

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

NOTES

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999944.

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 N83°45'10"E and are referenced to Specified Control Points 01919680105 and 0191968434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 3°22'55" counter-clockwise was applied to bearings on plans (P4) and (P9).

For bearing comparisons, a rotation of 3°18'40" counter-clockwise was applied to bearings on plan (P1).

For bearing comparisons, a rotation of 3°21'45" counter-clockwise was applied to bearings on plan (P7).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 01918434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680105	Northing	5024915.16	Easting	373971.65
.0191968434761	Northing	5036178.12	Easting	372436.11
.Point A	Northing	5032240.50	Easting	370795.13
.Point B	Northing	5032252.11	Easting	370901.17

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
329.5	1			
53.0	2	163		
53.0	3		441	04251-0039
329.5	4	163, PART LOT 164		

**PLAN OF SURVEY OF
LOT 163 and PART OF LOT 164
REGISTERED PLAN 441
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
6 4.5 3.0 1.5 0 3 6 Metres

The intended plot size of the plan is 884mm in width by 427mm in height when plotted at a scale of 1:150.

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

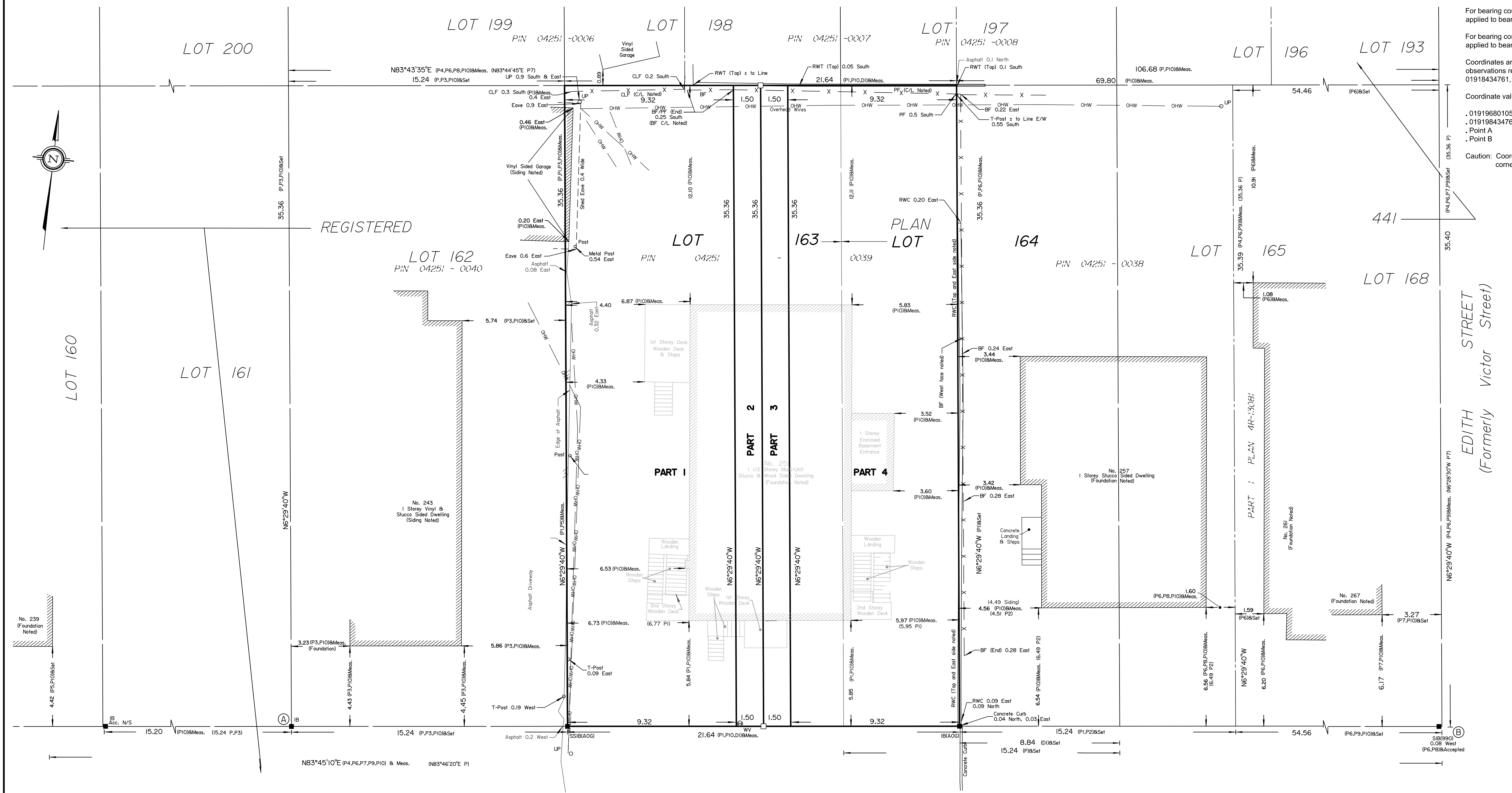
Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the ___ day of _____, 2024.

Date _____
V. Andrew Shelp
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-

Legend

- Denotes
- - Survey Monument Planted
- - Survey Monument Found
- SIB - Standard Iron Bar
- SSIB - Short Standard Iron Bar
- IB - Iron Bar
- (WIT) - Witness
- Meas. - Measured
- (AOG) - Annis, O'Sullivan, Vollebek Ltd.
- Acc. - Accepted
- (P) - Reference Plan 441
- (P1) - (725) Plan dated November 29, 1985
- (P2) - (647) Plan dated January 5, 1972
- (P3) - (647) Plan dated April 12, 1983
- (P4) - (990) Plan dated August 5, 1997
- (P5) - (647) Plan dated June 23, 1992
- (P6) - (AOG) Plan dated October 29, 2020
- (P7) - (990) Plan dated February 24, 1994
- (P8) - (AOG) Plan dated September 19, 2018
- (P9) - (990) Plan 4R-13081
- (PIO) - (AOG) Plan dated September 30, 2024 (Reference No. 25478-24)
- (DI) - Deed Instrument N706215
- Water Valve
- Sign
- CLF - Chain Link Fence
- BF - Board Fence
- PF - Wooden Picket Fence
- RWC - Concrete Retaining Wall
- RWS - Stone Retaining Wall
- RWT - Timber Retaining Wall
- Utility Pole
- Anchor
- Overhead Wires



COLUMBUS AVENUE
PIN 04251 - 0253

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: info@anniso.com

Ontario Land Surveyors License No. 25478-24 1000598810 Ont. Inc. L1H63 164 RP441R 02 ns

SITE PLAN

251 COLUMBUS AVE LOT 163, PART OF LOT 164
 REGISTERED PLAN: 441 PIN: 04251-0039

ZONING ANALYSIS

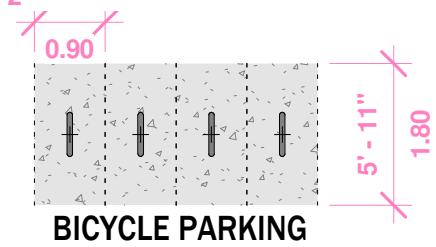
PROPOSED:
 LOW RISE APARTMENT

*THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GRADING
 PLAN AND LEGAL SURVEY

R4UC ZONING REQUIREMENTS

ZONING MECHANISM	REQUIRED (M)	PROPOSED (M)	COMPLIANCE (YES/NO)
LOT WIDTH:	10	10.82	YES
LOT AREA:	300 m ²	382.6 m ²	YES
HEIGHT LIMIT:	11	11	YES
SETBACKS			
FRONT YARD:	4.5 AVG	4.5	YES
CORNER YARD:	N/A	N/A	-
REAR YARD:	10.61 (30%)	8.91 (25%)	NO (RELIEF REQUIRED)
SIDE YARD:	1.5	1.68	YES
AMENITY AREA:	N/A	-	-
PARKING SPACES:	N/A	1	YES
BIKE STALLS	4	4	-
M.L.C.	NO MAX	-	-
LANDSCAPING:			
(FRONT YARD):	35%	91.6%	YES
(REAR YARD):	50%	88%	YES
(TOTAL LOT)	30%	45%	YES
WALKWAYS:			
PRIMARY:	1.8 m MAX	1.8	YES
WASTE COLLECTION:	2.2 MAX	1.8	YES

BICYCLE PARKING DIMENSIONS



CONTEXT PLAN

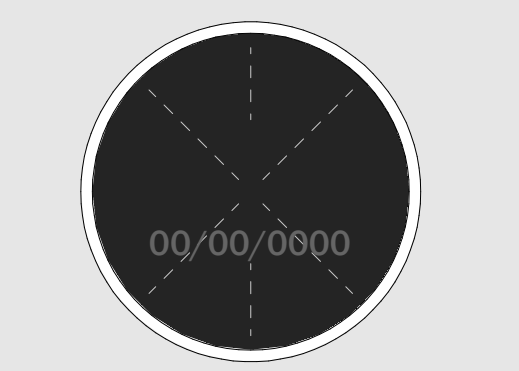


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WWW.BOHEMIO.CA
 DESIGN GROUP
BOHEMIO
 DESIGNED BY: A Cesaro

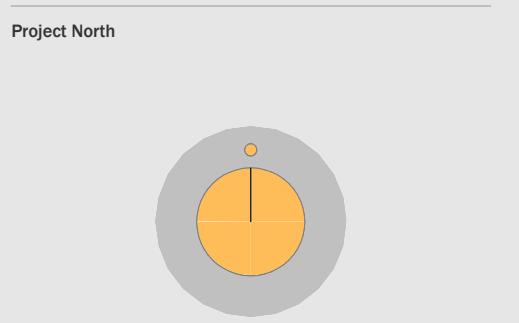
COLUMBUS
 251 COLUMBUS AVE

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



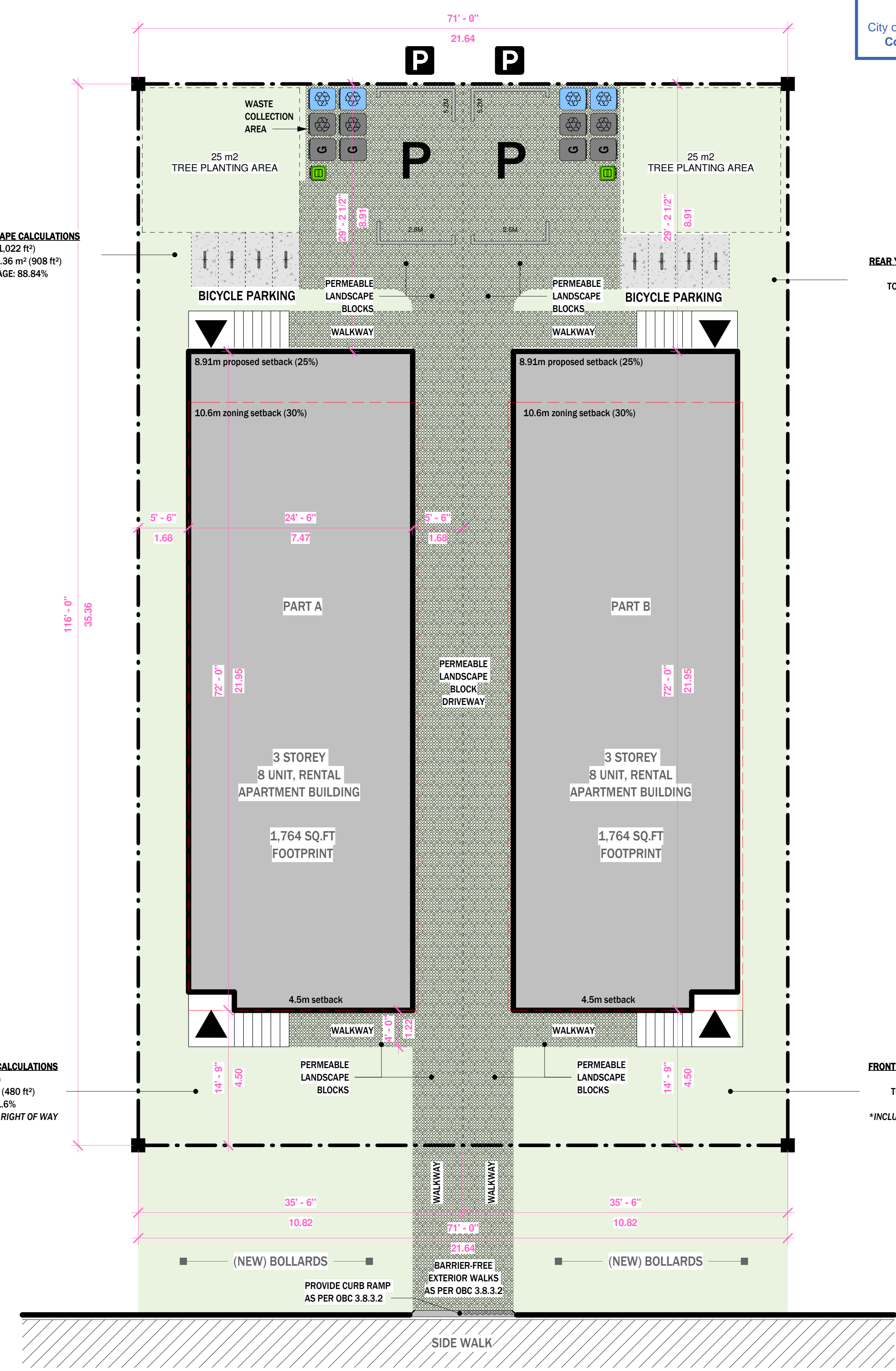
- Revisions
- DRAFT LAYOUT - SEPT 4, 2024
 - DRAFT LAYOUT - OCT 25, 2024 - R1
 - DRAFT LAYOUT - NOV 20, 2024 - R2
 -

- 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.
 - Do not scale drawings.
 - This drawing is the exclusive property of Bohemio Design Inc. Copyright Reserved.



Scale 1/8" = 1'-0"
SITEPLAN
A1
 SHEET NO. ©2024

1 Drafting 1
 1/8" = 1'-0"



REAR YARD - SOFT LANDSCAPE CALCULATIONS
 TOTAL LOT AREA: 94.95m² (1,022 ft²)
 TOTAL SOFT LANDSCAPE: 84.36 m² (908 ft²)
 SOFT LANDSCAPE PERCENTAGE: 88.84%

REAR YARD - SOFT LANDSCAPE CALCULATIONS
 TOTAL LOT AREA: 94.95m² (1,022 ft²)
 TOTAL SOFT LANDSCAPE: 84.36 m² (908 ft²)
 SOFT LANDSCAPE PERCENTAGE: 88.84%

FRONT YARD - SOFT LANDSCAPE CALCULATIONS
 TOTAL LOT AREA: 48.68m² (524 ft²)
 TOTAL SOFT LANDSCAPE: 44.59 m² (480 ft²)
 SOFT LANDSCAPE PERCENTAGE: 91.6%
 *INCLUDES WALKWAY AREA FROM RIGHT OF WAY

FRONT YARD - SOFT LANDSCAPE CALCULATIONS
 TOTAL LOT AREA: 48.68m² (524 ft²)
 TOTAL SOFT LANDSCAPE: 44.59 m² (480 ft²)
 SOFT LANDSCAPE PERCENTAGE: 91.6%
 *INCLUDES WALKWAY AREA FROM RIGHT OF WAY

251 COLUMBUS AVE

APPROX C/L OF STREET

COLUMBUS

285 COLUMBUS AVE

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

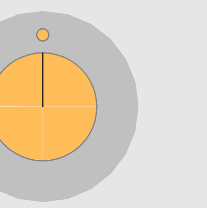
JAN 16, 2021

Revisions

1	DRAFT LAYOUT - SEPT 4, 2024
2	COORDINATING SET
3	ISSUED FOR PERMIT
4	

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Project North



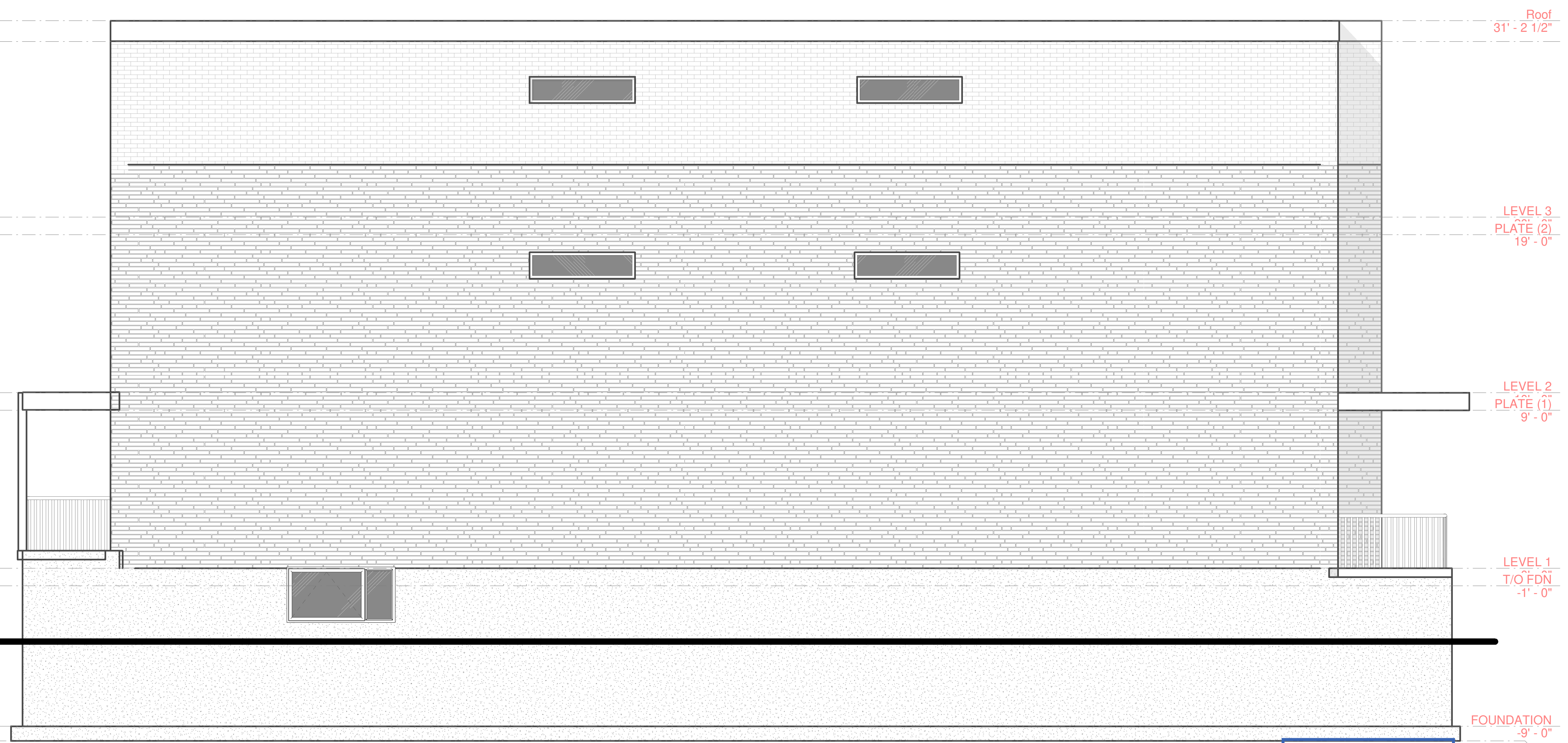
Scale 1/4" = 1'-0"

ELEVATIONS

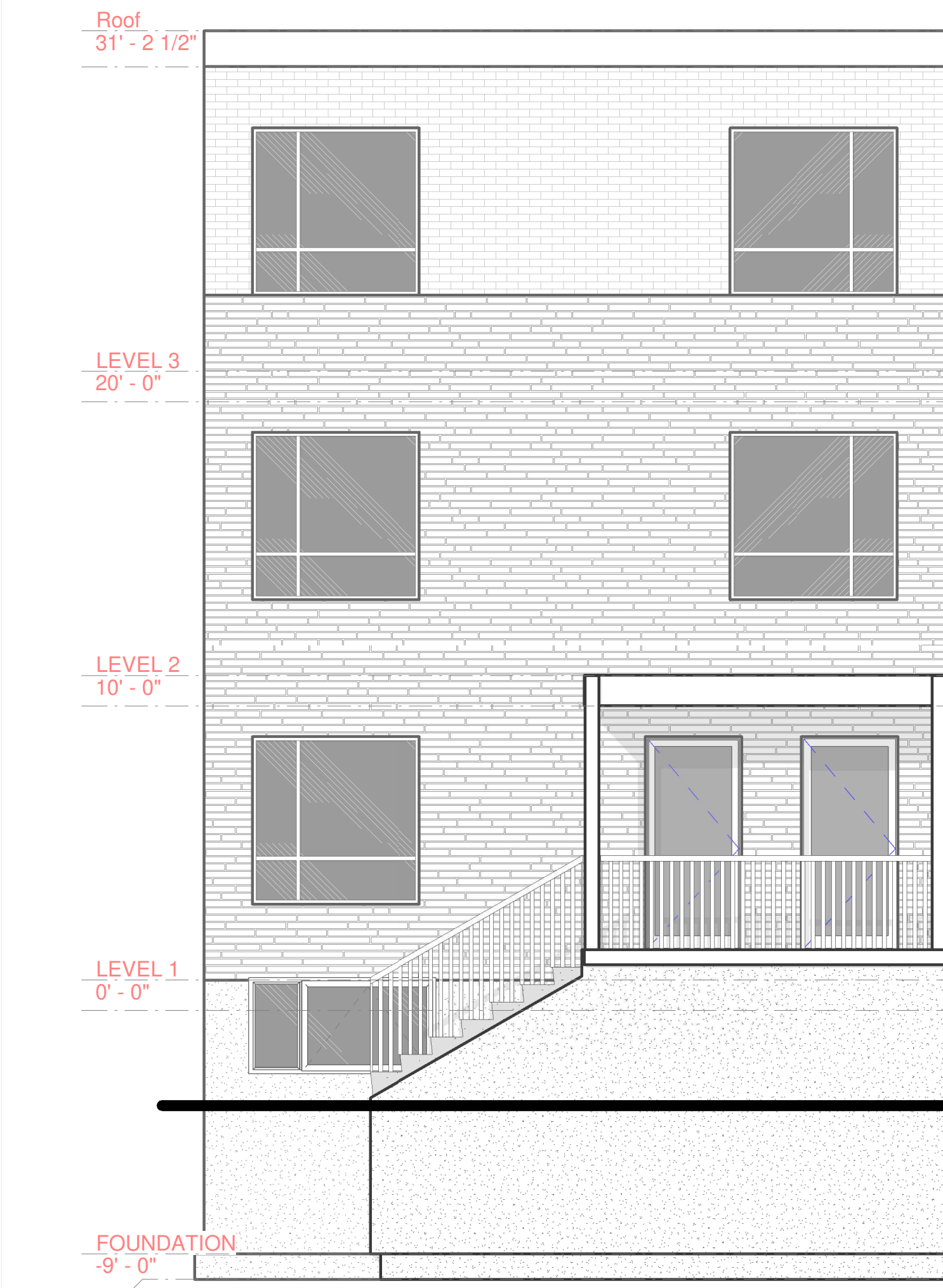
A2



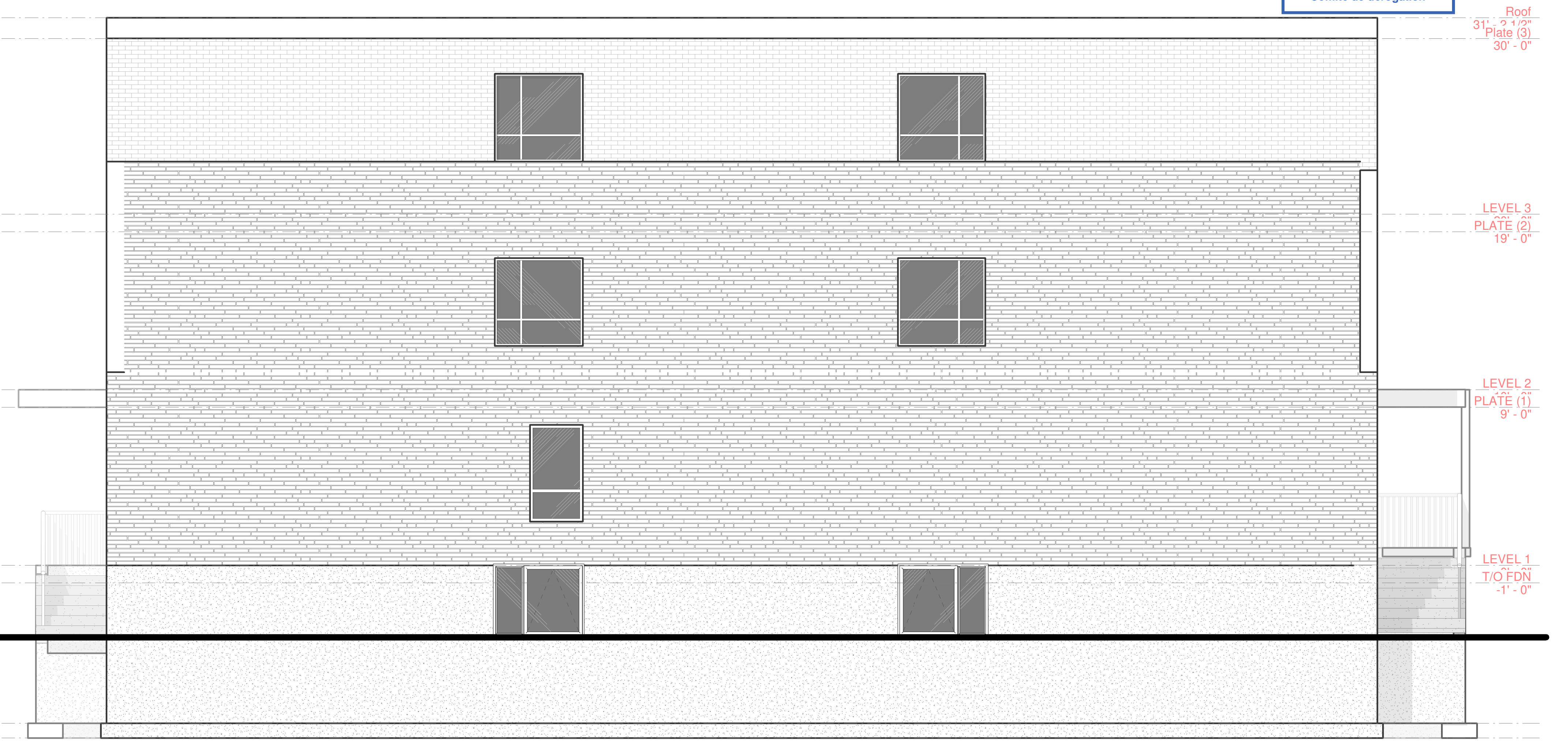
01 SOUTH (FRONT) - ELEVATION
1/4" = 1'-0"



02 WEST ELEVATION
1/4" = 1'-0"



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



4 EAST ELEVATION
1/4" = 1'-0"

35'-4 1/2"
10.79
MAX. BUILDING HEIGHT (11 m)

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DRAFT LAYOUT

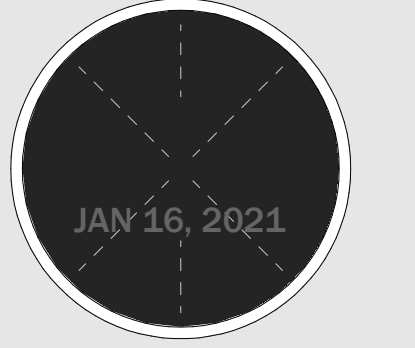


DESIGNED BY: A Cesare

COLUMBUS

285 COLUMBUS AVE

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

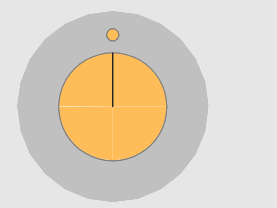


Revisions

1	DRAFT LAYOUT - SEPT 4, 2024
2	COORDINATING SET
3	ISSUED FOR PERMIT
4	

- Notes
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Project North

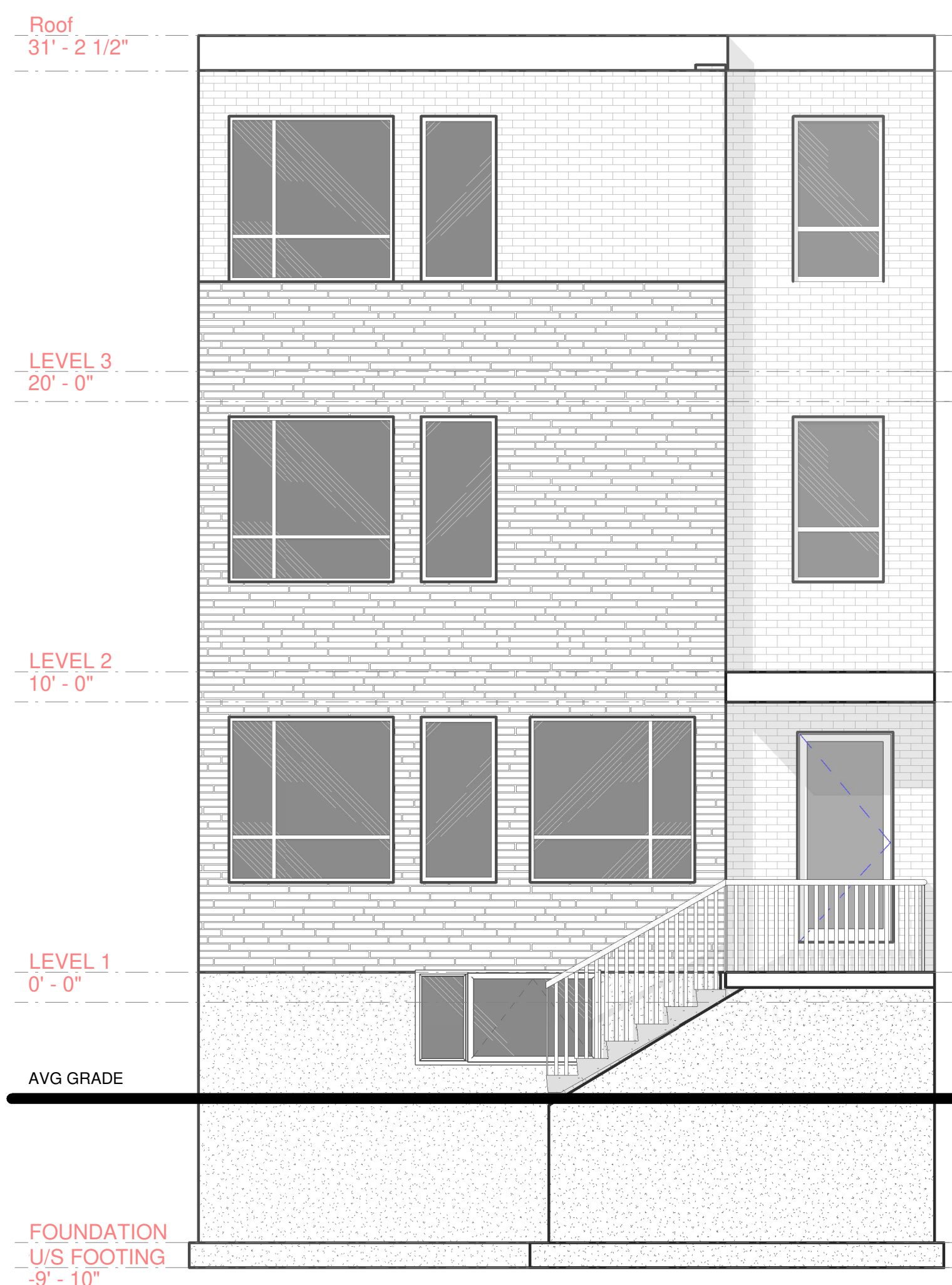


Scale 1/4" = 1'-0"

ELEVATIONS

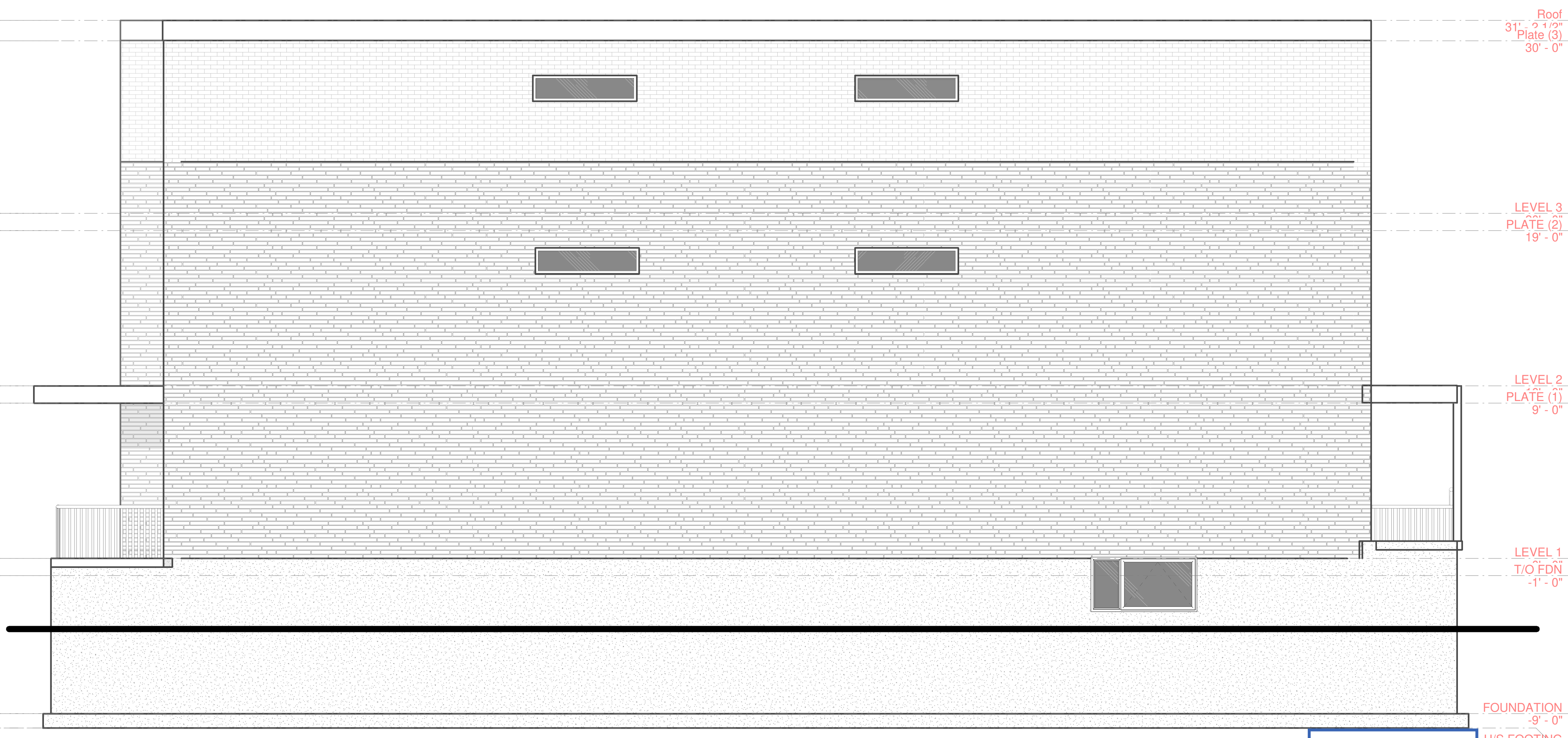
A2

Sheet No. ©2024



01 SOUTH (FRONT) - ELEVATION

1/4" = 1'-0"



02 EAST ELEVATION

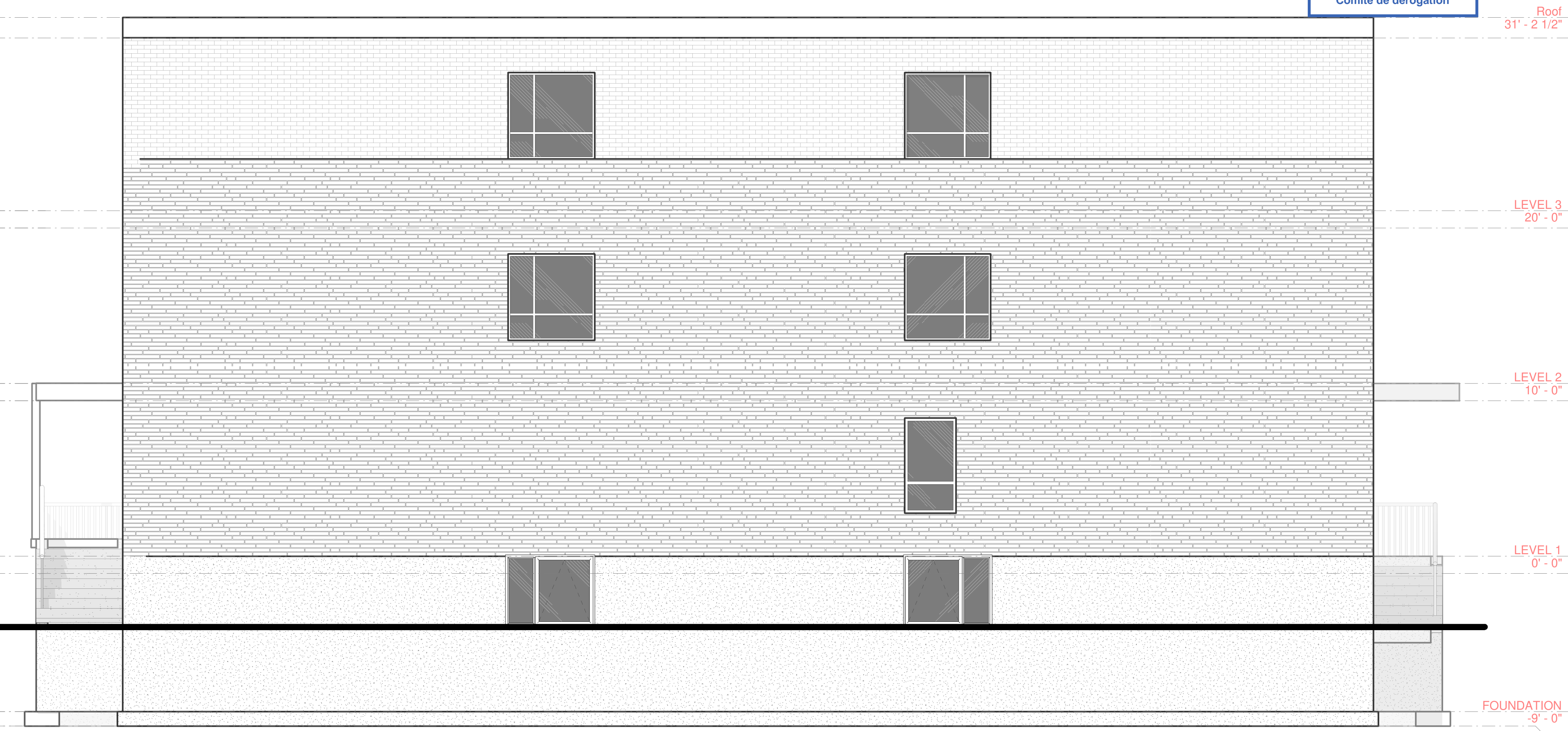
1/4" = 1'-0"

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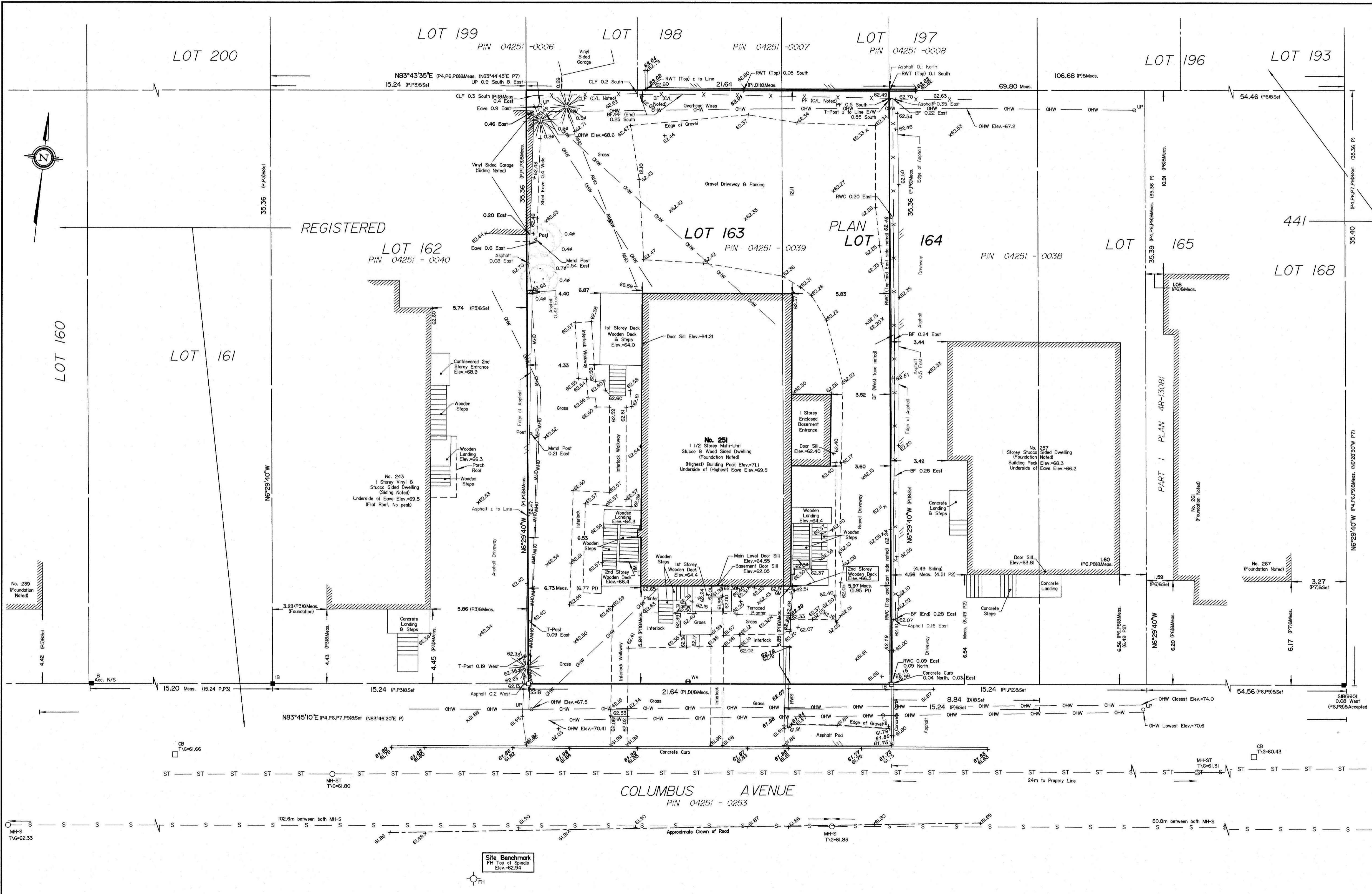
2 NORTH (REAR) ELEVATION

1/4" = 1'-0"



4 WEST ELEVATION

1/4" = 1'-0"



Notes

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680105 and 019199434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 3°22'55" counter-clockwise was applied to bearings on plans (P4) and (P9).

For bearing comparisons, a rotation of 3°21'45" counter-clockwise was applied to bearings on plan (P7).

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum referenced to City of Ottawa Vertical Monument G-143, Index 307 having a published elevation of 63.74m.

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 its 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.

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of **LOT 163 and Part of Lot 164 REGISTERED PLAN 441 CITY OF OTTAWA**
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150

Metric
 DISTANCES 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 and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 27th day of September, 2024.

September 30, 2024
 Date

V. Andrew Sheip
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: September 30, 2024

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to 1000598810 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.

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Legend

Denotes	
—□—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
Acc.	Accepted
(P)	Reference Plan 441
(P1)	(725) Plan dated November 29, 1985
(P2)	(647) Plan dated January 5, 1972
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(P7)	(990) Plan dated February 24, 1994
(P8)	(AOG) Plan dated September 19, 2018
(P9)	(990) Plan 4R-13081
(DI)	Deed Instrument N706215
WV	Water Valve
MH+ST	Maintenance Hole (Storm Sewer)
MH+S	Maintenance Hole (Sanitary)
CB	Catch Basin
PH	Fire Hydrant
△ S	Sign
CLF	Chain Link Fence
BF	Board Fence
PF	Wooden Picket Fence
RWC	Concrete Retaining Wall
RWS	Stone Retaining Wall
RWT	Timber Retaining Wall
∅	Diameter
+ 65.00	Location of Elevations
+ 65.00*	Top of Concrete Curb Elevation
C/L	Centreline
—	Property Line
○	Deciduous Tree
★	Coniferous Tree
○ UP	Utility Pole
• AN	Anchor
□ GM	Gas Meter
□ HM	Hydro Meter
— OH	Overhead Wires

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-84395



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1025, Section 29 (3).

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 Email: hsepp@annis.com