

Committee of Adjustment
Received | Reçu le
2024-11-18
City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
DANIEL ROBINSON
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	
1				336.4
2				44.3
3				9.1
4	PART OF 21	294	ALL OF 04044-0259	1.2
5				1.2
6				9.2
7				44.3
8				338.2

PARTS 3, 4, 5, & 6 ARE SUBJECT TO EASEMENT PER INST. OC2219952

PLAN OF SURVEY OF

**PART OF LOT 21
REGISTERED PLAN 294
CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
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.

Bearing Note
Bearings are grid, are referred to the northerly limit of Dorchester Avenue having a bearing of N 57° 38' 40" E as shown on Plan 4R-32858 and are derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°44'20" counter-clockwise was applied to bearings on P1.

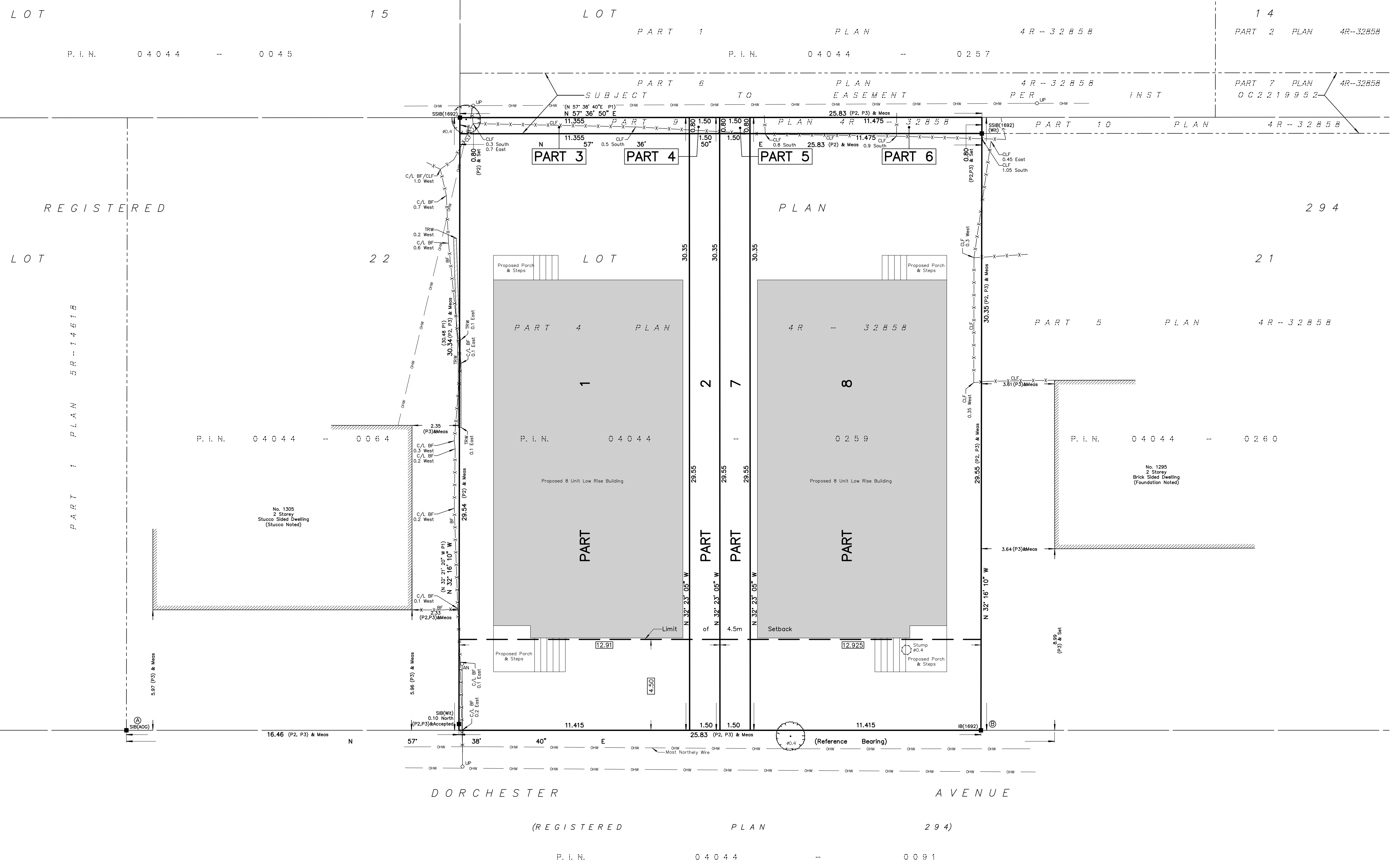
CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
Ⓐ	5026681.86	365054.38
Ⓑ	5026704.49	365090.11
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (Wit) Witness
 - Meas Measured
 - (P1) Registered Plan 294
 - (P2) Plan 4R-32858
 - (P3) Plan by (1692) dated August 2, 2024 (Ref. No. 242-24)
 - ohw Overhead Wires
 - o/p Utility Pole
 - o/ah Anchor
 - CLF Chain Link Fence
 - BF Board Fence
 - SRW Stone Retaining Wall
 - TRW Timber Retaining Wall
 - C/L Centreline
 - Property Line
 - ∅ Diameter
 - Deciduous Tree - The symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

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: _____ Daniel Robinson
Ontario Land Surveyor
This plan of survey relates to AOLS Plan Submission Form Number V-XXXX



FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: info@fstdsurveys.ca

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GENERAL NOTES:

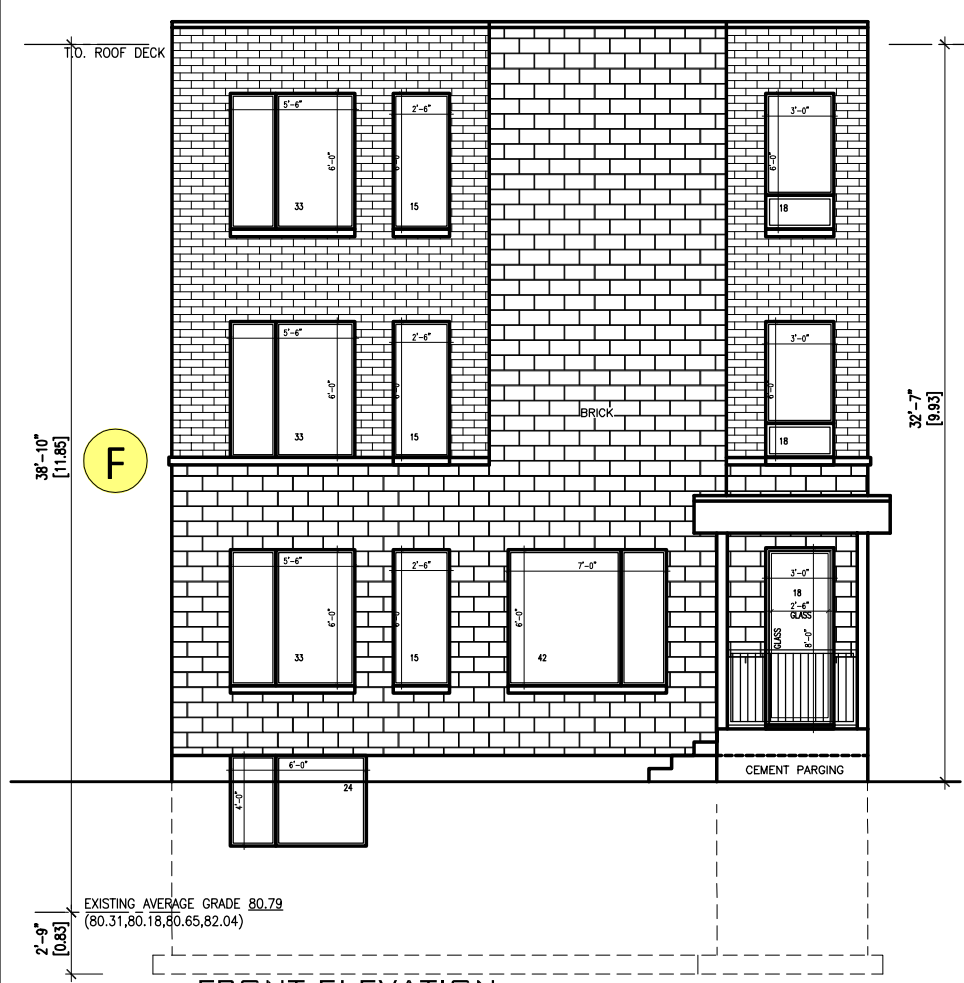
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	

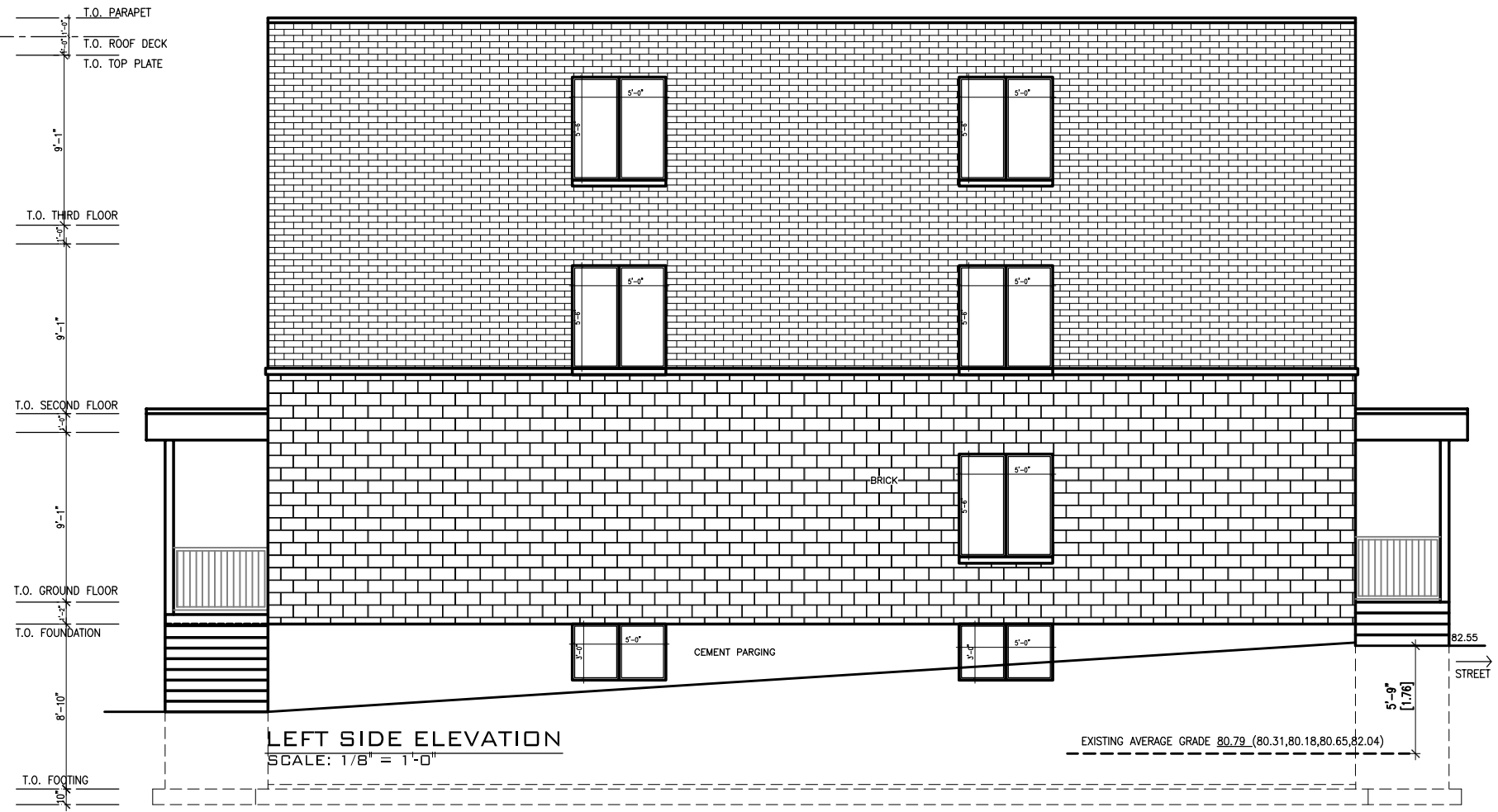
JOB TITLE:
1299 DORCHESTER AVE
OTTAWA, ON.
PROPOSED TWO 3-STORY
LOW RISE DWELLINGS
PARCEL B

SHEET TITLE:
ELEVATIONS

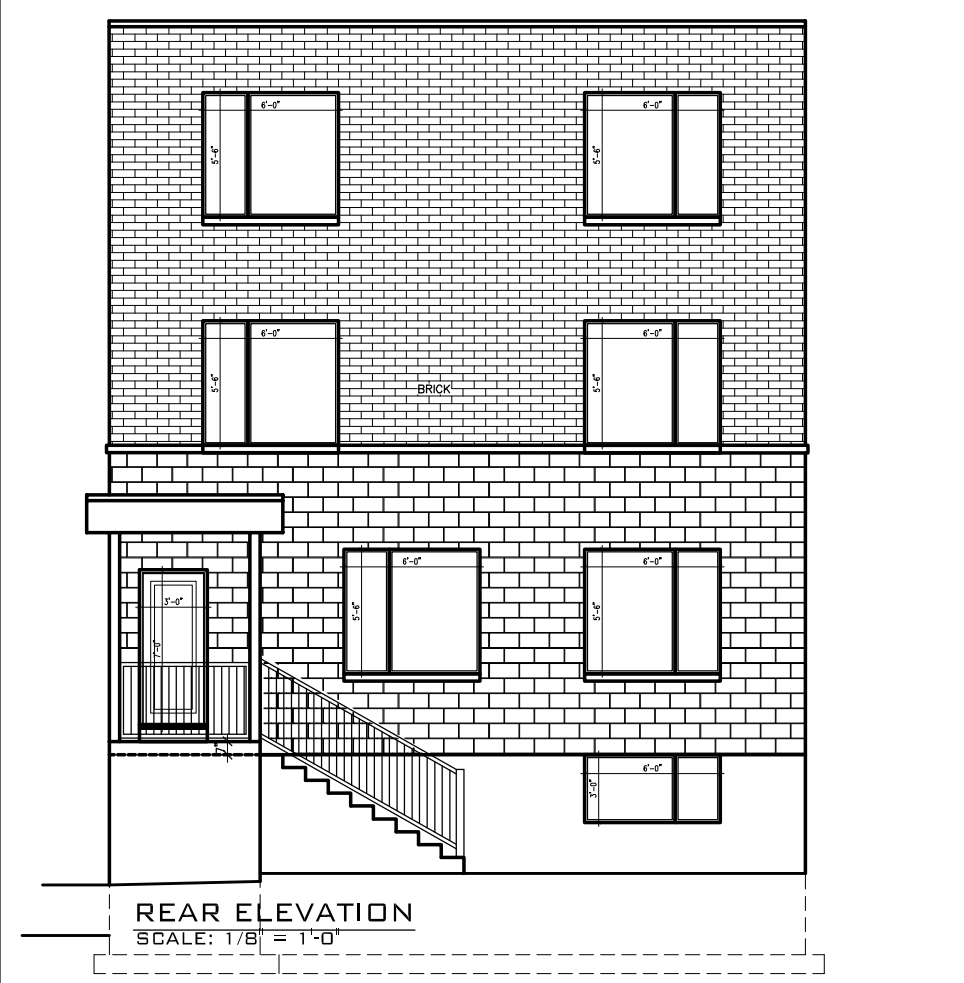
SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	A2.2
CHECKED:	
DATE:	



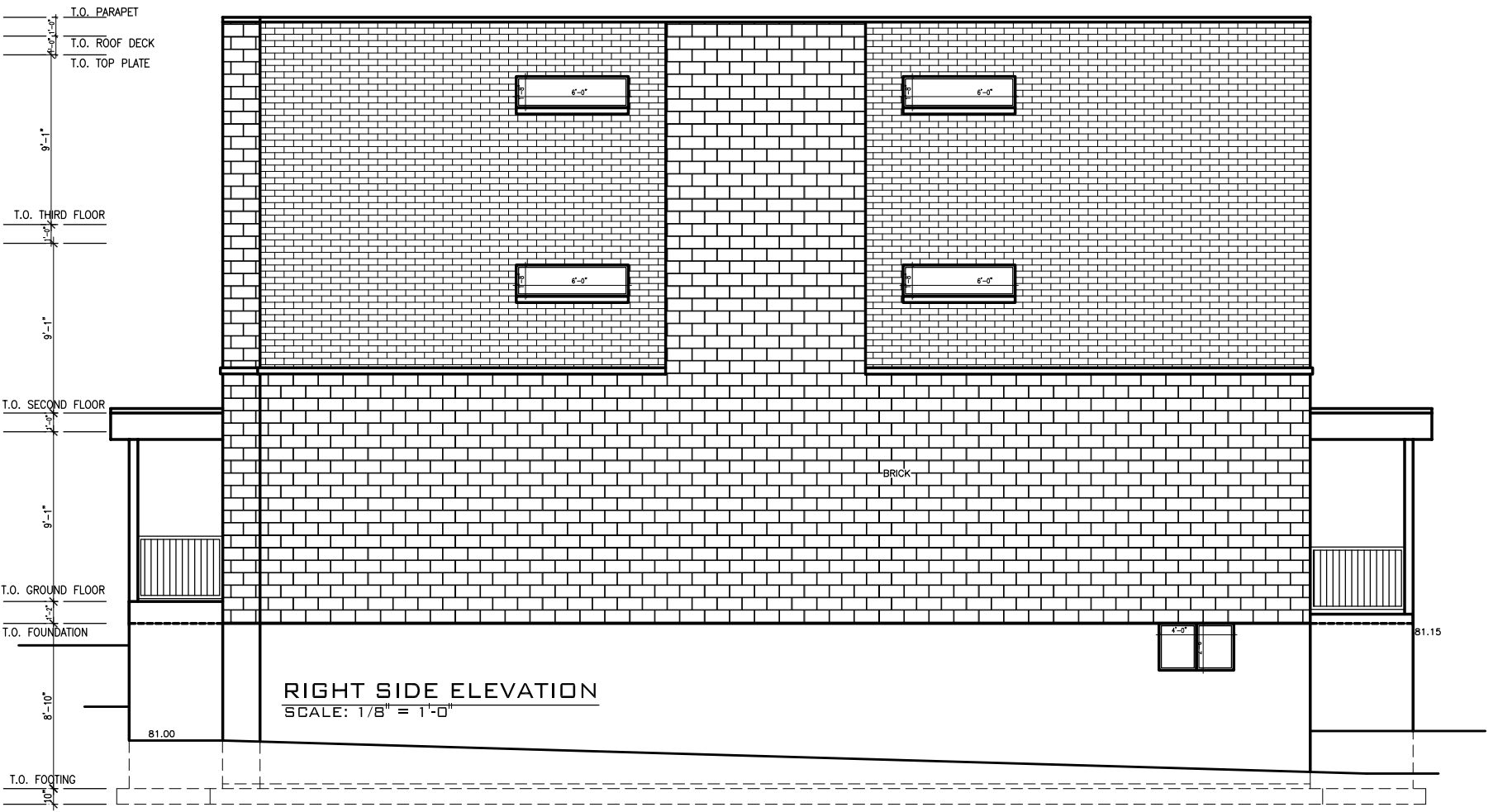
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



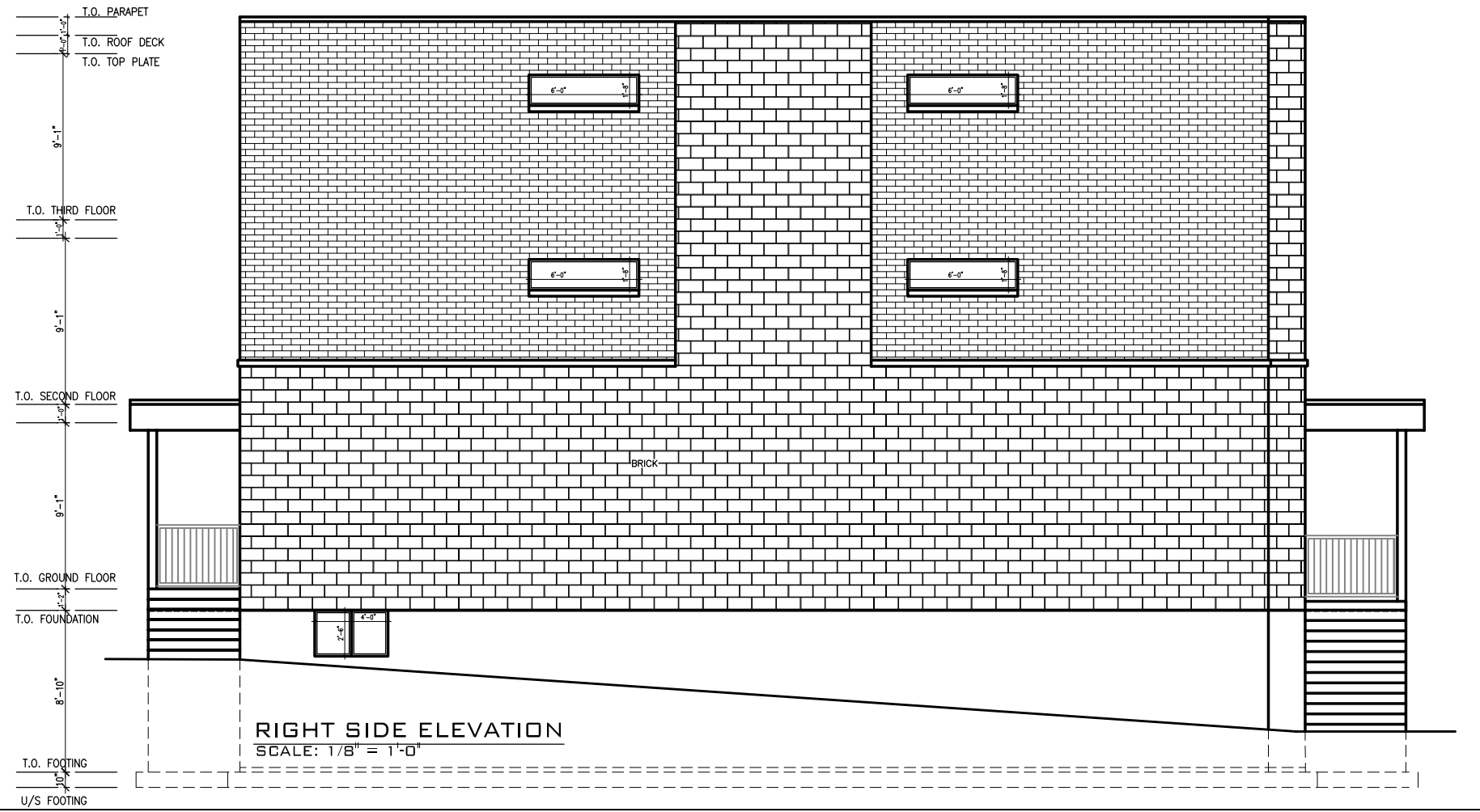
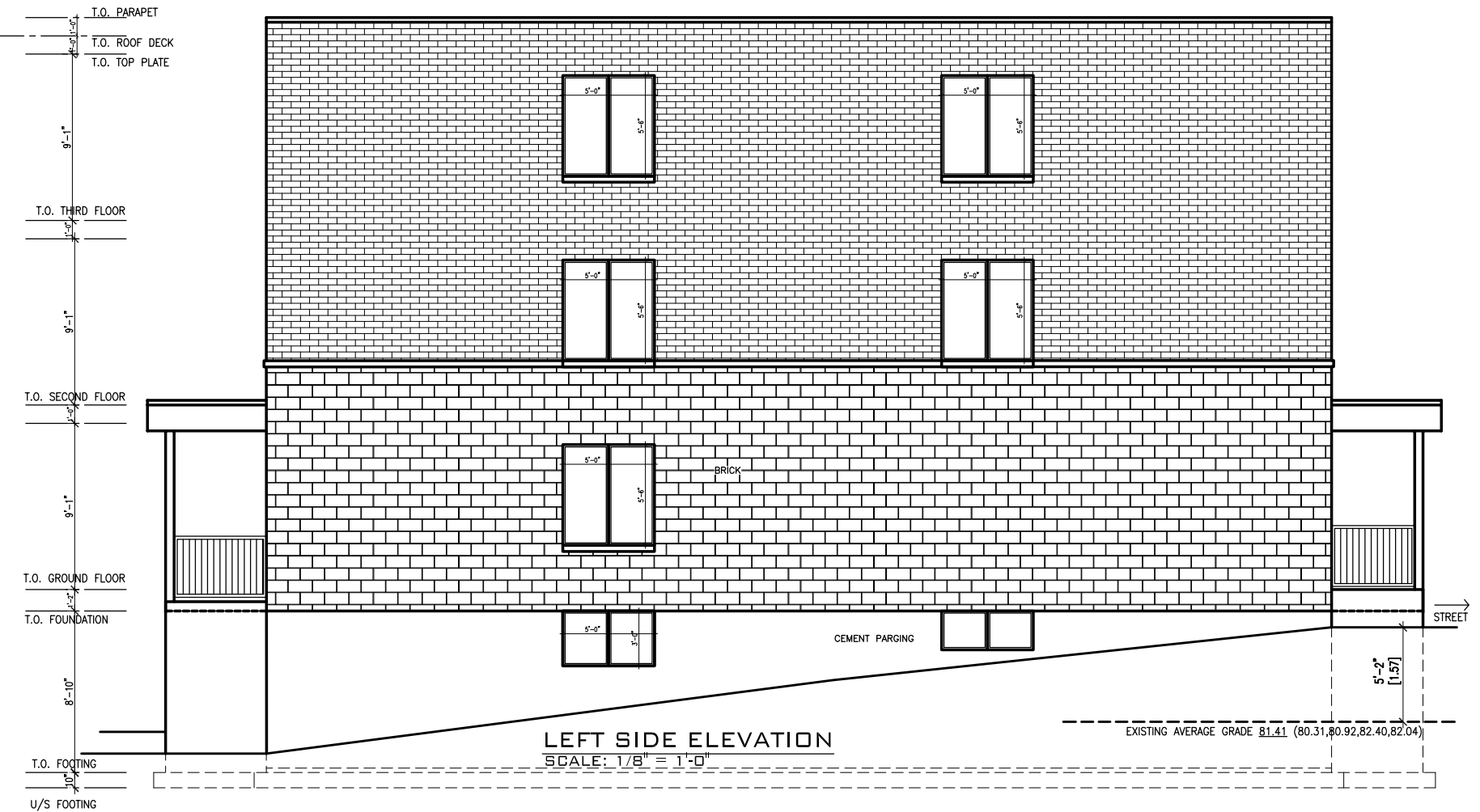
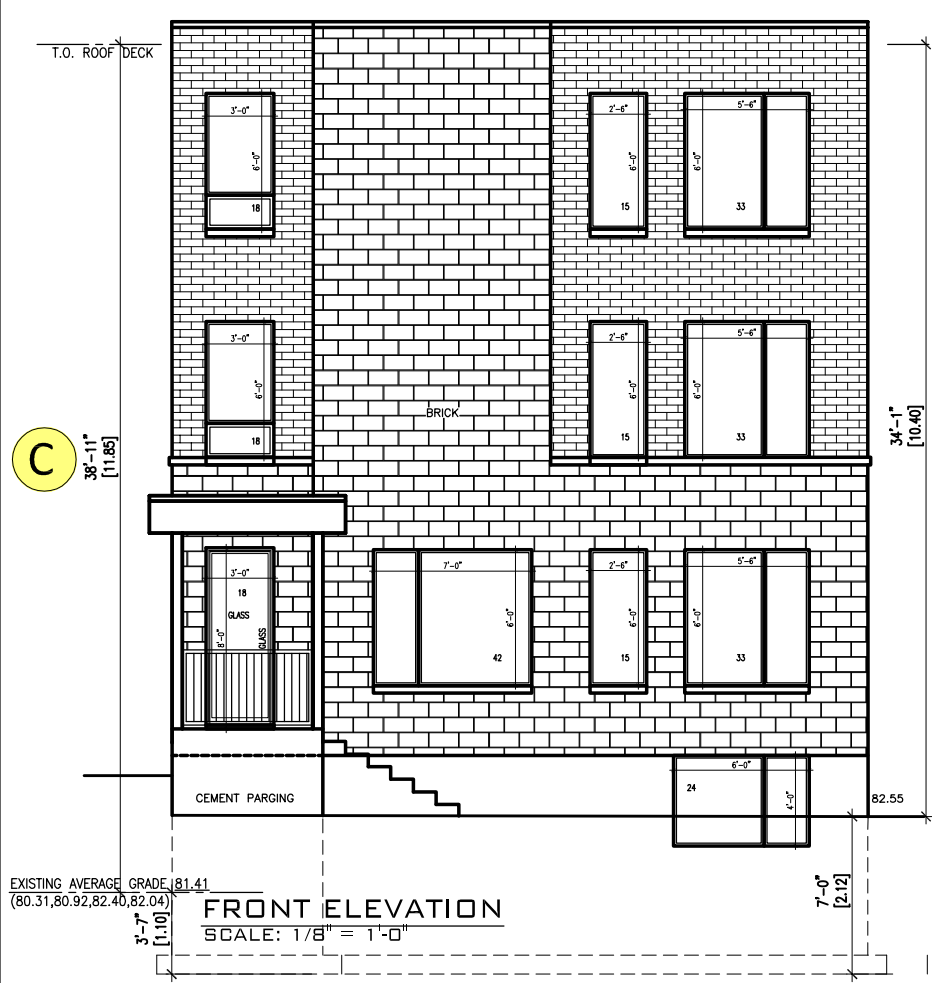
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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- GENERAL NOTES:
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 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	

JOB TITLE:
1299 DORCHESTER AVE
OTTAWA, ON.
PROPOSED TWO 3-STORY
LOW RISE DWELLINGS
PARCEL A

SHEET TITLE:
ELEVATIONS

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	A1.2
CHECKED:	
DATE:	

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GENERAL NOTES:
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2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FINISHES DESIGNED FOR 2000 P.S.F. ABSOLVED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
PROPOSED THREE STOREY 8 UNIT LOW RISE 1299 DORCHESTER AVE CITY OF OTTAWA

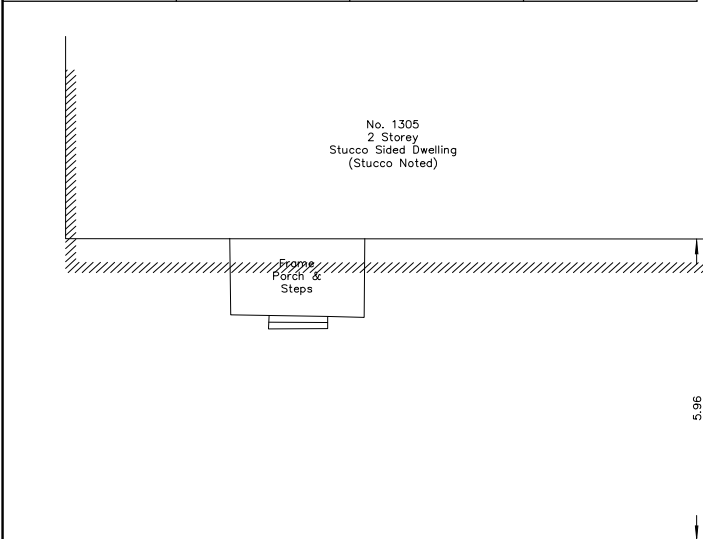
SHEET TITLE:
SITE/LANDSCAPE PLAN

SCALE: AS SHOWN DWG NO.
DRAWN: C.S.
CHECKED:
DATE: AUG 2024
PRINT DATE:
S1.1

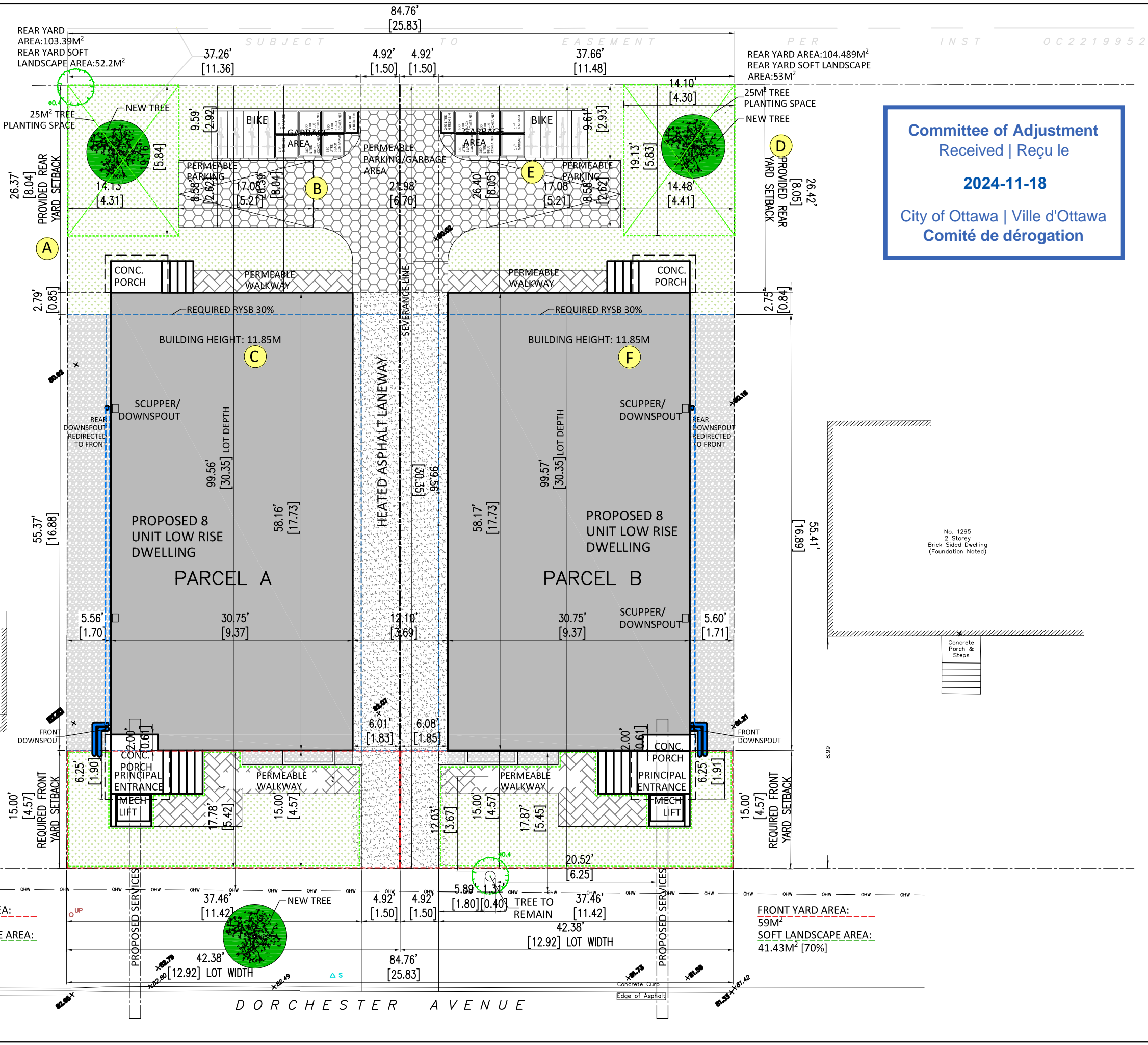
PROJECT INFORMATION			
ADDRESS	1299 DORCHESTER AVE OTTAWA, ON. K1Z 8E8		
LEGAL DESCRIPTION	PART OF LOT 21 REGISTERED PLAN 294 PIN: 04044-0259 WARD 16, RIVER		
ZONING	ZONING BYLAW 2008-250 R4UC SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT		

DEVELOPMENT STANDARDS			
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PARCEL A	PROVIDED PARCEL B
MIN. LOT WIDTH	10m	12.92m	12.92m
LOT DEPTH	-	30.35m	30.35m
MIN. LOT AREA	300m ²	391m ²	392.9m ²
MAX. BUILDING HEIGHT	11m	11.85m	11.85m
MIN. FRONT YARD SETBACK	4.5m	4.57m	4.57m
MIN. CORNER YARD SETBACK	4.5m	N/A	N/A
MIN. REAR YARD SETBACK	30% (9.10m)	26.49% (8.04m)	26.52% (8.05m)
MIN. REAR YARD AREA	25% (75m ²)	26.4% (103.39m ²)	26.7% (104.489m ²)
MIN. INTERIOR YARD SETBACK	1.5m	1.7m	1.71m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	35%	70%	70%
MIN. REAR YARD SOFT LANDSCAPING	50M ²	52.2M ²	53M ²
MAXIMUM DRIVEWAY WIDTH	3m	1.5m	1.5m

LEGEND			
PROPOSED BUILDING		SOFT LANDSCAPING AREA	
PERMEABLE PAVERS		LINE OF REQUIRED SETBACK	
WALKWAY		OVERHEAD WIRES	
SOD		EXISTING TO BE DEMOLISHED	
RIVER WASH		LANEWAY	



SITE PLAN
SCALE 1:150



FRONT YARD AREA:
59M²
SOFT LANDSCAPE AREA:
41.43M² [70%]

FRONT YARD AREA:
59M²
SOFT LANDSCAPE AREA:
41.43M² [70%]

DORCHESTER AVENUE

LOT FABRIC MAP

- BLUE INDICATES:**
TOWNHOUSE & SEMI-DETACHED DWELLINGS
- ORANGE INDICATES:**
APARTMENT BUILDINGS & MULTI UNITS
- GREEN INDICATES:**
SINGLE FAMILY DWELLINGS



1287, 1285, 1283, 1281 DORCHESTER AVENUE [TOWNHOUSE]



1297, 1295, 1293, 1291 DORCHESTER AVENUE [TOWNHOUSE]



1030 HOLLINGTON STREET [APARTMENT]



1259 DORCHESTER AVENUE [TOWNHOUSE]



1277, 1275, 1273, 1271 DORCHESTER AVENUE [TOWNHOUSE]



1276 SILVER STREET [APARTMENT]



1280 DORCHESTER AVENUE [APARTMENT]

EXISTING SUBJECT PROPERTY



MD

MIROCA DESIGN
INCORPORATED SINCE 1989

1299 DORCHESTER AVENUE

APPLICATION FOR CONSENT AND MINOR VARIANCE | 2024

CONCEPTUAL STREETSCAPE RENDERING



MD

1299 DORCHESTER AVENUE

MIROCA DESIGN
INCORPORATED SINCE 1989

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