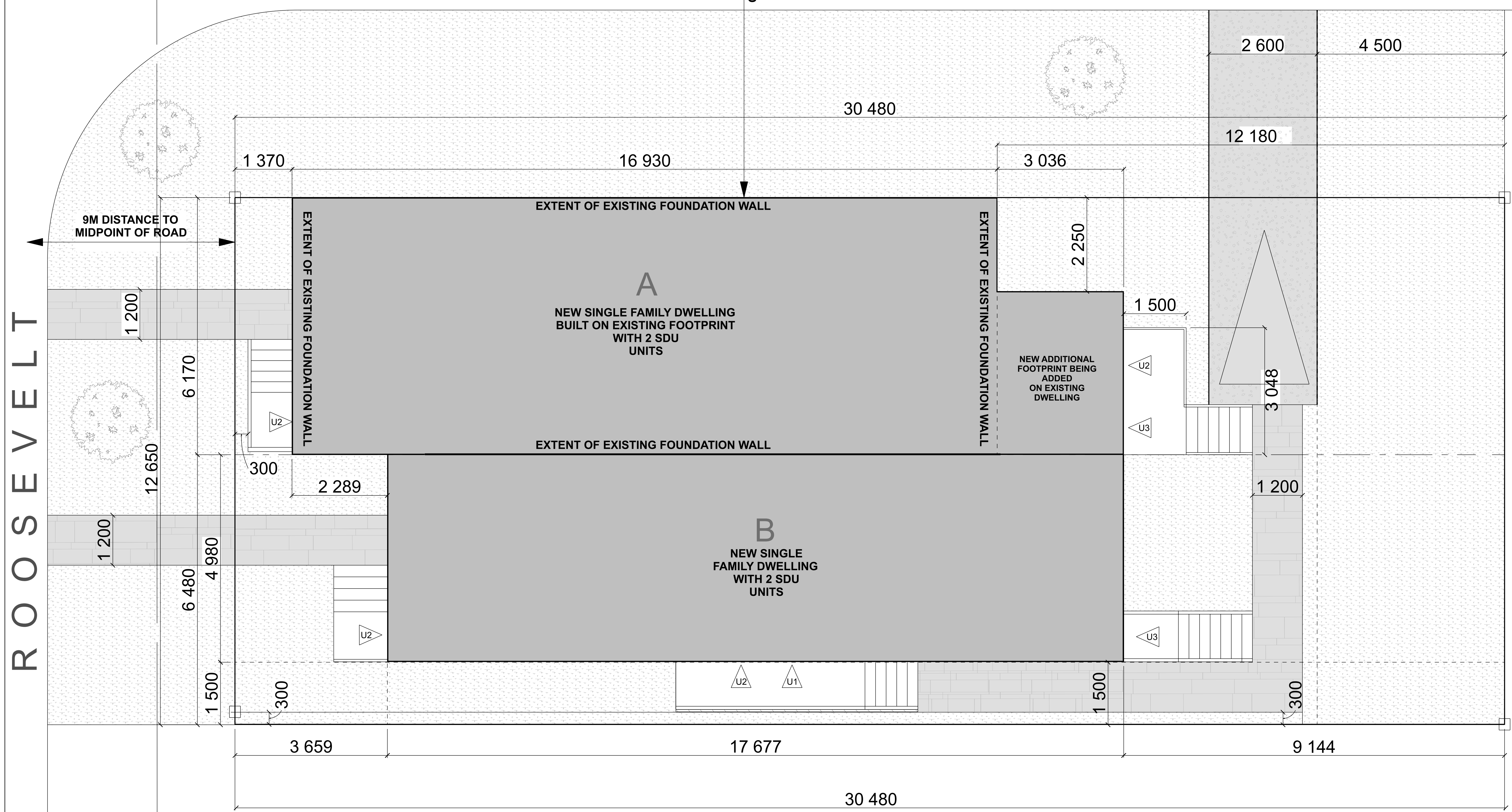


Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-02-04
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RAVENHILL



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LOCATION
451 roosevelt ave
OTTAWA ONTARIO
CANADA

DISCLAIMER
THESE DRAWINGS ARE EXCLUSIVE PROPERTY OF JUSTIN SEGUIN ARCH AND INTERIORS AND IS NOT INTENDED FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED. ALL DISCREPANCIES TO BE REPORTED TO JUSTIN SEGUIN AT TIME OF CONSTRUCTION.

Justin Seguin

- DRAWING NOTES
- NEW TREE - REFER TO PLANTING PLAN
 - ASPHALT
 - PERMEABLE PAVING (MANUFAC AND TYPE T.B.D.)
 - HARDSCAPE WALK-WAY PERMIABLE
 - GREENSCAPE

revisions

6		
5		
3	issued for building permit	sept 1 2024
2	issued for client review	july 25 2024
1	issued for client review	june 23 2024
no.	description	date

STRUCTURAL ENGINEERING

Pablo Rangel, P.Eng. BCIN
PRA Construction
4480 256 Street
683 Farway Dr. Rockland, Ontario K4K 1H4
pr@praconstruction.ca
www.praconstruction.ca

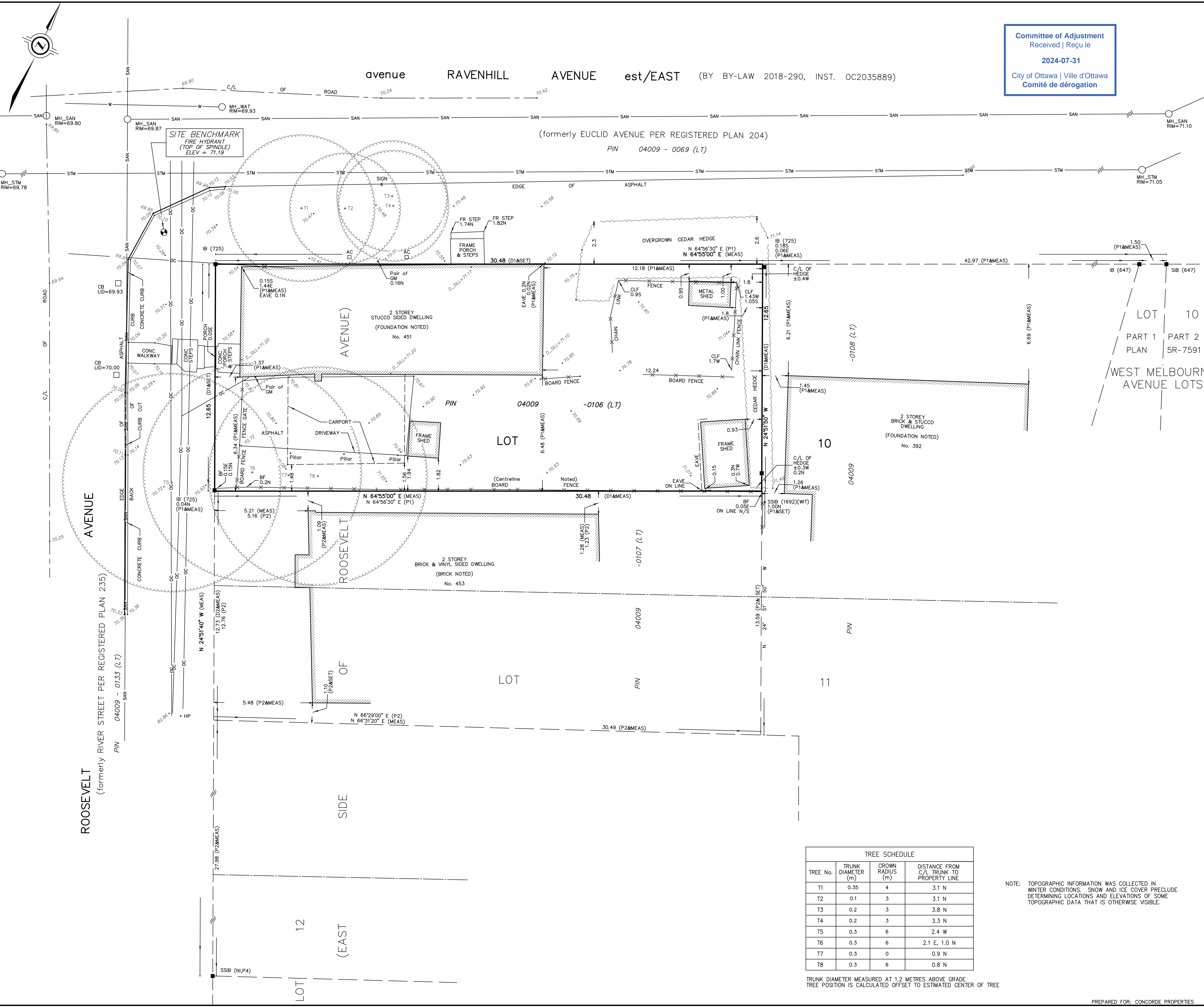
PLANNING FIRM

FOTENN PLANNING
420 O'CONNOR STREET
OTTAWA, ON K2P 1W4
(613)730-5709

DRAWING INFORMATION

PROPOSED SITE PLAN
SCALE: 1:50

drawn by	designed by	drawing no.
J.S.	D.B.	A1
project no.		
2024 - 09		



Committee of Adjustment
Received | Reçu le
2024-07-31
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING
PART OF LOT 10
(EAST SIDE OF ROOSEVELT AVENUE)
REGISTERED PLAN 235
CITY OF OTTAWA
J.D. BARNES LIMITED
© COPYRIGHT 2023

SCALE 1 : 100
5 0 5 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 DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°25'00" WAS APPLIED TO BEARINGS ON PLANS P2 AND P3.
DISTANCES ARE GROUND.
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

PART 2 - SURVEY REPORT

- DESCRIPTION
PART OF LOT 10 (EAST SIDE OF ROOSEVELT AVENUE) ON REGISTERED PLAN 235, BEING ALL OF PIN 04009-0106 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
NOTE LOCATION OF THE CONCRETE PORCH AND STEPS ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE BOARD FENCE, THE FRAME SHED AND THE EAVE ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE CEDAR HEDGE ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE PAIR OF GAS METERS, THE AIR CONDITIONERS, THE FRAME PORCH AND STEPS AND THE CEDAR HEDGE ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - MEAS DENOTES MEASURED
 - NI DENOTES NOT IDENTIFIABLE
 - WT DENOTES WITNESS
 - P1 DENOTES PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED DECEMBER 15, 2020
 - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL, MOFFATT & WOODLAND LTD., DATED NOVEMBER 19, 2015
 - P3 DENOTES PLAN 5R-7591
 - P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S., DATED MARCH 28, 1988
 - D1 DENOTES INST. No. N516709
 - D2 DENOTES INST. No. N532030 AND N378271
 - 647 DENOTES H.R. FARLEY, O.L.S.
 - 725 DENOTES C.W. FAIRHALL, O.L.S.
 - 1692 DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
 - DENOTES PROPERTY LINE
- N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

- C/L DENOTES CENTRELINE
- D_SILL DENOTES DOOR SILL
- AC DENOTES AIR CONDITIONER
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- MH_STM DENOTES STORM MANHOLE
- MH_SAN DENOTES SANITARY MANHOLE
- CB DENOTES CATCH BASIN
- HP DENOTES HYDRO POLE
- GM DENOTES GAS METER
- OC DENOTES OVERHEAD CABLE
- STM DENOTES UNDERGROUND STORM SEWER
- SAN DENOTES UNDERGROUND SANITARY SEWER
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE

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 VERTICAL BENCHMARK No. 001194U103 HAVING A PUBLISHED ELEVATION OF 78.90 METRES (CGVD28: 78).

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 JANUARY 19, 2023.

FEBRUARY 1, 2023
DATE SHAWN LEROUX
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-41935

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

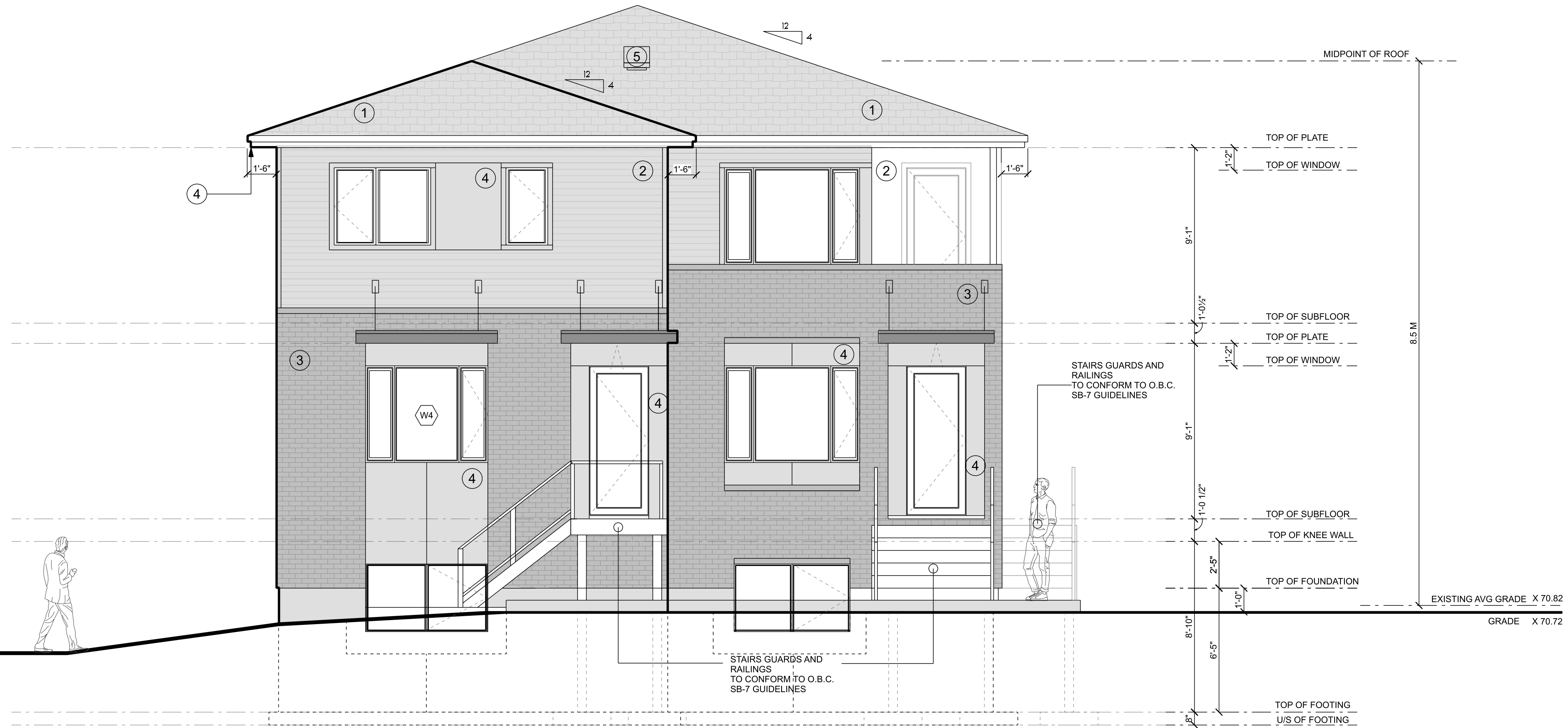
DRAWN BY: RP CHECKED BY: SL REFERENCE NO.: 23-10-004-00
PLOTTED: 2/1/2023 DATED: 01/31/23

TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.35	4	3.1 N
T2	0.1	3	3.1 N
T3	0.2	3	3.8 N
T4	0.2	3	3.3 N
T5	0.3	6	2.4 W
T6	0.3	6	2.1 E, 1.0 N
T7	0.3	0	0.9 N
T8	0.3	6	0.8 N

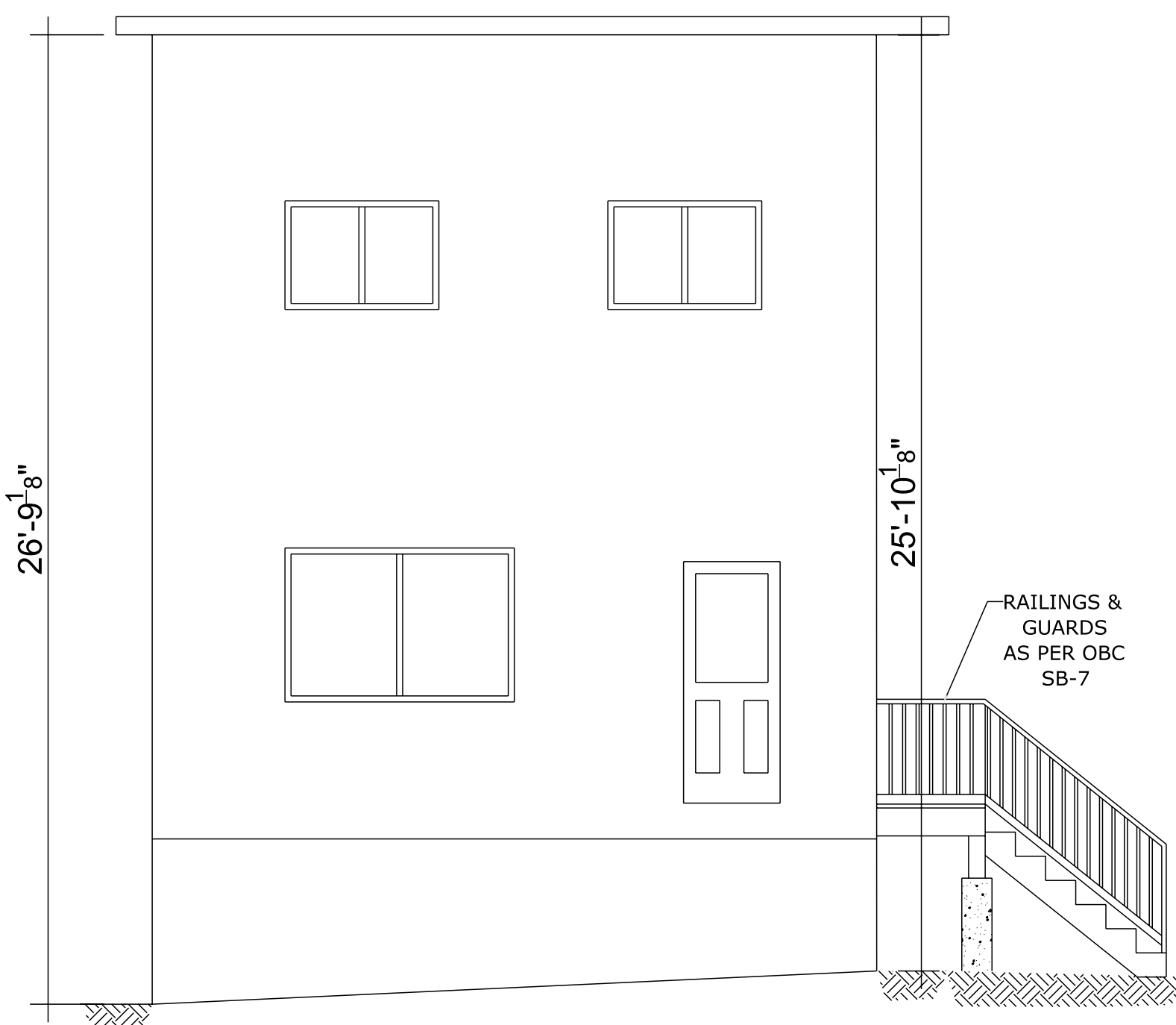
TRUNK DIAMETER MEASURED AT 1.2 METRES ABOVE GRADE
TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF TREE

NOTE: TOPOGRAPHIC INFORMATION WAS COLLECTED IN WINTER CONDITIONS. SNOW AND ICE COVER PRECLUDE DETERMINING LOCATIONS AND ELEVATIONS OF SOME TOPOGRAPHIC DATA THAT IS OTHERWISE VISIBLE.

Committee of Adjustment
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2024-07-31
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Comité de dérogation



PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

RESERVED

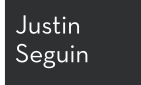
THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

LOCATION

451 roosevelt ave
OTTAWA ONTARIO
CANADA

DISCLAIMER

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DRAWING NOTES

- ① ASPHALT SHINGLES - COLOUR AND PROFILE T.B.D.
- ② JAMES HARDIE HORIZONTAL SIDING (4" PROFILE) COLOUR T.B.D.)
- ③ BRICK VENEER (TYPE T.B.D.)
- ④ JAME HARDIE CEMENT BOARD PANEL (COLOUR T.B.D.)
- ⑤ ROOF VENT
- ⑥ EXTERIOR WALL LIGHT
- ⑦ PARGING (COLOUR T.B.D.)

revisions

6		
5		
4		
3		
2	issued for client review	july 8 2024
1	issued for client review	june 23 2024
no.	description	date

DEVELOPER / BUILDER

PLANNING FIRM

DRAWING INFORMATION

EXISTING AND PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

drawn by checked by drawing no.

J.S.

project no.

A8

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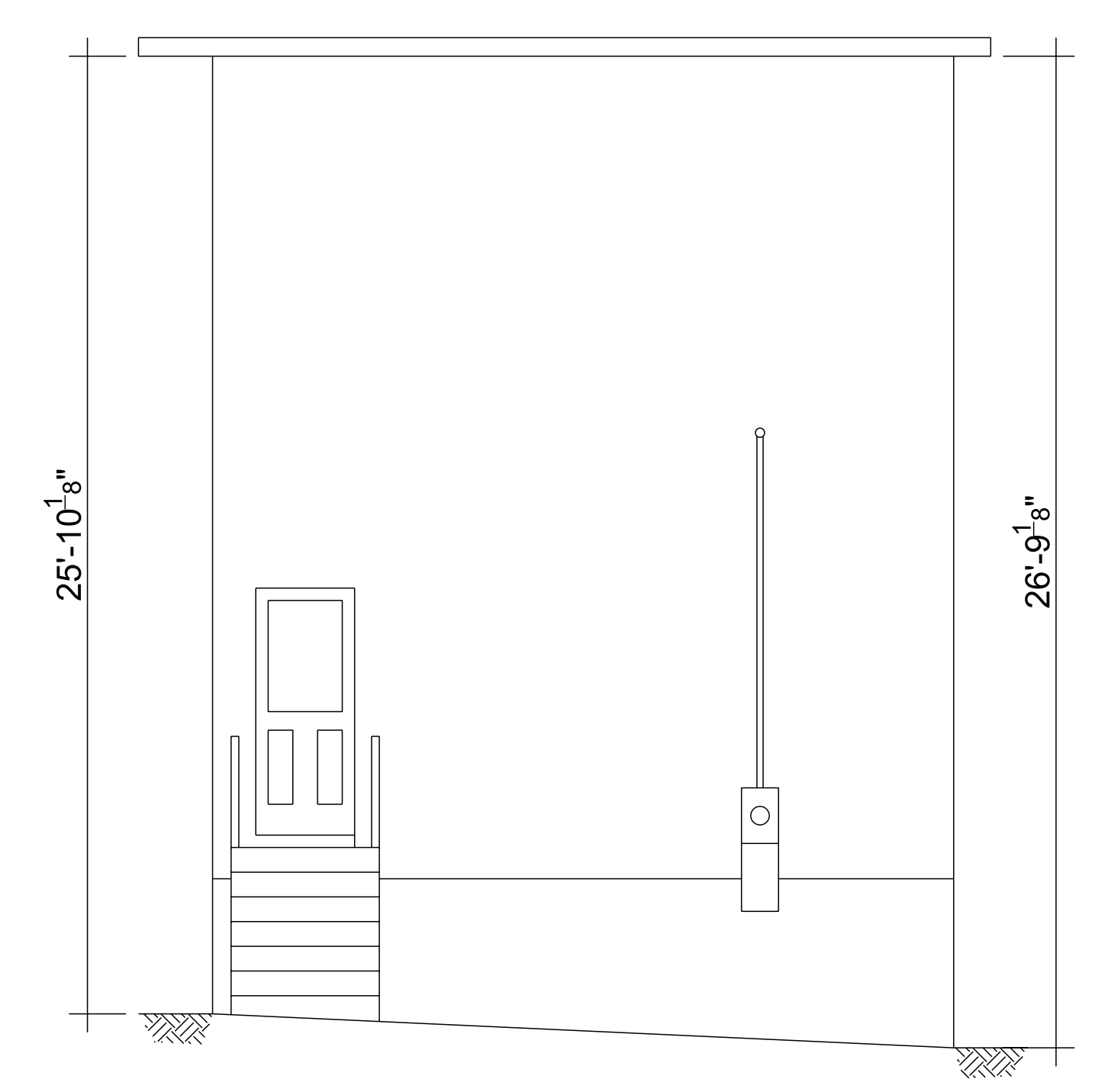
LOCATION
451 roosevelt ave
OTTAWA ONTARIO
CANADA

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PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

RESERVED

revisions		
6		
5		
4		
3		
2	issued for client review	july 8 2024
1	issued for client review	june 23 2024
no.	description	date

DEVELOPER / BUILDER

PLANNING FIRM

DRAWING INFORMATION
EXISTING AND PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

drawn by	checked by	drawing no.
J.S.		A9
project no.		
2024 - 09		

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LOCATION

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CANADA

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revisions

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4		
3		
2	issued for client review	july 8 2024
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no.	description	date

DEVELOPER / BUILDER

PLANNING FIRM

DRAWING INFORMATION

EXISTING AND PROPOSED
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

drawn by checked by drawing no.

J.S.

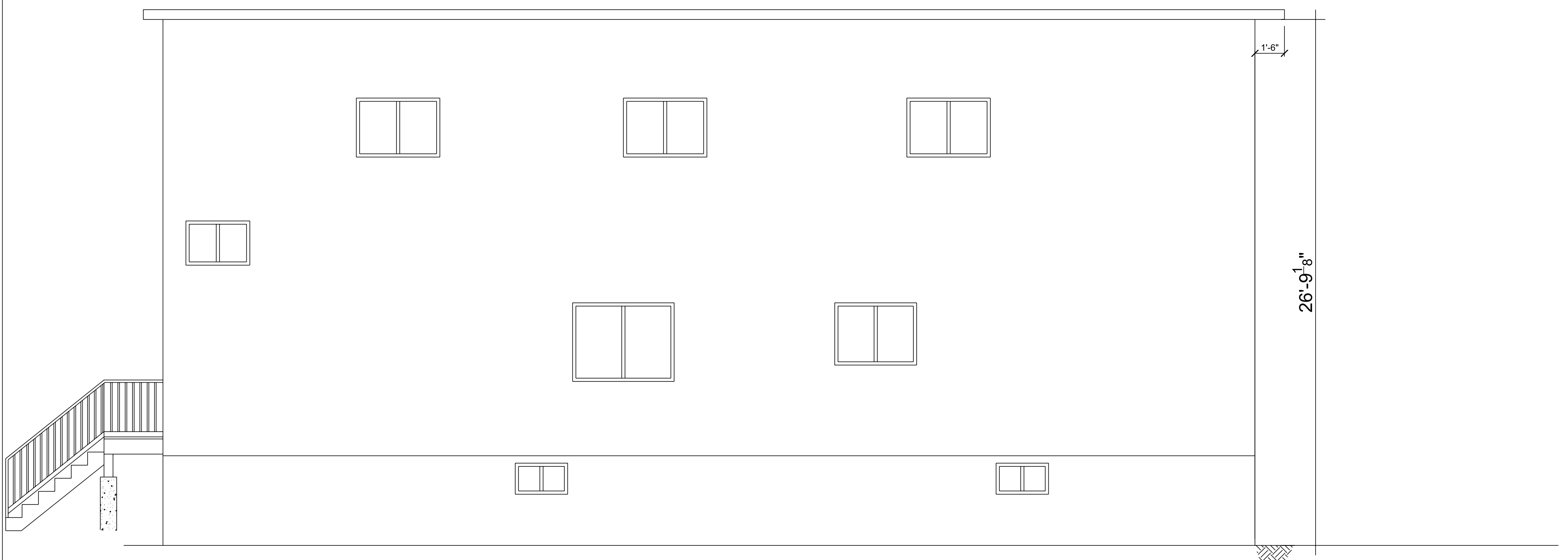
project no.

A10

2024 - 09



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

RESERVED

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LOCATION
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OTTAWA ONTARIO
CANADA

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2	issued for client review	july 8 2024
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no.	description	date

DEVELOPER / BUILDER

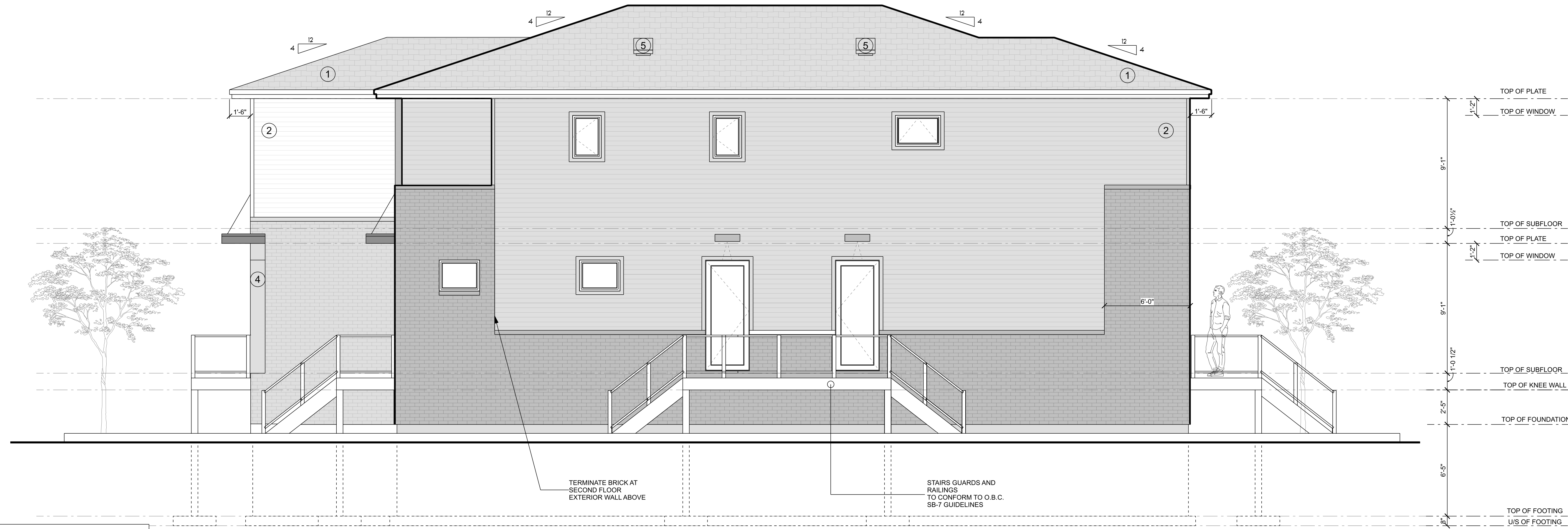
PLANNING FIRM

DRAWING INFORMATION
EXISTING AND PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

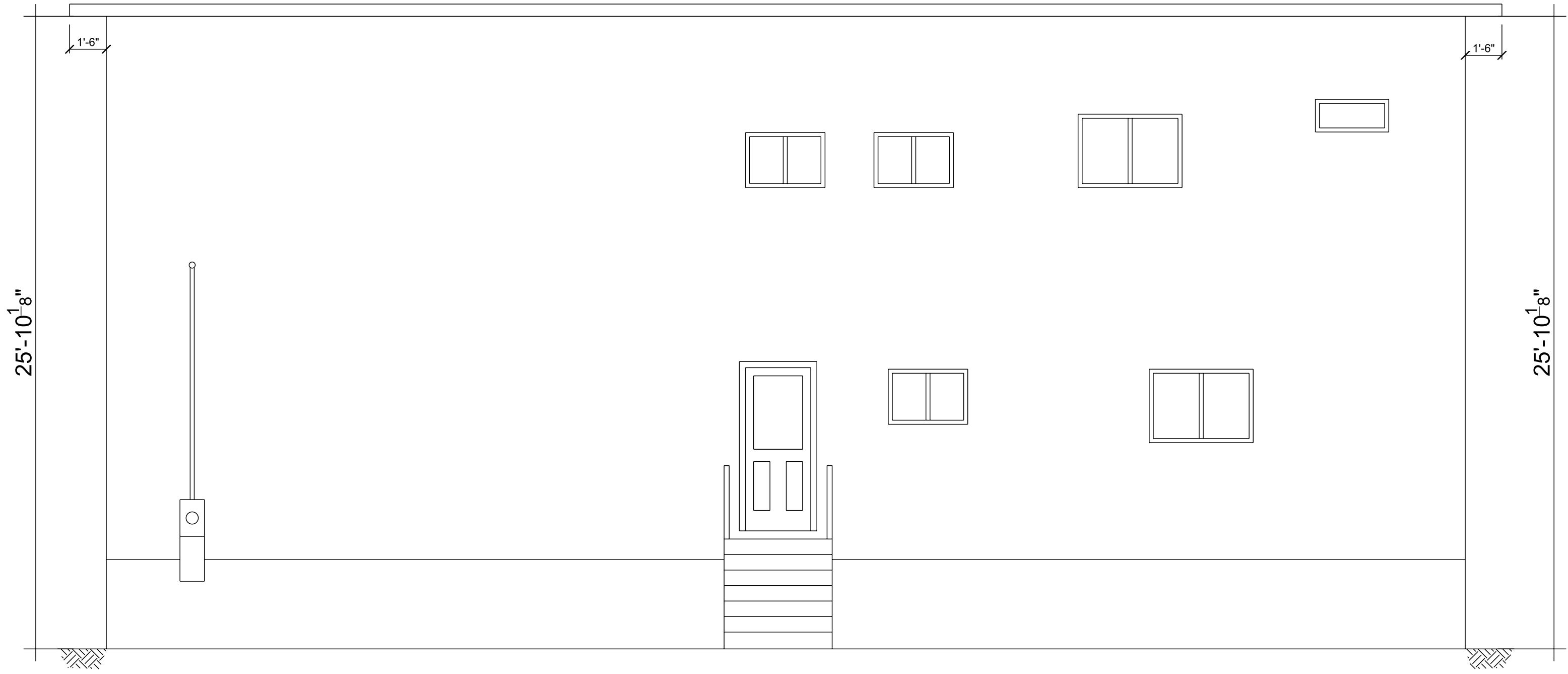
drawn by checked by drawing no.

project no. **A11**

2024 - 09



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

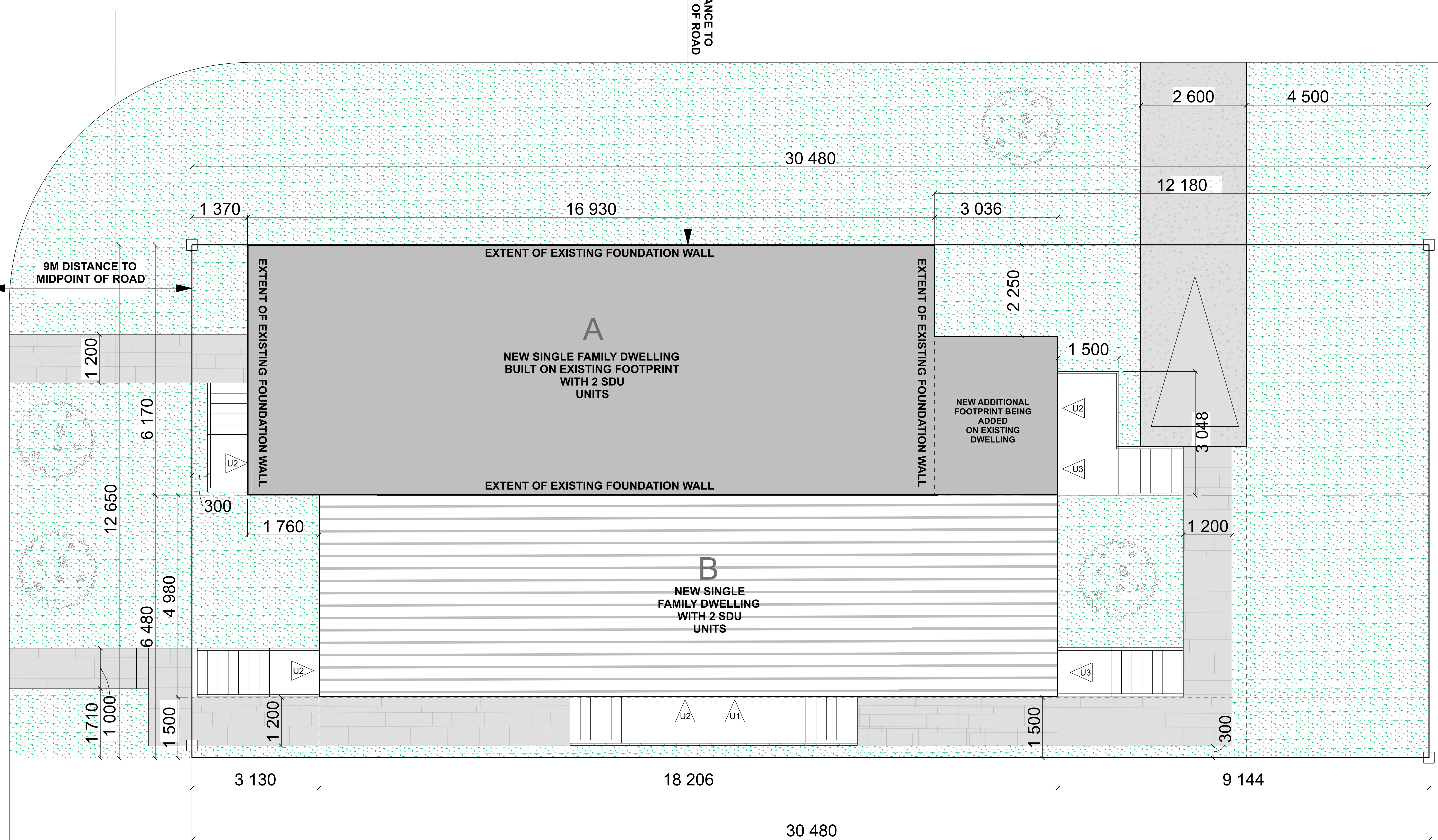
RESERVED

Committee of Adjustment
Received | Reçu le
2024-12-05
City of Ottawa | Ville d'Ottawa
Comité de dérogation

9M DISTANCE TO
MIDPOINT OF ROAD

RAVENHILL

ROOSEVELT



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LOCATION
451 roosevelt ave
OTTAWA, ONTARIO
CANADA

DESIGNER INFO.
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
NAME: DEAN BUCHHEZ
BCIN: 38070
FIRM: BEECHWOOD BUILDING DESIGN SERVICES
FIRM BCIN: 27046

DRAWING NOTES

- NEW TREE - REFER TO PLANTING PLAN
- ASPHALT
- PERMEABLE PAVING (MANUFAC AND TYPE T.B.D.)
- HARDSCAPE WALK-WAY PERMIABLE
- GREENSCAPE

no.	description	date
6		
5		
4	revised	nov 19 2024
3	issued for building permit	sept 1 2024
2	issued for client review	july 25 2024
1	issued for client review	june 23 2024

DEVELOPER / BUILDER

PLANNING FIRM

DRAWING INFORMATION
PROPOSED SITE PLAN
SCALE: 1:50

drawn by J.S.	designed by D.B.	drawing no. A1
------------------	---------------------	-------------------

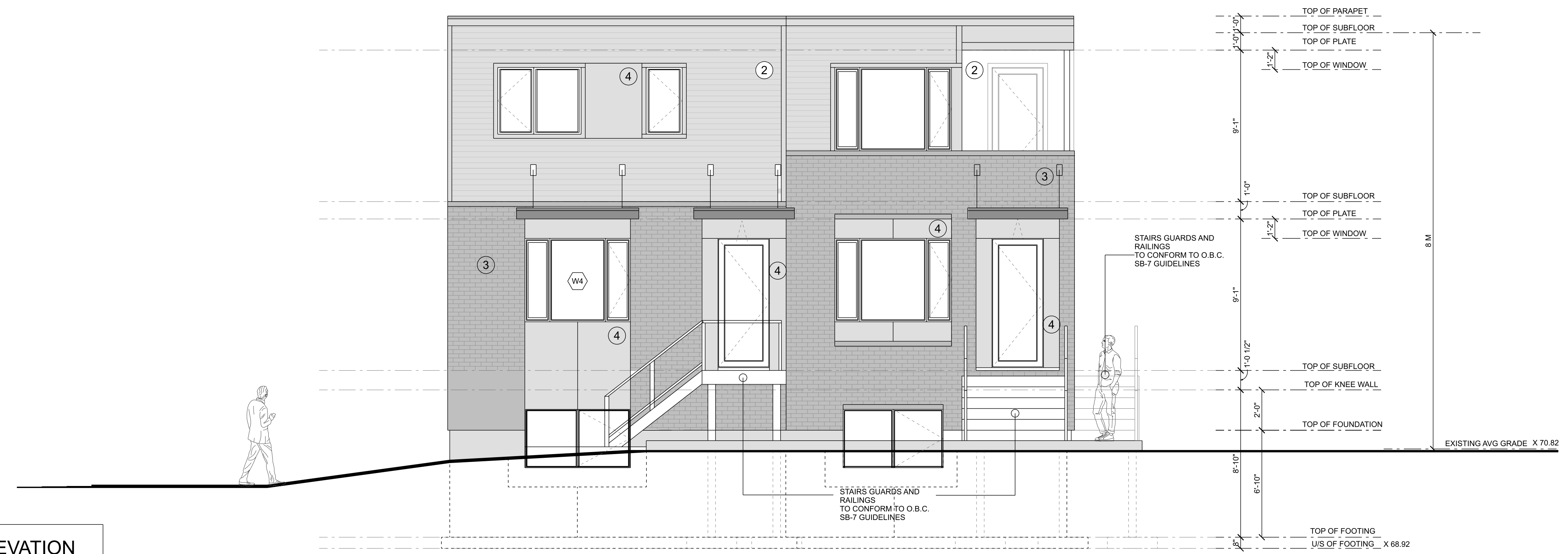
project no.

2024 - 09

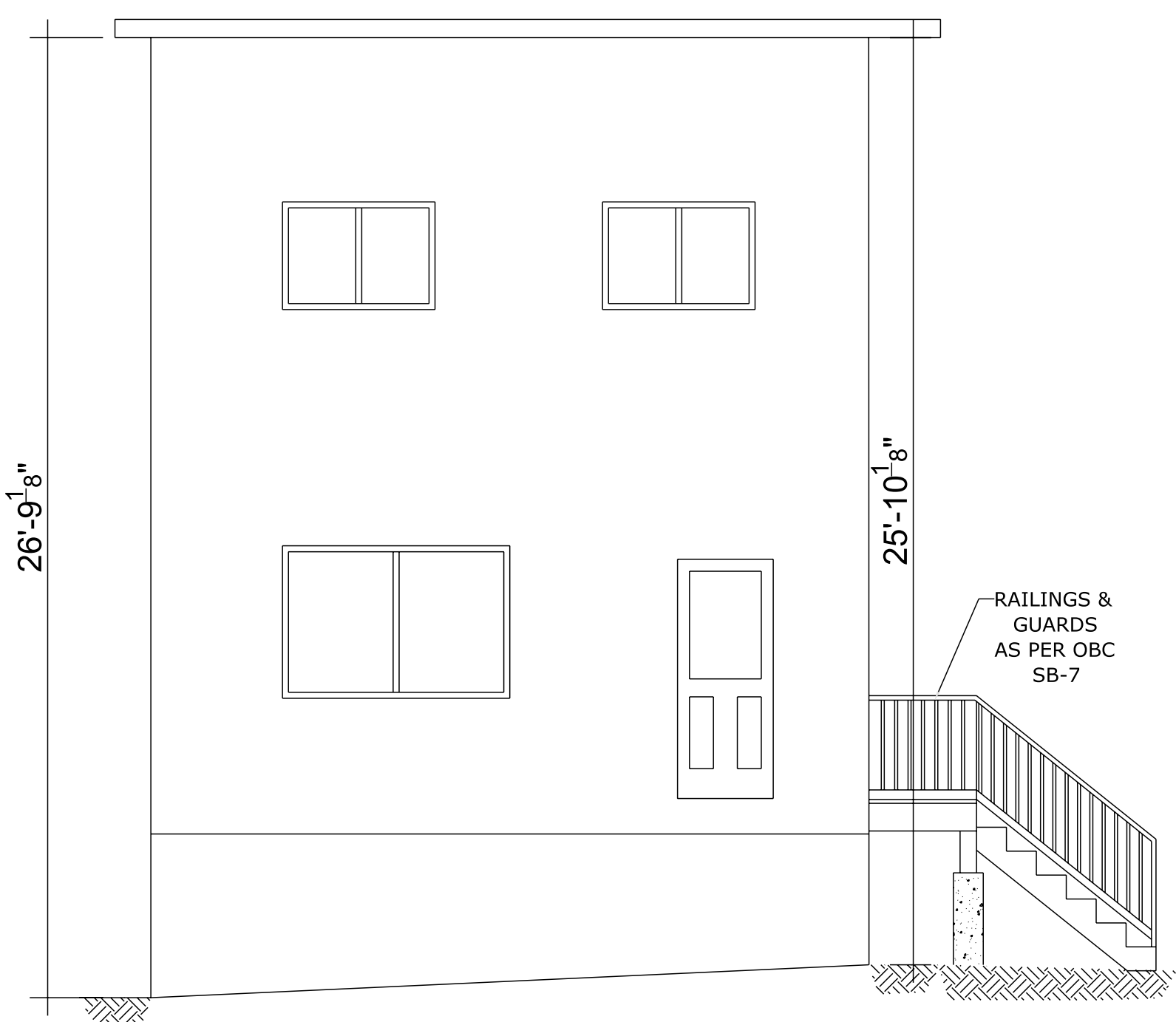
LOCATION
451 roosevelt ave
OTTAWA ONTARIO
CANADA

DESIGNER INFO.
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
NAME: DEAN RICHOLZ
BCIN: 38570
FIRM: BEECHWOOD BUILDING DESIGN SERVICES
FORM BCIN: 27940

- DRAWING NOTES
- ① ASPHALT SHINGLES - COLOUR AND PROFILE T.B.D.
 - ② JAMES HARDIE HORIZONTAL SIDING (4" PROFILE) COLOUR T.B.D.)
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 - ⑤ ROOF VENT
 - ⑥ EXTERIOR WALL LIGHT
 - ⑦ PARGING (COLOUR T.B.D.)



PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

RESERVED

revisions		
6		
5		
4	revised	nov 19 2024
3	issued for building permit	sept 1 2024
2	issued for client review	july 25 2024
1	issued for client review	june 23 2024
no.	description	date

DEVELOPER / BUILDER

PLANNING FIRM

DRAWING INFORMATION
EXISTING AND PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

drawn by	designed by	drawing no.
J.S.	D.B.	A8

project no.

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LOCATION
451 roosevelt ave
OTTAWA ONTARIO
CANADA

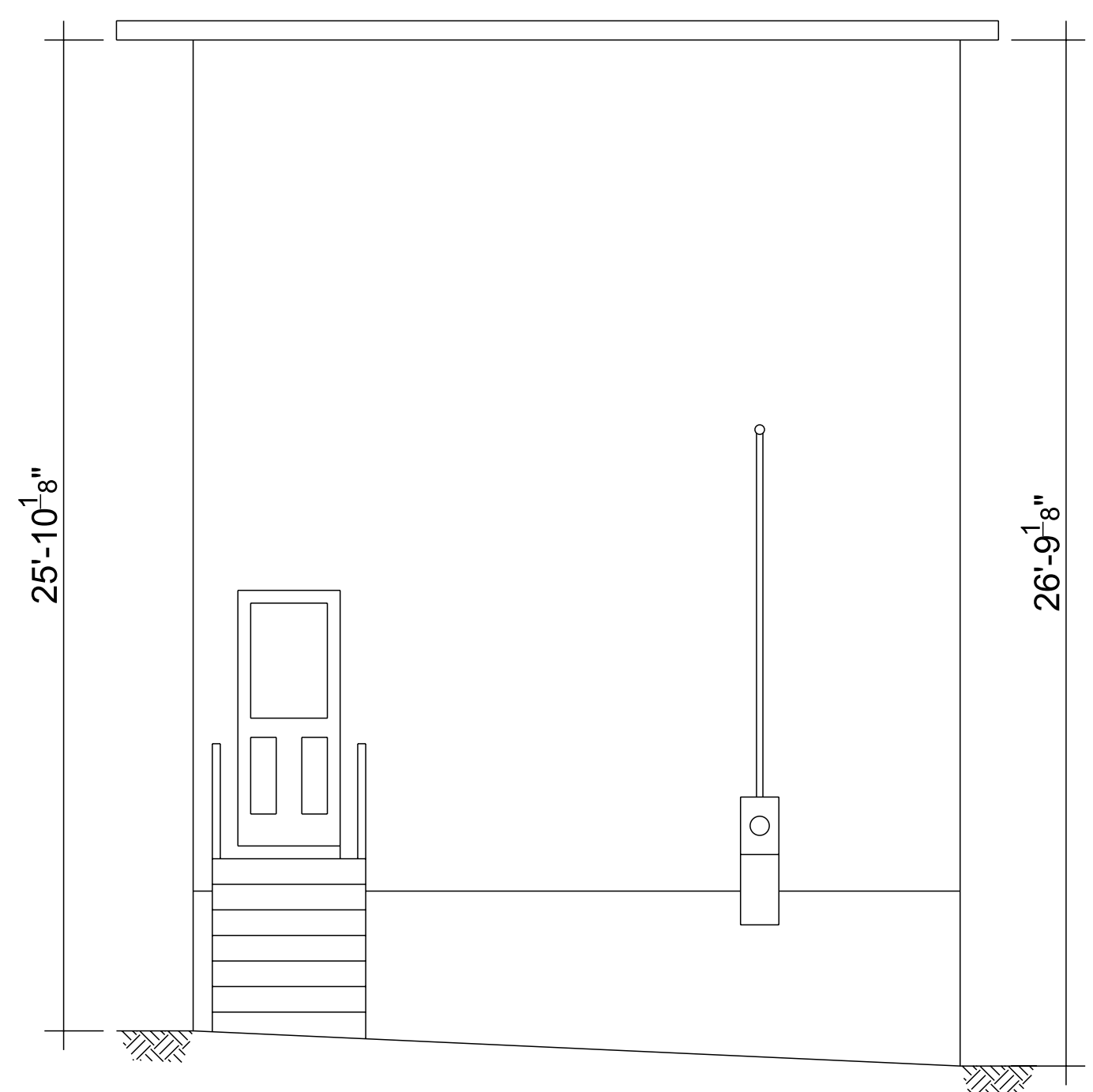
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NAME: DEAN RICHOLZ
BCIN: 38570
FIRM: BEECHWOOD BUILDING DESIGN SERVICES
FIRM BCIN: 27940

- DRAWING NOTES
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PROPOSED EAST ELEVATION

RESERVED



EXISTING EAST ELEVATION

revisions		
6		
5		
4	revised	nov 19 2024
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2	issued for client review	july 25 2024
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no.	description	date

DEVELOPER / BUILDER

PLANNING FIRM

DRAWING INFORMATION
EXISTING AND PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

drawn by	designed by	drawing no.
J.S.	D.B.	A9
project no.		
2024 - 09		

LOCATION
451 roosevelt ave
OTTAWA ONTARIO
CANADA

DESIGNER INFO.
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NAME: DEAN RICHOLZ
BCIN: 38079
FIRM: BEECHWOOD BUILDING DESIGN SERVICES
FIRM BCIN: 27940

DRAWING NOTES

- ① ASPHALT SHINGLES - COLOUR AND PROFILE T.B.D.
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revisions		
no.	description	date
6		
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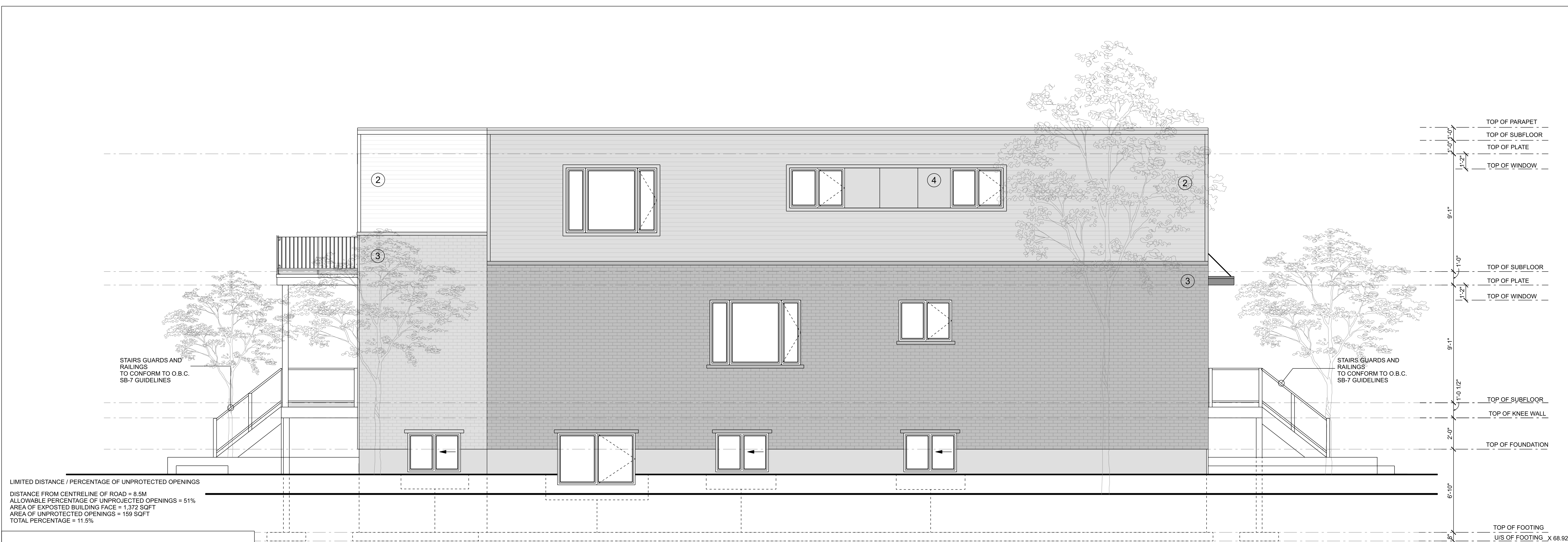
DEVELOPER / BUILDER

PLANNING FIRM

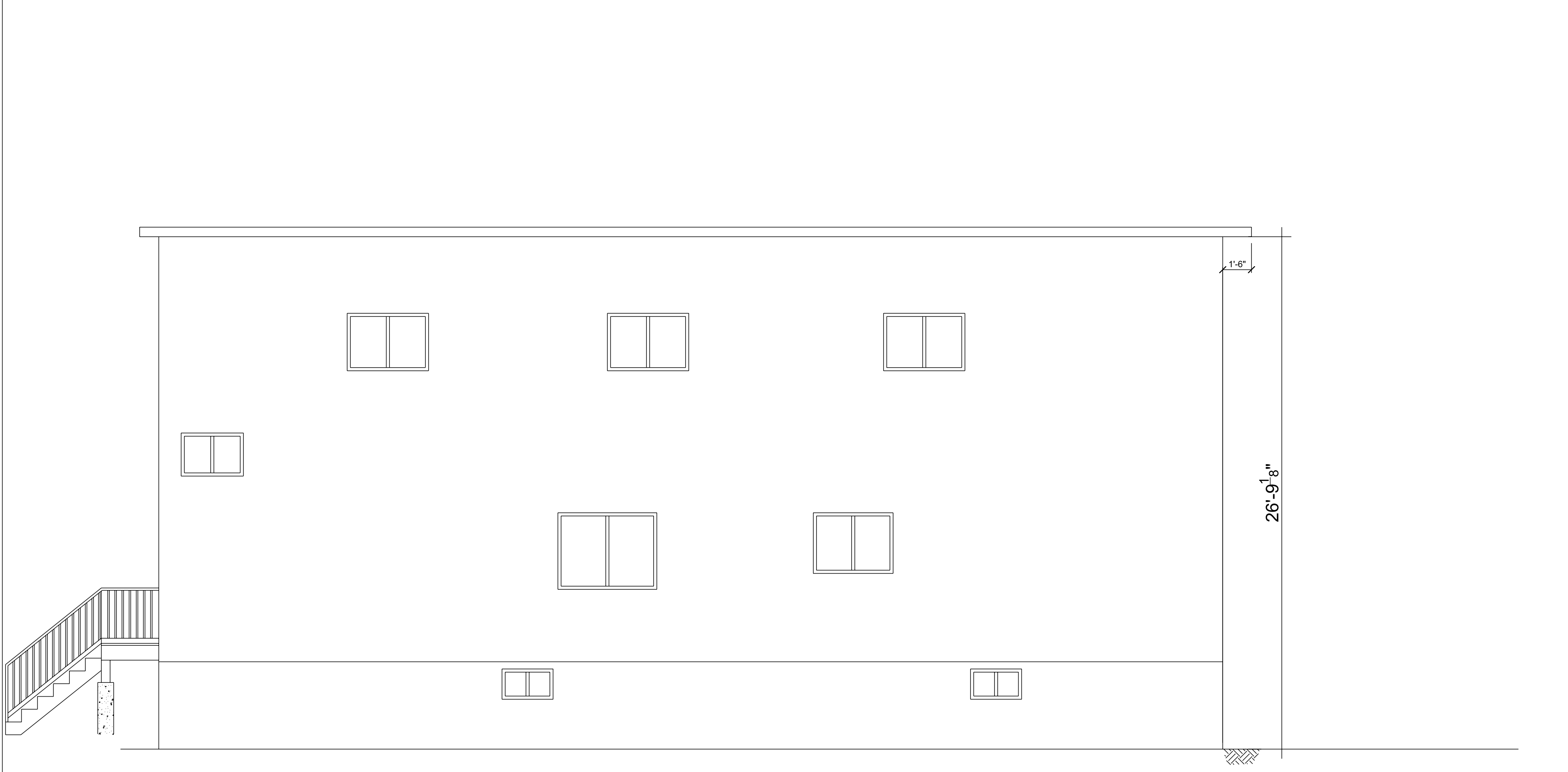
DRAWING INFORMATION
EXISTING AND PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

drawn by	designed by	drawing no.
J.S.	D.B.	

project no. **A10**



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

RESERVED

LOCATION
451 roosevelt ave
OTTAWA ONTARIO
CANADA

DESIGNER INFO.
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NAME: DEAN RICHOLZ
BCIN: 38570
FIRM: BEECHWOOD BUILDING DESIGN SERVICES
FIRM BCIN: 27940

- DRAWING NOTES
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revisions

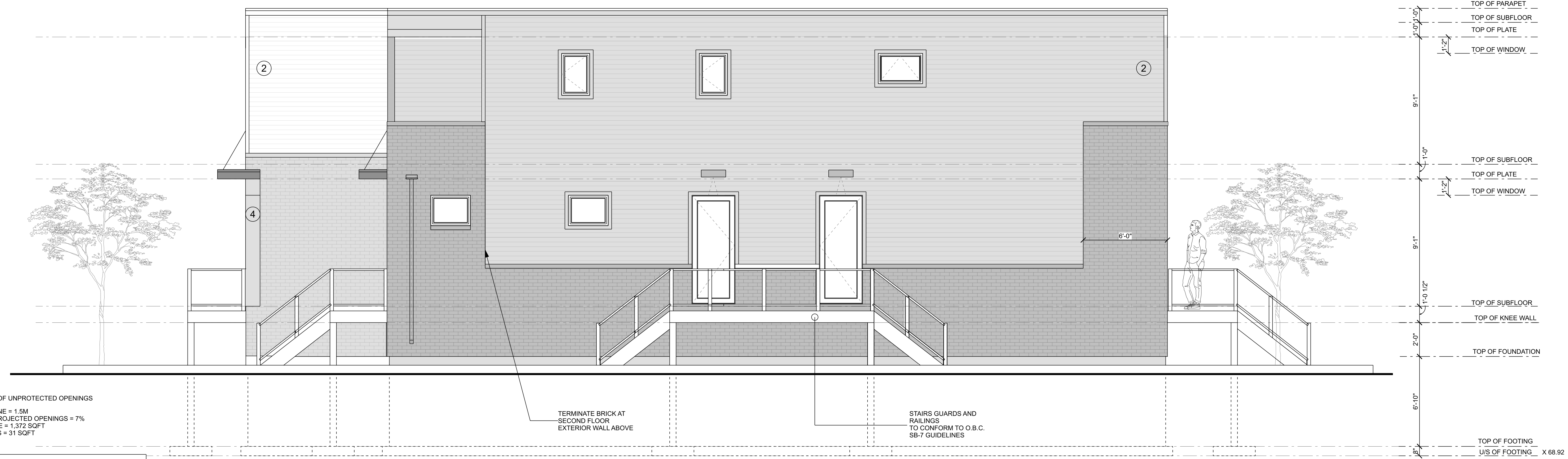
no.	description	date
6		
5		
4	revised	nov 19 2024
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DEVELOPER / BUILDER

PLANNING FIRM

DRAWING INFORMATION
EXISTING AND PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

drawn by J.S.	designed by D.B.	drawing no. A11
project no.		

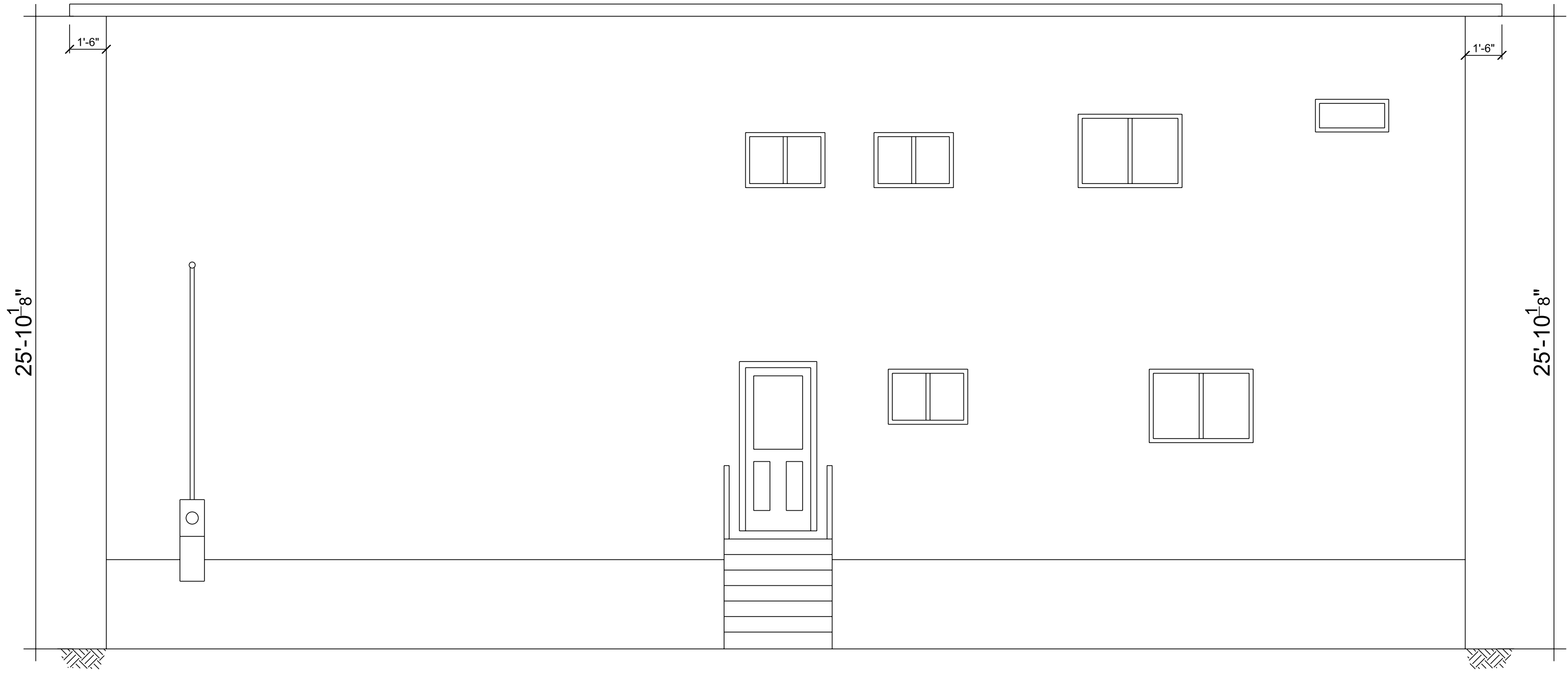


LIMITED DISTANCE / PERCENTAGE OF UNPROTECTED OPENINGS
DISTANCE FROM SIDE-YARD LOT LINE = 1.5M
ALLOWABLE PERCENTAGE OF UNPROTECTED OPENINGS = 7%
AREA OF EXPOSTED BUILDING FACE = 1,372 SQFT
AREA OF UNPROTECTED OPENINGS = 31 SQFT
TOTAL PERCENTAGE = 3%

TERMINATE BRICK AT SECOND FLOOR EXTERIOR WALL ABOVE

STAIRS GUARDS AND RAILINGS TO CONFORM TO O.B.C. SB-7 GUIDELINES

PROPOSED SOUTH ELEVATION



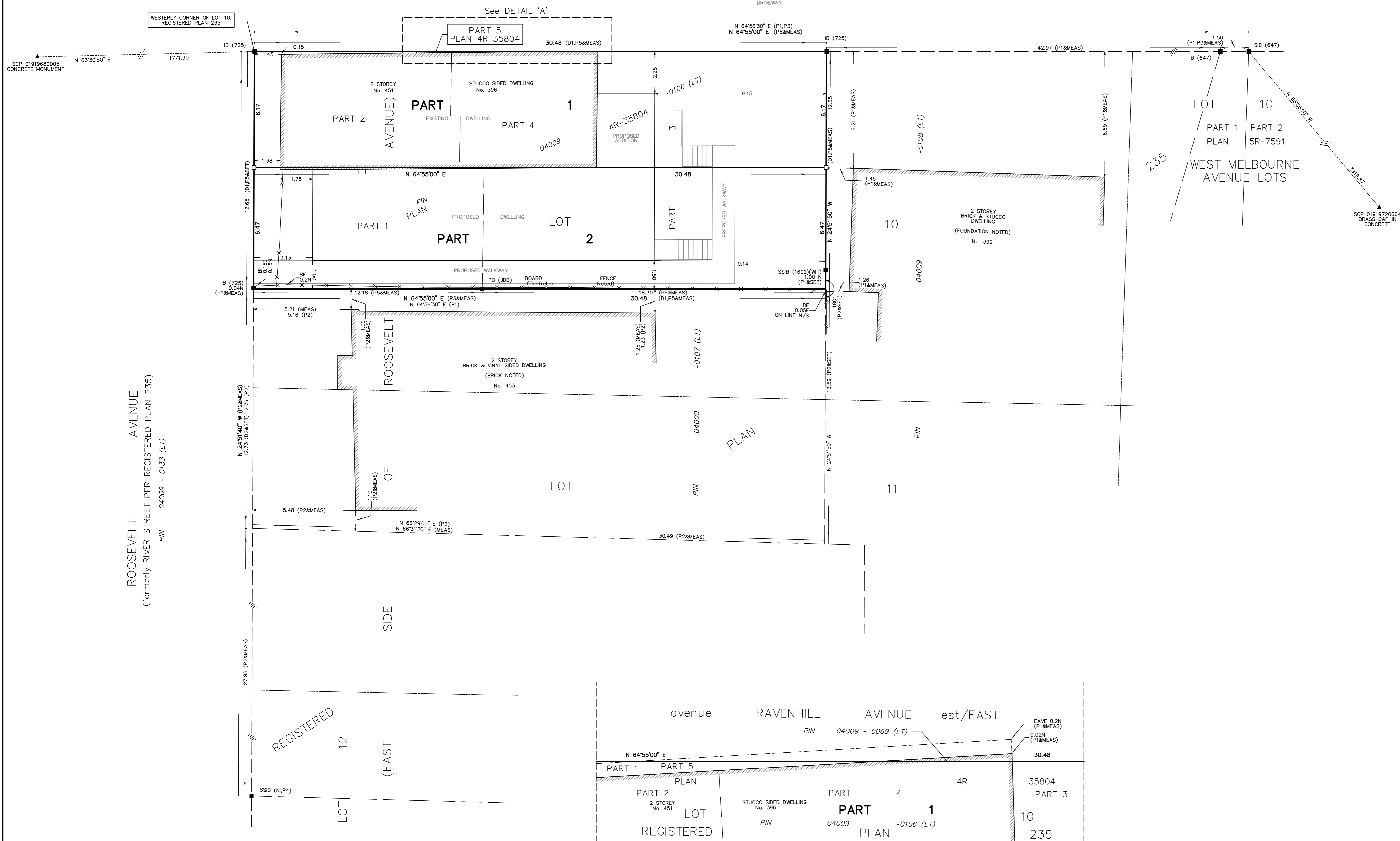
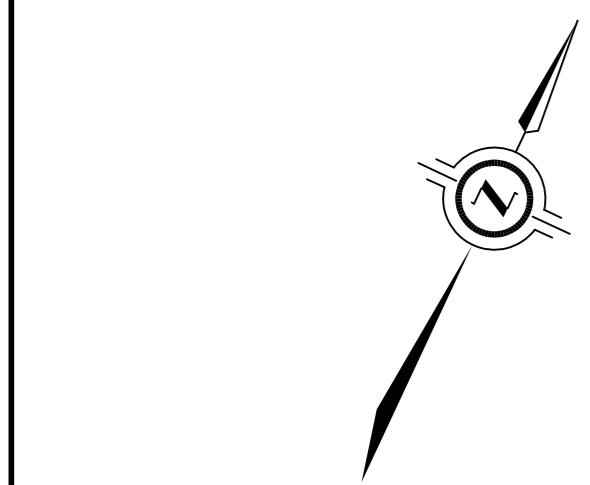
EXISTING SOUTH ELEVATION

RESERVED

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	PART OF LOT 10 (EAST SIDE OF ROOSEVELT AVENUE)	235	ALL OF 04009-0106 (LT)	188
2				197.2

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-12-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

avenue RAVENHILL AVENUE est/EAST (BY BY-LAW 2018-290, INST. OC2035889)
(formerly EUCLID AVENUE PER REGISTERED PLAN 204)
PIN 04009 - 0069 (LT)



PLAN OF SURVEY OF
PART OF LOT 10
(EAST SIDE OF ROOSEVELT AVENUE)
REGISTERED PLAN 235
CITY OF OTTAWA
SCALE 1 : 100
5 0 5 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100
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, DERIVED FROM SPECIFIED CONTROL POINTS (SCP_s) 01919720664 AND 01919680005, MTM ZONE 09, NAD83 (ORIGINAL).
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°24'30" WAS APPLIED TO BEARINGS ON PLANS P2 AND P3.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999936.

INTEGRATION DATA		
SPECIFIED CONTROL POINTS (SCP _s): MTM ZONE 09, NAD83 (ORIGINAL).		
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
SCP 01919680005	361 496.76	5 027 191.26
SCP 01919720664	366 705.65	5 026 362.70
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT TIE BETWEEN SCP 01919720664 AND SCP 01919680005 IS 5274.72 (GROUND) N 80°57'40" W.		

LEGEND	
▲	DENOTES FOUND CONTROL MONUMENT
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
MEAS	DENOTES MEASURED
NI	DENOTES NOT IDENTIFIABLE
WT	DENOTES WITNESS
P1	DENOTES PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED DECEMBER 15, 2020
P2	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL, MOFFATT & WOODLAND LTD., DATED NOVEMBER 19, 2015
P3	DENOTES PLAN SR-7591
P4	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S., DATED MARCH 28, 1988
P5	DENOTES PLAN 4R-35804
D1	DENOTES INST. No. N516709
D2	DENOTES INST. No. N532030 AND N378271
647	DENOTES H.R. FARLEY, O.L.S.
725	DENOTES C.W. FAIRHALL, O.L.S.
1692	DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
ADB	DENOTES J.D. BARNES LTD.
BF	DENOTES BOARD FENCE

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:
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, 2024.

DATE _____ SHAWN LEROUX
ONTARIO LAND SURVEYOR

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

DRAWN BY: RP/MC	CHECKED BY: SL	REFERENCE NO.: 23-10-004-01
PLOTTED: 12/10/2024	DATED: 07/22/24	

