

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

1 Site Plan - New Work
A1.2 Scale 1:150

LEGAL DESCRIPTION:
LOT 3 & LOT 4
PIN: 04588 - 0194

PROPERTY:

LOT AREA: 2168.56 S.M.
LOT FRONTAGE: 27.16 M
LOT WIDTH: 27.01 M
LOT DEPTH: 81.19 M
PROPOSED BUILDING FOOT PRINT: 796.94 S.M.
EXISTING BUILDING FOOT PRINT: 94.94 S.M.
PROPOSED LOT COVERAGE: 36.7%

SITE BOUNDARY INFORMATION DERIVED FROM SURVEY OF PROPERTY, PART OF LOTS 3 & 4 REGISTERED PLAN 547 CITY OF OTTAWA, GEOGRAPHIC TOWNSHIP OF NORTH GOWER, CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBERK LTD, AUGUST 27, 2020.

PLAN 4R - 8159.

PROJECT INFORMATION

zoning BY-LAW 2024-85	VM9.937
SITE AREA	2,168.56 S.M.
AVERAGE MEAN GRADE (GEODEIC ELEVATION)	122.865M
GROSS FLOOR AREA (CITY OF OTTAWA)	
BELOW GRADE	755.62 S.M (8,133.43 S.FT)
GROUND FLOOR	704.42 S.M (7,582.31 S.FT)
SECOND FLOOR	772.07 S.M (8,310.49 S.FT)
THIRD FLOOR	772.07 S.M (8,310.49 S.FT)
TOTAL GROSS FLOOR AREA	3,004.18 S.M (32,336.72 S.FT)
UNIT STATISTICS	
1 BEDROOM UNIT	15
2 BEDROOM UNIT	9
1 BEDROOM UNIT (ACCESSIBLE)	2
2 BEDROOM UNIT (ACCESSIBLE)	2
TOTAL	28

PROJECT STATISTICS

	REQUIRED	PROVIDE
BUILDING HEIGHT	12.6M MAX.	11.94M
FRONT YARD SETBACK	3M	13.21M
CORNER SIDE YARD SETBACK	3M MIN - 4.5M MAX	N/A
REAR YARD SETBACK	7.5m	28.31M
INTERIOR YARD SETBACK	NO MIN	1.5M
LANDSCAPE BUFFER FOR A PARKING LOT ABUTTING A STREET	1.3M MIN.	1.3M
LANDSCAPE BUFFER FOR A PARKING LOT NOT ABUTTING A STREET	NONE (PARKING LOT CONTAINING 10 OR FEWER SPACES)	N/A
CAR PARKING REQUIREMENT		
	REQUIRED	PROVIDE
RESIDENTS	28 (1 x 28 UNITS)	25
VISITOR	6 (0.2 X 28 UNITS)	3
BICYCLE PARKING REQUIREMENT		
	REQUIRED	PROVIDE
RESIDENTS	14 (0.5 x 28 UNITS)	15 (7 - VERTICAL AND 8 - HORIZONTAL)
AMENITY AREA		
	REQUIRED	PROVIDE
TOTAL	168 S.M (28 UNITS x 6 S.M)	142.03 S.M (180.73 S.M (OUTDOOR)) 25.74 S.M
COMMUNAL	50% OF TOTAL (168 S.M x 50% = 84 S.M)	42.03 S.M (CYM) = 100 S.M (OUTDOOR) 142.03 S.M
WASTE MANAGEMENT REQUIREMENT		
	REQUIRED	PROVIDE
GARBAGE	6.2 (0.231 S.M/YD UNIT)	6 YARD
RECYCLING	360L CART / 6 UNITS	5 - 360L
COMPOST	COMMUNAL 250L GREEN CONTAINER / 50 UNITS	1 - 250L
AREA	2 S.M MIN.	28 S.M

- LEGEND FOR DRAWING A1.2:**
- PROPERTY — PROPERTY LINE
 - SET BACK — SETBACK
 - OHW — OVERHEAD UTILITY WIRES
 - WATER — WATER MAIN
 - SAN — SAN — SANITARY SERVICE
 - SI, SI — STORM SERVICE
 - CB — CATCH BASIN
 - ENTRANCE
 - PARKING SPACE (V FOR VISITOR)
 - SOD
 - CONCRETE SIDEWALK
 - DESIGNATED FIRE ROUTE
 - VEGETATION PLANTING TREES

- LEGEND FOR DRAWING A1.2:**
- PAVED DRIVEWAY.
 - DEPRESS SIDEWALK.
 - CONCRETE WALKWAY.
 - CONCRETE CURB.
 - CONCRETE VEHICULAR RAMP EQUIPPED WITH HYDROID HEATING SYSTEM.
 - SOFT LANDSCAPING.
 - BENCH.
 - ROOF OVERHANG.
 - BALCONY.
 - PEDESTRIAN WALKWAY.
 - DEPRESSED CURB.
 - EXTEND OF DEPRESSED CONCRETE WALKWAY.
 - TACTILE INDICATOR.
 - PAINTED PARKING LINES.
 - PANT LINES NOTED PEDESTRIAN CROSSING.
 - PROPOSED SIDEWALK.
 - RIGHT - OF - WAY.
 - FIRE ROUTE SIGN.
 - CANTILEVER OVERHANG.
 - PARAPET AT FIRE WALL.



1066 Somerset Street West, Suite 200, Ottawa Ontario, K1Y 4T3
Telephone: 613.724.9914 E-mail: architecture@brydengibson.ca

PROJECT NAME: NOM DU PROJET
5497 Manotick Apartment
5497 Main St, Manotick, ON K4M 1B3
DRAWING TITLE: TITRE DU DESSIN
Site Plan New Work

JOB No 813-24	N° DE PROJET	DATE May 2024	DATE
SCALE 1:150	ECHELLE	PRINTING SCALE: ÉCHELLE D'IMPRESSION	
CONCEPTION BY SG	CONÇUS PAR	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
DRAWN BY CT	DESSINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTEZ VOTRE ÉCHELLE D'IMPRESSION.	
CHECKED BY SG	VÉRIFIÉ PAR	ARCHITECT'S STAMP	DRAWING No DESSIN N°
SCEAU D'ARCHITECTE		REVISION No RÉVISION N° 0	

A1.2



1	Issued for City Review	22/09/2024
NO	REVISIONS	DATE
N	EMISSIÖNSUTREDNING	20240511



PROJECT NAME
5497 Manotick Apartment

ADDRESS
5497 Main St, Manotick, ON K4M 1B3

DRAWING TITLE
North & East Elevations

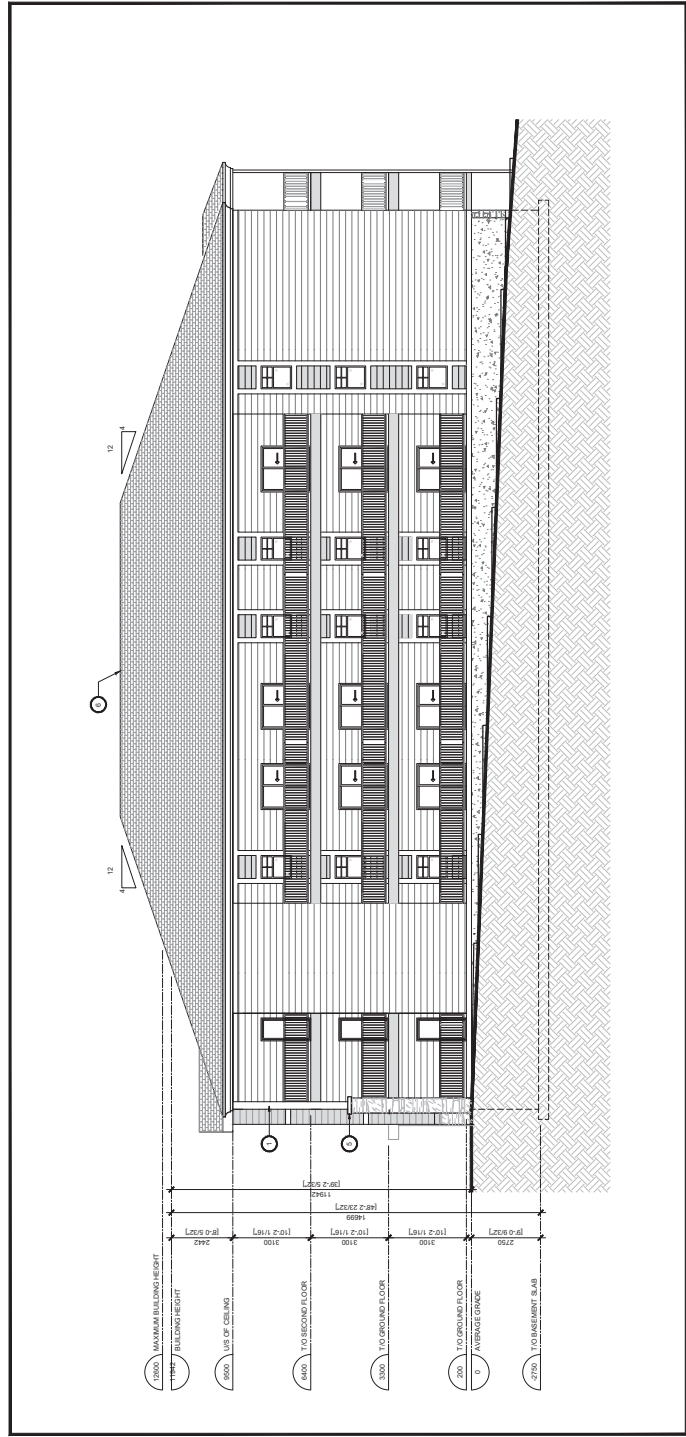
TITLE DU OBJET
5497 Main St, Manotick, ON K4M 1B3

DATE	N° DE PROJET	DATE
010-2023	170	May 2024
SCALE	ESCHÈLLE	PRINTING SCALE
1:70	1:70	ECHÈLLE D'IMPRESSION
CONCEPTOR	DESIGNED BY	DESIGNED BY
SG	CT	CT
CHECKED BY	SCALE	SCALE
SG	1/32" (2.54mm) ARCHITECTURE	1/32" (2.54mm) ARCHITECTURE
	1/32" (2.54mm) ARCHITECTURE	1/32" (2.54mm) ARCHITECTURE

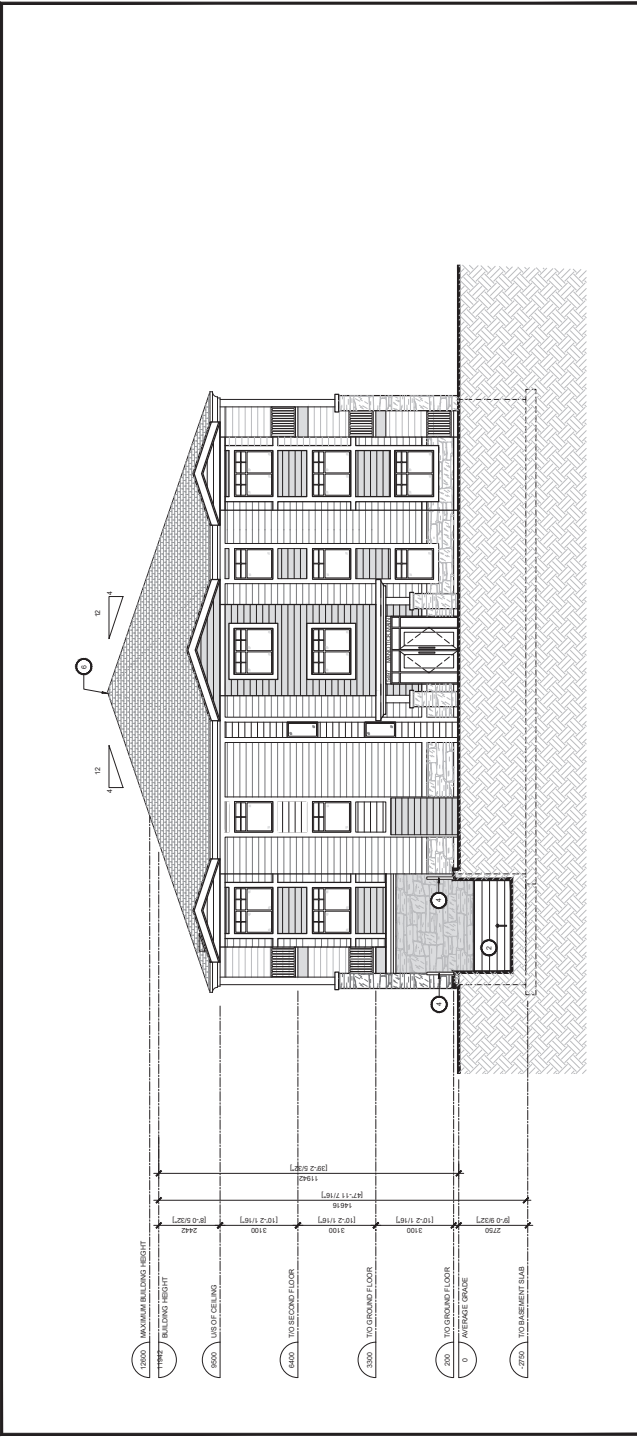
DRAWING NO	DESIGN
	A3.1
REVISION N°	REVISION
0	0

ESCAPE ARCHITECTS

- LEGEND FOR DRAWING SERIES A3:**
- STONE VENEER COLOR 1
 - STONE VENEER COLOR 2
 - HORIZONTAL VINYL SIDING COLOR 1
 - HORIZONTAL VINYL SIDING COLOR 2
 - ASPHALT SPRINKLED
 - PRE-FINISHED ALUMINUM SIDING
- NOTE FOR DRAWING SERIES A3:**
1. FINISH LINE POINTS
 2. OVERSIZING DOOR TO UNDERGROUND PARKING
 3. METAL CLAWED TO UNDERGROUND PARKING
 4. CLAWED METAL ROOF VENT
 5. CLAWED METAL ROOF VENT



1 North Elevation
1/32" Scale = 1'00"



2 East Elevation
1/32" Scale = 1'00"

1	Issued for City Review	22/09/2024
	NO REVISIONS	DATE
	EMISSIÃO/VERSION	COMPLIANT



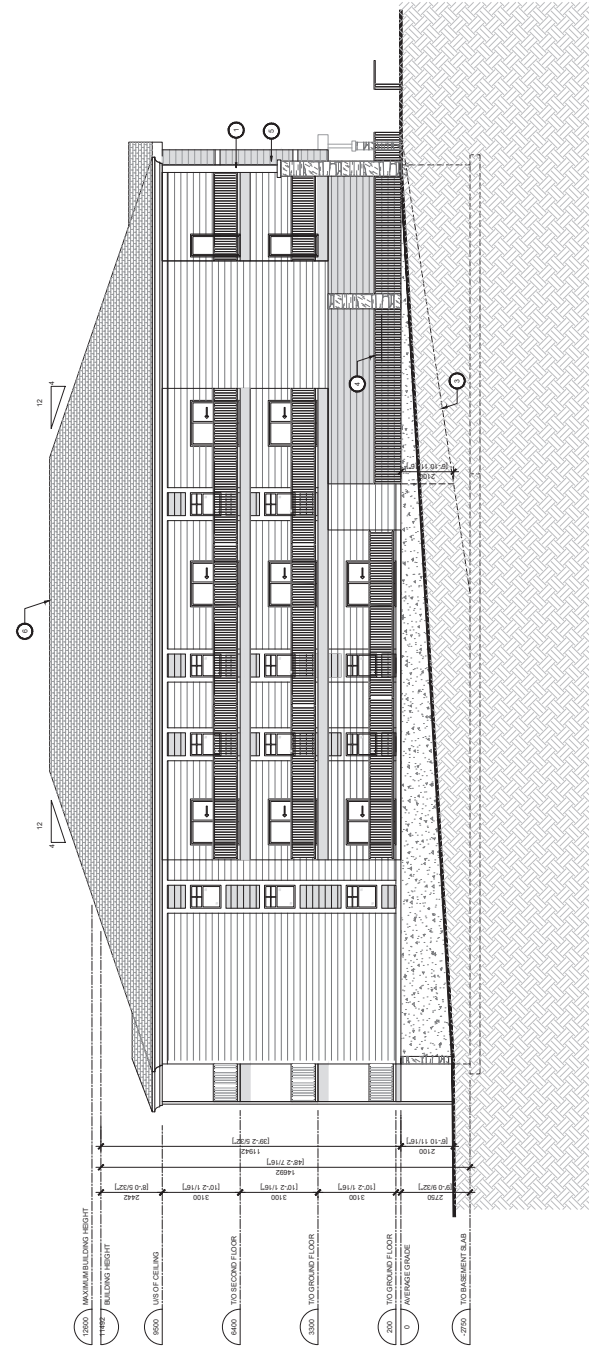
1906 Somerset Street West, Suite 200, Cobourg, Ontario, K7V 4T3
Telephone: 613 724-8914 Email: architect@erbson.com

PROJECT NAME: 5497 Manotick Apartment
DRAWING TITLE: South & West Elevations
DATE: May 2024
SCALE: 1/70
CONCEPTOR: CONCEPT PAK
DRAWN BY: DESIRÉE PAK
CHECKED BY: VERONIQUE PAK
ARCHITECT'S STAMP: DESIRÉE PAK

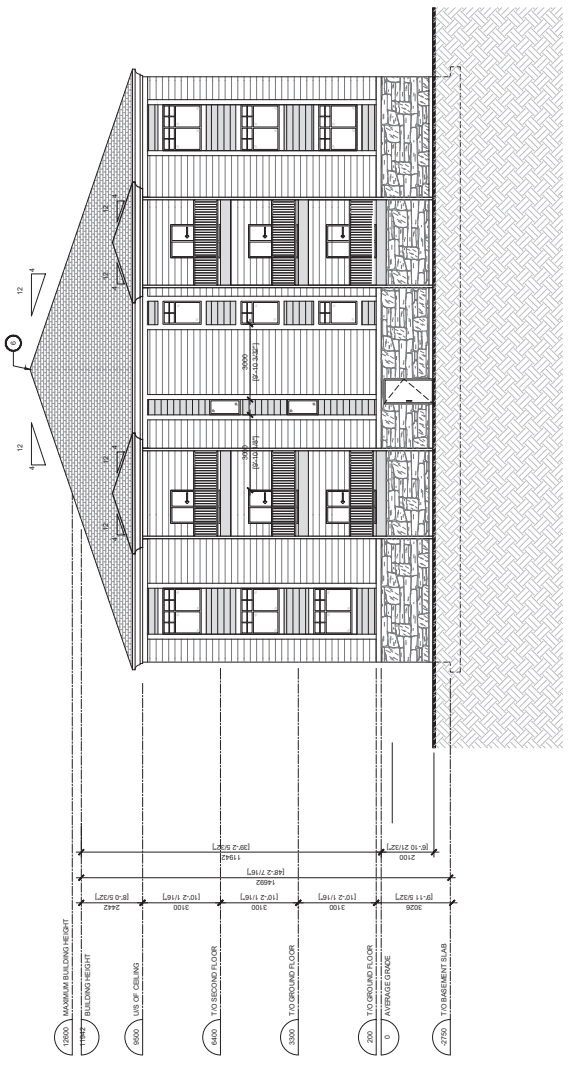
NO. DE PROJET	DATE
010-23	May 2024
ESCALE	PROJET/SCALE
1/70	ESCALLE/DRAWING SCALE
CONCEPTEUR	CONCEPTEUR
SG	CONCEPTEUR
DRAWN BY	DRAWN BY
CT	CONCEPTEUR
CHECKED BY	CHECKED BY
SG	CONCEPTEUR

DRAWING NO: DESIRÉE PAK
REVISION NO: 0
ESCALA/ARCHITECTE

A3.2



1 South Elevation
A3.1 Scale = 1/100



2 West Elevation
A3.2 Scale = 1/100

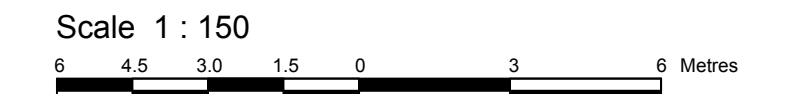
Surveyor's Certificate

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 27th day of August, 2020.

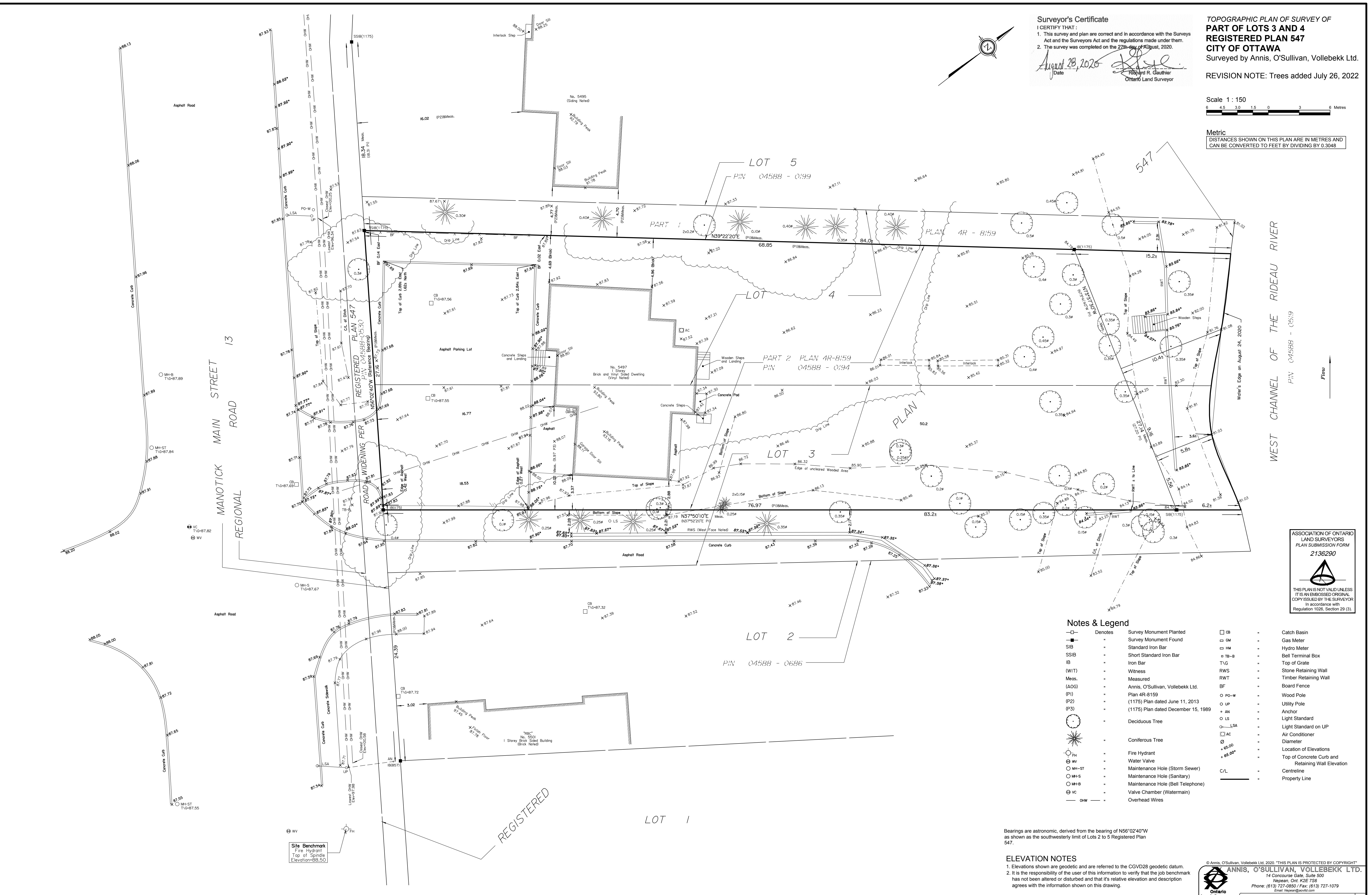
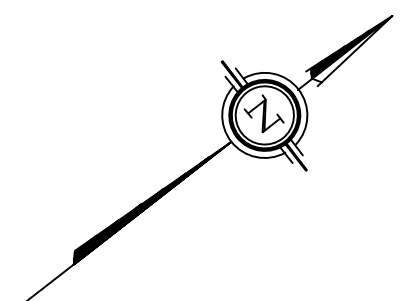
August 28, 2020
Date
Richard F. Gaudinier
Ontario Land Surveyor

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOTS 3 AND 4
REGISTERED PLAN 547
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

REVISION NOTE: Trees added July 26, 2022



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



WEST CHANNEL OF THE RIDEAU RIVER
P.I.N. 04588 - 0519
Flow

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2136290
THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29 (3).

Notes & Legend

- | | | | | |
|--------|---------|-------------------------------------|-----------|---|
| —□— | Denotes | Survey Monument Planted | □ CB | Catch Basin |
| —■— | | Survey Monument Found | □ GM | Gas Meter |
| —SIB | | Standard Iron Bar | □ HW | Hydro Meter |
| —SSIB | | Short Standard Iron Bar | □ TB-B | Bell Terminal Box |
| —IB | | Iron Bar | □ TVG | Top of Grate |
| —(WIT) | | Witness | —RWS | Stone Retaining Wall |
| —Meas. | | Measured | —RWT | Timber Retaining Wall |
| —(AOG) | | Annis, O'Sullivan, Vollebek Ltd. | —BF | Board Fence |
| —(PI) | | Plan 4R-8159 | —□ PO-W | Wood Pole |
| —(P2) | | (1175) Plan dated June 11, 2013 | —□ UP | Utility Pole |
| —(P3) | | (1175) Plan dated December 15, 1989 | —□ AN | Anchor |
| —○ | | Deciduous Tree | —□ LS | Light Standard |
| —* | | Coniferous Tree | —□ LSA | Light Standard on UP |
| —FH | | Fire Hydrant | —□ AC | Air Conditioner |
| —WV | | Water Valve | —□ D | Diameter |
| —MH-ST | | Maintenance Hole (Storm Sewer) | —+ 65.00 | Location of Elevations |
| —MH-S | | Maintenance Hole (Sanitary) | —+ 65.00' | Top of Concrete Curb and Retaining Wall Elevation |
| —MH-B | | Maintenance Hole (Bell Telephone) | —C/L | Centreline |
| —VC | | Valve Chamber (Watermain) | — | Property Line |
| —OHW | | Overhead Wires | | |

Bearings are astronomic, derived from the bearing of N56°02'40"W as shown as the southwesterly limit of Lots 2 to 5 Registered Plan 547.

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 it's relative elevation and description agrees with the information shown on this drawing.

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Ontario Land Surveyors (Reg. No. 20048-20-010; P.I.N. 547; N.G. T.F. 2)