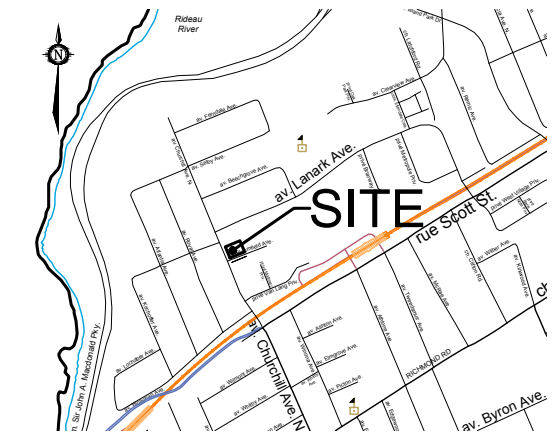
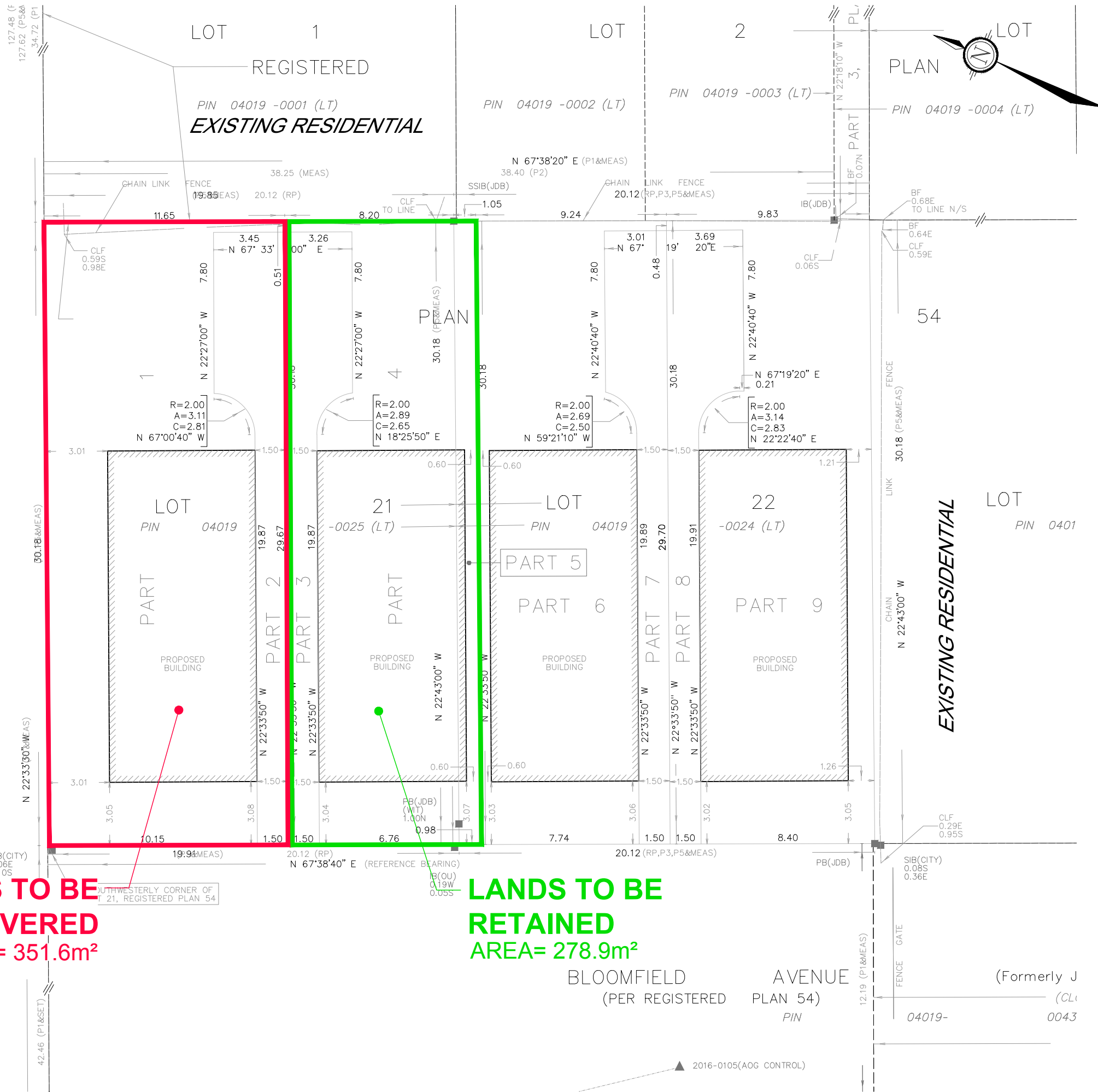


CHURCHILL AVENUE NORTH  
(Formerly CHURCHILL AVENUE PER REGISTERED PLAN M-28)  
REGISTERED  
PIN 04019 -0137 (LT)

**LANDS TO BE SEVERED**  
AREA= 351.6m<sup>2</sup>

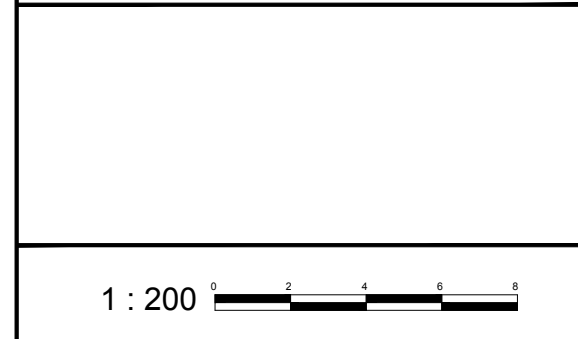
**LANDS TO BE RETAINED**  
AREA= 278.9m<sup>2</sup>



# SEVERANCE APPLICATION #2

265 CHURCHILL AVENUE

LOTS 21 AND 22  
REGISTERED PLAN 54;  
CITY OF OTTAWA

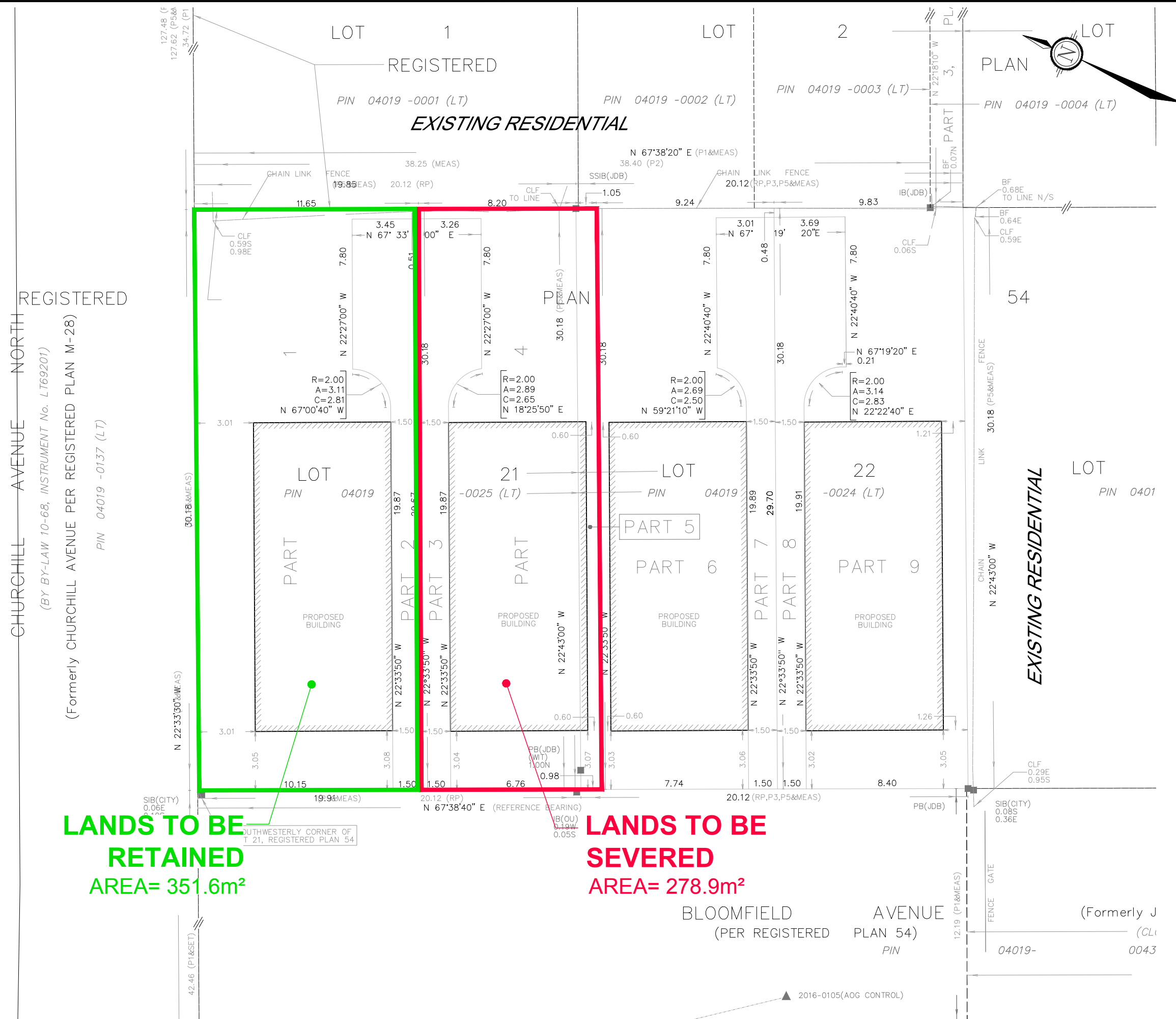


No.	REVISION	DATE	BY
1.	ISSUED FOR SEVERANCE APPLICATION	AUGUST 9/24	JK

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

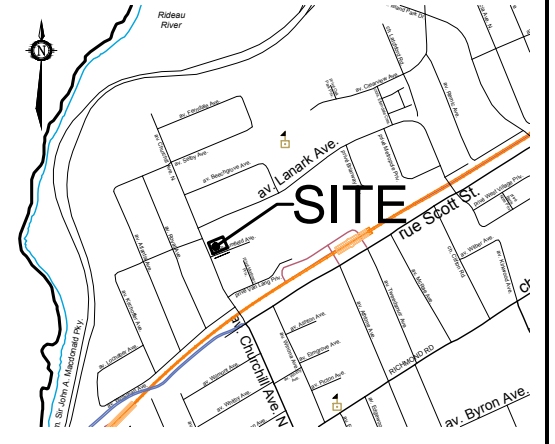
ISSUED  
**AUGUST 2024**  
PROJECT No.  
**118130**  
DRAWING No.  
**118130-SEV2**

M:\2018\118130\CAD\Planning\Figures\118130-SEV.dwg, SEV 3, Aug 12, 2024 - 9:50am, mleat



**LANDS TO BE  
RETAINED**  
AREA= 351.6m<sup>2</sup>

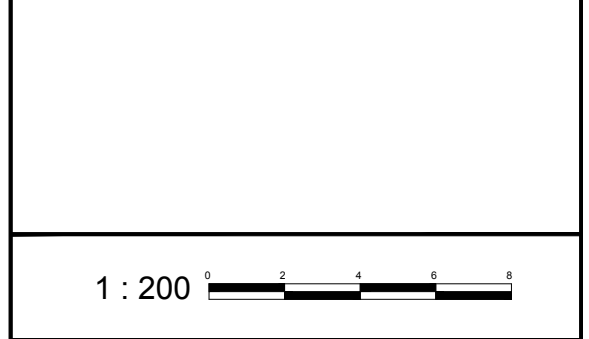
**LANDS TO BE  
SEVERED**  
AREA= 278.9m<sup>2</sup>



# SEVERANCE APPLICATION #3

265 CHURCHILL AVENUE

LOTS 21 AND 22  
REGISTERED PLAN 54;  
CITY OF OTTAWA



No.	REVISION	DATE	BY
1.	ISSUED FOR SEVERANCE APPLICATION	AUGUST 9/24	JK

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

ISSUED  
AUGUST 2024

PROJECT No.  
118130

DRAWING No.  
118130-SEV3

**Minor Variance Application 1  
(Lot 2 - Parts 3, 4 and 5):**

- a) To permit a reduced lot width of 9.2 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- b) To permit a reduced lot area of 278.9 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- c) To permit a reduced interior side yard setback of 0.6 metres along the east property line; whereas the By-law requires a minimum interior side yard setback of 1.2 metres (Section 160, Table 160A, Subzone EE, Column X).
- d) To permit an increased building height of 11.6 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

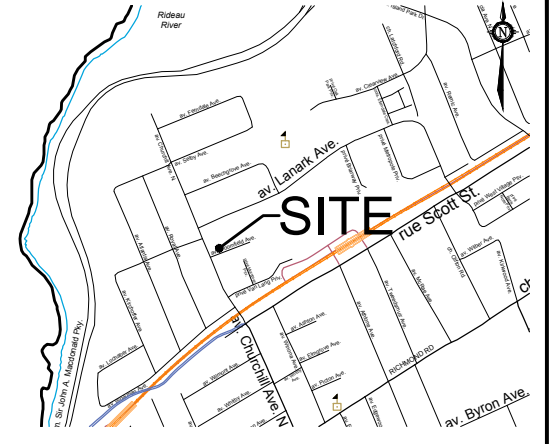
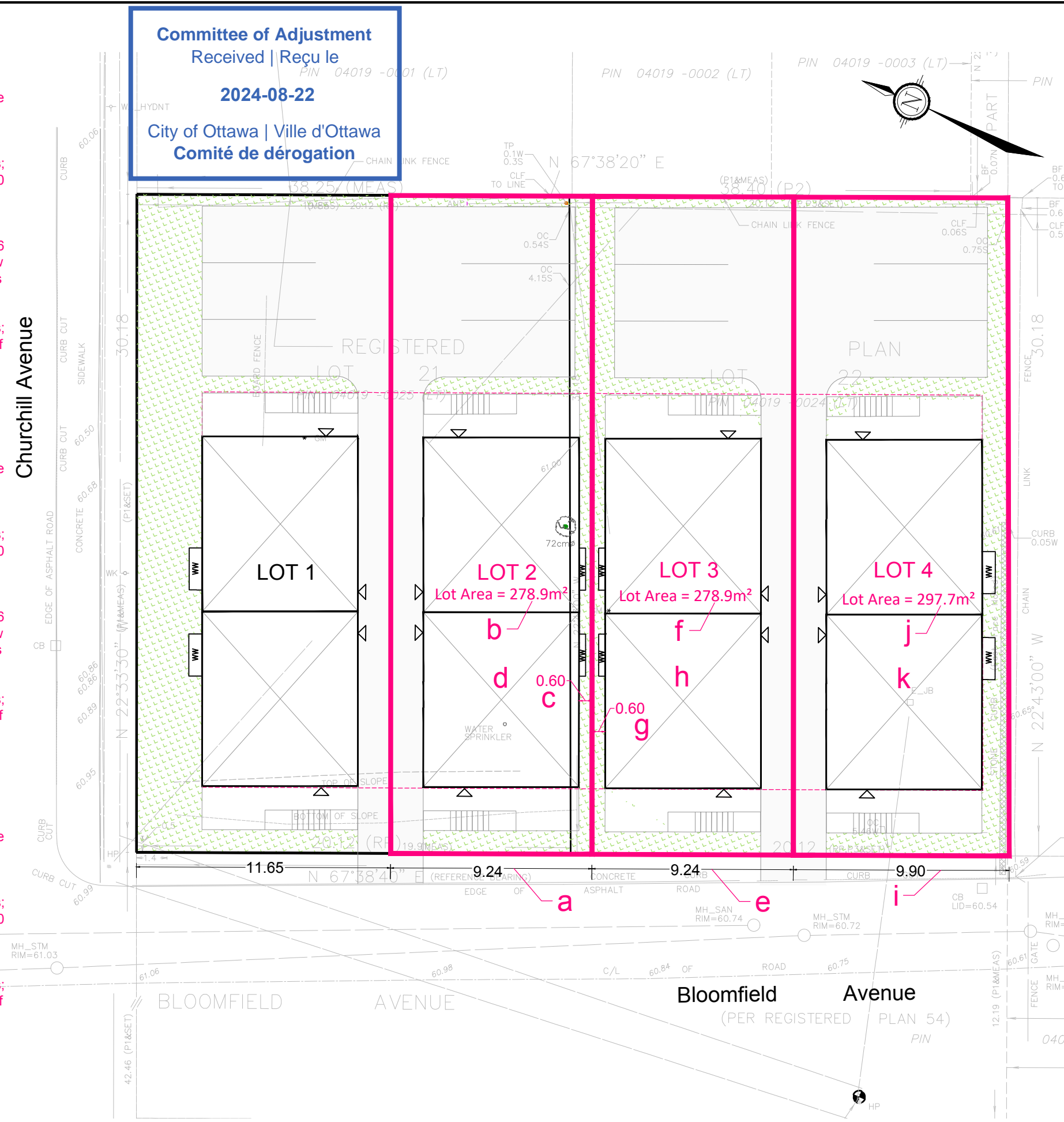
**Minor Variance Application 2  
(Lot 3 - Parts 6 and 7):**

- e) To permit a reduced lot width of 9.2 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- f) To permit a reduced lot area of 278.9 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- g) To permit a reduced interior side yard setback of 0.6 metres along the west property line; whereas the By-law requires a minimum interior side yard setback of 1.2 metres (Section 160, Table 160A, Subzone EE, Column X).
- h) To permit an increased building height of 11.7 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

**Minor Variance Application 3  
(Lot 4 - Parts 8 and 9):**

- i) To permit a reduced lot width of 9.9 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- j) To permit a reduced lot area of 297.7 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- k) To permit an increased building height of 11.8 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

**Committee of Adjustment  
Received | Reçu le  
2024-08-22  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation**



# MINOR VARIANCE APPLICATION

**265 CHURCHILL AVENUE &  
325 BLOOMFIELD AVENUE**

LOT 21 & 22  
REGISTERED PLAN 54;  
CITY OF OTTAWA



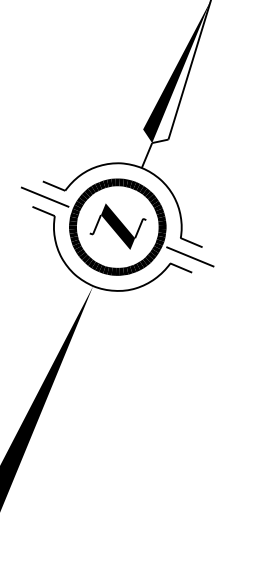
No.	REVISION	DATE	BY
1.	ISSUED FOR SEVERANCE APPLICATION	AUG 01/24	JK

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

ISSUED  
**AUGUST, 2024**  
PROJECT No.  
**118130**  
DRAWING No.  
**118130-MV**

\\novatech2018\nova2\2018\118130\CAD\Planning\Figures\118130-MV.dwg, MV, Aug 01, 2024 - 9:22am, mleat





LOT 20  
REGISTERED PLAN 267

Committee of Adjustment  
Received | Reçu le  
**2024-08-22**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**PART 2 - SURVEY REPORT**

**DESCRIPTION**  
LOT 21 ON REGISTERED PLAN 54, BEING ALL OF PIN 04019-0025 (LT), IN THE CITY OF OTTAWA  
LOT 22 ON REGISTERED PLAN 54, BEING ALL OF PIN 04019-0024 (LT), IN THE CITY OF OTTAWA  
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY NONE  
- **BOUNDARY FEATURES ON LOT 21**  
NOTE LOCATION OF THE CEDAR HEDGE, THE TREES, THE OVERHEAD TELEPHONE CABLES AND THE CONCRETE PATIO TILE ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY.  
NOTE LOCATION OF THE OVERHEAD UTILITY CABLES ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY.  
NOTE LOCATION OF THE CHAIN LINK FENCE, THE TELEPHONE POLE AND ANCHOR ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY.  
- **BOUNDARY FEATURES ON LOT 22**  
NOTE LOCATION OF THE CEDAR HEDGE, THE TREES, THE OVERHEAD TELEPHONE CABLES AND THE CONCRETE PATIO TILE ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY.  
NOTE LOCATION OF THE CHAIN LINK FENCE, THE BOARD FENCE, THE BRICK DRIVEWAY, THE STONE CURB AND THE VINYL SHED ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY.  
NOTE LOCATION OF THE CHAIN LINK FENCE, THE BOARD FENCE, THE SHEDS AND THE OVERHEAD TELEPHONE CABLE ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY.

SURVEYOR'S REAL PROPERTY REPORT  
WITH TOPOGRAPHIC DETAILS  
PART 1 - PLAN SHOWING

**LOTS 21 AND 22  
REGISTERED PLAN 54  
CITY OF OTTAWA**

J.D. BARNES LIMITED  
© COPYRIGHT 2021  
SCALE 1 : 150  
2.5 0 2.5 5 10 metres

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**  
BEARINGS ARE MTM GRID, AND REFERRED TO THE NORTHERLY LIMIT OF BLOOMFIELD AVENUE, HAVING A BEARING OF N 67°38'40" E, AS SHOWN ON PLAN 4R-29852.  
DISTANCES ARE GROUND.  
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.  
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

**NOTES ON TREES**  
- TREE DIMENSIONS ARE SHOWN +/- HEREON  
- DIAMETER OF TREES TAKEN AT 1.2m ABOVE GRADE  
- RADIUS DENOTES MEASUREMENT OF CROWN FROM CENTER OF TREE

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
MEAS	DENOTES	MEASURED
OU	DENOTES	ORIGIN UNKNOWN
WT	DENOTES	WITNESS
P	DENOTES	PLAN 5R-14441
P1	DENOTES	PLAN 4R-29852
P2	DENOTES	PLAN 4R-1230
P3	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S. DATED DECEMBER 2, 1963
P4	DENOTES	PLAN 5R-5741
RP	DENOTES	REGISTERED PLAN 54
RP1	DENOTES	REGISTERED PLAN 262
JDB	DENOTES	J.D. BARNES LTD.
MER	DENOTES	M.E. RENAUD, O.L.S.
B57	DENOTES	FAIRHALL, MOFFATT & WOODLAND LIMITED
1236	DENOTES	PAUL A. RIDDELL LTD.
CITY	DENOTES	CITY OF OTTAWA
RMOC	DENOTES	REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
—	DENOTES	PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

**TOPOGRAPHIC LEGEND**

GAR SILL	DENOTES	GARAGE SILL
TOW	DENOTES	TOP OF WALL
FDN	DENOTES	FOUNDATION
CONC	DENOTES	CONCRETE
C/L	DENOTES	CENTERLINE
DEC TR	DENOTES	DECIDUOUS TREE
DIA	DENOTES	DIAMETER
RAD	DENOTES	RADIUS
ANC	DENOTES	ANCHOR
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
• TP	DENOTES	TELEPHONE POLE
• GM	DENOTES	GAS METER
• WV	DENOTES	WATER VALVE
• WK	DENOTES	WATER KEY
□ CB	DENOTES	CATCH BASIN
□ E_IB	DENOTES	HYDRO JUNCTION BOX
○ MH_STM	DENOTES	STORM MANHOLE
○ MH_SAN	DENOTES	SANITARY MANHOLE
— E	DENOTES	OVERHEAD HYDRO CABLE
— T	DENOTES	OVERHEAD TELEPHONE CABLE
— STM	DENOTES	UNDERGROUND STORM SEWER
— SAN	DENOTES	UNDERGROUND SANITARY SEWER

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

**ELEVATION NOTE:**

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.  
2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA BENCHMARK 3528 HAVING A PUBLISHED ELEVATION OF 70.220 METRES (CGVD-1928 DATUM).

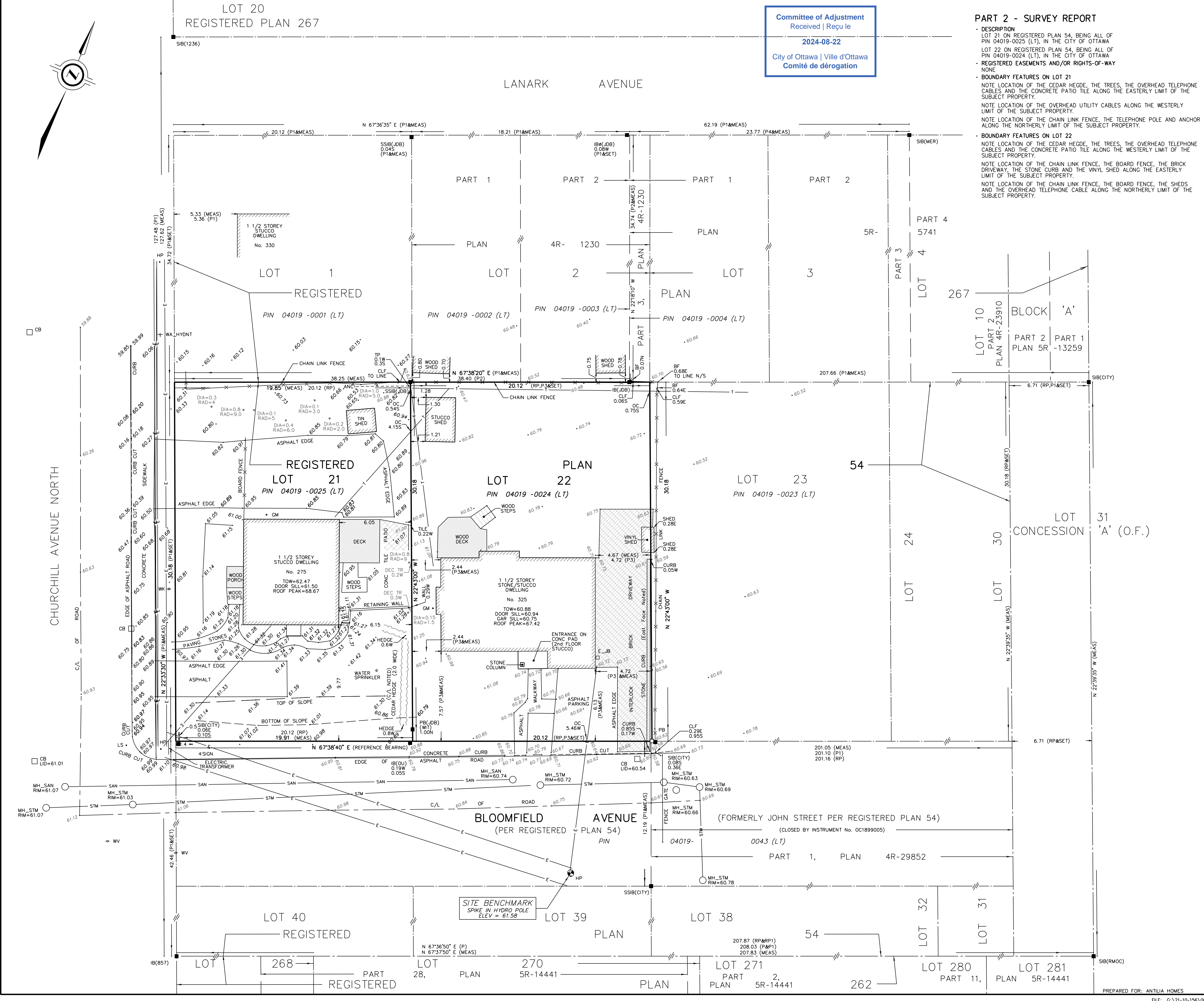
**SURVEYOR'S CERTIFICATE**

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 NOVEMBER 9, 2021.

JANUARY 18, 2022  
DATE  
GEORGE ZERVOS  
ONTARIO LAND SURVEYOR






**J.D. BARNES** SURVEYING MAPPING GIS  
LIMITED  
LAND INFORMATION SPECIALISTS  
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9  
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP CHECKED BY: GZ REFERENCE NO.: 21-10-156-00 REV 1  
PLOTTED: 1/18/2022 DATED: 01/18/22





**LEGEND**

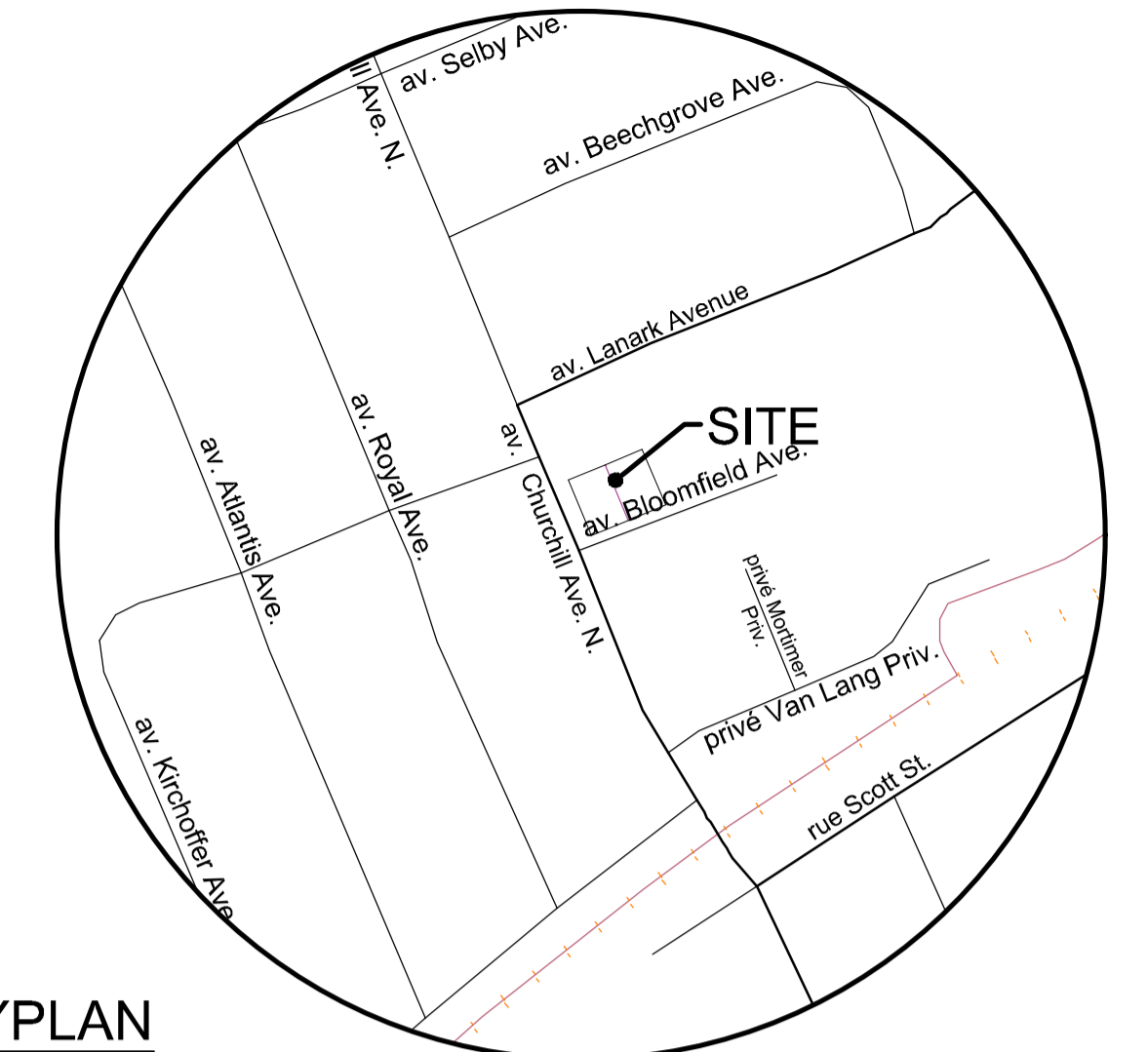
-  Property Line
-  Window Well
-  Soft Landscaping
-  Asphalt
-  CB

**SITE STATISTICS:**  
 Zoning: R3EE - Residential Third Density  
 Dwelling Type: Long Semi Detached Dwellings

	Required	Provided Lot 1	Provided Lot 2	Provided Lot 3	Provided Lot 4
Minimum Lot Width (m)	10	11.65	9.24	9.24	9.89
Minimum Lot Area	300	351.7m <sup>2</sup>	278.9m <sup>2</sup>	278.9m <sup>2</sup>	297.7m <sup>2</sup>
Minimum Front Yard (m)	3.0	3.0	3.0	3.0	3.0
Minimum Corner Side Yard (m)	3.0	3.0	n/a	n/a	n/a
Minimum Interior Side Yard (m)	1.2	1.5	0.6	0.6	1.2
Minimum Rear Yard (m) [30% of lot depth]	9.05	11.0	11.0	11.0	11.0
Maximum Building Height (m)	11	8.2	11.6	11.7	11.8

Relief Requested

Committee of Adjustment  
 Received | Reçu le  
 2024-08-22  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

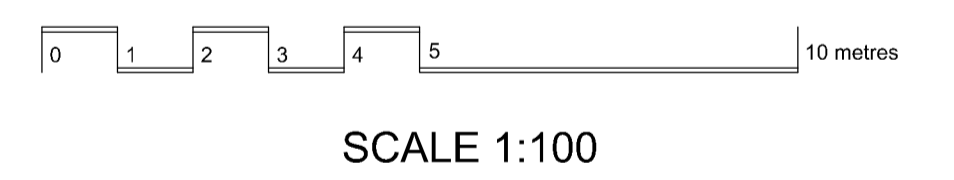


KEYPLAN  
NOT TO SCALE

# SITE PLAN

## 265 CHURCHILL AVENUE & 325 BLOOMFIELD AVENUE

LOTS 21 AND 22  
 REGISTERED PLAN 54  
 CITY OF OTTAWA

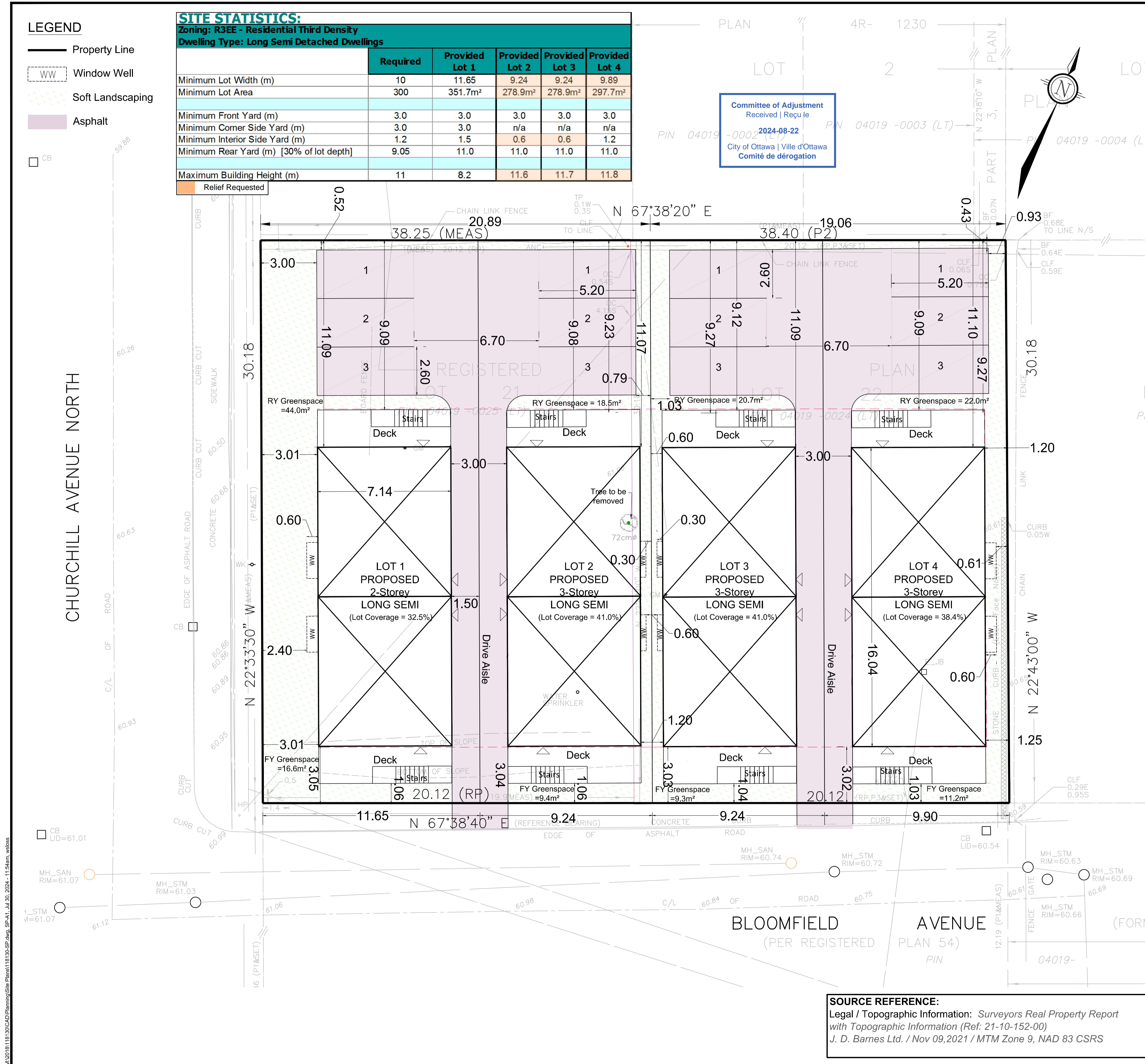


No.	REVISION	DATE	BY
2	REVISED PORCH DESIGN	JULY 30/24	JK
1	ISSUED FOR REVIEW	JAN 27/23	JK

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-5867  
 Website: www.novatech-eng.com

ISSUED	JULY, 2024
PROJECT No.	118130
DRAWING No.	118130-SP

**SOURCE REFERENCE:**  
 Legal / Topographic Information: Surveyors Real Property Report with Topographic Information (Ref: 21-10-152-00)  
 J. D. Barnes Ltd. / Nov 09, 2021 / MTM Zone 9, NAD 83 CSRS



M:\2018\118130\CAD\Planning\Site Plans\118130-SP.dwg, SP-A1, Jul 30, 2024 - 11:54am, webdes

DXX-XX-XX-XXXX

#XXXXX



# FRONT ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 1 - 331 BLOOMFIELD

- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ EXTERIOR LIGHT
- ⑥ #235 MIN. ASPHALT SHINGLES
- ⑦ PARGING
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

**BEECHWOOD BUILDING DESIGN SERVICES**



**ADDRESS OF THIS CONSTRUCTION PROJECT:**

325 BLOOMFIELD AVE. D

**Committee of Adjustment**  
 Received | Reçu le  
**2024-08-22**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL DETERMINED ON SITE BY CONTRACTOR.



**CONSULTANTS:**

**CONSULTANTS STAMP BELOW:**

**DATE OF REVIEWS/ISSUANCES:**

**DRAWN BY:**

**A-09**

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.  
 DEAN BUCHHEITZ *Dean Buchheitz* 38070  
 Design: Signature: (SEAL)  
**REGISTRATION INFORMATION**  
 Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.  
 BEECHWOOD BUILDING DESIGN SERVICES 27000  
 Firm Name: (SEAL)  
 DATE:

# RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING #1

BEECHWOOD BUILDING  
DESIGN SERVICES



ADDRESS OF THIS  
CONSTRUCTION PROJECT:

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:



EXISTING AVERAGE GRADE = 61.00  
USF = 59.35

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under 3.2.4.1.(3) & (4) of the Ontario Building Code.

DEAN BUCHHEITZ  
Signature: *Dean Buchheitz* BCIN #: 38970

REGISTRATION INFORMATION  
Required unless design is exempt under 3.2.4.1.(3) & (4) of the Ontario Building Code.

BEECHWOOD BUILDING DESIGN SERVICES  
Firm Name: BCD INC. BCIN: 27060

DATE:

- |   |                            |   |   |
|---|----------------------------|---|---|
| ① | STONE CLADDING             | ⑧ | PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH   |
| ② | DECK APRON                 | ⑨ | FIBRE CEMENT, EXTERNA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL |
| ③ | HARDIBOARD SIDING -01      | ⑩ | GUARDRAIL   |
| ④ | RECLAIMED (OR NEW) BRICK   | ⑪ | VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)   |
| ⑤ | PARGING                    | ⑫ | PREFINISHED METAL FASCIA  |
| ⑥ | EXTERIOR LIGHT             | ⑬ | PREFINISHED METAL FLASHING  |
| ⑦ | #235 MIN. ASPHALT SHINGLES |   |   |

A-10

# REAR ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 1 - 331 BLOOMFIELD

- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ EXTERIOR LIGHT
- ⑥ #235 MIN. ASPHALT SHINGLES
- ⑦ PARGING
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL DETERMINED ON SITE BY CONTRACTOR.

**BEECHWOOD BUILDING DESIGN SERVICES**



**ADDRESS OF THIS CONSTRUCTION PROJECT:**

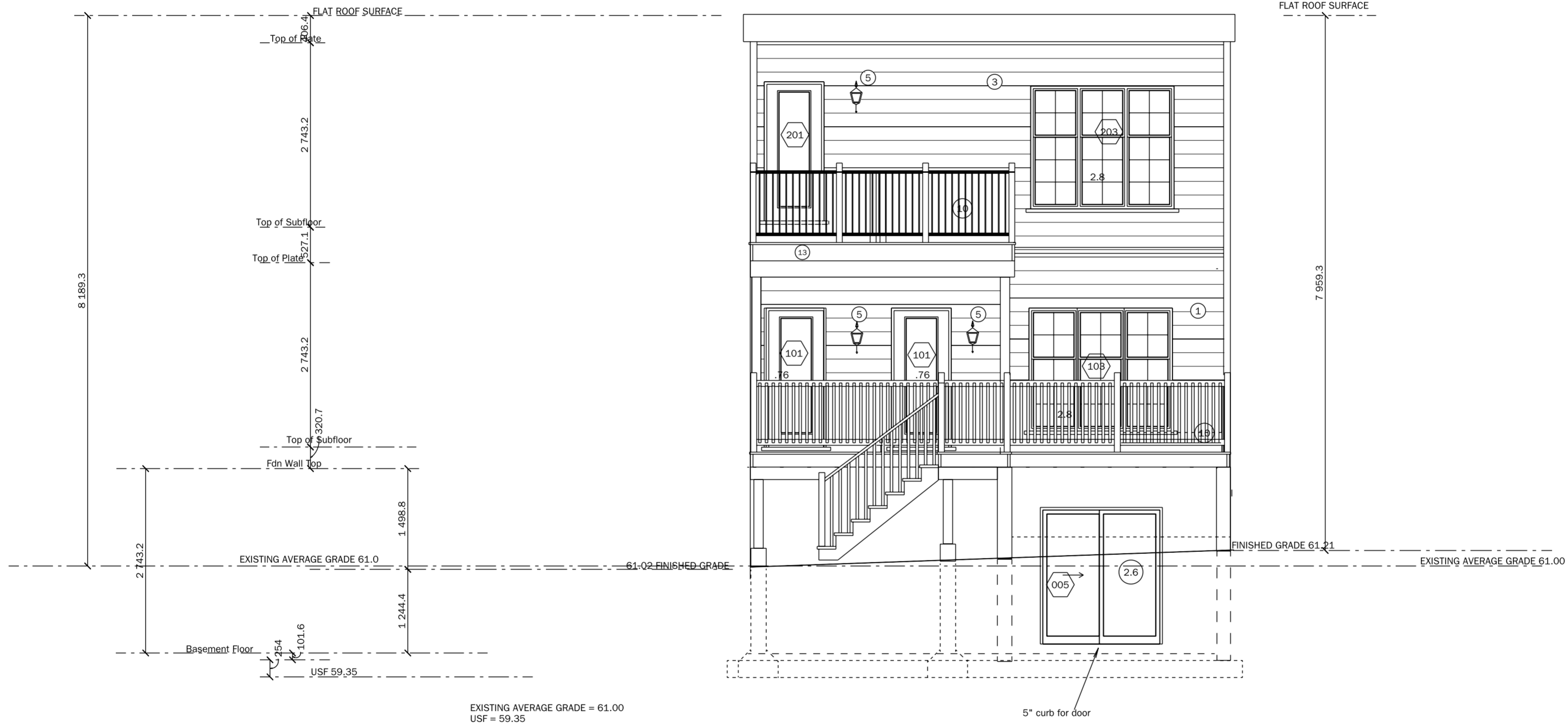
325 BLOOMFIELD AVE. D

**CONSULTANTS:**

**CONSULTANTS STAMP BELOW:**

**DATE OF REVIEWS/ISSUANCES:**

**DRAWN BY:**



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 3.2.4.1.(2) & (3) of the Ontario Building Code.

DESIGNER: *Dean Buchholz* SIGNATURE: 38870 DESIGN #: 20190

**REGISTRATION INFORMATION**  
 Required unless design is exempt under 3.2.4.1.(2) & (3) of the Ontario Building Code.

REGISTRATION #: 20190  
 FIRM NAME: BEECHWOOD BUILDING DESIGN SERVICES  
 DATE:

**A-11**



# LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 1

**BEECHWOOD BUILDING  
DESIGN SERVICES**



**ADDRESS OF THIS  
CONSTRUCTION PROJECT:**

**CONSULTANTS:**

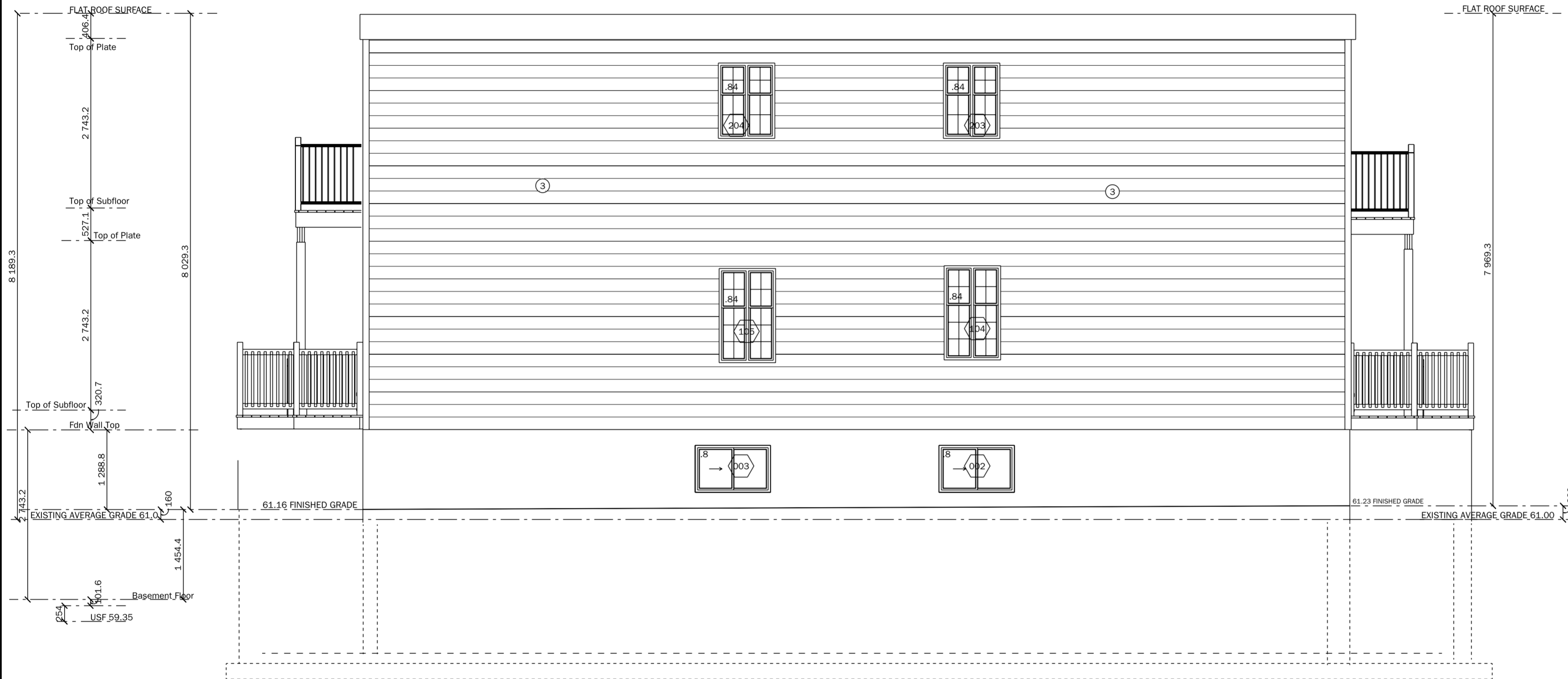
**CONSULTANTS STAMP BELOW:**

**DATE OF REVIEWS/ISSUANCES:**

AUG. 31, 2023

**DRAWN BY:**

**A-12**



EXISTING AVERAGE GRADE = 61.0  
USF = 59.35

- ① CEDAR SHAKES OR VERTICALLY ORIENTED T&G PAINTED WOOD
- ② DECK APRON
- ③ WOOD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ PARGING
- ⑥ EXTERIOR LIGHT
- ⑦ #235 MIN. ASPHALT SHINGLES
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING
- ⑭ CEDAR SHAKES

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under 3.2.4.1 (2) & (4) of the Ontario Building Code.

DEAN BUCHHEITZ *Dean Buchheitz* 38870  
Name: Signature: BCIN #:

**REGISTRATION INFORMATION**  
Required unless design is exempt under 3.2.4.1 (2) & (4) of the Ontario Building Code.

BEECHWOOD BUILDING DESIGN SERVICES 37040  
Firm Name: BCIN #:  
DATE:

# FRONT ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 2 - 329 BLOOMFIELD

- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ EXTERIOR LIGHT
- ⑥ #235 MIN. ASPHALT SHINGLES
- ⑦ PARGING

- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

**BEECHWOOD BUILDING  
DESIGN SERVICES**



**ADDRESS OF THIS  
CONSTRUCTION PROJECT:**

325 BLOOMFIELD AVE. D

**CONSULTANTS:**

**CONSULTANTS STAMP BELOW:**

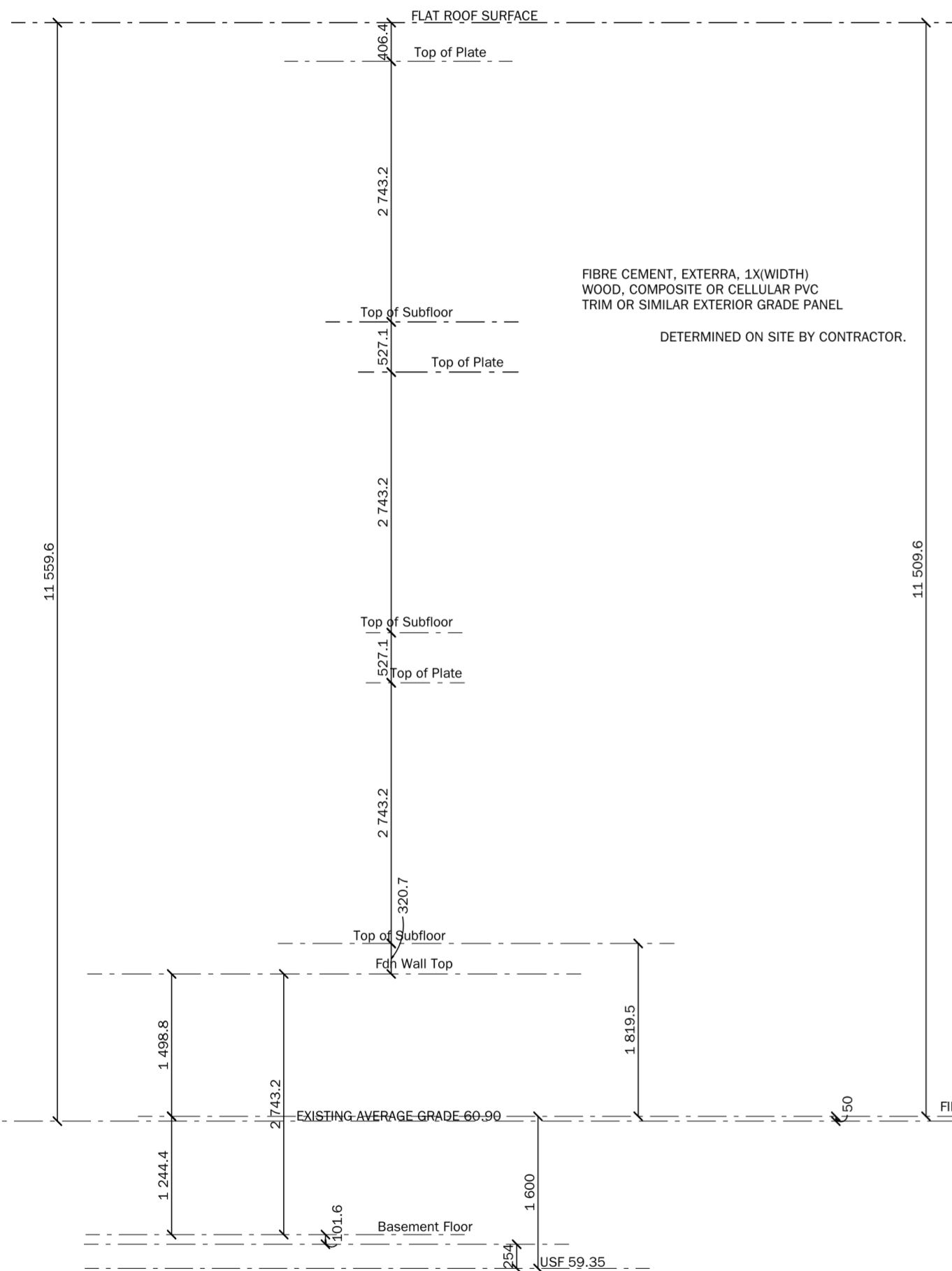
**DATE OF REVIEWS/ISSUANCES:**

JULY 21, 2024

AVERAGE FINISHED GRADE 60.90

**DRAWN BY:**

**A-09**



FIBRE CEMENT, EXTERRA, 1X(WIDTH)  
WOOD, COMPOSITE OR CELLULAR PVC  
TRIM OR SIMILAR EXTERIOR GRADE PANEL  
DETERMINED ON SITE BY CONTRACTOR.

EXISTING AVERAGE GRADE = 60.9  
USF = 59.35

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 2.2.4.1.(2) & (4) of the Ontario Building Code.  
 DESIGNER: *[Signature]* 38070  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 2.2.4.1.(2) & (4) of the Ontario Building Code.  
 DESIGNER: *[Signature]* 38070  
 BEECHWOOD BUILDING DESIGN SERVICES 27040  
 DATE: \_\_\_\_\_



# RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 2

BEECHWOOD BUILDING  
DESIGN SERVICES



ADDRESS OF THIS  
CONSTRUCTION PROJECT:

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:

A-10



EXISTING AVERAGE GRADE = 60.9  
USF = 59.35

- |   |                            |   |   |
|---|----------------------------|---|---|
| ① | STONE CLADDING             | ⑧ | PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH   |
| ② | DECK APRON                 | ⑨ | FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL |
| ③ | HARDIBOARD SIDING -01      | ⑩ | GUARDRAIL   |
| ④ | RECLAIMED (OR NEW) BRICK   | ⑪ | VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)   |
| ⑤ | PARGING                    | ⑫ | PREFINISHED METAL FASCIA  |
| ⑥ | EXTERIOR LIGHT             | ⑬ | PREFINISHED METAL FLASHING  |
| ⑦ | #235 MIN. ASPHALT SHINGLES |   |   |

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer:  
 QUALIFICATION INFORMATION  
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.  
 BEAN BUCHHEITZ  
 name: BEAN BUCHHEITZ Signature: [Signature] BCIN #: 38070  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code  
 BEECHWOOD BUILDING DESIGN SERVICES  
 Firm Name: BEECHWOOD BUILDING DESIGN SERVICES BCIN #: 27040  
 DATE:

# REAR ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 2

- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ EXTERIOR LIGHT
- ⑥ #235 MIN. ASPHALT SHINGLES
- ⑦ PARGING

- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

**BEECHWOOD BUILDING DESIGN SERVICES**



**ADDRESS OF THIS CONSTRUCTION PROJECT:**  
325 BLOOMFIELD AVE. D

**CONSULTANTS:**

**CONSULTANTS STAMP BELOW:**

**DATE OF REVIEWS/ISSUANCES:**

**DRAWN BY:**

**A-11**



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under 3.2.4.1.(2) & (3) of the Ontario Building Code.

DEAN BUCHHEITZ *Dean Buchheitz* 38070  
name: Signature: BCIN #:

**REGISTRATION INFORMATION**  
Required unless design is exempt under 3.2.4.1.(2) & (3) of the Ontario Building Code.

BEECHWOOD BUILDING DESIGN SERVICES 27000  
Firm Name: BCIN #:

DATE:



# LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 2

BEECHWOOD BUILDING  
DESIGN SERVICES



ADDRESS OF THIS  
CONSTRUCTION PROJECT:

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:

A-12



EXISTING AVERAGE GRADE = 60.90  
USF = 59.35

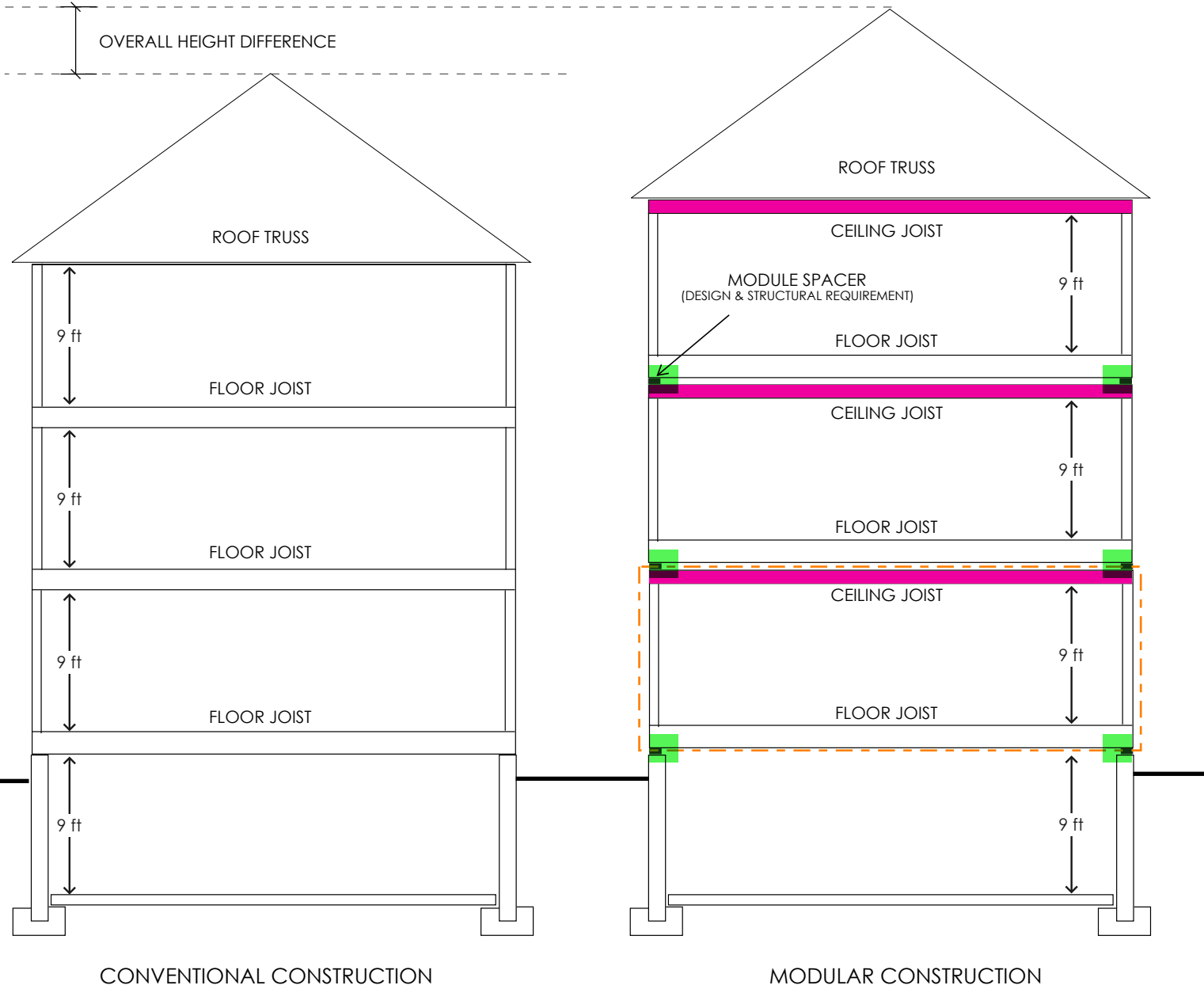
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer:  
 QUALIFICATION INFORMATION  
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.  
 name: *Sean Bouchard* Signature: *Sean Bouchard* BCIN #: 38070  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.  
 BEECHWOOD BUILDING DESIGN SERVICES 27060  
 Firm Name: BCIN#: 27060  
 DATE:

- ② DECK APRON
- ③ HARDBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ PAVING
- ⑥ EXTERIOR LIGHT
- ⑦ #235 MIN. ASPHALT SHINGLES
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING
- ① STONE CLADDING

Committee of Adjustment  
Received | Reçu le

2024-08-22

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**MODULAR SECTION DIAGRAM**

23064 - ANTILIA HOMES FEASIBILITY  
ISSUED FOR REFERENCE

**A-001**



# DRAFT PLAN FOR SEVERANCE

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (sq.m.)
1				291.0
2	ALL OF 21		ALL OF 04019-0025 (LT)	60.6
3				59.0
4				189.3
5				30.6
6				221.9
7	ALL OF 22		ALL OF 04019-0024 (LT)	57.0
8				62.5
9				235.2

Committee of Adjustment  
Received | Reçu le  
**2024-08-22**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

## PLAN OF SURVEY OF LOTS 21 AND 22 REGISTERED PLAN 54 CITY OF OTTAWA

SCALE 1 : 150  
2.5 0 2.5 5 10 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 800mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

J.D. BARNES LIMITED

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

### NOTES

BEARINGS ARE MTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOOMFIELD AVENUE, HAVING A BEARING OF N 67° 38' 40" E AS SHOWN ON REGISTERED PLAN 4R-29852.  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993730.

### INTEGRATION DATA

POINT ID	EASTING	NORTHING
ORP (A)	363 220.47	5 028 800.04
ORP (B)	363 028.29	5 028 720.95
SCP-2016-0105	363 541.01	5 029 090.01

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 207.83 N 67°37'50" E

### LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB# DENOTES ROUND IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- MEAS DENOTES MEASURED
- OU DENOTES ORIGIN UNKNOWN
- WT DENOTES WITNESS
- P DENOTES PLAN 5R-14441
- P1 DENOTES PLAN 4R-29852
- P2 DENOTES PLAN 4R-1230
- P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S. DATED DECEMBER 2, 1963
- P4 DENOTES PLAN 5R-5741
- P5 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LTD., DATED JANUARY 18, 2022
- RP DENOTES REGISTERED PLAN 54
- RP1 DENOTES REGISTERED PLAN 262
- JDB DENOTES J.D. BARNES LTD.
- MER DENOTES M.E. RENAUD, O.L.S.
- 857 DENOTES FAIRHALL, MOFFATT & WOODLAND LIMITED
- 1236 DENOTES PAUL A. RIDDELL LTD.
- CITY DENOTES CITY OF OTTAWA
- RMOC DENOTES REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
- AGC DENOTES ANNIS O'SULLIVAN VOLLEBECK LTD
- M<sup>2</sup> DENOTES SQUARE METRES
- SCP DENOTES SPECIFIED CONTROL POINT
- O.F. DENOTES OTTAWA FRONT
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- C/L DENOTES CENTRELINE
- DENOTES PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

### SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 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.
  - THE SURVEY WAS COMPLETED ON X X, 2023.

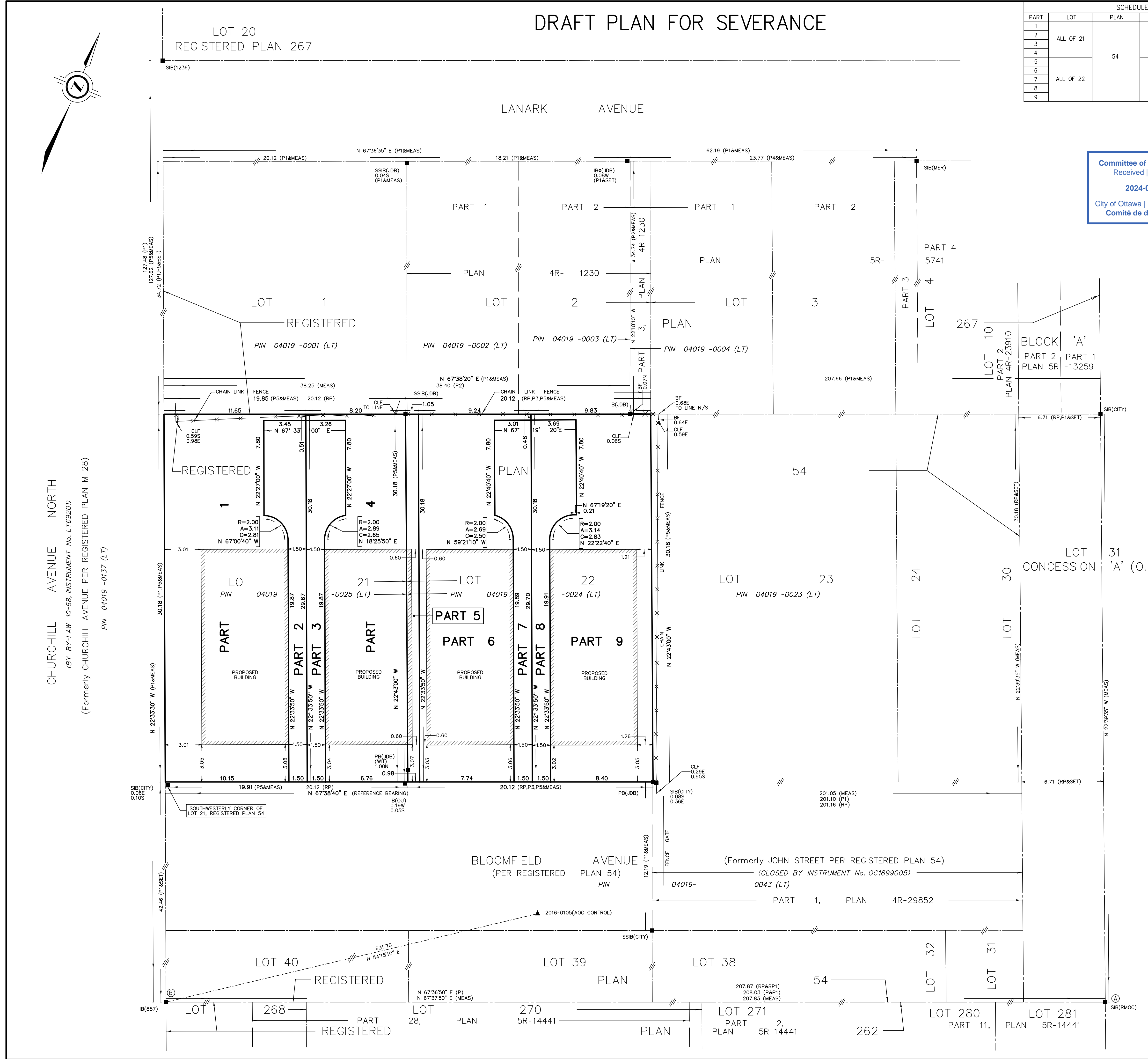
X X, 2023 DATE  
DRAFT  
GEORGE ZERVOS  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX



**J.D. BARNES** LIMITED  
SURVEYING MAPPING GIS  
LAND INFORMATION SPECIALISTS  
62 STACIE DRIVE, SUITE 103, OTTAWA, ON K3K 2A9  
T: (613) 731-7244 F: (613) 731-8955 www.jdbarnes.com

DRAWN BY: RP/KZ	CHECKED BY: CZ	REFERENCE NO: 21-10-156-00
FILE: G:\21-10-156\00\Drawing\PLAN\21-10-156-00-RPLAN.dgn		
DATED: 10/04/2023		



CHURCHILL AVENUE NORTH  
(BY BY-LAW 10-68, INSTRUMENT No. L769201)  
(Formerly CHURCHILL AVENUE PER REGISTERED PLAN M-28)  
PIN 04019 -0137 (LT)

LOT 20  
REGISTERED PLAN 267

LANARK AVENUE

BLOOMFIELD AVENUE  
(PER REGISTERED PLAN 54)  
(Formerly JOHN STREET PER REGISTERED PLAN 54)  
CLOSED BY INSTRUMENT No. OC1899005  
PIN 04019-0043 (LT)