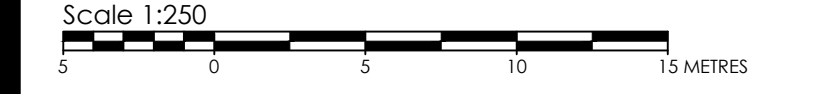


Committee of Adjustment
Received | Reçu le
2025-01-03
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Stantec Geomatics Ltd.
300-1331 Clyde Avenue
Ottawa ON
Tel. 613.722.4420
www.stantec.com
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PLAN OF SURVEY OF BLOCKS 9 & 10 REGISTERED PLAN 4M-1463 CITY OF OTTAWA



Stantec Geomatics Ltd.
ONTARIO LAND SURVEYORS

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

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:500606.42 E:324888.04
19680191 N:5033564.26 E:388064.94

VERTICAL DATUM NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928/1978)

LEGEND

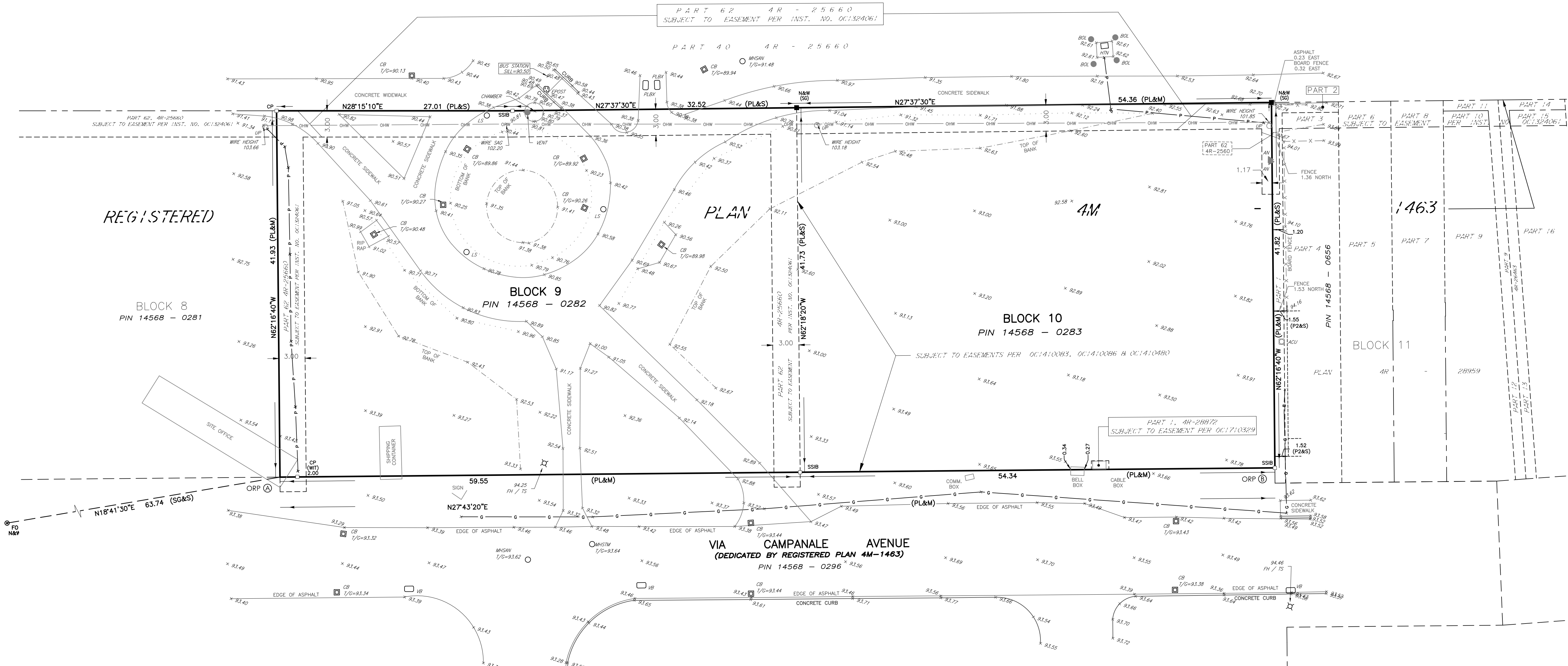
| | | |
|--------|---------------------------------|--|
| ■ | DENOTES | FOUND MONUMENTS |
| □ | SET MONUMENTS | IRON BAR |
| IB# | ROUND IRON BAR | STANDARD IRON BAR |
| SIB | SHORT STANDARD IRON BAR | CUT CROSS |
| CC | CONCRETE PIN | WITNESS |
| WIT | PROPERTY IDENTIFICATION NUMBER | MEASURED |
| PIN | PROPORTIONED | ORIGINAL MONUMENT |
| M/MEAS | STANTEC GEOMATICS LTD. | REGISTERED PLAN 4M-1463 |
| PROP | PLAN BY STANTEC GEOMATICS DATED | SEPT. 15, 2015 |
| OU | AIR CONDITIONING UNIT | ANCHOR |
| S6 | BOLLARD | BOULDER |
| PL | CATCH BASIN | DOUBLE CB |
| P2 | SIDE INLET CB | GAS SERVICE REGULATOR |
| ACU | ELECTRICAL OUTLET | GAS VALVE |
| AN | HYDRO TRANSFORMER | HYDRO LIGHT STANDARD |
| BOU | FIRE HYDRANT | HYDRO METER |
| BOUL | JUNCTION BOX | HYD |
| CB | LIGHT STANDARD | MAINTENANCE HOLE UNIDENTIFIED |
| DCB | MAINTENANCE HOLE BELL | MAINTENANCE HOLE FIBRE OPTIC |
| DSB | MAINTENANCE HOLE HYDRO | MAINTENANCE HOLE SANITARY |
| DRN | MAINTENANCE HOLE STORM | MAINTENANCE HOLE TRAFFIC MONITORING WELL |
| EPOST | MONITORING WELL | MARKER BELL UNDERGROUND |
| GSR | MARKER CABLE UNDERGROUND | MARKER GAS UNDERGROUND |
| GV | MARKER OIL UNDERGROUND | MARKER UNDERGROUND |
| HLS | UTILITY POLE | VALVE BOX |
| HM | VALVE CHAMBER | WATER VALVE |
| HTN | WATER VALVE | TREE CONIFEROUS (D.B.H. SHOWN) |
| HYD | TREE DECIDUOUS (D.B.H. SHOWN) | WATERMAIN |
| JBX | WATERMAIN | GASMAIN |
| LS | STORM SEWER | UNDERGROUND FIBRE OPTIC |
| MH | UNDERGROUND FIBRE OPTIC | OVER HEAD WIRES |
| MHB | OVER HEAD WIRES | |
| MHF | | |
| MHH | | |
| MHSAN | | |
| MHSTM | | |
| MHT | | |
| MW | | |
| SN | | |
| UMB | | |
| UMC | | |
| UMG | | |
| UMO | | |
| UP | | |
| VB | | |
| VC | | |
| WV | | |

LOT 19 CONCESSION 2 (RIDEAU FRONT) (NEPEAN) VIA RAIL CANADA INC. (FORMERLY CANADIAN NATIONAL RAILWAY)

PIN 14568 - 0273

PART 62 4M - 25660
SUBJECT TO EASEMENT PER INST. NO. OC1524061

PART 10 4M - 25660



REGISTERED

BLOCK 8
PIN 14568 - 0281

BLOCK 9
PIN 14568 - 0282

BLOCK 10
PIN 14568 - 0283

BLOCK 11

VIA CAMPANALE AVENUE
(DEDICATED BY REGISTERED PLAN 4M-1463)
PIN 14568 - 0296

OBSERVED REFERENCE POINTS DERIVED FROM THE 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), COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10

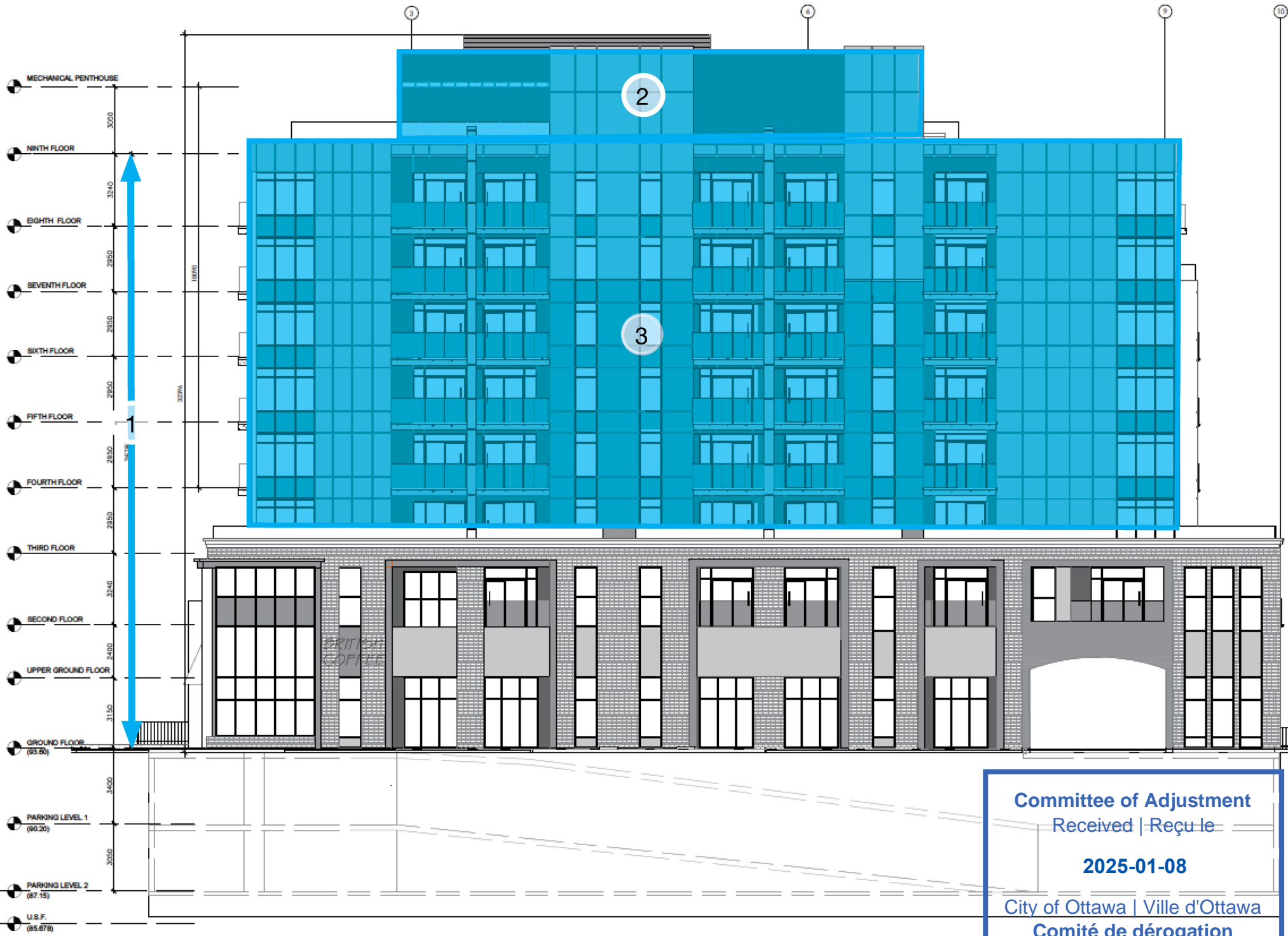
| POINT ID | NORTHING | EASTING |
|----------|------------|-----------|
| Ⓐ | 5014382.56 | 363925.80 |
| Ⓑ | 5014483.37 | 363978.78 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SITE BENCHMARK
FH / TS
NAD83
E:364008.0
N:5454.57
(LOCATION NOT TO SCALE)

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 1st DAY OF MAY, 2024.

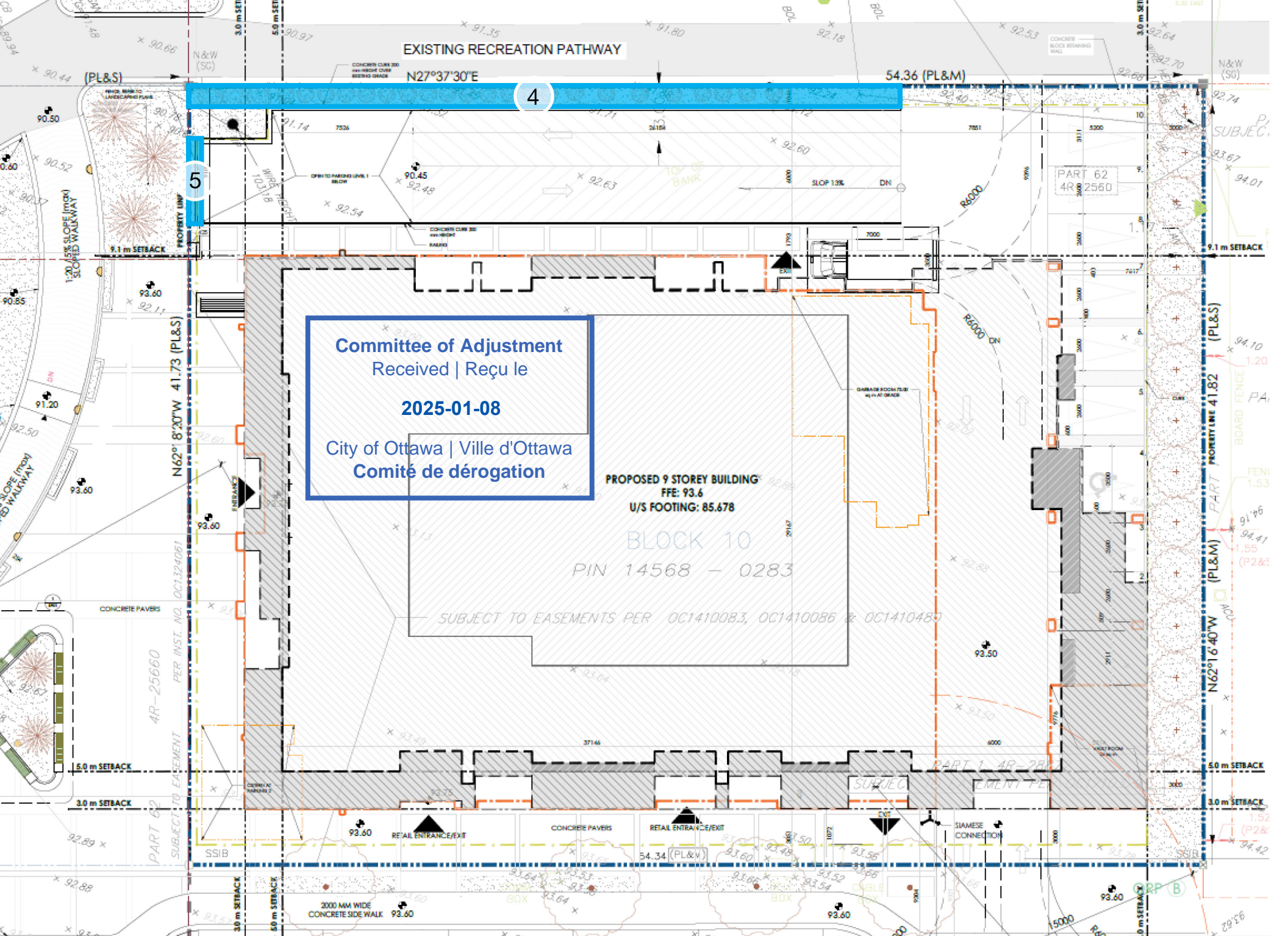
DATE _____ R.G. BENNETT
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-67008.



1 Building Height

2 Permitted Projections Above Height Limit

4 Maximum Density

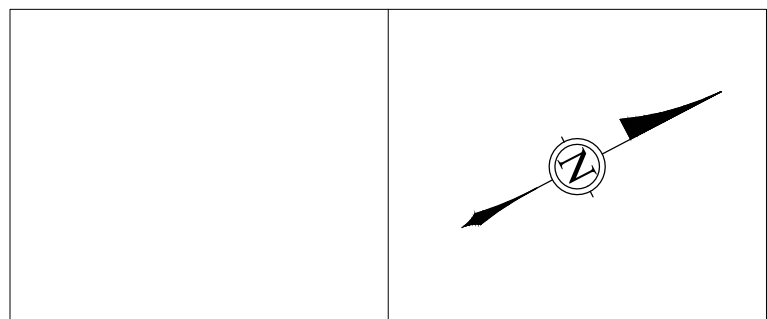
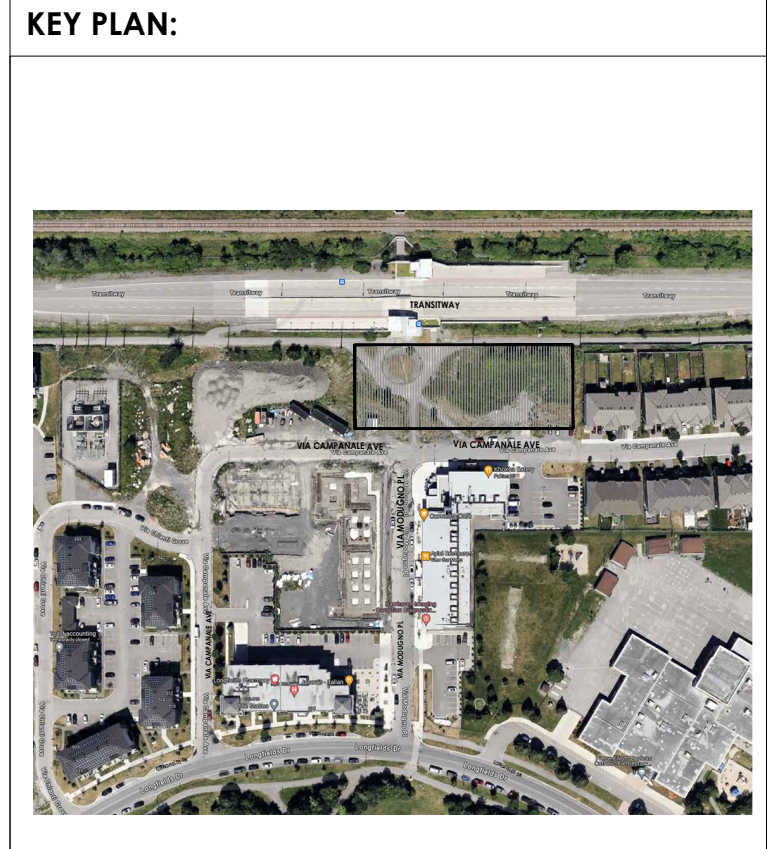


4 Projection Into Rear Yard

5 Projection Into Side Yard

VIA RAIL CANADA INC. (FORMERLY CANADIAN NATIONAL RAILWAY)

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|-----|------------|---------------|
| 07 | FOR REVIEW | 16/12/24 |
| 06 | FOR REVIEW | 12/07/24 |
| 05 | FOR REVIEW | 09/07/24 |
| 04 | FOR REVIEW | 07/05/24 |
| 03 | FOR REVIEW | 23/04/24 |
| 02 | FOR REVIEW | 18/04/24 |
| 01 | FOR REVIEW | 01/03/24 |
| NO. | REVISION | DD/MM/YY DATE |

FOTENN
PLANNING + DESIGN

WOODMAN ARCHITECT
ASSOCIATES LTD.

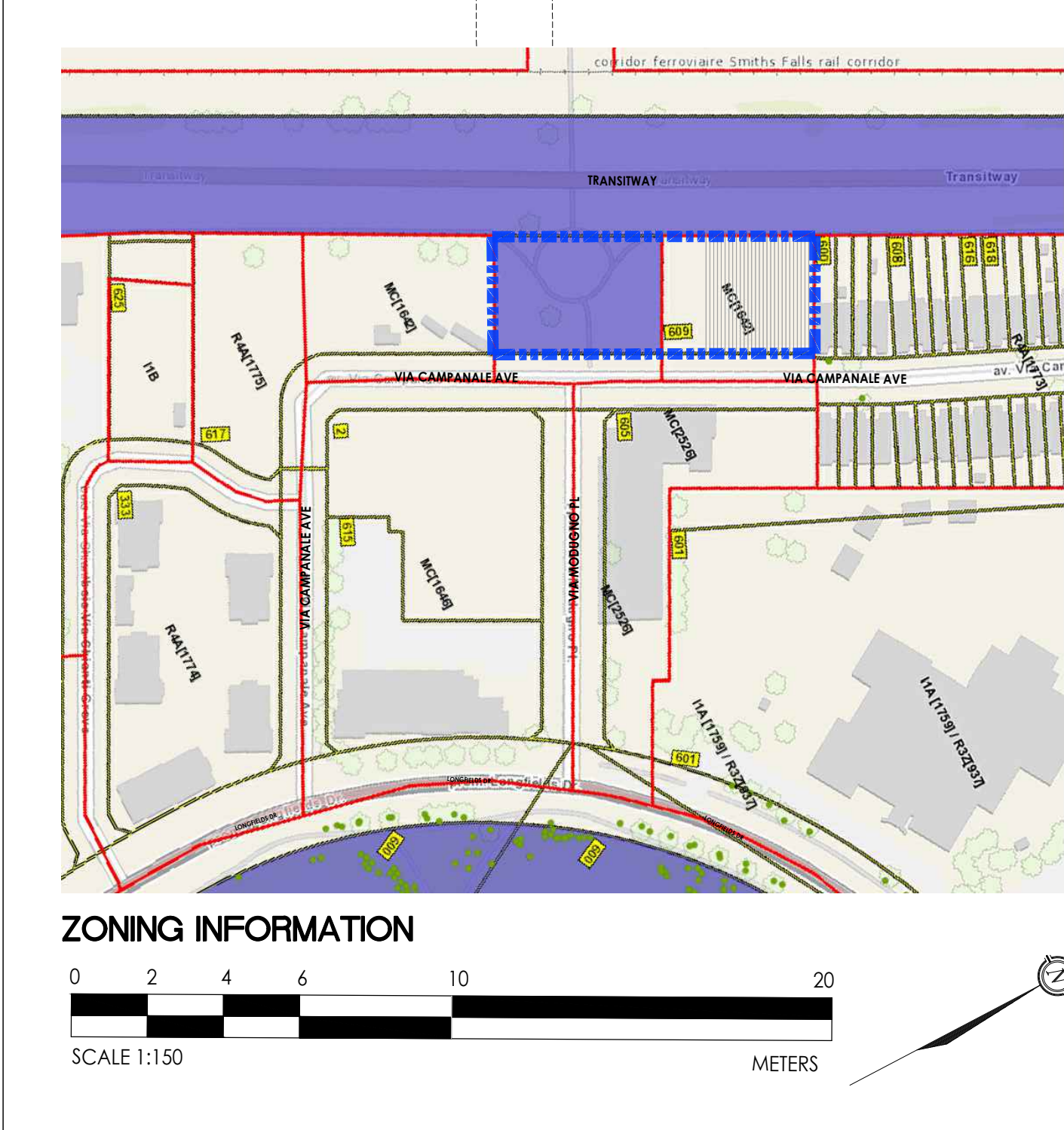
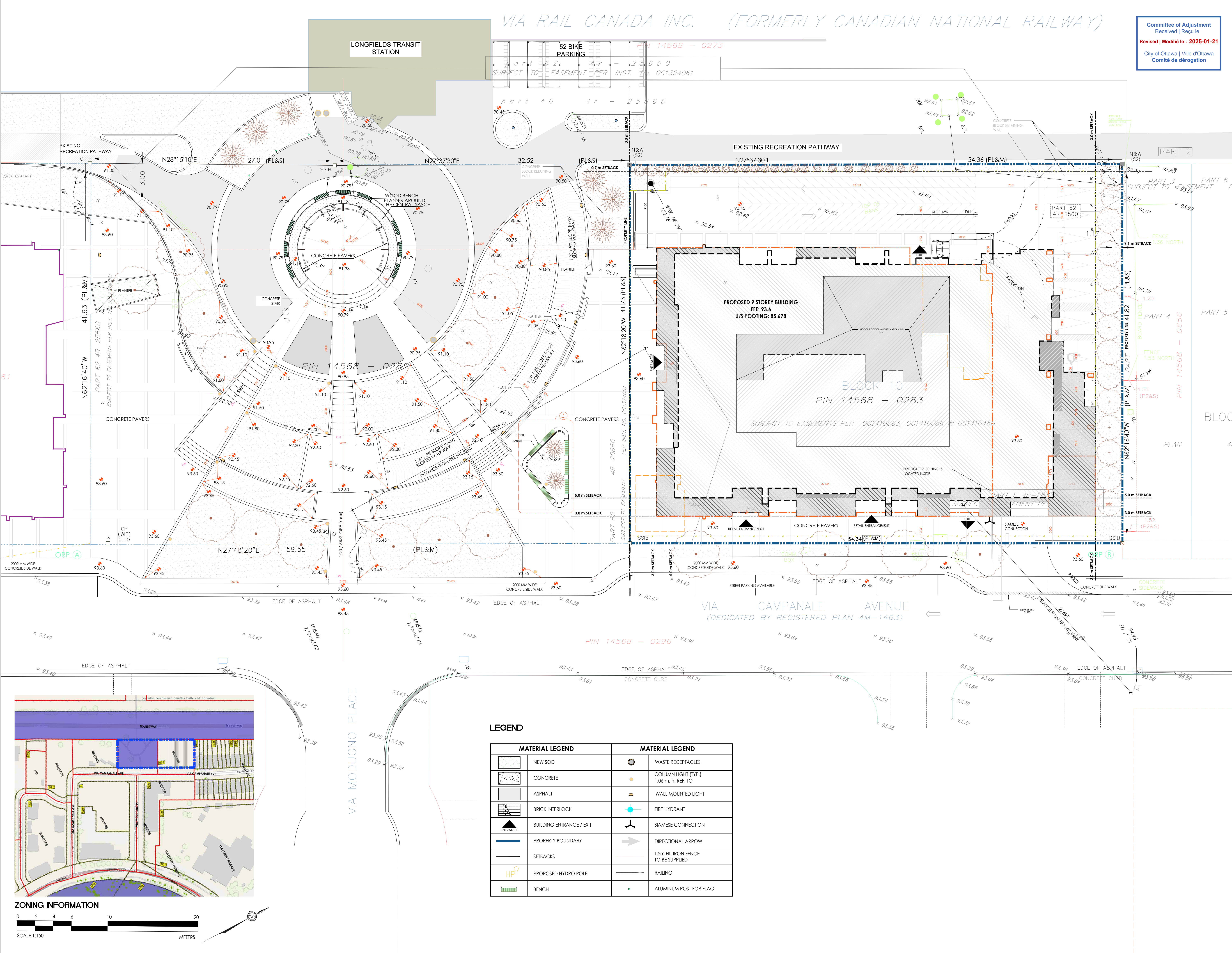
201-4 BEECHWOOD AVENUE, OTTAWA, ONTARIO, CANADA K1B1B9
TEL: 613 228 9850, FAX: 613 228 9848, mailbox@woodmanarchitect.com

CONSULTANTS:
STRUCTURAL - D+W Structural Ltd
MECHANICAL - Jain Consultants
CIVIL - Stantec
ELECTRICAL - Jain Consultants
NOISE - Gradient Wind Engineering Inc.
LANDSCAPE - Theatrical Associates Design Consultants
INFRASTRUCTURE - Parsons

PROJECT:
BLOCK 9&10
609 LONGFIELDS DR.
NEPEAN, BARRHAVEN EAST - OTTAWA

DRAWING:
SITE PLAN

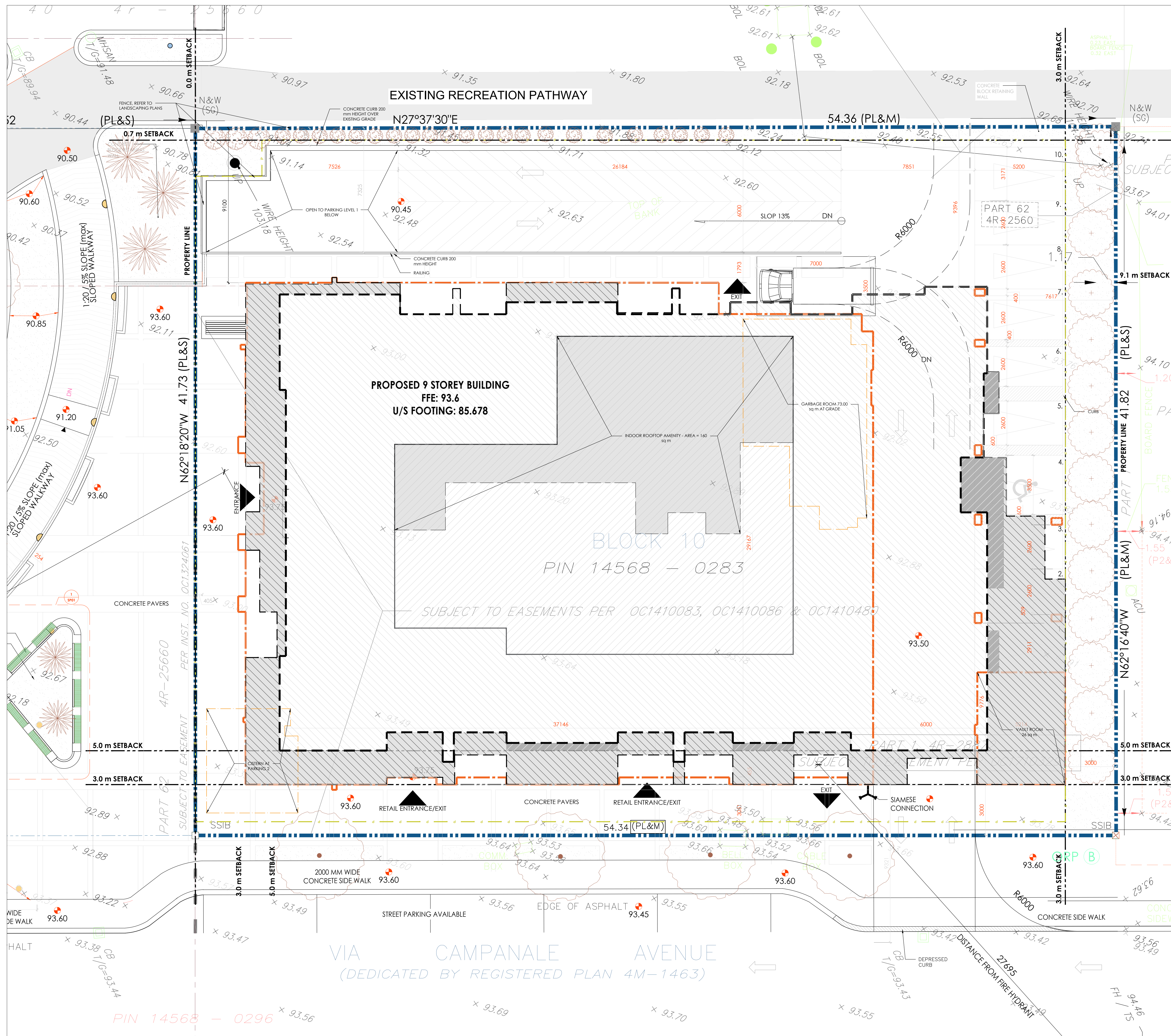
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|-------------|------------|-------------|-------|
| DATE | 23/11/2023 | JOB NO. | 2314A |
| SCALE | 1:150 | DRAWING NO. | |
| DRAWN BY | JG | | |
| REVIEWED BY | RW | | |



ZONING INFORMATION
0 2 4 6 10 20
SCALE 1:150 METERS

LEGEND

| MATERIAL LEGEND | MATERIAL LEGEND |
|--------------------------|---|
| NEW SOD | WASTE RECEPTACLES |
| CONCRETE | COLUMN LIGHT (TYP.) 1.06 m. h. REF. TO |
| ASPHALT | WALL MOUNTED LIGHT |
| BRICK INTERLOCK | FIRE HYDRANT |
| BUILDING ENTRANCE / EXIT | SIAMESE CONNECTION |
| PROPERTY BOUNDARY | DIRECTIONAL ARROW |
| SETBACKS | 1.5m HI. IRON FENCE TO BE SUPPLIED |
| PROPOSED HYDRO POLE | RAILING |
| BENCH | ALUMINUM POST FOR FLAG |



LEGEND

| MATERIAL LEGEND | | MATERIAL LEGEND | |
|-----------------|--------------------------|-----------------|---|
| [Symbol] | NEW SOO | [Symbol] | WASTE RECEPTACLES |
| [Symbol] | CONCRETE | [Symbol] | COLUMN LIGHT (TYP.) 1.06 m. H. REF. TO |
| [Symbol] | ASPHALT | [Symbol] | WALL MOUNTED LIGHT |
| [Symbol] | BRICK INTERLOCK | [Symbol] | FIRE HYDRANT |
| [Symbol] | BUILDING ENTRANCE / EXIT | [Symbol] | SIAMESE CONNECTION |
| [Symbol] | PROPERTY BOUNDARY | [Symbol] | DIRECTIONAL ARROW |
| [Symbol] | SETBACKS | [Symbol] | 1.5m H. IRON FENCE TO BE SUPPLIED |
| [Symbol] | PROPOSED HYDRO POLE | [Symbol] | RAILING |
| [Symbol] | BENCH | [Symbol] | ALUMINUM POST FOR FLAG |

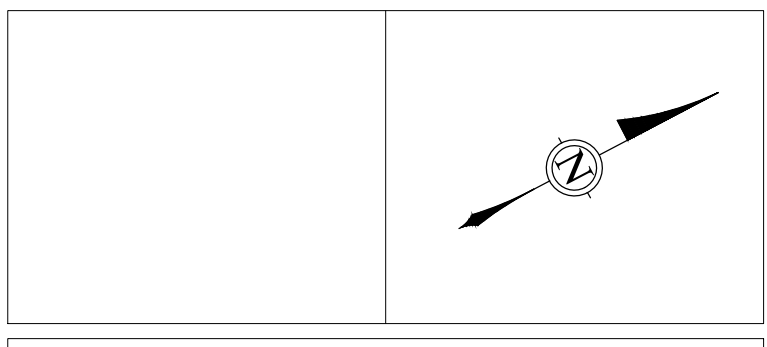
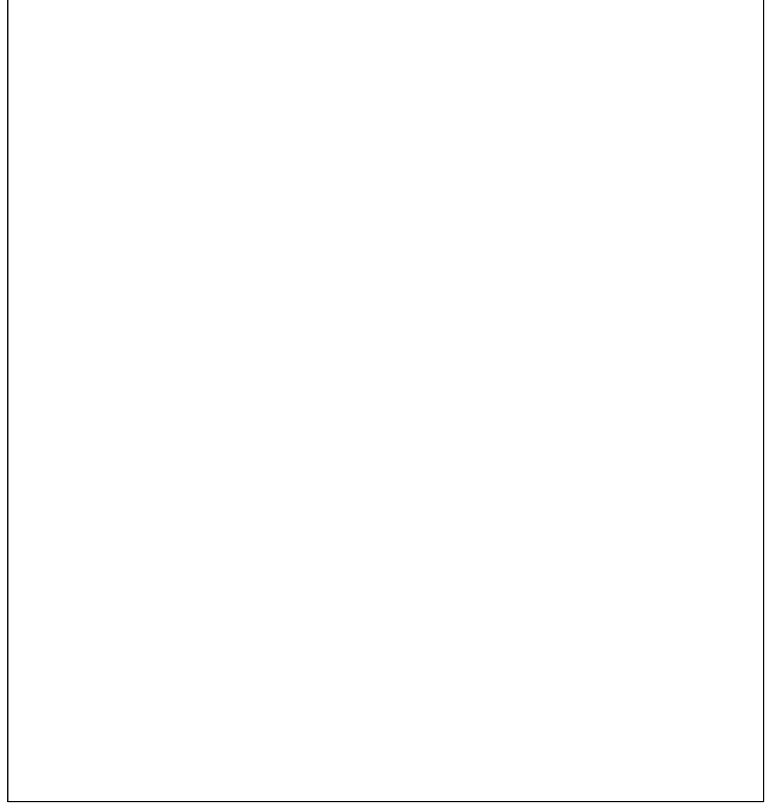
PROPOSED HEIGHT

| | STOREY | HEIGHT IN M. |
|----------|-------------------------|--------------|
| [Symbol] | PENTHOUSE | 30.00 |
| [Symbol] | 8 | 26.80 |
| [Symbol] | 6 | 21.05 |
| [Symbol] | 2 | 8.79 |
| [Symbol] | MAIN LEVEL - FOOTPRINT | |
| [Symbol] | OUTLINE - PARKING BELOW | |

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-01-21
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KEY PLAN:



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|-----|------------|----------|----------|
| 03 | FOR REVIEW | | 16/12/24 |
| 02 | FOR REVIEW | | 27/11/24 |
| 01 | FOR REVIEW | | 21/06/24 |



201-4 BEECHWOOD AVENUE, OTTAWA, ONTARIO, CANADA K1B1P9
TEL: 613 228 7850, FAX: 613 228 7848, mailbox@woodmanarchitect.com

CONSULTANTS:
STRUCTURAL - DM Structural Ltd
MECHANICAL - Jain Consultants
CIVIL - Stantec
ELECTRICAL - Jain Consultants
NOISE - Gradient Wind Engineering Inc.
LANDSCAPE - Tricolor Associates Design Consultants
INFRASTRUCTURE - Parsons

PROJECT:
BLOCK 10
609 LONGFIELDS DR.
NEPEAN, BARRHAVEN EAST - OTTAWA

DRAWING:
SITE PLAN

DATE: 21/06/2024 JOB NO.: 2314A
SCALE: 1:150 DRAWING NO.:
DRAWN BY: JG
REVIEWED BY: RW

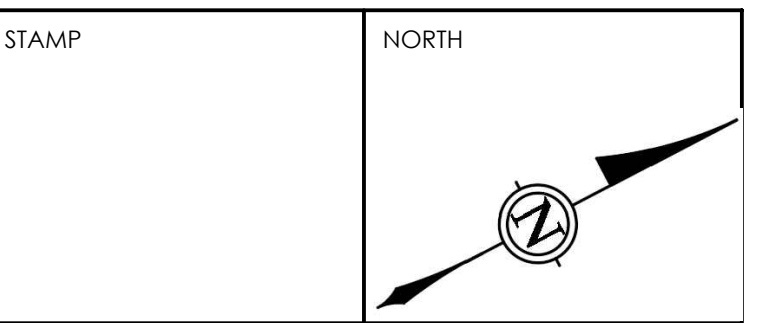
SP02

| LEVEL | BACHELOR | BACHELOR B.F. | ONE BEDROOM | ONE BEDROOM + DEN | ONE BEDROOM B.F. | 2 BEDROOM | 2 BEDROOM + DEN | 2 BEDROOM B.F. | 3 BEDROOM | 3 BEDROOM B.F. | TOTAL UNITS | GROSS BUILDING AREA | | PARKING | | COMMUNAL AREA | | | | | | | | | |
|-------------------------------------|----------|---------------|-------------|-------------------|------------------|-----------|-----------------|----------------|-----------|----------------|-------------|---------------------|----------------|--------------|---------------|---------------|-----------|-----------|-----------|--------------|------------|--------------|------------|--------------|------------|
| | | | | | | | | | | | | SQ.M. | SQ.FT. | RESIDENT | VISITOR | TOTAL | PRIVATE | COMMON | TOTAL | | | | | | |
| | | | | | | | | | | | | SQ.M. | SQ.FT. | SQ.M. | SQ.FT. | SQ.M. | SQ.FT. | SQ.M. | SQ.FT. | | | | | | |
| MAIN LEVEL | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,103 | 11,873 | 0 | 10 | 10 | 0 | 0 | 592 | 55 | 582 | 55 | | | |
| 2 STOREY RACKING SYSTEM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 271 | 2,915 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| SECOND | 1 | 1 | 3 | 6 | 0 | 2 | 0 | 0 | 1 | 1 | 15 | 1,291 | 13,896 | 0 | 0 | 0 | 2,207 | 205 | 0 | 0 | 2,207 | 205 | | | |
| THIRD | 1 | 1 | 2 | 6 | 0 | 3 | 0 | 1 | 0 | 0 | 14 | 1,084 | 11,667 | 0 | 0 | 0 | 603 | 56 | 0 | 0 | 603 | 56 | | | |
| FOURTH | 1 | 1 | 2 | 6 | 0 | 3 | 0 | 1 | 0 | 0 | 14 | 1,084 | 11,667 | 0 | 0 | 0 | 603 | 56 | 0 | 0 | 603 | 56 | | | |
| FIFTH | 1 | 1 | 2 | 6 | 0 | 3 | 0 | 1 | 0 | 0 | 14 | 1,084 | 11,667 | 0 | 0 | 0 | 603 | 56 | 0 | 0 | 603 | 56 | | | |
| SIXTH | 1 | 1 | 2 | 6 | 0 | 3 | 0 | 1 | 0 | 0 | 14 | 1,084 | 11,667 | 0 | 0 | 0 | 753 | 70 | 0 | 0 | 753 | 70 | | | |
| SEVENTH | 0 | 0 | 1 | 3 | 1 | 3 | 2 | 1 | 0 | 0 | 11 | 1,060 | 11,409 | 0 | 0 | 0 | 538 | 50 | 0 | 0 | 538 | 50 | | | |
| EIGHTH | 0 | 0 | 1 | 3 | 1 | 3 | 2 | 1 | 0 | 0 | 11 | 1,060 | 11,409 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| AMENITY ROOF | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,090 | 380 | 0 | 4,090 | 380 | | | |
| TOTAL UNITS | 5 | 5 | 13 | 33 | 2 | 20 | 6 | 1 | 1 | 1 | 92 | 9,120 | 98,171 | 2,016 | 21,699 | 44 | 8 | 52 | 10 | 5,307 | 493 | 4,682 | 435 | 9,589 | 928 |
| PARKING LEVEL 1 | | | | | | | | | | | | 2,016 | 21,699 | 44 | 8 | 52 | 10 | | | | | | | | |
| PARKING LEVEL 2 | | | | | | | | | | | | 2,016 | 21,699 | 55 | 0 | 55 | 0 | | | | | | | | |
| TOTAL UPPER LEVELS + PARKING | | | | | | | | | | | | 13,152 | 141,569 | 99 | 18 | 117 | 11 | | | | | | | | |



1 NORTH ELEVATION
A200 1:100

Committee of Adjustment
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| 02 | ISSUE FOR PERMIT | 12/20/24 |
| 01 | ISSUE FOR REVIEW | 09/18/24 |
| NO. | REVISION | MM/DD/YY DATE |

WOODMAN ARCHITECT ASSOCIATES LTD.
4 BEECHWOOD, SUITE 201, OTTAWA, ONTARIO, CANADA K1L 8L9
TEL: 613 228 9850 FAX: 613 228 9848 mailbox@woodmanarchitect.com

LIST OF CONSULTANTS :

| | |
|---------------|--------|
| STRUCTURE | |
| MECH. & ELEC. | |
| LANDSCAPE | |
| PLANNER | FOTENN |
| CIVIL | |

PROJECT TITLE :
BLOCK 10
609 LONGFIELDS DR, OTTAWA, ON

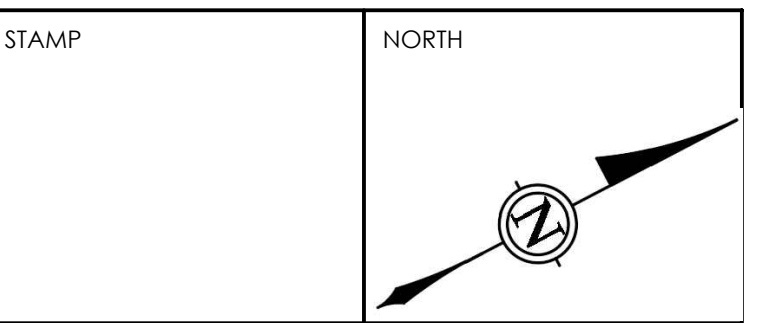
DRAWING TITLE :
NORTH ELEVATION

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| DATE: | | DRAWING NO. |
| SCALE: | | A-200 |
| DRAWN BY: | | |
| REVIEWED BY: | | |
| PROJECT NO. | | |



1 SOUTH ELEVATION
A201 1 : 100

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| 01 | ISSUE FOR REVIEW | 09/18/24 |
| NO. | REVISION | MM/DD/YY DATE |

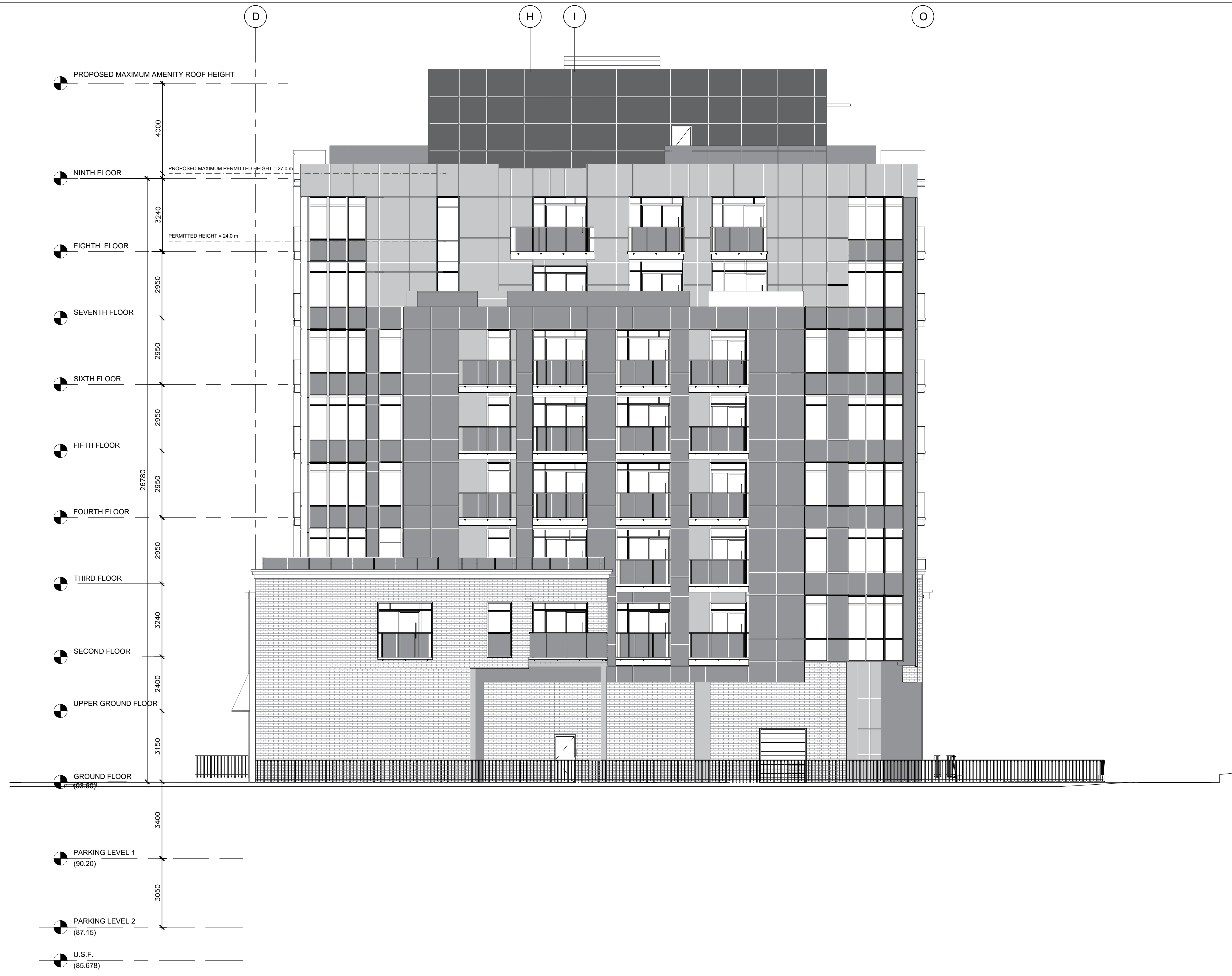
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TEL: 613 228 9850 FAX: 613 228 9848 mailbox@woodmanarchitect.com

| | |
|-----------------------|--------|
| LIST OF CONSULTANTS : | |
| STRUCTURE | |
| MECH. & ELEC. | |
| LANDSCAPE | |
| PLANNER | FOTENN |
| CIVIL | |

PROJECT TITLE :
BLOCK 10
609 LONGFIELDS DR, OTTAWA, ON

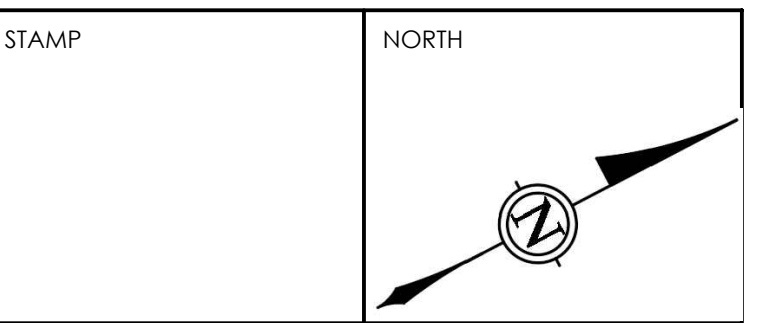
DRAWING TITLE :
SOUTH ELEVATION

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| DATE: | | DRAWING NO. |
| SCALE: | | A-201 |
| DRAWN BY: | | |
| REVIEWED BY: | | |
| PROJECT NO. | | |



1 EAST ELEVATION
A202 1:100

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| 02 | ISSUE FOR PERMIT | 12/20/24 |
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TEL: 613 228 9850 FAX: 613 228 9848 mailbox@woodmanarchitect.com

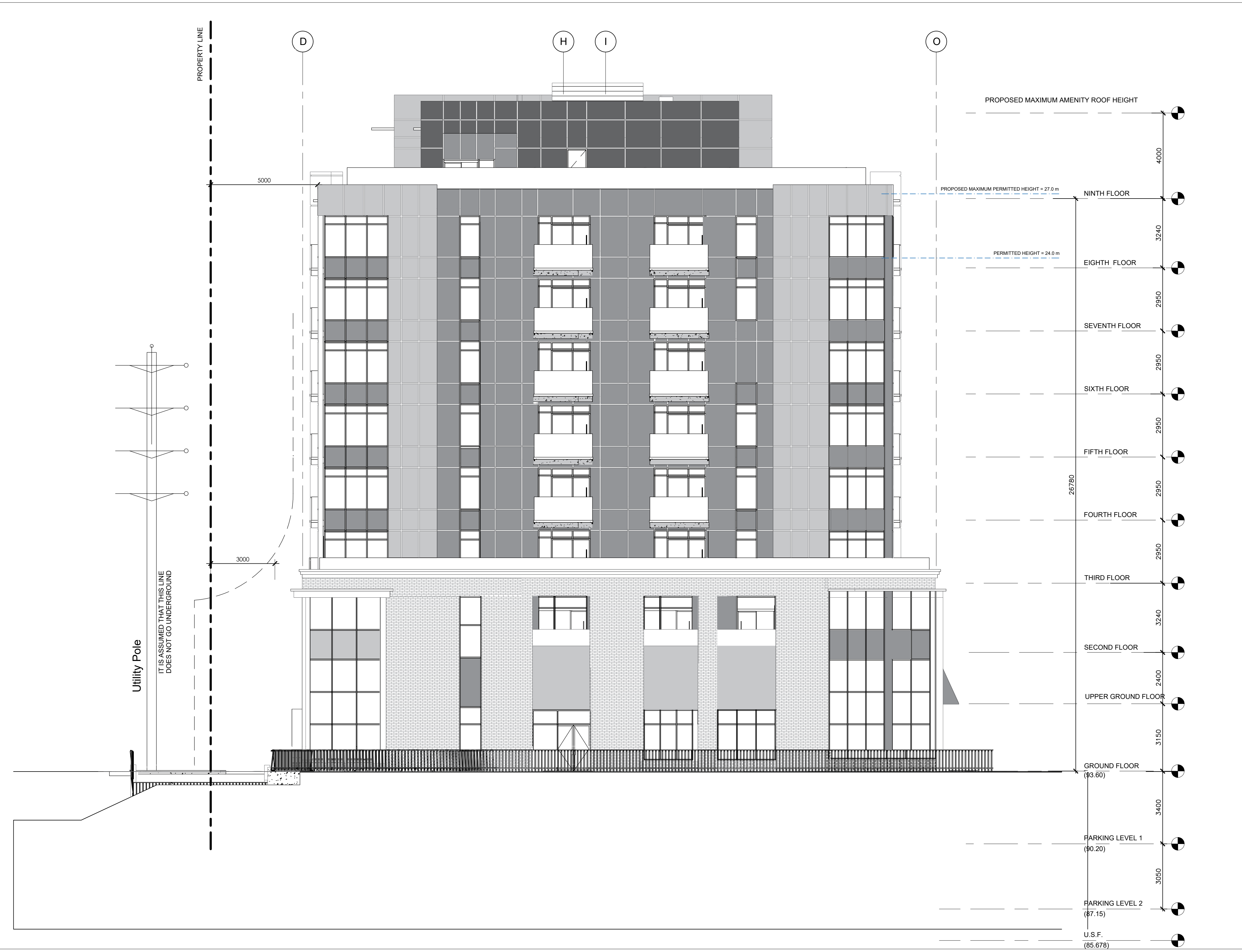
LIST OF CONSULTANTS :

| | |
|---------------|--------|
| STRUCTURE | |
| MECH. & ELEC. | |
| LANDSCAPE | |
| PLANNER | FOTENN |
| CIVIL | |

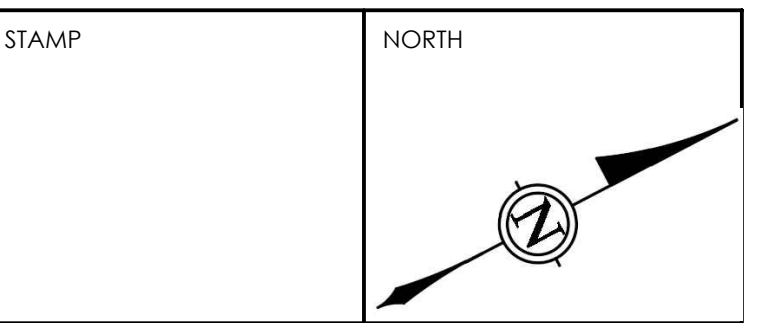
PROJECT TITLE :
BLOCK 10
609 LONGFIELDS DR, OTTAWA, ON

DRAWING TITLE :
EAST ELEVATION

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| DATE: | | DRAWING NO. |
| SCALE: | | A-202 |
| DRAWN BY: | | |
| REVIEWED BY: | | |
| PROJECT NO. | | |



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| PLANNER | FOTENN |
| CIVIL | |

PROJECT TITLE:
BLOCK 10
 609 LONGFIELDS DR, OTTAWA, ON

DRAWING TITLE:
WEST ELEVATION

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| DATE: | | DRAWING NO. |
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