

SITE PLAN

250 SHAKESPEARE

PART LOTS: 334
 REGISTERED PLAN: PL 246 PIN: 04232-0263
 *THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GRADING PLAN AND LEGAL SURVEY

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2024-11-14
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

R4UA ZONING ANALYSIS

PROPOSED BUILDING TYPE:
 3 STOREY, LOW-RISE RENTAL APARTMENT BUILDING
 10 RESIDENTIAL RENTAL UNITS

R4UA ZONING REQUIREMENTS

ZONING MECHANISM	LOW-RISE	PROPOSED	COMPLIANCE
(M)	(M)	(M)	(YES/NO)
LOT WIDTH:	12	12.19	YES
LOT AREA:	360 m ²	*272 m ²	NO (*RELIEF REQUIRED)
HEIGHT LIMIT:	11	10.68	YES
SETBACKS			
FRONT YARD:	2.1	2.1	YES
REAR YARD:	5.68 (25%)	*3.49 (15.4%)	NO (*RELIEF REQUIRED)
SIDE YARD:	1.5	1.68	YES
LANDSCAPING:			
(FRONT YARD):	20%	45%	YES
(REAR YARD):	40%	84%	YES
TOTAL YARD	30%	40% (110 M2)	YES
AMENITY SPACE	-	-	
PARKING	-	-	
BIKE STALLS:	4	6	
WALKWAYS:			
PRIMARY:	1.8 m MAX	1.8	YES
WASTE COLLECTION:	2.2 MAX	1.8	YES
TO BICYCLE PARKING	1.5	1.5	

DEVELOPMENT REQUIREMENTS

TOTAL NUMBER OF UNITS: 8 UNITS
 (6) 1 BED UNITS: 75%
 (2) 2 BED UNITS: 25%

BUILDING AREAS

BUILDING AREA: 144.56m² (1,556 ft²)
 *GREATEST HORIZONTAL AREA OF THE BUILDING, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS.

BUILDING HEIGHT: 3 STOREYS (11 m)

BICYCLE PARKING: 6 BIKE RACKS MIN.
 *0.60 per dwelling unit

WASTE COLLECTION:

GARBAGE *0.231 YD³ per dwelling unit: 1.85 YD³ (QTY: 4) 360L CARTS
 RECYCLING *QTY: 1 BLUE + 1 BLACK CART: 2 BLUE + 2 BLACK CARTS
 *1 - 360L 1 per (6 dwelling units)

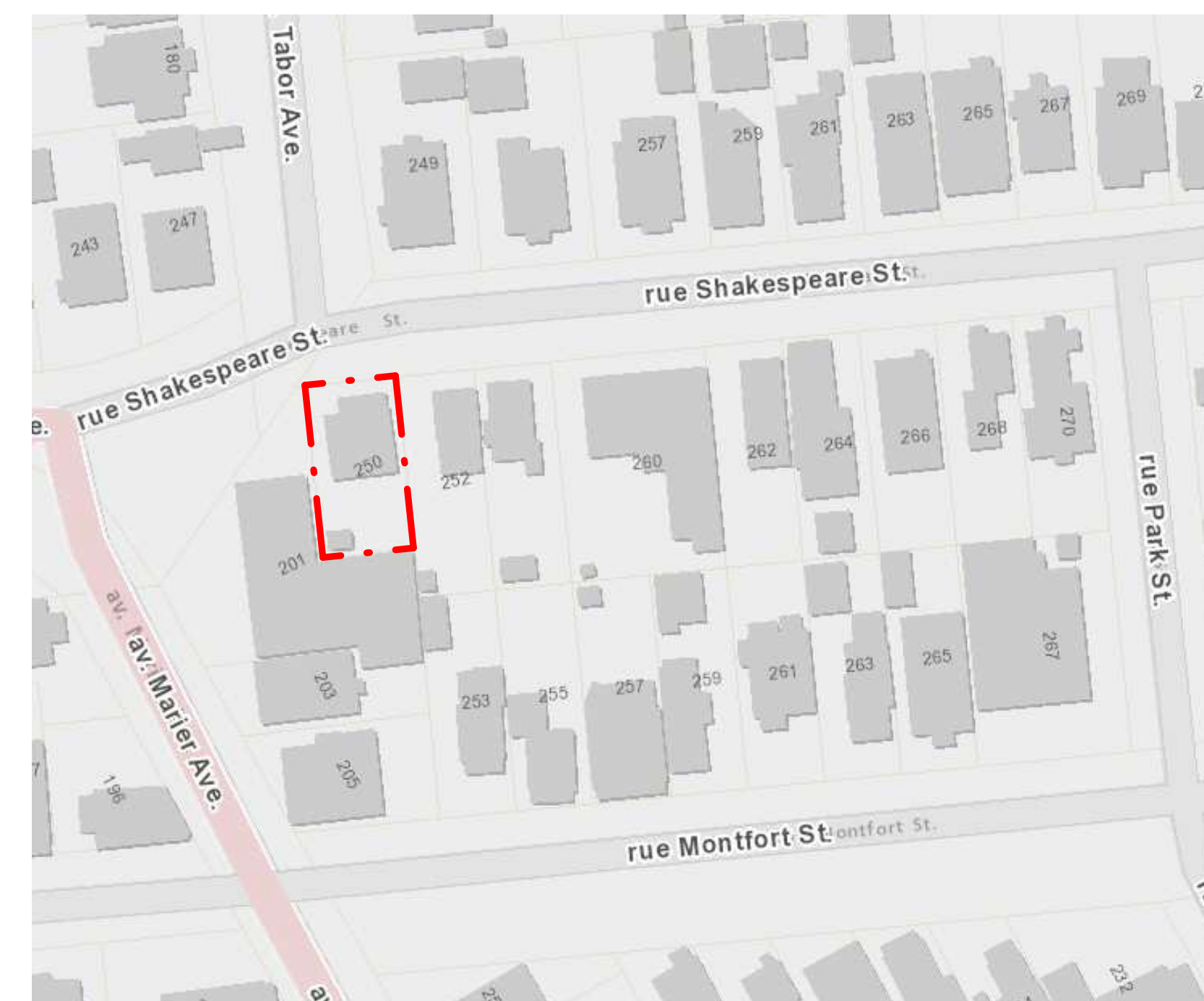
ORGANICS *QTY: 1 Communal: 1 GREEN CART
 240L Green container per (50 units)

AVERAGE GRADE CALCULATION

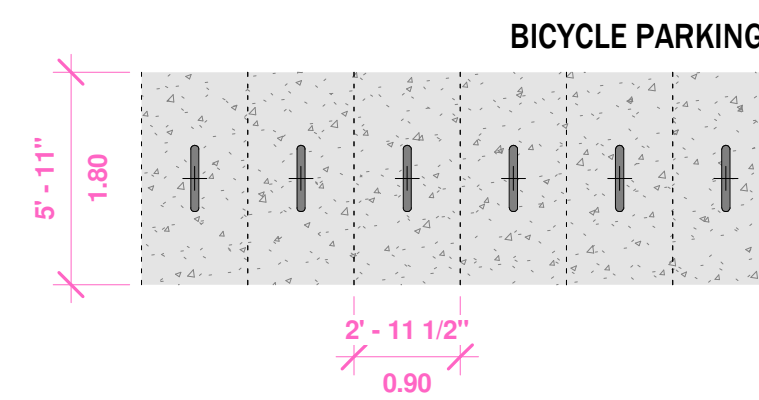
POINT A - 60.90 m
 POINT B - 60.90 m
 POINT C - 60.79 m
 POINT D - 60.85 m

AVERAGE GRADE: 60.86 m

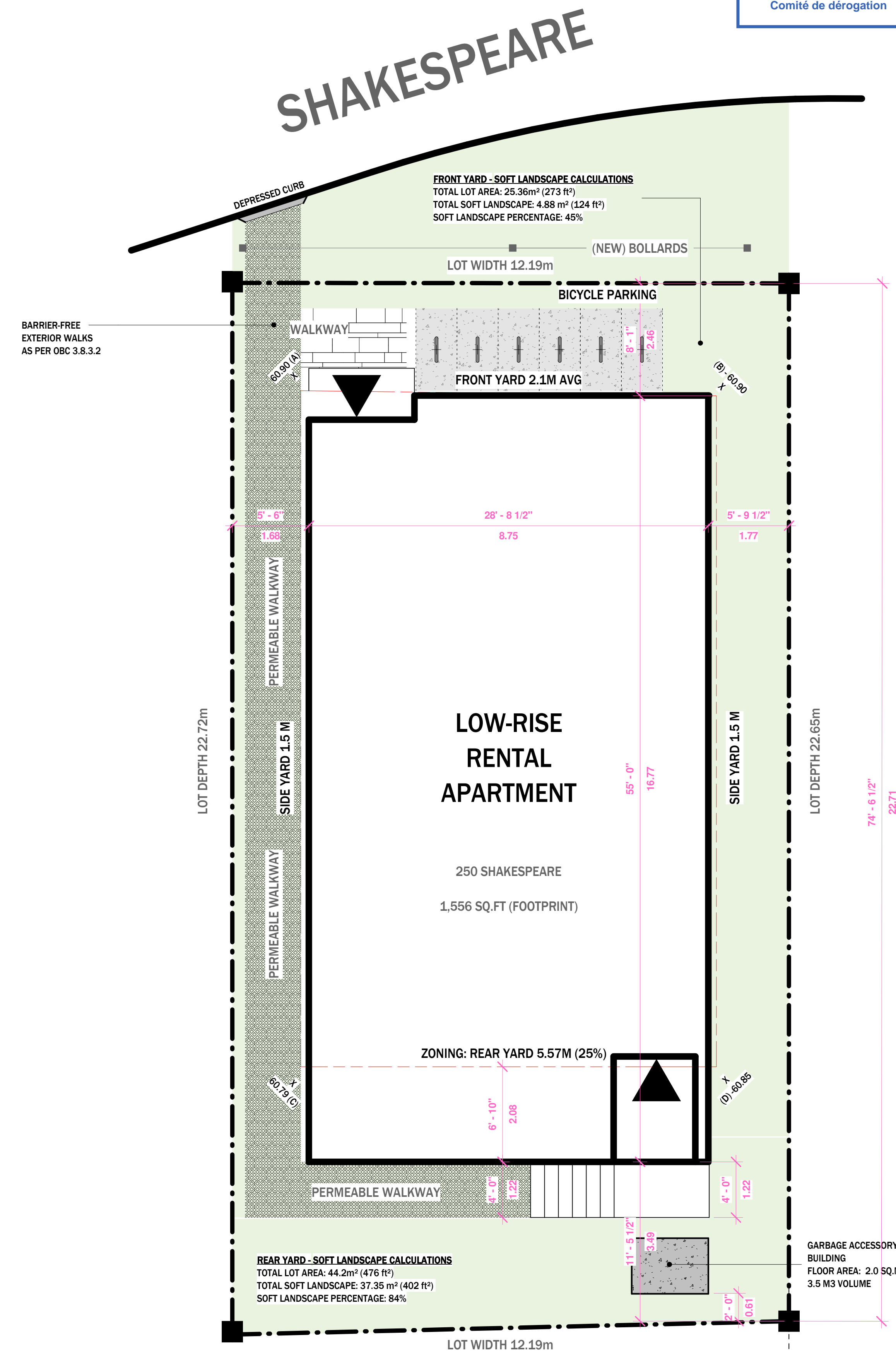
CONTEXT PLAN



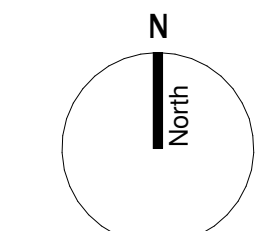
BICYCLE PARKING DIMENSIONS



TOTAL YARD: 3000 SF
 SOFT - 1,188 SF
 39.6



1 SITE PLAN 1
 3/16" = 1'-0"



SHAKESPEARE

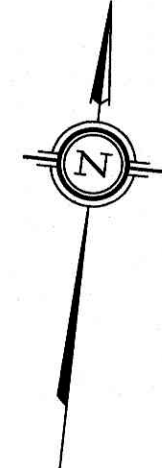
Project No. INDIV. BCIN: 36783 Project Number FRM BCIN: 42007

Revisions	Project North
1 DRAFT LAYOUT - SEPT 17, 2024	
2 DRAFT LAYOUT - SEPT 19, 2024 -R1	
3 UPDATE - OCT 10, 2024 -R2	
4 UPDATE - OCT 28, 2024 -R3	
5 UPDATE - NOV 14, 2024 -R4	

Notes

- These drawings are to be read in conjunction with all other project drawings and specifications.
- The contractor shall check and verify all dimensions and report any errors and/or omissions to the designer.
- All work and materials to be in compliance with all codes, regulations and by-laws.
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- This drawing is the exclusive property of Bohemio Design Inc. Copyright Reserved.

Committee of Adjustment
Received | Reçu le
2024-11-13
City of Ottawa | Ville d'Ottawa
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SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 334
REGISTERED PLAN 246
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 100
4 3 2 1 0 2 4 Metres

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

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: September 12, 2024

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
100059880 Ontario Inc. ("The Client"), their solicitors,
mortgagees, and other related parties, permission to use original, signed, sealed
copies of the Surveyor's Real Property Report in transactions involving The Client

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-84360

THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29 (3).

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 the 9th day of September, 2024.

September 12, 2024
Date

V. Andrew Shelp
V. Andrew Shelp
Ontario Land Surveyor

Notes
Distances shown on this plan are ground distances and can be converted to
grid distances by multiplying by the combined scale factor of 0.999943.

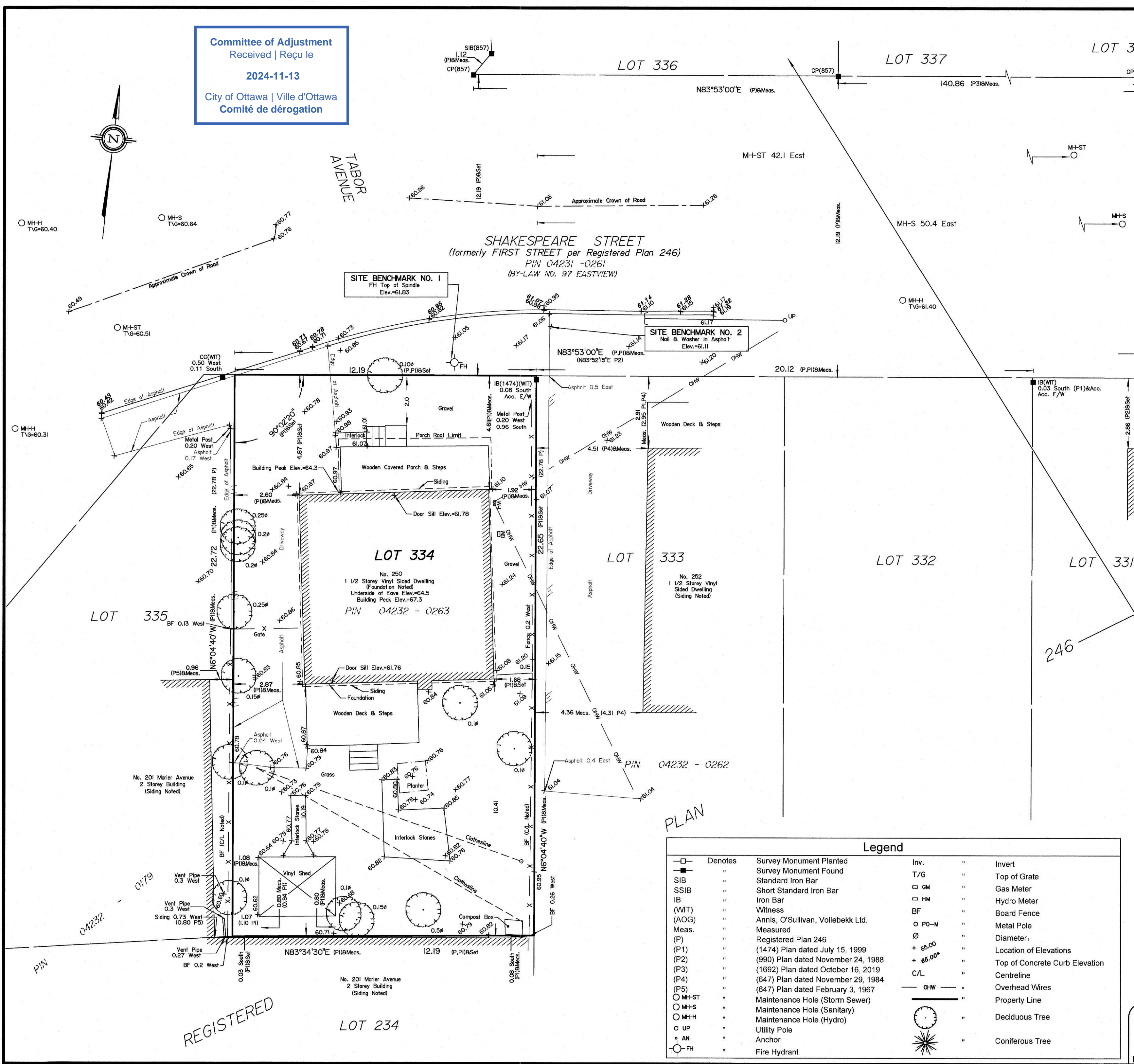
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS
observations and are referenced to Specified Control Points 01919680105
and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83
(original).

For bearing comparisons, a rotation of 00°21'00" counter-clockwise was
applied to bearings on plan (P1).

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic
datum and references Monument No.3465, Index 305, having a published
elevation of 62.83.
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.

UTILITY NOTES
1. This drawing cannot be accepted as acknowledging all of the utilities and it will
be the responsibility of the user to contact the respective utility authorities for
confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is
mandatory before any work involving breaking ground, probing, excavating etc.

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Ontario
Land Surveyors Job No. 25472-24 1000598810 Ontario Ltd L1334 RP246 D-E F NS



Legend

□	Denotes	Survey Monument Planted	Inv.	Invert
■	"	Survey Monument Found	T/G	Top of Grate
SIB	"	Standard Iron Bar	GM	Gas Meter
SSIB	"	Short Standard Iron Bar	HM	Hydro Meter
IB	"	Iron Bar	BF	Board Fence
(WIT)	"	Witness	PO-M	Metal Pole
(AOG)	"	Annis, O'Sullivan, Vollebek Ltd.	Ø	Diameter
Meas.	"	Measured	+ 65.00	Location of Elevations
(P)	"	Registered Plan 246	+ 65.00*	Top of Concrete Curb Elevation
(P1)	"	(1474) Plan dated July 15, 1999	C/L	Centreline
(P2)	"	(990) Plan dated November 24, 1988	OHW	Overhead Wires
(P3)	"	(1692) Plan dated October 16, 2019	—	Property Line
(P4)	"	(647) Plan dated November 29, 1984	○	Deciduous Tree
(P5)	"	(647) Plan dated February 3, 1967	⊗	Coniferous Tree
○ MH-ST	"	Maintenance Hole (Storm Sewer)		
○ MH-S	"	Maintenance Hole (Sanitary)		
○ MH-H	"	Maintenance Hole (Hydro)		
○ UP	"	Utility Pole		
○ AN	"	Anchor		
○ FH	"	Fire Hydrant		

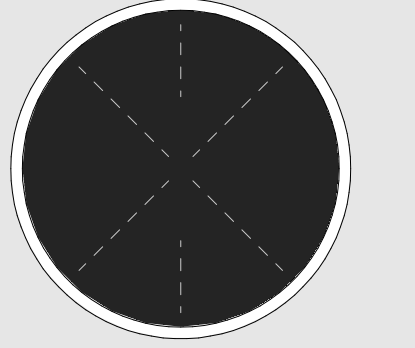
REGISTERED

LOT 234

PLAN

SHAKESPEARE
280 SHAKESPEARE

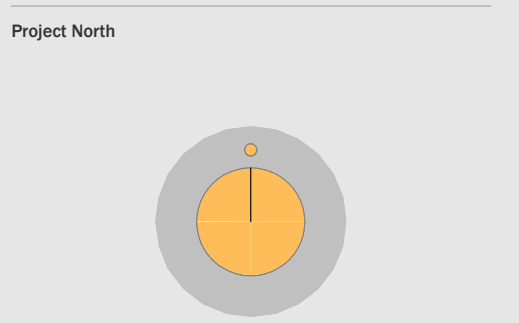
Project No. INDV. BCIN: 36783 Project Number FRM BCIN: 42007



Revisions

1	DRAFT LAYOUT - SEPT 17, 2024
2	DRAFT LAYOUT - SEPT 19, 2024 - R1
3	

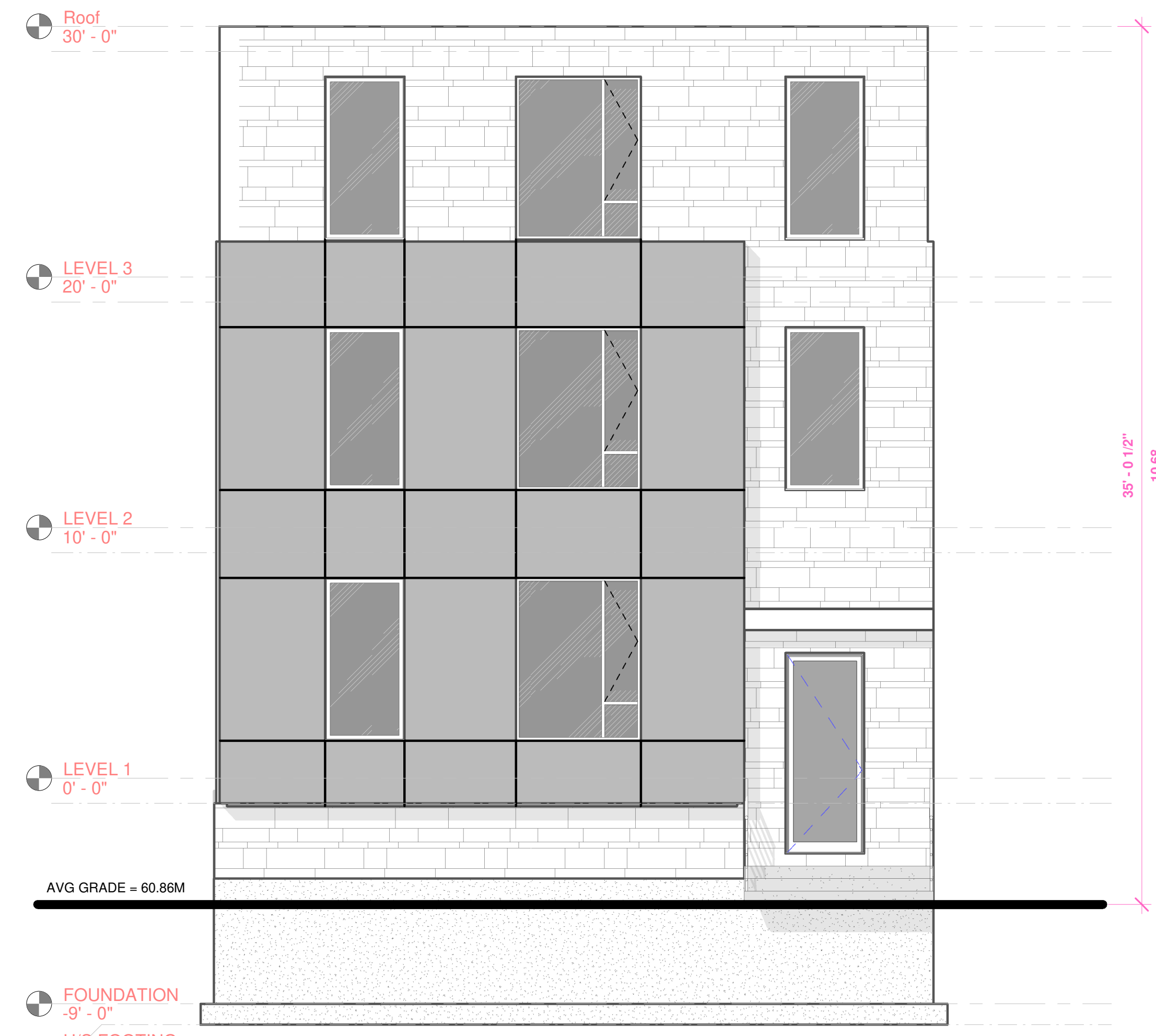
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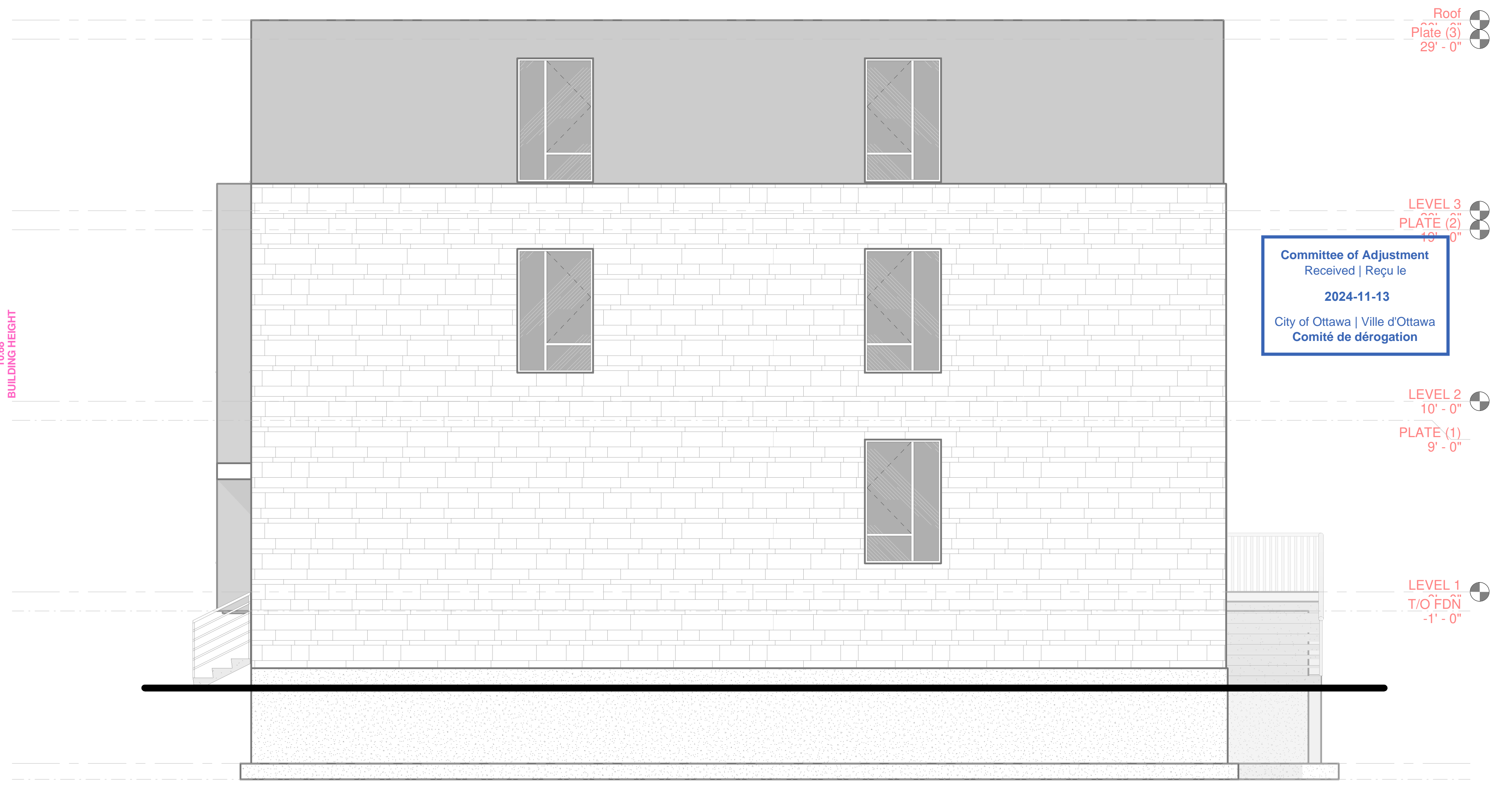
Scale 1/4" = 1'-0"

ELEVATIONS

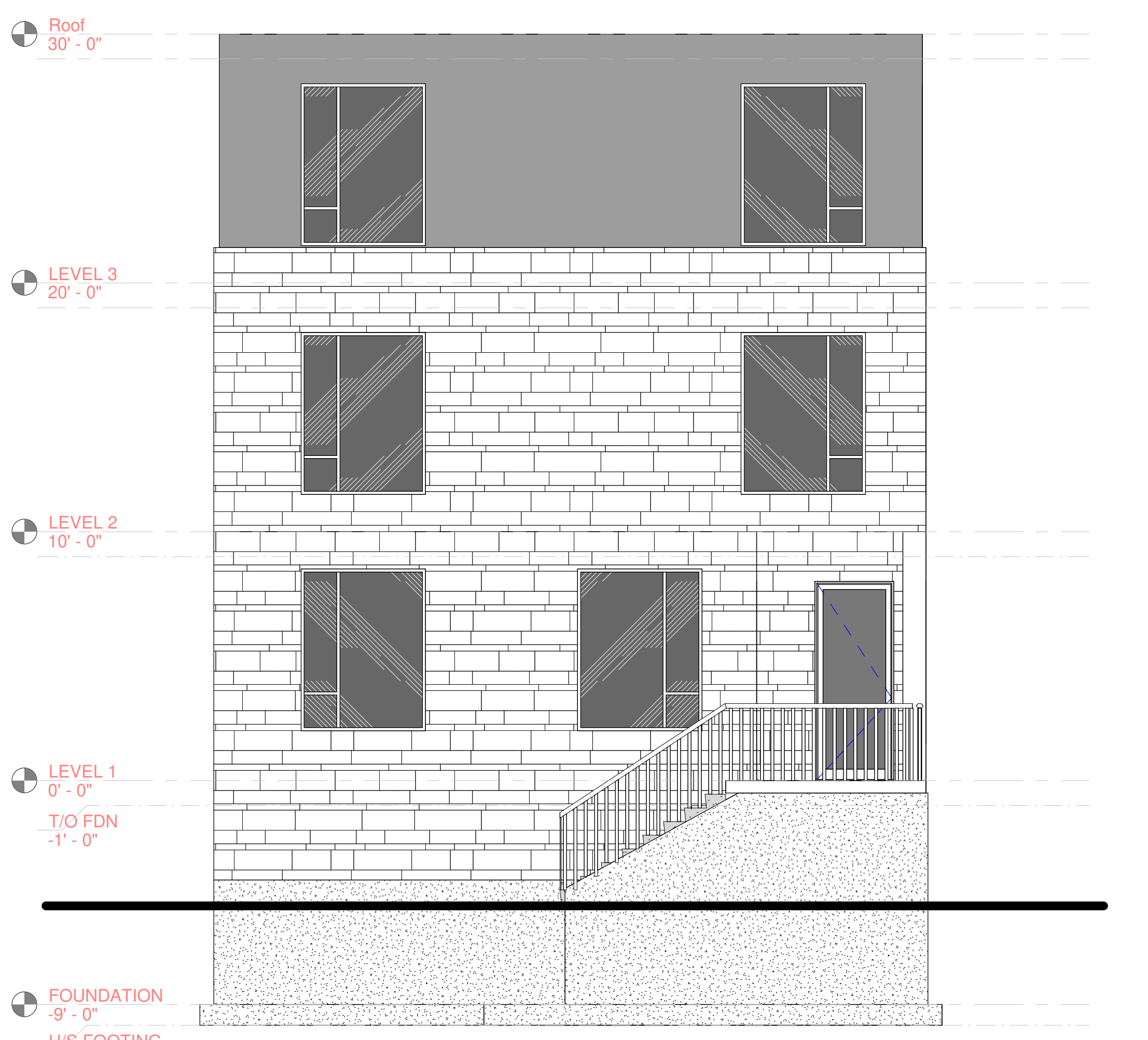
REVISION #
A2.1



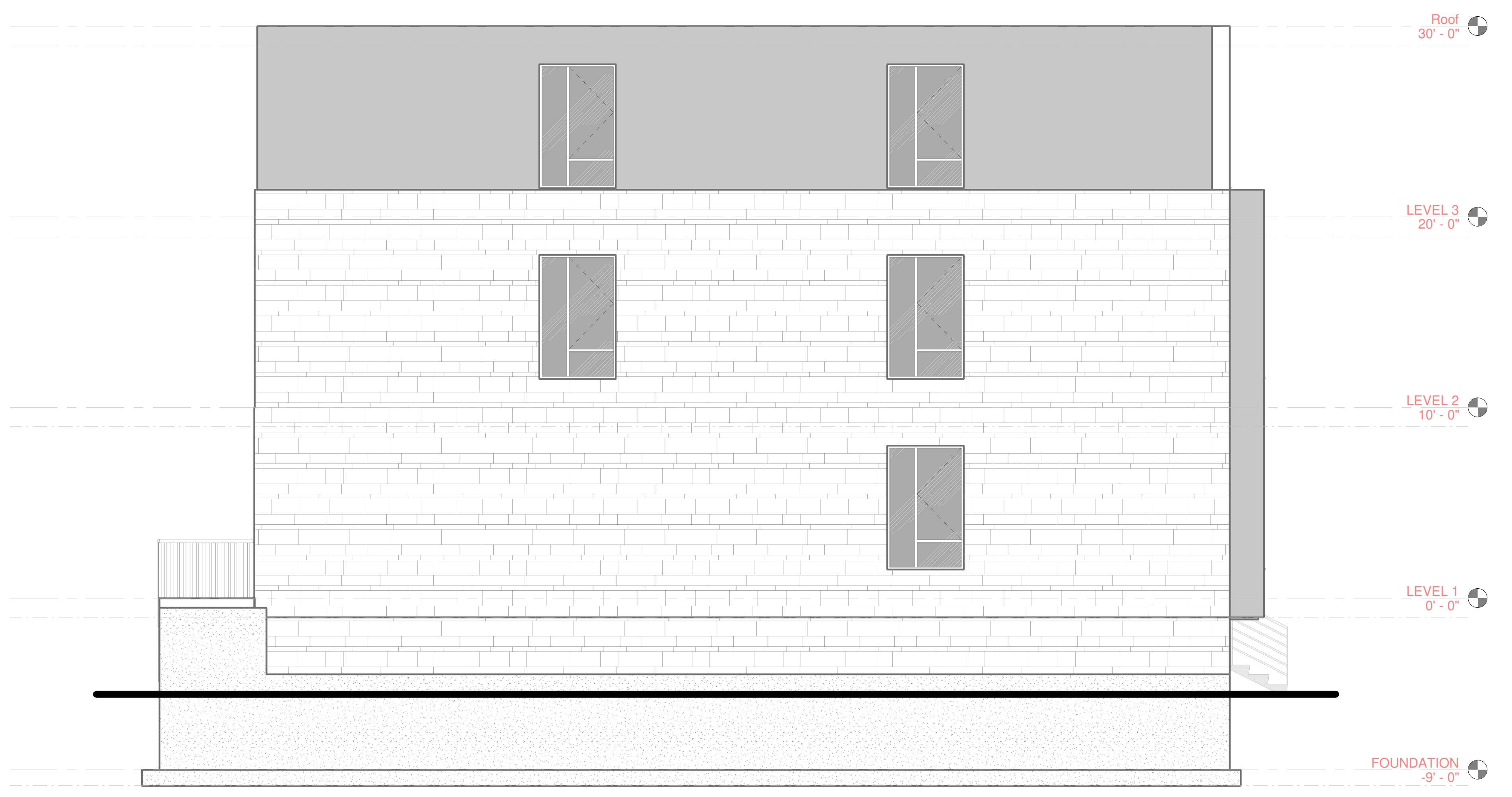
1 NORTH (FRONT) ELEVATION
1/4" = 1'-0"



3 WEST (RIGHT) ELEVATION
1/4" = 1'-0"



4 SOUTH (REAR ELEVATION)
1/4" = 1'-0"



2 EAST (LEFT) ELEVATION
1/4" = 1'-0"