

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2025-01-15  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

| SCHEDULE     |      |             |      |     |
|--------------|------|-------------|------|-----|
| AREA (Sq.m.) | PART | PART OF LOT | PLAN | PIN |
| 950.7        | 1    | 11 AND 12   |      |     |
| 10.5         | 2    | 12          |      |     |
| 29.4         | 3    |             |      |     |
| 11.1         | 4    |             |      |     |
| 3.7          | 5    | 11 AND 12   |      |     |
| 2.7          | 6    |             |      |     |
| 13.2         | 7    |             |      |     |
| 11.3         | 8    |             |      |     |
| 139.9        | 9    |             |      |     |
| 115.5        | 10   |             |      |     |
| 5.0          | 11   |             |      |     |
| 4.8          | 12   | 11 AND 12   |      |     |
| 131.1        | 13   |             |      |     |
| 106.5        | 14   | 12          |      |     |

Parts 2,3,4,5,6: Subject to easement, Inst. CR502411

**PLAN OF SURVEY OF  
PART OF LOTS 11 AND 12  
South Clarence Street (Formerly  
Parry Street)  
REGISTERED PLAN 43586  
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.  
Scale 1 : 150

The intended plot size of this plan is 914 mm in width by 610 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 \_\_\_\_\_ 2025.

Date \_\_\_\_\_ T. Hartwick  
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: \_\_\_\_\_

**Notes & Legend**

|       |         |                                  |
|-------|---------|----------------------------------|
| □     | Denotes | Survey Monument Planted          |
| ■     | Denotes | Survey Monument Found            |
| —     | Denotes | Standard Iron Bar                |
| SSIB  | Denotes | Short Standard Iron Bar          |
| IB    | Denotes | Iron Bar                         |
| CC    | Denotes | Cut Cross                        |
| CP    | Denotes | Concrete Pin                     |
| (WIT) | Denotes | Witness                          |
| (AOG) | Denotes | Annis, O'Sullivan, Vollebek Ltd. |
| Meas. | Denotes | Measured                         |
| (P)   | Denotes | Registered Plan 43586            |
| (P1)  | Denotes | Plan 4R-1187                     |
| (P2)  | Denotes | Plan 5R-7917                     |
| (P3)  | Denotes | (AOG) Plan May 14, 2019          |
| (P4)  | Denotes | (857) Plan, December 4, 1974     |
| (P5)  | Denotes | (AOG) Plan October 21, 2019      |

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

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°32'20"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

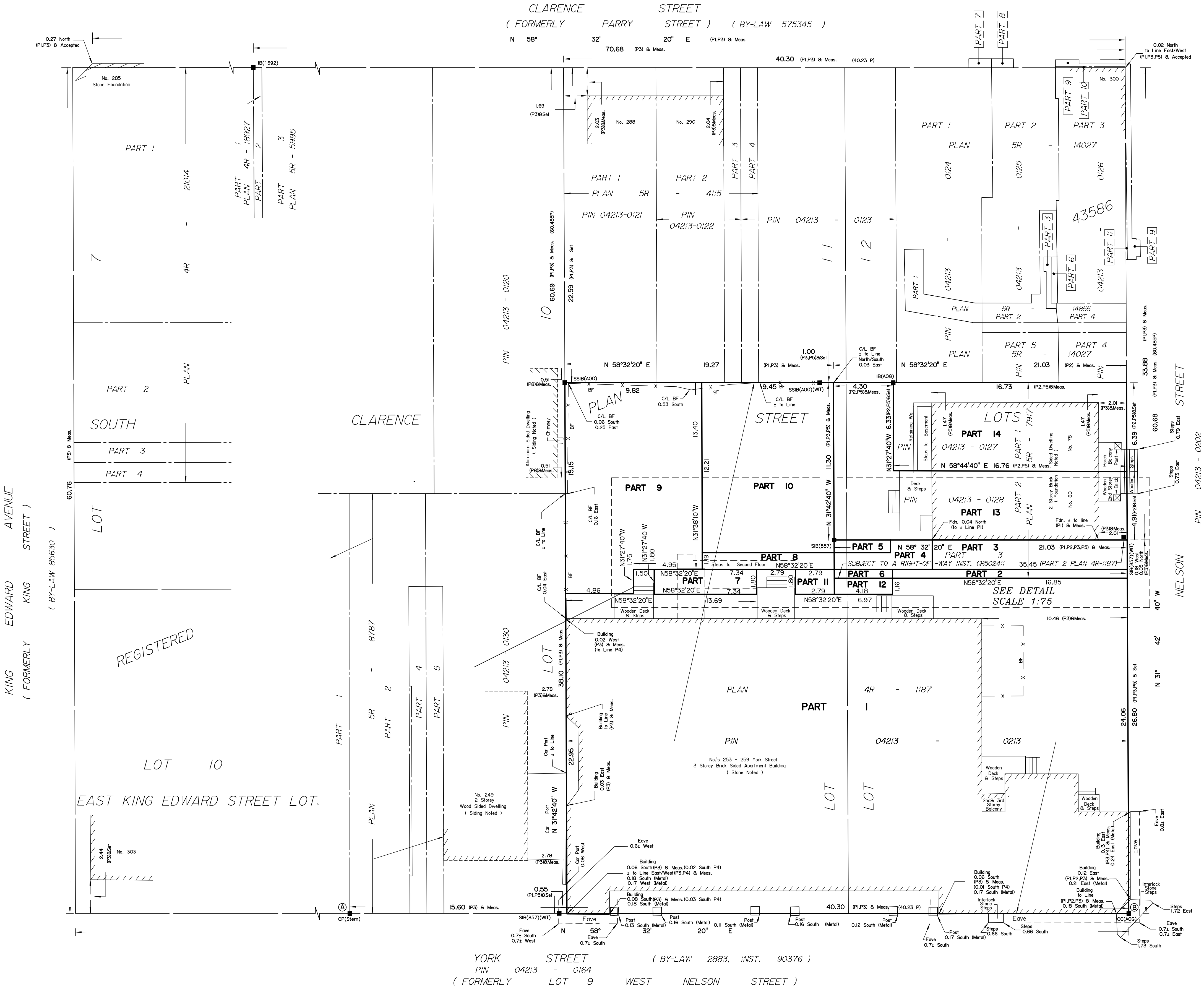
For bearing comparisons, a rotation of 0°44'40" counter-clockwise was applied to bearings on P.P1 & P2.

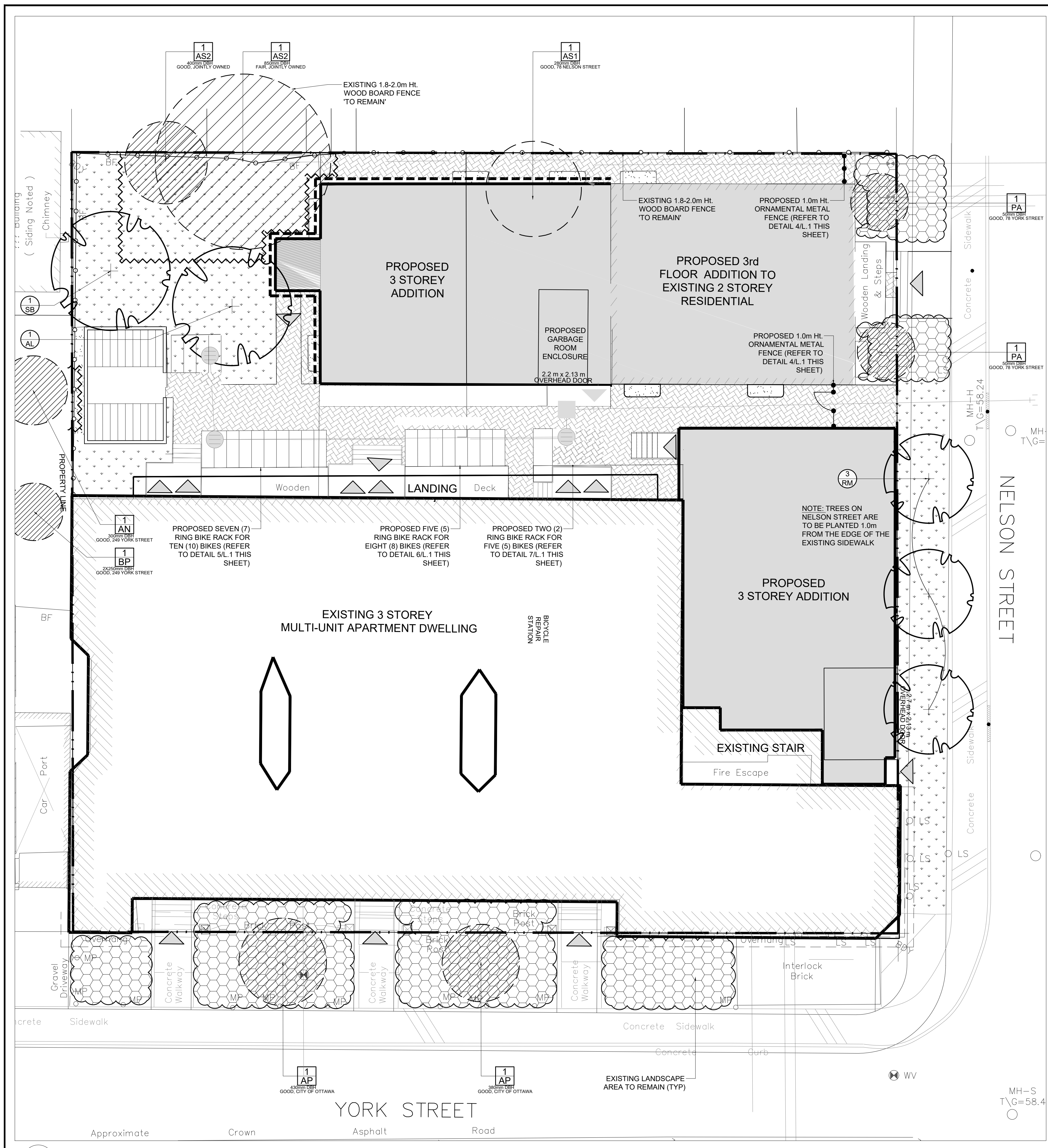
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

|              |          |            |          |           |
|--------------|----------|------------|----------|-----------|
| .01919680005 | Northing | 5027191.26 | Eastings | 361496.76 |
| .01919680105 | Northing | 5024915.16 | Eastings | 373971.65 |
| .Point A     | Northing | 5032678.41 | Eastings | 368465.41 |
| .Point B     | Northing | 5032707.58 | Eastings | 368513.09 |

Caution: Coordinates shown, in themselves, be used to re-establish corners or boundaries shown on this plan.





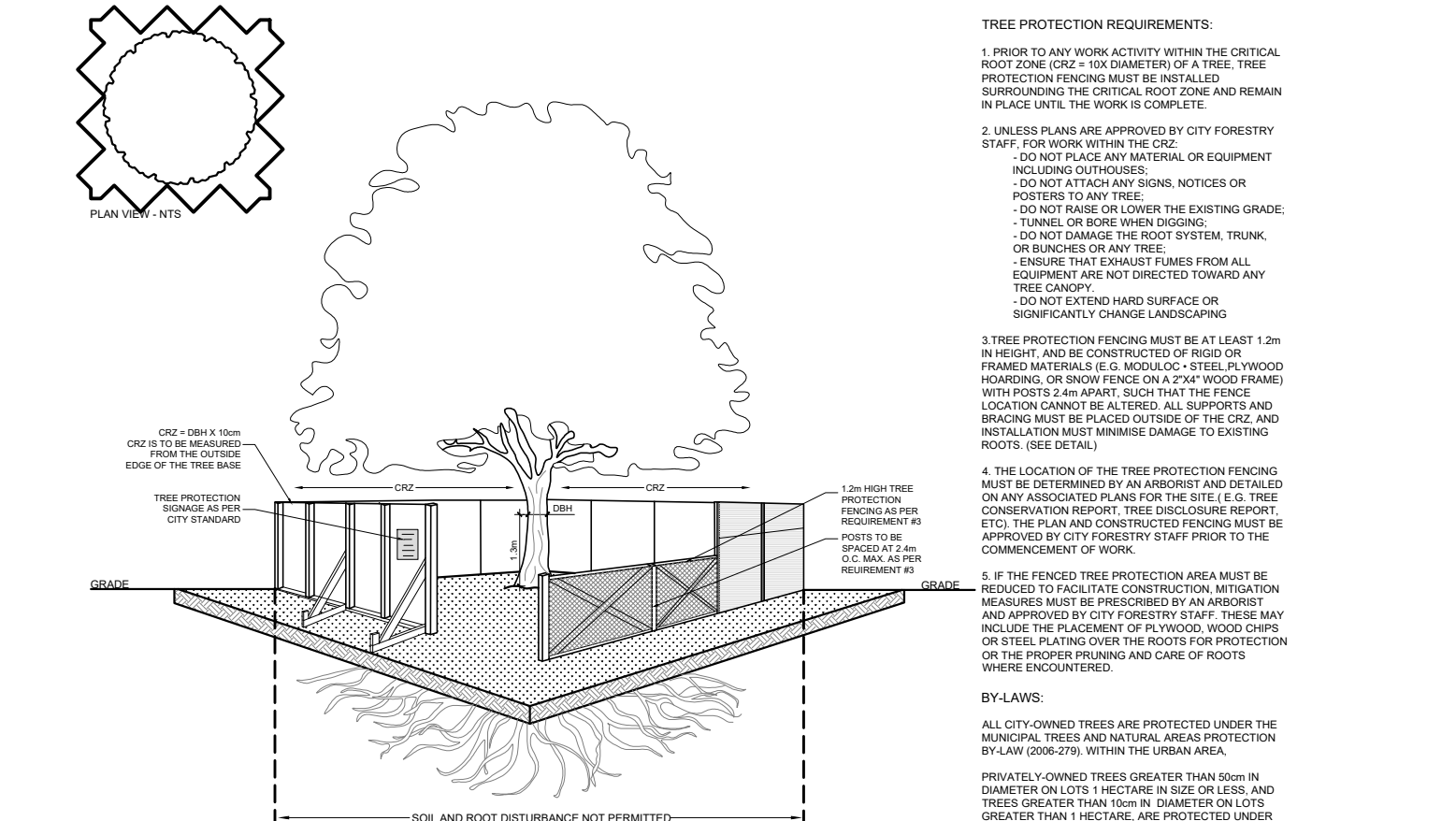
**EXISTING TREE LIST**

| KEY | QTY | BOTANICAL NAME                         | COMMON NAME               | SIZE          | CONDITION | REMARKS       |
|-----|-----|--|---------------------------|---------------|-----------|---------------|
| AN  | 1   | <i>Acer nigrum</i>                     | Black Maple               | 300mm dbh     | Good      | To remain     |
| AP  | 2   | <i>Acer platanoides 'Crimson King'</i> | Crimson King Norway Maple | 380-430mm dbh | Good      | To remain     |
| AS1 | 1   | <i>Acer saccharinum</i>                | Silver Maple              | 280mm dbh     | Fair-good | To be removed |
| AS2 | 2   | <i>Acer saccharinum</i>                | Silver Maple              | 400-850mm dbh | Fair-good | To remain     |
| BP  | 1   | <i>Betula papyrifera</i>               | White Birch               | 2x250mm dbh   | Good      | To remain     |
| PA  | 2   | <i>Picea abies 'Cupressina'</i>        | Columnar Norway Spruce    | 50mm dbh      | Good      | To remain     |

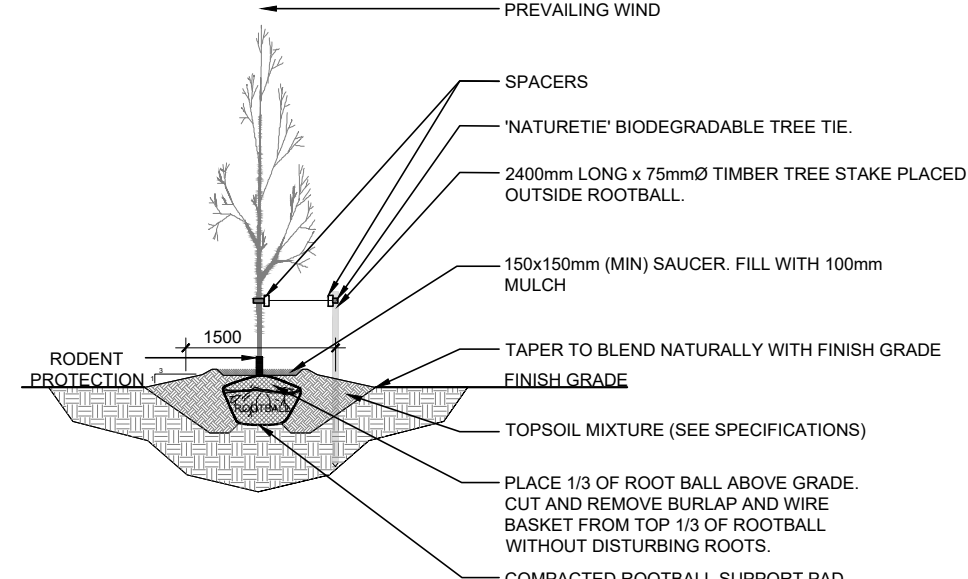
**PROPOSED PLANT LIST**

| KEY | QTY | BOTANICAL NAME                      | COMMON NAME                | SIZE      | CONDITION | REMARKS       |
|-----|-----|-------------------------------------|----------------------------|-----------|-----------|---------------|
| AL  | 1   | <i>Amelanchier laevis 'JFS-ARB'</i> | Spring Flurry Serviceberry | 60mm cal. | B&B       | Single Leader |
| RM  | 3   | <i>Acer rubrum 'Red Rocket'</i>     | Columnar Red Maple         | 60mm cal. | B&B       | Single Leader |
| SB  | 1   | <i>Amelanchier canadensis</i>       | Serviceberry               | 60mm cal. | B&B       | Single Leader |

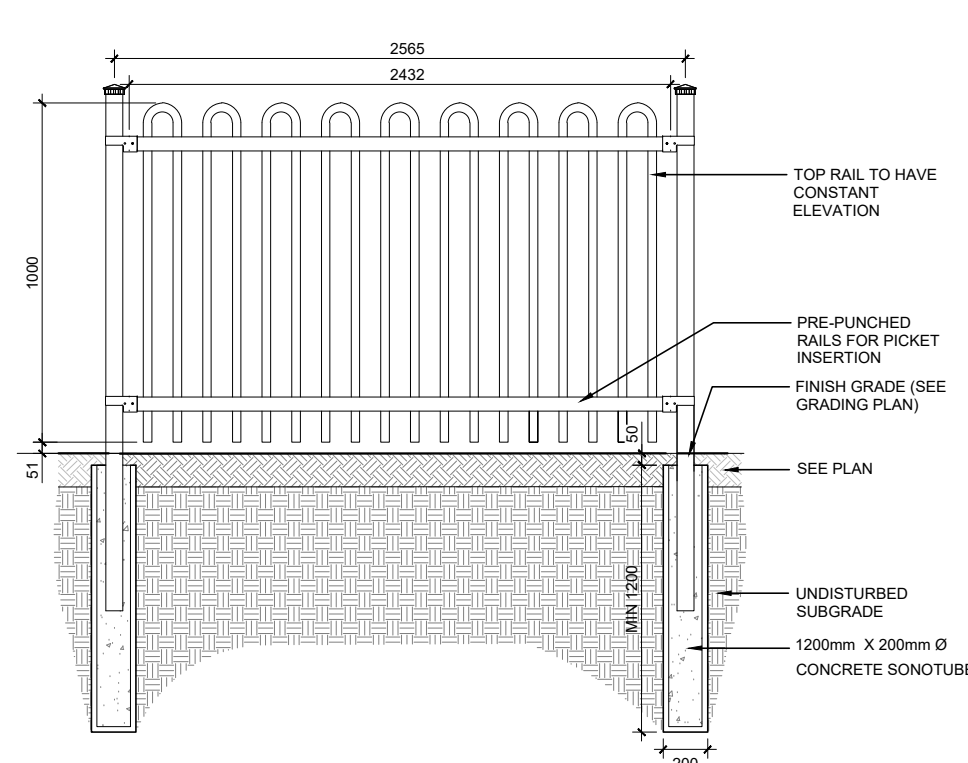
- GENERAL NOTES:**
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
  - The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
  - The contractor is to reinstate all areas and items damaged as a result of construction activity.
  - The contractor is to comply with all pertinent codes and by-laws.
  - The contractor is to maintain a positive surface run-off throughout the entire construction period.
  - The Landscape Architect is not responsible for subsurface conditions.
  - The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
  - The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
  - Minimum distances for selected deciduous trees are as follows:
    - Building Foundations 7.5m
    - Sidewalks 1.5m
    - Public Streets 2.5m
    - Underground Infrastructure 2.0m
  - All trees within 1m of underground utility trenches are to be excavated by hand.
  - Remove all protective wrapping from tree trunks after installation.
  - Staking of trees shall only be performed if necessary.
  - Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.



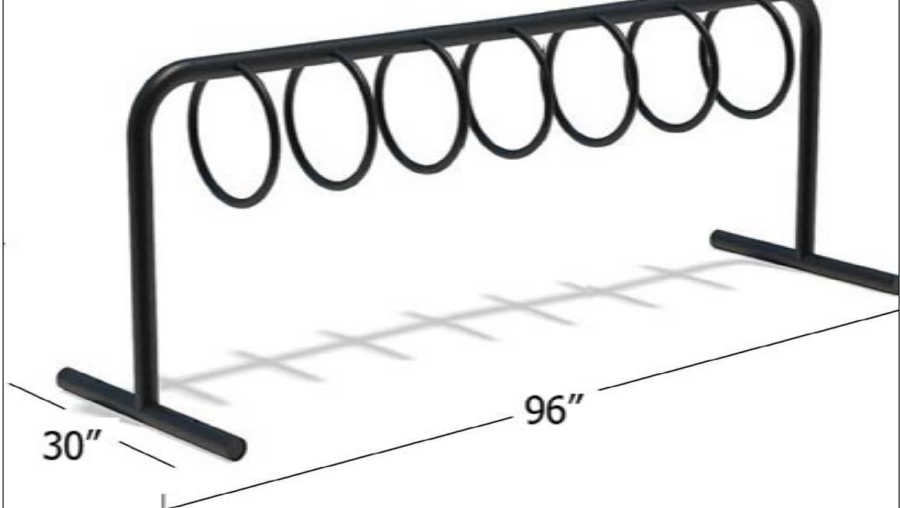
**2 TREE PROTECTION FENCE**  
SCALE: NTS



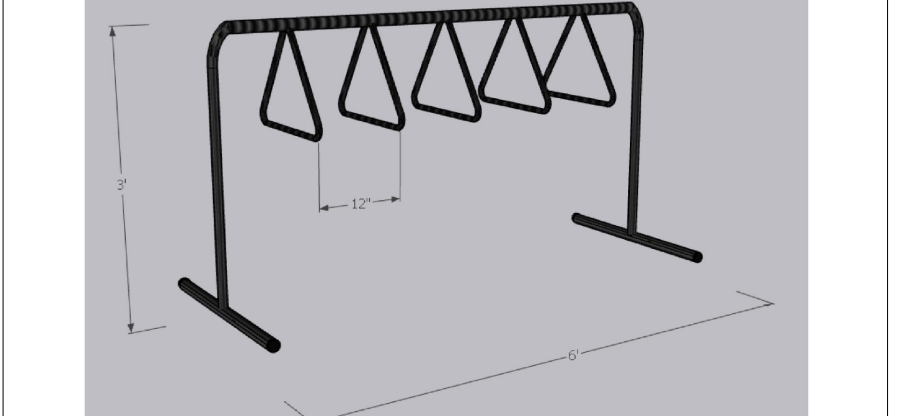
**3 DECIDUOUS TREE PLANTING**  
SCALE: NTS



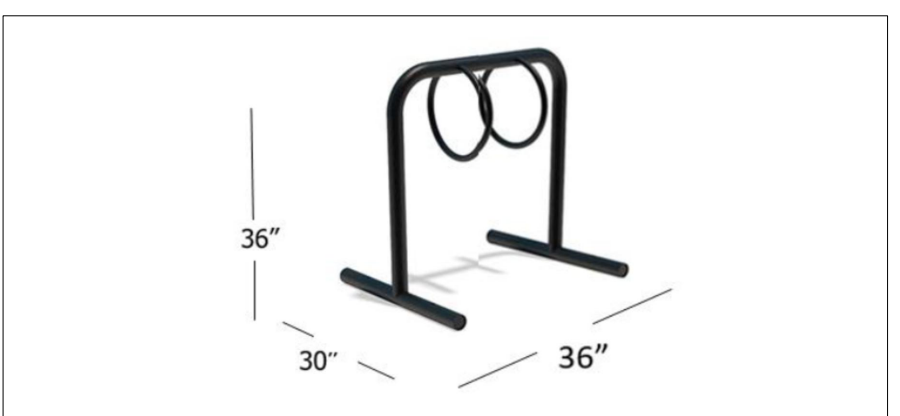
**4 1.0m Ht. ORNAMENTAL METAL FENCE**  
SCALE: NTS



**5 PROPOSED SEVEN (7) RING BIKE RACK**  
SCALE: NTS



**6 PROPOSED FIVE (5) RING BIKE RACK**  
SCALE: NTS



**7 PROPOSED TWO (2) RING BIKE RACK**  
SCALE: NTS

**1 TREE CONSERVATION REPORT & LANDSCAPE PLAN**  
SCALE: 1:100

CLIENT: SMART LIVING PROPERTIES

CONSULTANTS: ARCHITECTS: OTTAWA CARLETON CONSTRUCTION

CIVIL ENGINEERS: McINTOSH PERRY

LEGEND:
 

- EXISTING LANDSCAPE AREA TO REMAIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING 1.8-2.0m HL. WOOD BOARD FENCE TO REMAIN
- PROPOSED 1.0m HT. ORNAMENTAL METAL FENCE
- PROPOSED DECIDUOUS TREE
- PROPOSED SOD
- PROPOSED RIVERSTONE MULCH
- PROPOSED PERMEABLE PAVERS
- PROPOSED TREE PROTECTION FENCE

Committee of Adjustment Received | Reçu le  
2024-11-06  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

|   |                              |            |  |
|---|------------------------------|------------|--|
| 6 | REVISED PER NEW SITE PLAN    | 08/28/2023 |  |
| 5 | REVISED PER NEW SITE PLAN    | 11/28/2022 |  |
| 4 | REVISED PER CITY COMMENTS    | 11/28/2022 |  |
| 3 | REVISED PER CITY COMMENTS    | 06/21/2022 |  |
| 2 | REVISED PER NEW SITE PLAN    | 01/13/2022 |  |
| 1 | ISSUED FOR SITE PLAN CONTROL | 08/24/2021 |  |

No. Issue Date DR CK

**JAMES B. LENOX & ASSOCIATES INC.**  
LANDSCAPE ARCHITECTS  
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8  
Tel. (613) 722-5168 Fax. (1866) 343-3942

PROJECT: BUILDING ADDITIONS  
253-257 YORK STREET & 78-80 NELSON STREET

DRAWING: TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP: ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO MEMBER

SCALE: AS SHOWN  
START DATE: AUGUST 2021  
PROJECT NO.: 215MT2162  
DRAWING NO.: L.1  
PLOT SIZE ARCH-D

D02-02-21-0088 & D07-12-21-0135