



Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2025-02-03
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

6 BASSWOOD AV.
Severance and minor variance

ARKIDEZIGN www.arkidezign.com		<small>Project / section</small> Detached Residence		<small>Drawing Title</small> Cover	
		<small>Client</small> Shehla Qayyum & Tarique Mohammed		<small>Phase</small> For Approval By CofA	
<small>Sarkis Khawaja</small> <small>sarkis@arkidezign.com</small> <small>613 - 407 9298</small>		<small>Job no</small> 613SS20240620A		<small>Drawing no</small> 000	
<small>Lot Number / Area</small> 6 Basswood		<small>Scale</small> 1:100		<small>Date</small> 30-Jan-25	
		<small>Drawn</small> RK		<small>Checked</small> SK	

Committee of Adjustment
Received | Reçu le

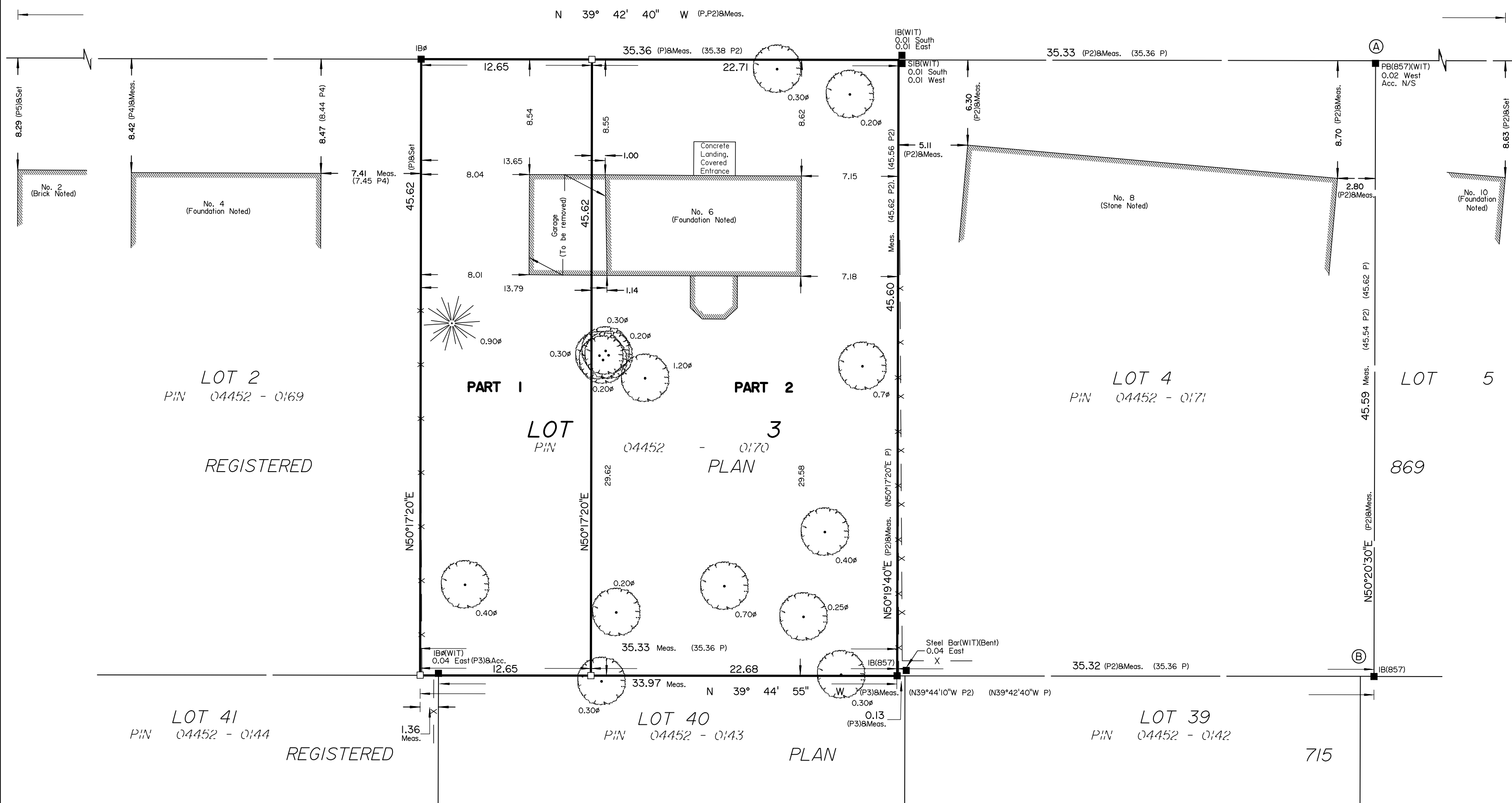
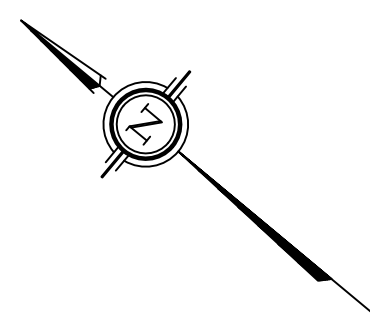
2025-01-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IB* Iron Bar (0.3 Long)
 - Meas. Measured
 - (WIT) Witness
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - BF Board Fence
 - CLF Chain Link Fence
 - C/L Centreline
 - ow Overhead Wires
 - (P) Registered Plan 869
 - (P1) Registered Plan 715
 - (P2) (857) Plan dated March 4, 2024
 - (P3) (1692) Plan dated July 13, 2023
 - (P4) (671) Plan dated October 10, 1977
 - (P5) Plan 5R-13797
 - Deciduous Tree
 - ∅ Diameter

BASSWOOD AVENUE
PIN 04450 - 0320

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
577.1	1	ALL OF 3	869	ALL OF 04452-0170
1035.1	2			



DRAFT PLAN OF SURVEY OF
LOT 3
REGISTERED PLAN 869
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 250

 The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:250.

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

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

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

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999907.

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 N50°20'30"W and are referenced to Specified Control Points 01919750705 and 01919770923, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°20'40" counter-clockwise was applied to bearings on plans (P), (P2) and (P4).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919750705 and 01919770923, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

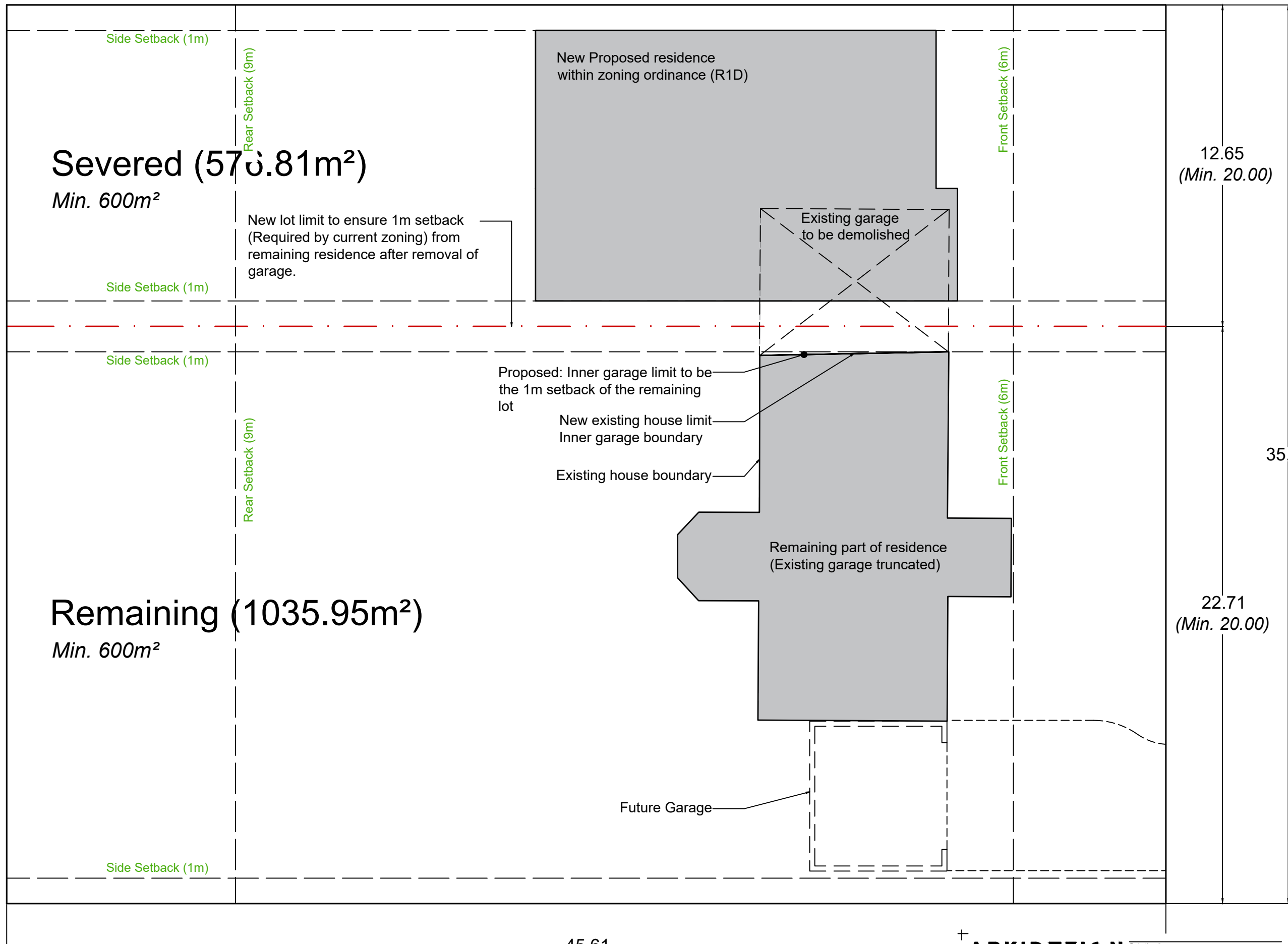
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919750705	Northing	5016816.93	Easting	360806.84
. 01919770923	Northing	5013536.21	Easting	346275.92
. Point A	Northing	5013444.96	Easting	350756.17
. Point B	Northing	5013415.87	Easting	350721.08

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

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

Ontario Land Surveyors Job No. 25511-24 S. Qayyum L13RP869 R D2 ns

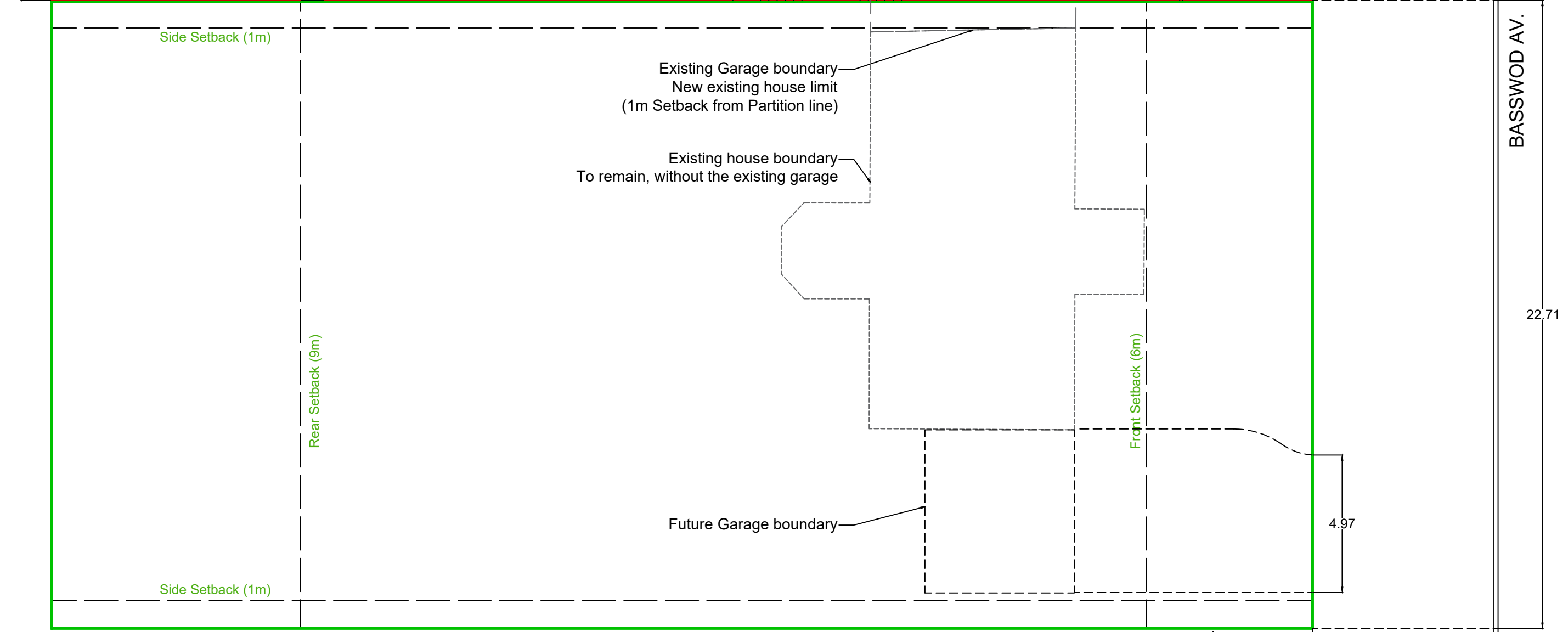
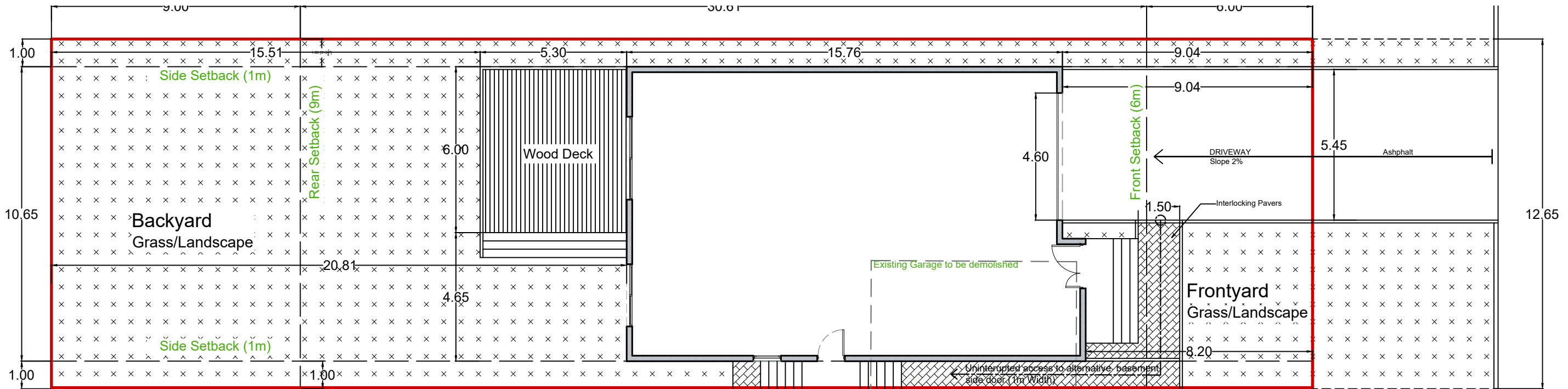


New lot limit to ensure 1m setback (Required by current zoning) from remaining residence after removal of garage.

ARKIDEZIGN
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Project/ section
Detached Residence
Client
Shehla Qayyum & Tarique Mohammed
6 Basswood

Drawing Title		Overview	
Phase	For Approval By CofA	Drawing no	N100
Job no	613SS20240620A	Scale	
Scale	1:100	Date	30-Jan-25
Drawn	RK	Checked	SK

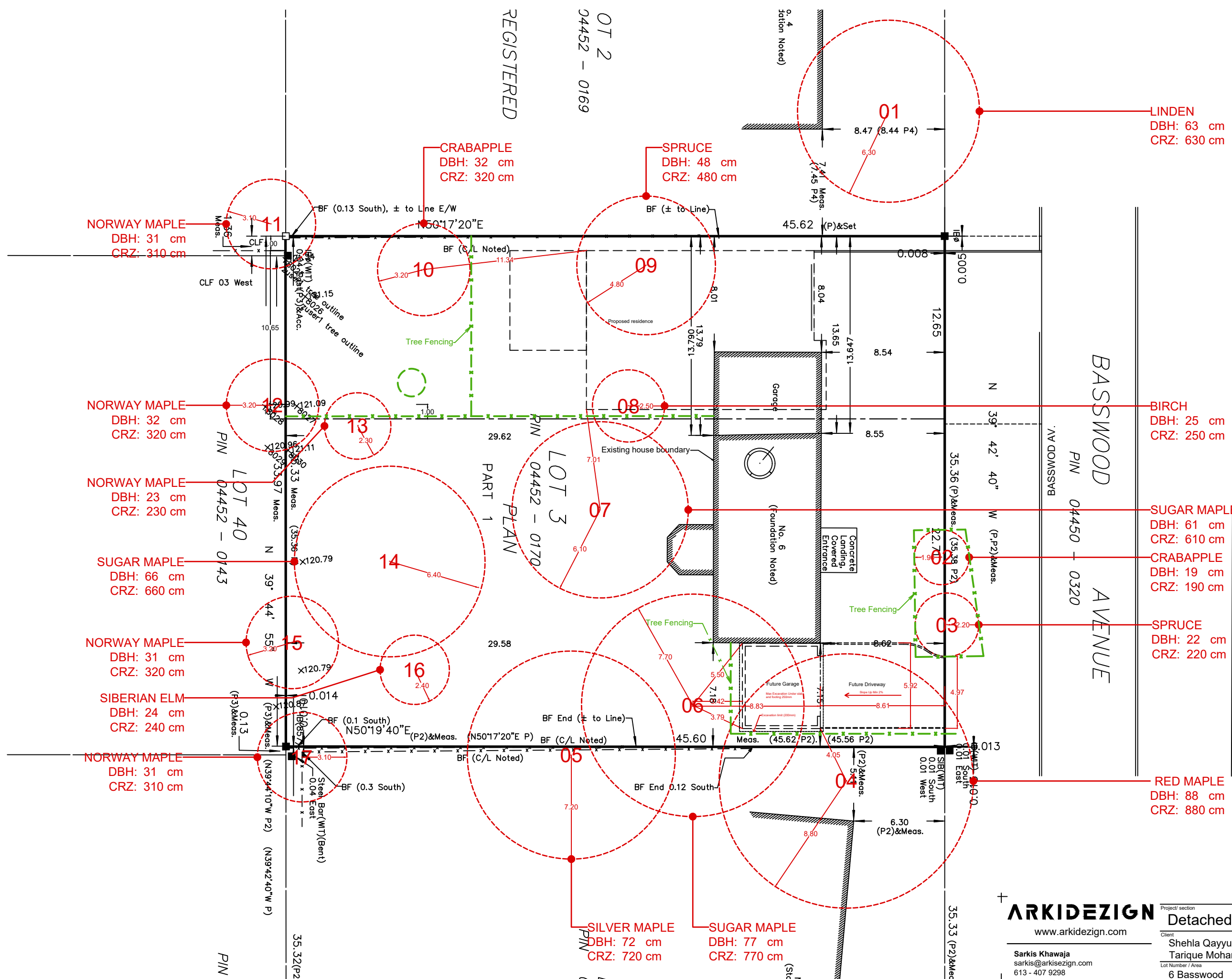


ARKIDEZIGN Project/section
 www.arkidezign.com
 Client: Shehla Qayyum & Tarique Mohammed
 Sarkis Khawaja
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 613 - 407 9298

Drawing Title		Site Plan	
Phase		For Approval By CofA	
Job no		613SS20240620A	
Scale		1:150	
Date		30-Jan-25	
Drawn		RK	
Checked		SK	

V100

Detached Residence
 6 Basswood



NORWAY MAPLE
DBH: 31 cm
CRZ: 310 cm

NORWAY MAPLE
DBH: 32 cm
CRZ: 320 cm

NORWAY MAPLE
DBH: 23 cm
CRZ: 230 cm

SUGAR MAPLE
DBH: 66 cm
CRZ: 660 cm

NORWAY MAPLE
DBH: 31 cm
CRZ: 320 cm

SIBERIAN ELM
DBH: 24 cm
CRZ: 240 cm

NORWAY MAPLE
DBH: 31 cm
CRZ: 310 cm

CRABAPPLE
DBH: 32 cm
CRZ: 320 cm

SPRUCE
DBH: 48 cm
CRZ: 480 cm

SILVER MAPLE
DBH: 72 cm
CRZ: 720 cm

SUGAR MAPLE
DBH: 77 cm
CRZ: 770 cm

LINDEN
DBH: 63 cm
CRZ: 630 cm

BIRCH
DBH: 25 cm
CRZ: 250 cm

SUGAR MAPLE
DBH: 61 cm
CRZ: 610 cm

CRABAPPLE
DBH: 19 cm
CRZ: 190 cm

SPRUCE
DBH: 22 cm
CRZ: 220 cm

RED MAPLE
DBH: 88 cm
CRZ: 880 cm

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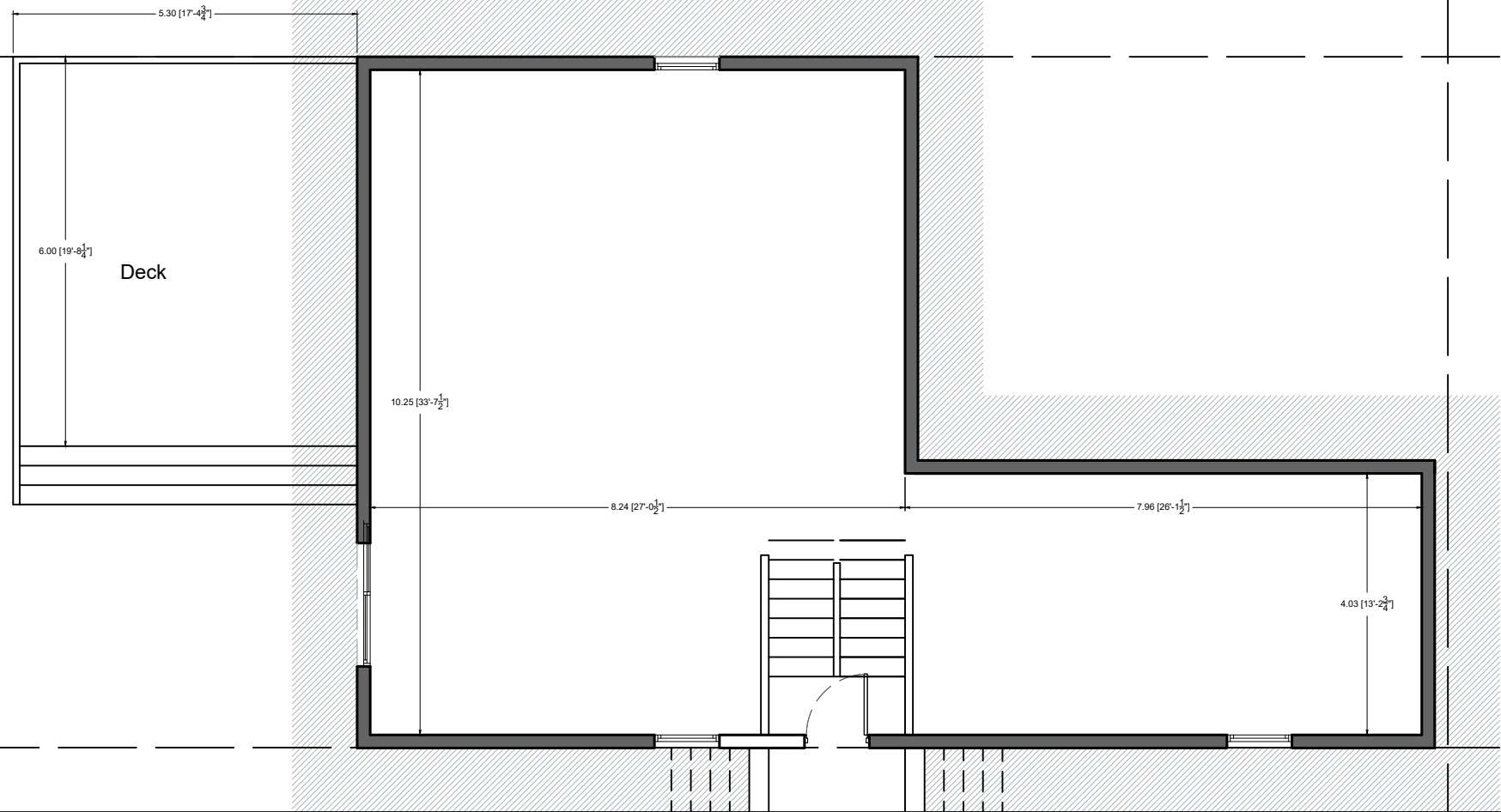
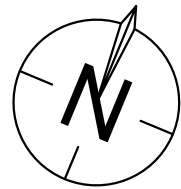
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Project/ section
Detached Residence

Client
Shehla Qayyum &
Tarique Mohammed
Lot Number / Area
6 Basswood

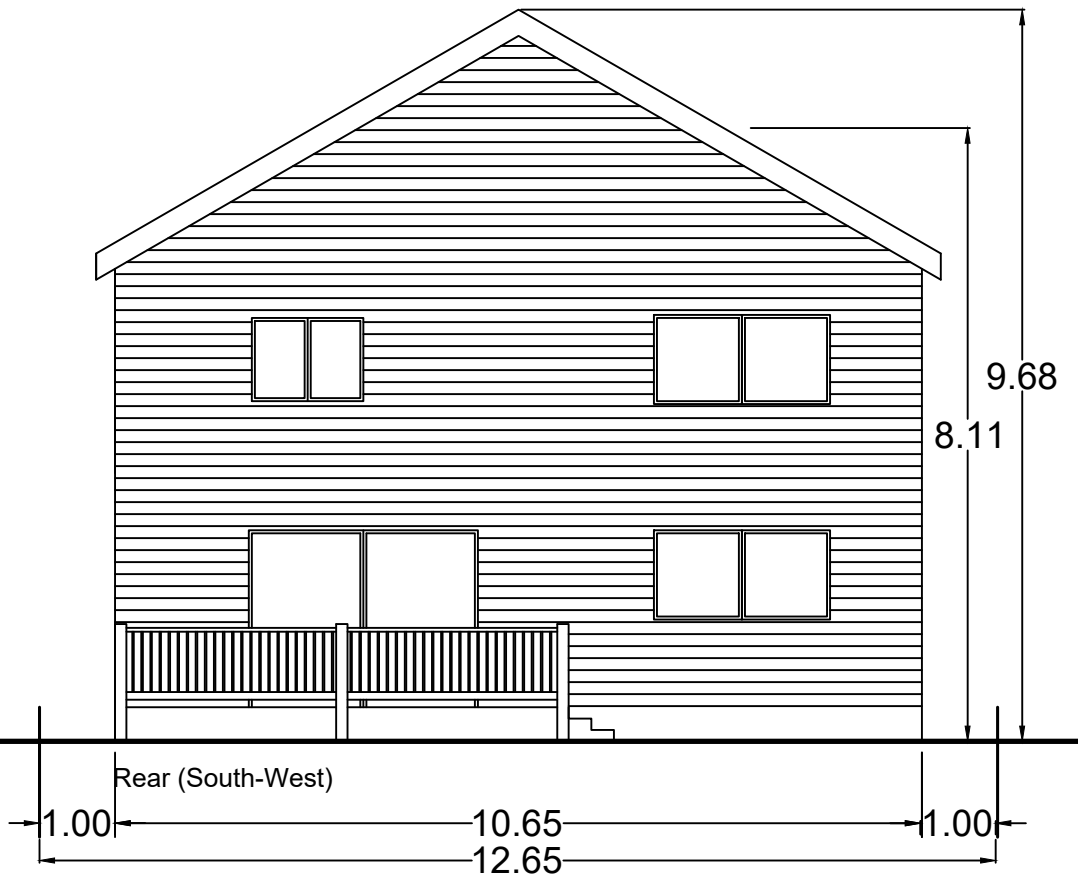
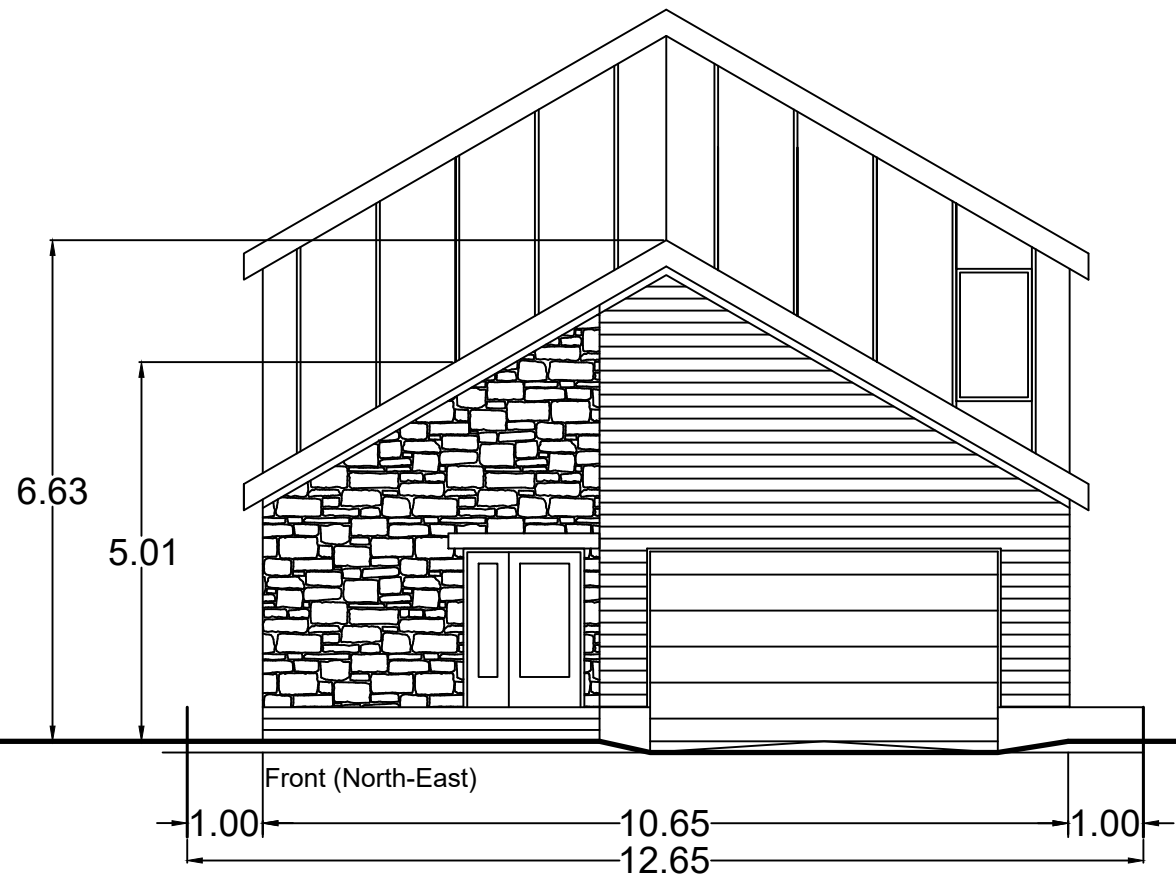
Drawing Title
Site Plan (TIR)

Phase For Approval By CofA	Client Shehla Qayyum & Tarique Mohammed	Job no 613SS20240620A	Drawing no V101
Scale 1:250	Date 30-Jan-25	Drawn RK	Checked SK



Basement Floor: 127SQM or 1370SQF

ARKIDEZIGN www.arkidezign.com		Project/ section Detached Residence	Drawing Title Basement Floor Plan	
Sarkis Khawaja sarkis@arkidezign.com 613 - 407 9298		Client Shehla Qayyum & Tarique Mohammed	Phase For Approval By CofA	Drawing no A101
Lot Number / Area 6 Basswood		Scale 1:100	Date 30-Jan-25	Drawn RK
		Checked SK		



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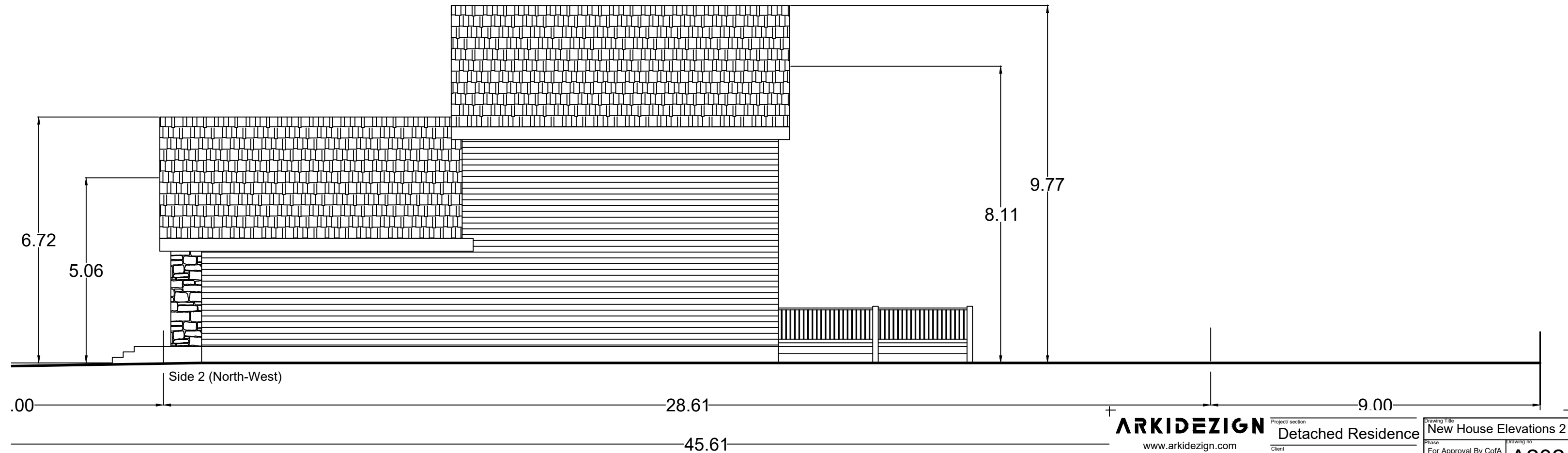
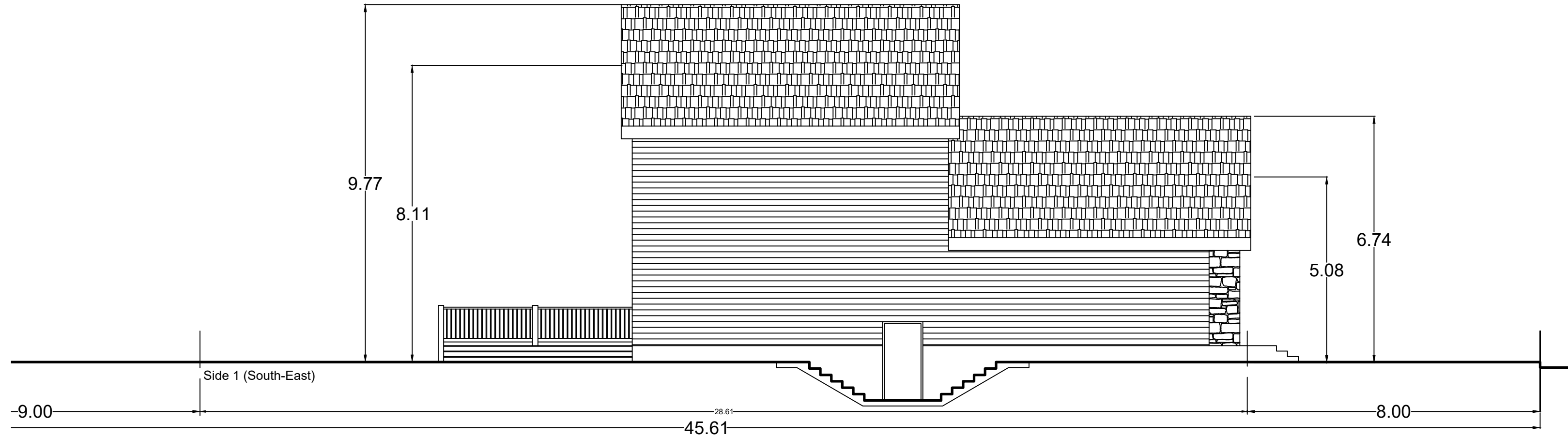
Sarkis Khawaja
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613 - 407 9298

Project/ section
Detached Residence

Client
**Shehla Qayyum &
Tarique Mohammed**

Lot Number / Area
6 Basswood

Drawing Title New House Elevations 1			
Phase For Approval By CofA		Drawing no A201	
Job no 613SS20240620A		Drawn RK	Checked SK
Scale 1:100	Date 30-Jan-25		



ARKIDEZIGN Project/section
www.arkidezign.com Detached Residence

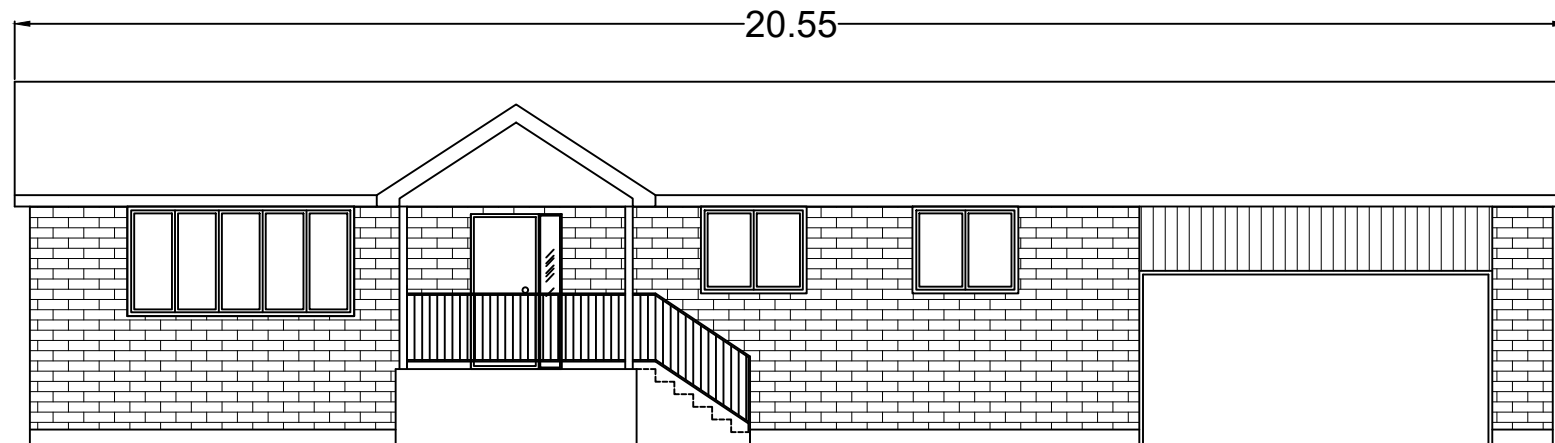
Client: Shehla Qayyum & Tarique Mohammed

Client: Sarkis Khawaja
sarkis@arkidezign.com
 613 - 407 9298

Lot Number / Area: 6 Basswood

Drawing Title		New House Elevations 2	
Phase		For Approval By CofA	
Job no		613SS20240620A	
Scale	Date	Drawn	Checked
1:100	30-Jan-25	RK	SK

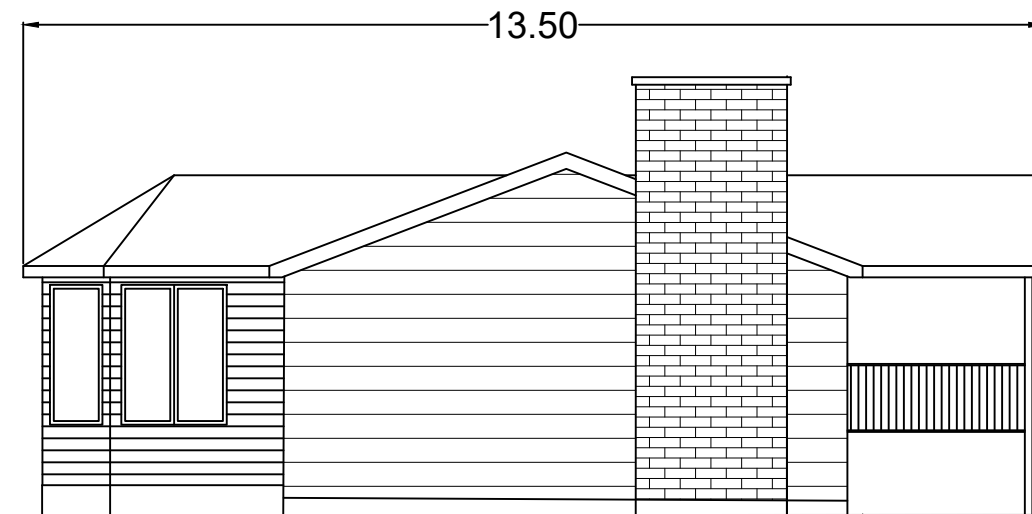
A202



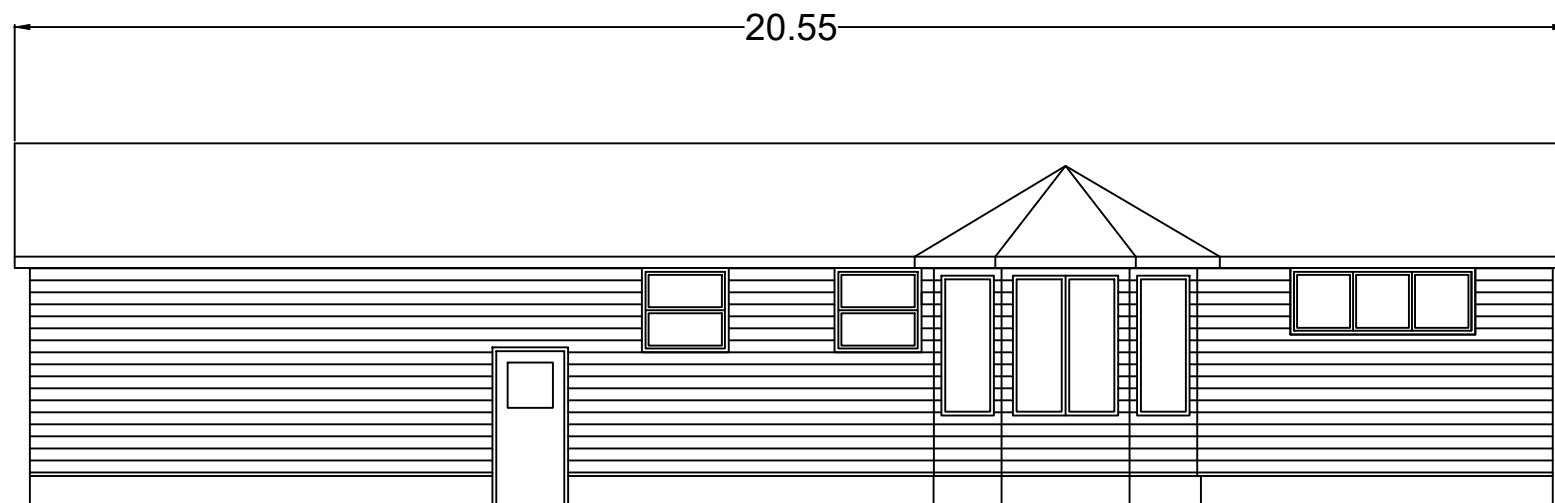
North-East Elevation



North-West Elevation



South-East Elevation



South-West Elevation

ARKIDEZIGN www.arkidezign.com		Project/ section	
		Exist. House Elevations	
Sarkis Khawaja sarkis@arkidezign.com 613 - 407 9298		Client	
		Shehla Qayyum & Tarique Mohammed	
Scale 1:100		Date	
		30-Jan-25	
Lot Number / Area 6 Basswood		Drawing no	A203
		For Approval By CofA	
Job no		Drawn	Checked
613SS20240620A		RK	SK