scale
1:150

PROJECT

PROJECT NO.
2023

ISSUE

October 9, 2024
Revised Site Plan

DRAWN BY
CJ

A.01

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-11-05
City of Ottawa | Ville d'Ottawa
Comité de dérogation

