

CLIENT

KEY PLAN

PROJECT

STAMP

TRUE NORTH

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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7	ISSUED FOR APPROVAL	10/26/23
6	ISSUED FOR APPROVAL	06/20/23
5	ISSUED FOR APPROVAL	02/10/23
4	ISSUED FOR APPROVAL	10/12/22
3	ISSUED FOR APPROVAL	08/10/22
2	ISSUED FOR APPROVAL	24/06/22
1	ISSUED FOR REVIEW	16/06/22
NO. REVISION		DD/MM/YY DATE

OWNER

226 ARCYLE AVE. OTTAWA, ON K2P 1B9

WOODMAN ARCHITECT ASSOCIATES LTD.

4 BEECHWOOD, SUITE 201 OTTAWA, ONTARIO, CANADA K1L 8L9
TEL: 613 238 9550 • FAX: 613 238 9548 • email: info@woodmanarchitect.com

APPLICANT:

CONSULTANTS:

ENGINEERING — MCINTOSH PERRY
SURVEY — ANNIS, O'SULLIVAN, VOLLEBECK LTDA
LANDSCAPE — JAMES. B. LENNOX & ASSOCIATES INC.

PROJECT

68 SWEETLAND - 146/170
OSGOODE
OTTAWA

DRAWING

SITE PLAN

DATE	11/05/2022	JOB No.	2201
SCALE	1 : 100	REVISION	
DRAWN BY	J.O	DRAWING	SP01
REVIEWED BY	R.W.		

#18783



68 SWEETLAND

G.B.A.	EXISTING			G.L.A.			NUMBER OF UNITS
	SOFT	SOFT	SOFT	SOFT	SOFT	SOFT	
BASEMENT	1,071	56	1,577	1,414	2,431	241	31
FIRST LEVEL	1,071	56	1,577	1,414	2,431	241	31
SECOND LEVEL	1,071	56	1,577	1,414	2,431	241	31
THIRD LEVEL	1,071	56	1,577	1,414	2,431	241	31
TOTAL	4,284	224	6,307	5,653	10,137	963	124

BUILDING UNIT	LEVEL	G.B.A.		G.L.A.		AREA SQ.M	AREA SQ.FT
		AREA SQ.M	AREA SQ.FT	AREA SQ.M	AREA SQ.FT		
BLOCK A (UNIT 146-152)	MECHANICAL ROOM	22	232	0	0	0	0
	BASEMENT LEVEL	302	3,216	150	1,627	65	702
	GROUND FLOOR	302	3,216	225	2,436	195	2,121
	THIRD FLOOR	290	3,110	244	2,622	192	2,077
TOTAL		1,114	11,774	419	4,665	352	3,800
BLOCK B (UNIT 154-160)	MECHANICAL ROOM	40	433	0	0	0	0
	BASEMENT LEVEL	254	2,712	131	1,421	51	545
	GROUND FLOOR	254	2,712	200	2,144	170	1,831
	THIRD FLOOR	172	1,831	120	1,292	92	994
TOTAL		720	7,757	451	4,857	313	3,369
BLOCK C (UNIT 162-164)	MECHANICAL ROOM	19	205	0	0	0	0
	BASEMENT LEVEL	149	1,604	100	1,079	33	356
	GROUND FLOOR	149	1,604	100	1,079	33	356
	THIRD FLOOR	149	1,604	100	1,079	33	356
TOTAL		566	6,017	400	4,237	139	1,493
BLOCK D (UNIT 166-170)	MECHANICAL ROOM	11	117	0	0	0	0
	BASEMENT LEVEL	221	2,361	117	1,257	48	522
	GROUND FLOOR	221	2,361	117	1,257	48	522
	THIRD FLOOR	221	2,361	117	1,257	48	522
TOTAL		684	7,336	342	3,636	144	1,566

Existing	Osgoode (rooming units)									
	BR	SR	DR	TR	SR	DR	TR	SR	DR	TR
Basement	1	1	1	1	1	1	1	1	1	1
Ground Floor	1	1	1	1	1	1	1	1	1	1
Second Floor	1	1	1	1	1	1	1	1	1	1
Third Floor	1	1	1	1	1	1	1	1	1	1
Sub Total	4	4	4	4	4	4	4	4	4	4

RAUD (480) XXXX-PUID

Requirement	Provided	Compliance
Minimum Lot Area	1,400 m ²	2,105 m ² ✓
Minimum Lot Width	N/A	✓
Minimum Front Yard Setback	0.90 m	1.50 m ✓
Minimum Rear Yard Setback	N/A	1.50 m ✓
Minimum Side Yard Setback	7.5 m	7.5 m ✓
Maximum Building Height	As Per Zoning Type	12.0 m ✓
Zoning Mechanism	Residential PUDS	Residential PUDS ✓
Front Facade	25% windows	25% windows ✓
Front Facade Recessed	3.0 m	3.0 m ✓
Minimum separation area between buildings	3.0 m	3.0 m ✓
Overall Landscaped Area of Lot	30%	30% ✓

Garbage Storage

Requirement	Provided	Compliance
Located within principal building	✓	✓
Minimum Volume	22.95 m ³	22.95 m ³ ✓
Minimum Container Size	2.0 m ³	2.0 m ³ ✓

Zoning Mechanism

Requirement	Provided	Compliance
Amenity Area	623 m ²	623 m ² ✓
Minimum Area of each Landscaping in the Front Yard	1.5 m ² per unit	1.5 m ² per unit ✓

170 OSGOODE

LEVEL	STUDIO BF		TOTAL UNITS	GROSS BUILDING AREA		GROSS FLOOR AREA	
	8	0		SQ.M	SQ.FT.	SQ.M	SQ.FT.
BASEMENT	8	0	8	211	2,271	121	1,302
MAIN LEVEL	2	4	6	213	2,293	103	1,108
SECOND	0	6	6	176	1,894	97	1,040
THIRD	7	0	7	176	1,894	114	1,227
TOTAL UNITS	23	4	27	776	8,353	435	4,677

Garbage Path

Requirement	Provided	Compliance
1.2 m by 1.5 m high path for movement between storage and public use	✓	✓
Path of finished with hard landscaping	✓	✓
Storage unit or utility may encroach up to 0.30 m into path	✓	✓

170 OSGOODE

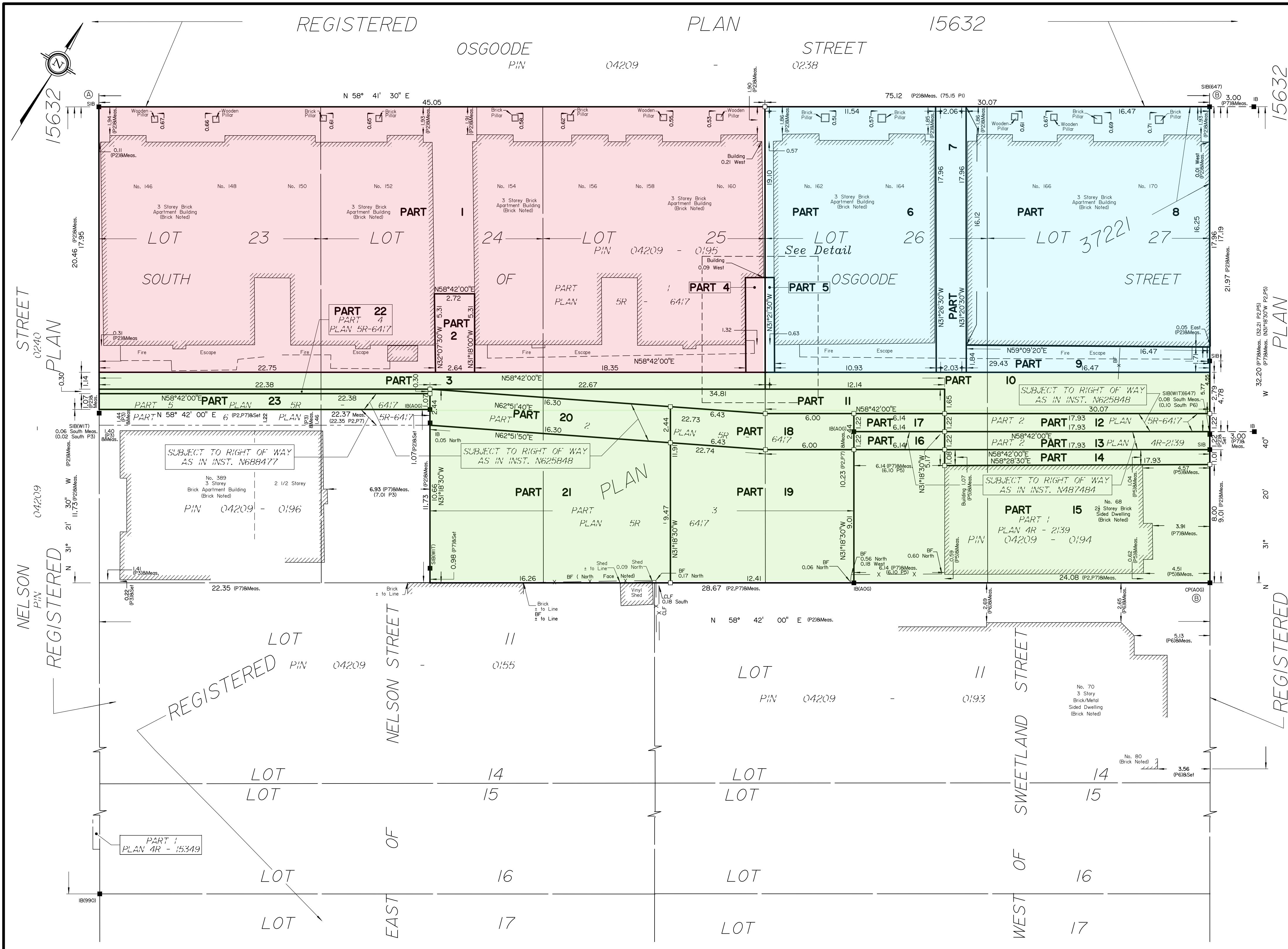
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LEGEND:

- EXISTING BUILDING
- PROPOSED ADDITION
- MANHOLE, REFER TO CIVIL
- NEW INTERLOCK/PAVERS
- NEW SOD
- CONCRETE FLOOR
- ASPHALT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- BUILDING ENTRANCE
- DIRECTIONAL ARROW
- PROPOSED 2.1 m HI CHAIN LINK FENI
- PROPOSED 21 HT. ORNAMENTAL METAL FENCE, REFER TO LANDSCAPE PLAN FOR DETAILS
- EXISTING CITY LIGHT STANDARD
- NEW LIGHT STANDARD
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED
- PROPOSED TREE
- BIKE STORAGE

D07-12-22-0106

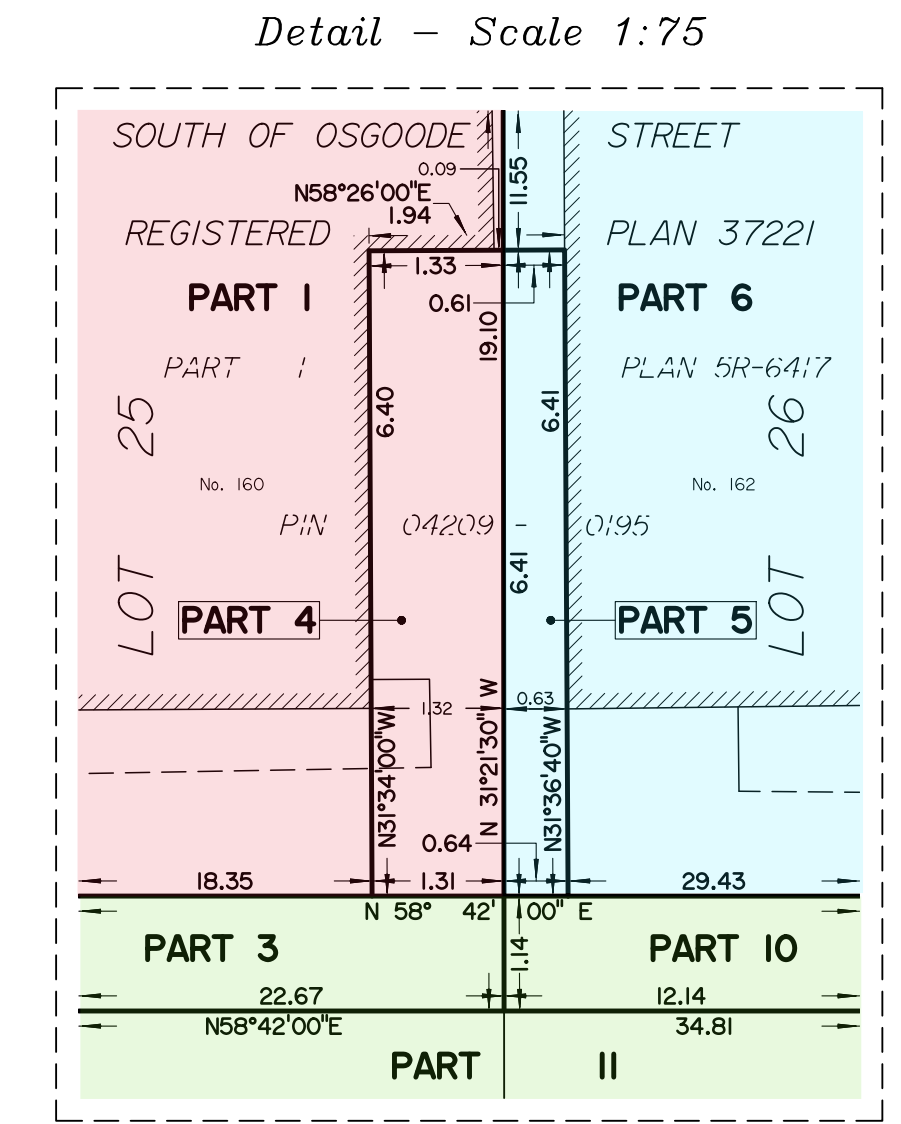


PURPOSE		AREA (Sq.m.)	PART	LOT	PLAN	PIN
146-160 Osgoode Street		786.1	1	PART OF 23, 24 AND 25		
146-160 Osgoode Street, Vehicle Reverse Space		14.3	2	PART OF 24		
146-160 Osgoode Street, Shared Pathway		51.4	3	PART OF 23, 24 AND 25		
146-160 Osgoode Street, Shared Stairs		8.4	4	PART OF 25		
162-170 Osgoode Street, Shared Stairs		4.0	5	PART OF 26		
162-164 Osgoode Street		203.5	6	PART OF 26		
162-170 Osgoode Street and Drainage		36.7	7	PART OF 26		
166-170 Osgoode Street		266.6	8	PART OF 26		
166-170 Osgoode Street, Bike Storage		29.2	9	PART OF 26 AND 27		
166-170 Osgoode Street, Shared Pathway		63.9	10	PART OF 24, 25 AND 26		
68 Sweetland, Shared Pathway		38.7	11	PART OF 24, 25 AND 26		
68 Sweetland, Shared Pathway, Existing R.O.W.		21.9	12	PART OF 26		
68 Sweetland, Shared Storage, Existing R.O.W.		21.9	13	PART OF 26 AND 27		
Existing 68 Sweetland, Future Garbage Enclosure		18.7	14	PART OF 26		
68 Sweetland		198.2	15	PART OF 26		
68 Sweetland, Existing R.O.W.		7.5	16	PART OF 26		
68 Sweetland, Future Building, Existing R.O.W.		30.3	17	PART OF 25 AND 26		
68 Sweetland, Future Building, Existing R.O.W.		113.2	18	PART OF 25 AND 26		
68 Sweetland, Future Building, Existing R.O.W.		39.7	19	PART OF 24 AND 25		
68 Sweetland, Shared Common Space		163.7	20	PART OF 23 AND 24		
68 Sweetland, Shared Common Space		6.7	21	PART OF 23 AND 24		
68 Sweetland, Shared Pathway, Existing R.O.W.		23.9	22	PART OF 23 AND 24		
68 Sweetland, Shared Pathway, Existing R.O.W.		23.9	23	PART OF 23 AND 24		

Committee of Adjustment
Received | Reçu le
2025-01-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Parts 1 to 12 (Both Inclusive) and Parts 17 to 23 (Both Inclusive) comprise all of PIN 04209-0195.
Parts 13 to 16 (Both Inclusive) comprise all of PIN 04209-0194.
Parts 12, 17, 18, 20 and 23: Subject to easement, Inst. N625848.
Parts 13 and 16: Subject to easement, Inst. N487484.

**PLAN OF SURVEY OF
LOTS 25, 26, 27
AND
PART OF LOTS 23 AND 24
REGISTERED PLAN 37221
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



Scale 1:150
6 4.5 3.0 1.5 0 3 6 Metres
The intended plot size of the plan is 914 mm in width by 457 mm in height when plotted at a scale of 1:150.

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

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 _____
T. Hartwick
Ontario Land Surveyor
This plan of survey relates to AOLS Plan Submission Form Number V-75404

- Notes & Legend**
- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - IB Iron Bar
 - CP Concrete Pin
 - SSIB Short Standard Iron Bar
 - (WIT) Witness
 - Meas. Measured
 - (AOG) Annis, O'Sullivan, Vollebakk Ltd.
 - (P1) Registered Plan 37221
 - (P2) Plan 5R-6417
 - (P3) (1283) Plan August 11, 1989
 - (P4) (647) Plan March 5, 2018
 - (P5) Plan 4R-2139
 - (P6) Plan (AOG) February 6, 2014
 - (P7) Plan (AOG) November 28, 2019
 - CLF Chain Link Fence
 - BF Board Fence
 - R.O.W. Right Of Way

All Monuments planted are SSIB's unless otherwise noted.
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 1.00.
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N58°41'30"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
For bearing comparisons, a rotation of 0°02'45" clockwise was applied to bearings on plan P2 and P5.
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
.01919680005 Northing 5027191.26 Easting 361496.76
.01919680105 Northing 5024915.16 Easting 373971.65
.Point A Northing 5031935.13 Easting 369002.51
.Point B Northing 5031974.16 Easting 369066.69
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

