

SCHEDULE			
PART	BLOCK	PLAN	PIN
1			
2	ALL OF 242	4M-1687	PART OF 04487-3335
3			

PARTS 1, 2 & 3 COMPRISE ALL OF PIN 04487-3335.  
PART 2 IS SUBJECT TO EASEMENT PER INST. OC2424260

**PLAN 4R-35406**

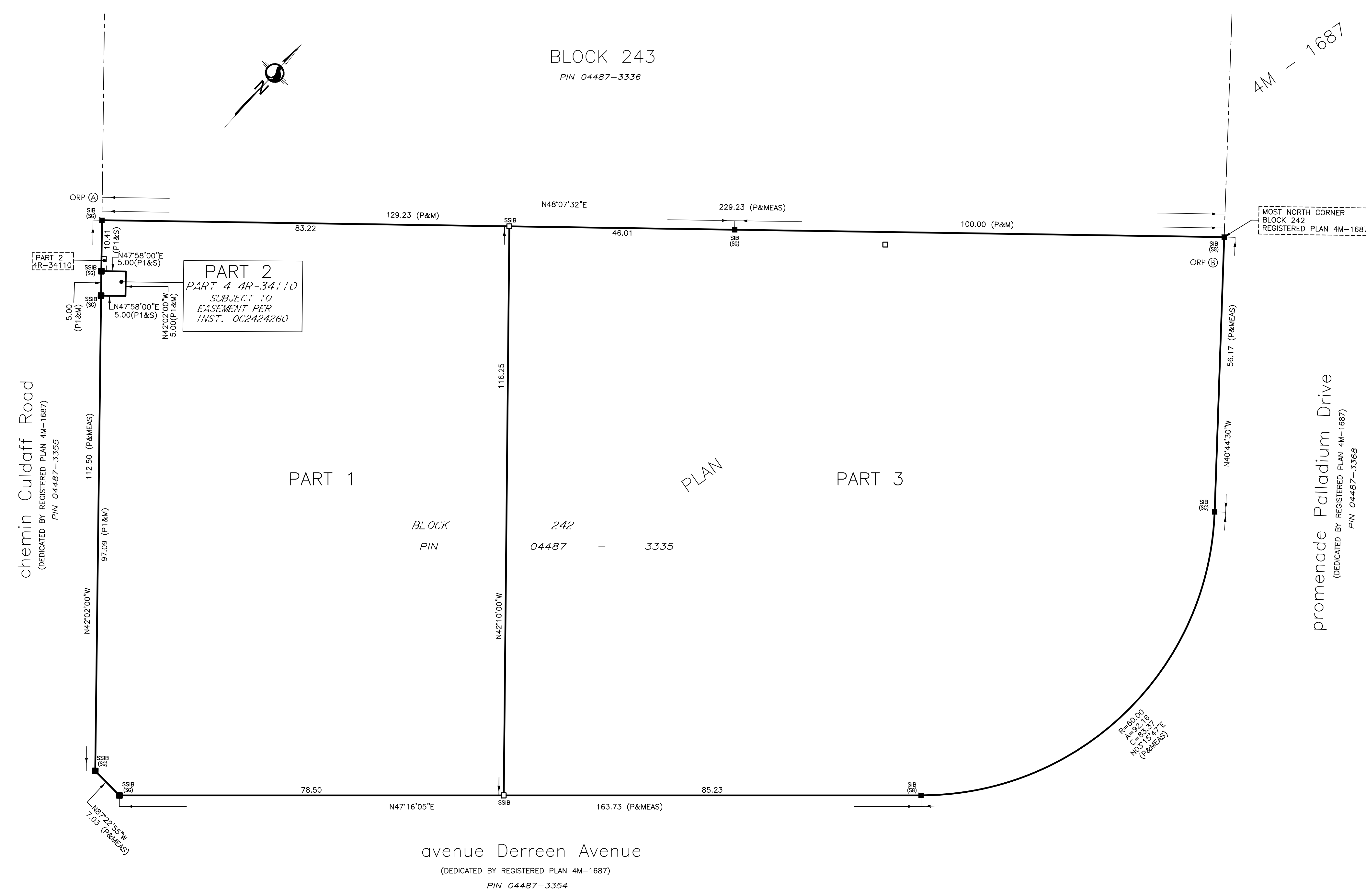
Received and deposited

April 13<sup>th</sup>, 2023

Alana Kinsey

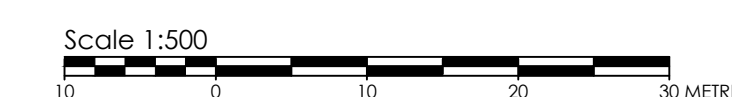
Representative for the  
Land Registrar for the  
Land Titles Division of  
Ottawa-carleton (No.4)

Committee of Adjustment  
Received | Reçu le  
2024-11-29  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



PLAN OF SURVEY OF

**BLOCK 242  
REGISTERED PLAN 4M-1687  
CITY OF OTTAWA**



THE INTENDED PLOT SIZE OF THIS PLAN IS 914 mm IN WIDTH BY 610 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

**METRIC CONVERSION**

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

**GRID SCALE CONVERSION**

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999935.

**BEARING NOTE**

BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5004060.42 E:324988.04  
19680191 N:5033564.26 E:388064.94

**LEGEND**

DENOTES	FOUND MONUMENTS
■	SET MONUMENTS
IB	IRON BAR
IB*	ROUND IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
CC	CUT CROSS
CP	CONCRETE PIN
WT	WITNESS
PIN	PROPERTY IDENTIFICATION NUMBER
MEAS/M	MEASURED
S	SET
OU	ORIGIN UNKNOWN
SG	STANTEC GEOMATICS LTD.
P	REGISTERED PLAN 4M-1687
P1	PLAN 4R-34110

**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 THE 11th DAY OF APRIL, 2023.

April 12, 2023  
DATE

*Francis Lau*  
FRANCIS LAU  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-39325.

**Stantec Geomatics Ltd.**  
CANADA LANDS SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 300  
OTTAWA, ONTARIO, K2C 3G4  
TEL: 416.722.4400  
stantec.com

DRAWN: IME CHECKED: CK PWC: FL FIELD: GP PROJECT No.: 161614698-114

REGISTERED



SITE INFORMATION			
PROJECT DESCRIPTION	1 - MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)		
TOTAL UNITS	177 UNITS		
CIVIC ADDRESS	425 CULDAFF RD.		
MUNICIPALITY	CITY OF OTTAWA		
ZONING	GM		
LEGAL DESCRIPTION	-		
LOT AREA	9,728.16 m <sup>2</sup>	2.40 ACRES	0.973 HECTARES
BUILDING AREA	16,335.42	m <sup>2</sup>	
DENSITY	74.2 DU/ACRE		
FLOOR SPACE INDEX (FSI)	1.68		

ZONING SUMMARY				
	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	18 m		18 m	
MIN. FRONT YARD S.B.	3.0	m	7.0	m
MIN. REAR YARD S.B.	7.5	m	7.5	m
MIN. INTERIOR SIDE YARD S.B.	3.0	m	3.0	m
MIN. CORNER SIDE YARD S.B.	3.0	m	3.0	m
MIN. LOT AREA	No minimum	m <sup>2</sup>	-	m <sup>2</sup>
MIN. LOT WIDTH	No minimum	m	-	m

VEHICULAR PARKING				
APARTMENT - REGULAR	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
	1.2 / UNIT	177	212	177
VISITORS	0.2 / UNIT	177	35	35
<b>TOTAL PARKING STALLS</b>			<b>247</b>	<b>212 *</b>
<b>OTHER PARKING PROVISIONS</b>				
SMALL CAR	MAX 50%		MAX 107	75
ACCESSIBLE TYPE A			3	3

\* SUBJECT TO VARIANCE

BUILDING INFORMATION				
BUILDING	STOREYS	UNIT COUNT	FOOTPRINT	GROSS BUILDING AREA
A	6	177	2722.57 m <sup>2</sup>	16,335.42 m <sup>2</sup>

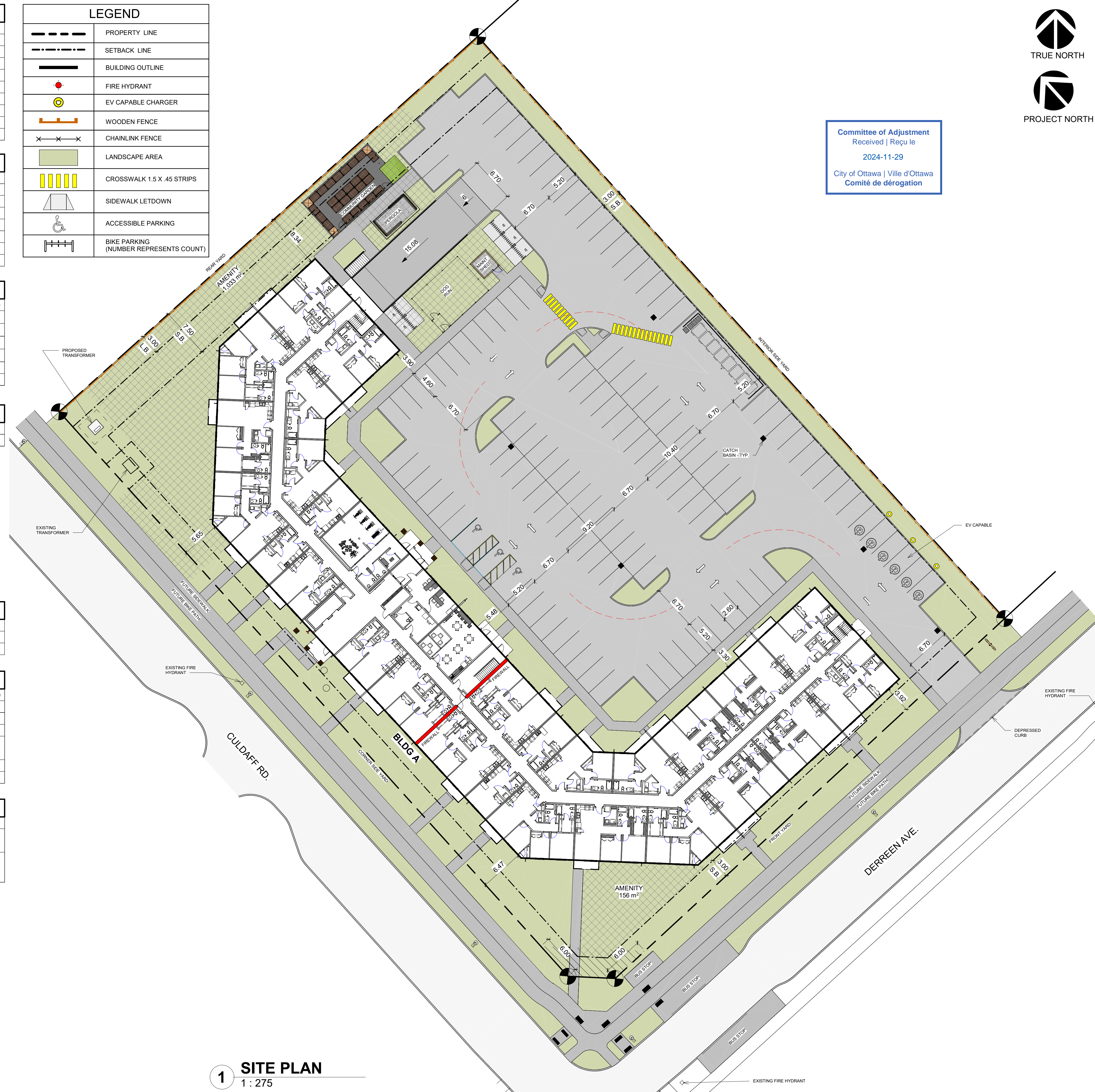
UNIT BREAKDOWN		
<b>BUILDING A</b>		
TOTAL PER BUILDING	177	%
STUDIO	24	13%
1 BED / 1 BATH	24	13%
2 BED / 1 BATH	6	3%
2 BED / 2 BATH	87	51%
3 BED / 2 BATH	36	20%
<b>TOTAL</b>	<b>177 UNITS</b>	

LANDSCAPE		
PERCENTAGE OF LOT AREA	REQUIRED	PROPOSED
m <sup>2</sup>		35%
		3387 m <sup>2</sup>

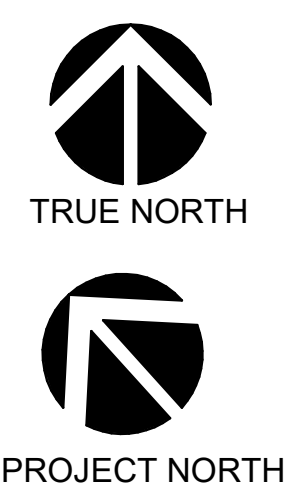
BICYCLE PARKING				
APARTMENT BUILDING	RATE	UNITS/AREA	REQUIRED	PROPOSED
	0.5 / UNIT	177	89	108
<b>TOTAL BICYCLE</b>			<b>89</b>	<b>108</b>
<b>OTHER BICYCLE PROVISIONS</b>				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	45	40
MIN HORIZONTAL BIKE STALL	50%	-	45	48
MIN SECURED BIKE STALLS	25%	-	22	68

AMENITY			
	RATE	REQUIRED	
TOTAL AMENITY SPACE	6m <sup>2</sup> / DU	1062 m <sup>2</sup>	1331.35 m <sup>2</sup>
COMMUNITY AMENITY AREA (50% MIN OF TOTAL)		531 m <sup>2</sup>	1331.35 m <sup>2</sup>

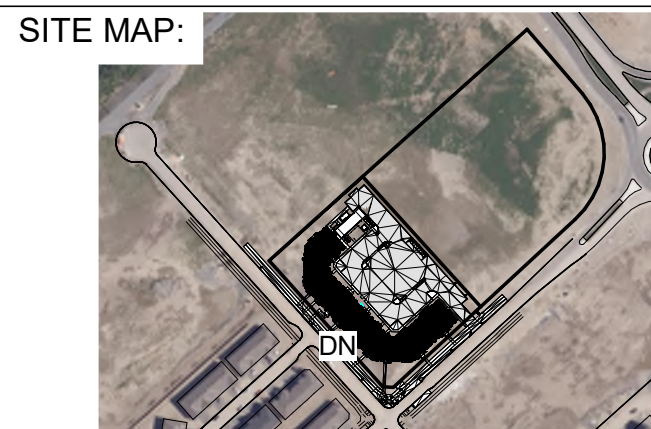
LEGEND	
	PROPERTY LINE
	SETBACK LINE
	BUILDING OUTLINE
	FIRE HYDRANT
	EV CAPABLE CHARGER
	WOODEN FENCE
	CHAINLINK FENCE
	LANDSCAPE AREA
	CROSSWALK 1.5 X .45 STRIPS
	SIDEWALK LETDOWN
	ACCESSIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)



Committee of Adjustment  
Received | Reçu le  
2024-11-29  
City of Ottawa | Ville d'Ottawa  
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**BROADSTREET**  
PROPERTIES LTD.  
100 St Anns, Campbell River, B.C.  
(T)250.286.8045 (F)250.286.8046  
www.broadstreet.ca



PROJECT STATUS:  
DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABLE, ARCHITECT OAA, T: 604.682-6818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION, DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:  
PALLADIUM TERRACE

PROJECT NUMBER:  
VP 2402

ADDRESS:  
425 CULDAFF RD  
OTTAWA, ON

DRAWING TITLE:  
SITE PLAN

DRAWN BY: EC  
CHECKED BY: CG  
DATE: OCT 15, 2024  
SCALE: As indicated

DRAWING #: **A1.00** REV #: **A**

**1 SITE PLAN**  
1 : 275



SITE MAP:

PROJECT STATUS:  
DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR D.P.	OCT 15, 2024

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABLE, ARCHITECT OAA, T: 604.682-6818

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PROJECT NAME:  
PALLADIUM TERRACE

PROJECT NUMBER:  
VP 2402

ADDRESS:  
425 CULDAFF RD  
OTTAWA, ON

DRAWING TITLE:  
ELEVATION - COLOUR

DRAWN BY: Author  
CHECKED BY: CG  
DATE: OCT 15, 2024  
SCALE: As indicated

DRAWING #: **A3.01** REV #: **A**



**1 WEST**  
1 : 150



**2 SOUTH**  
1 : 150

<b>1</b>	PLANK - CEDARMILL (IRON GREY)	<b>8</b>	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
<b>2</b>	PLANK - CEDARMILL (TIMBER BARK)	<b>9</b>	CULTURED STONE - TBC
<b>3</b>	PANEL - SMOOTH (NAVAJO BEIGE)	<b>10</b>	LED WALL SCENCE
<b>4</b>	TRIM - SMOOTH (ARTIC WHITE)	<b>11</b>	WINDOW - SLIDER - WHITE
<b>5</b>	TIMBER - STAIN TBD	<b>12</b>	WINDOW - FIXED - WHITE
<b>6</b>	ALUMINUM RAILING - WELDED SYSTEM - BLACK	<b>13</b>	PATIO DOOR - SLIDER - WHITE
<b>7</b>	3 PANEL CLASSIC SOFFIT - WHITE	<b>14</b>	ENTRY DOOR - SWING - ALUMINUM



