

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
175.1	1	PART OF 114	341	ALL OF 04250-0168
142.5	2	PART OF 113 AND 114		
140.4	3	PART OF 112 AND 113		
34.7	4			

Committee of Adjustment
 Received | Reçu le
 2025-01-17
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

QUEEN MARY STREET
 PIN 04250 - 0204

**PLAN OF SURVEY OF
 PART OF LOT 112
 AND
 LOTS 113 AND 114
 REGISTERED PLAN 341
 CITY OF OTTAWA**
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150

The intended plot size of the plan is 610 mm in width by 457 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:

- 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.
- The survey was completed on the ___ day of _____, 2025.

 Date
 Jamie Leslie
 Ontario Land Surveyor

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

Notes & Legend

- Denotes Survey Monument Planted
- " Survey Monument Found
- SIB " Standard Iron Bar
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- IP " Iron Pipe
- CP " Concrete Pin
- (WIT) " Witness
- Meas. " Measured
- (AOG) " Annis, O'Sullivan, Vollebek Ltd.
- (P1) " Registered Plan 341
- (P2) " Plan 4R-31243
- (P3) " (725) Plan dated November 16, 1987
- (P4) " (1287) Plan dated May 13, 1988
- (P5) " Plan 4R-18626
- CLF " Chain Link Fence
- BF " Board Fence
- C/L " Centreline

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°32'40"E and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

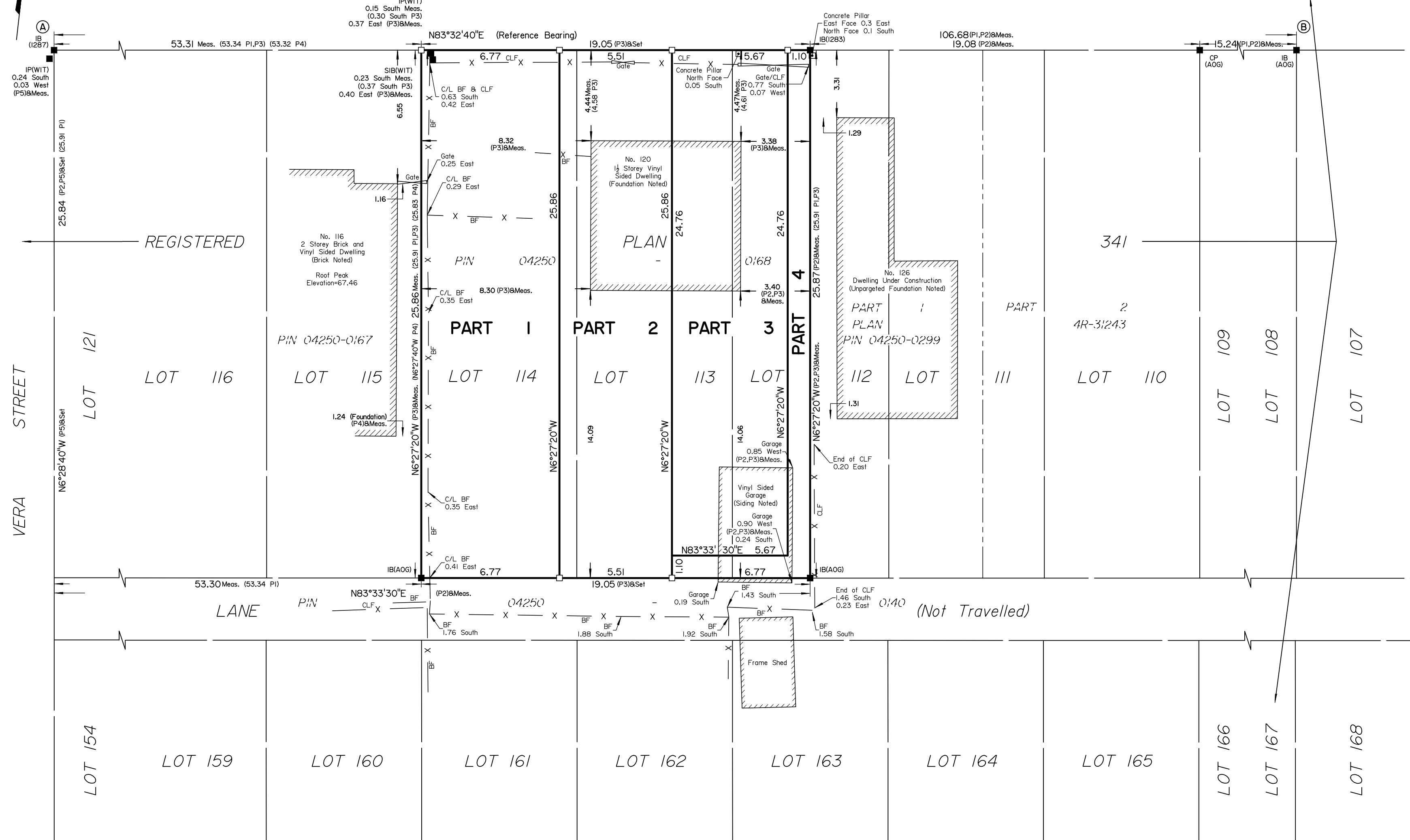
. 01919680105	Northing	5024915.16	Easting	373971.65
. 019198434761	Northing	5036178.12	Easting	372436.11
. Point A	Northing	5031967.72	Easting	370529.46
. Point B	Northing	5031979.71	Easting	370635.46

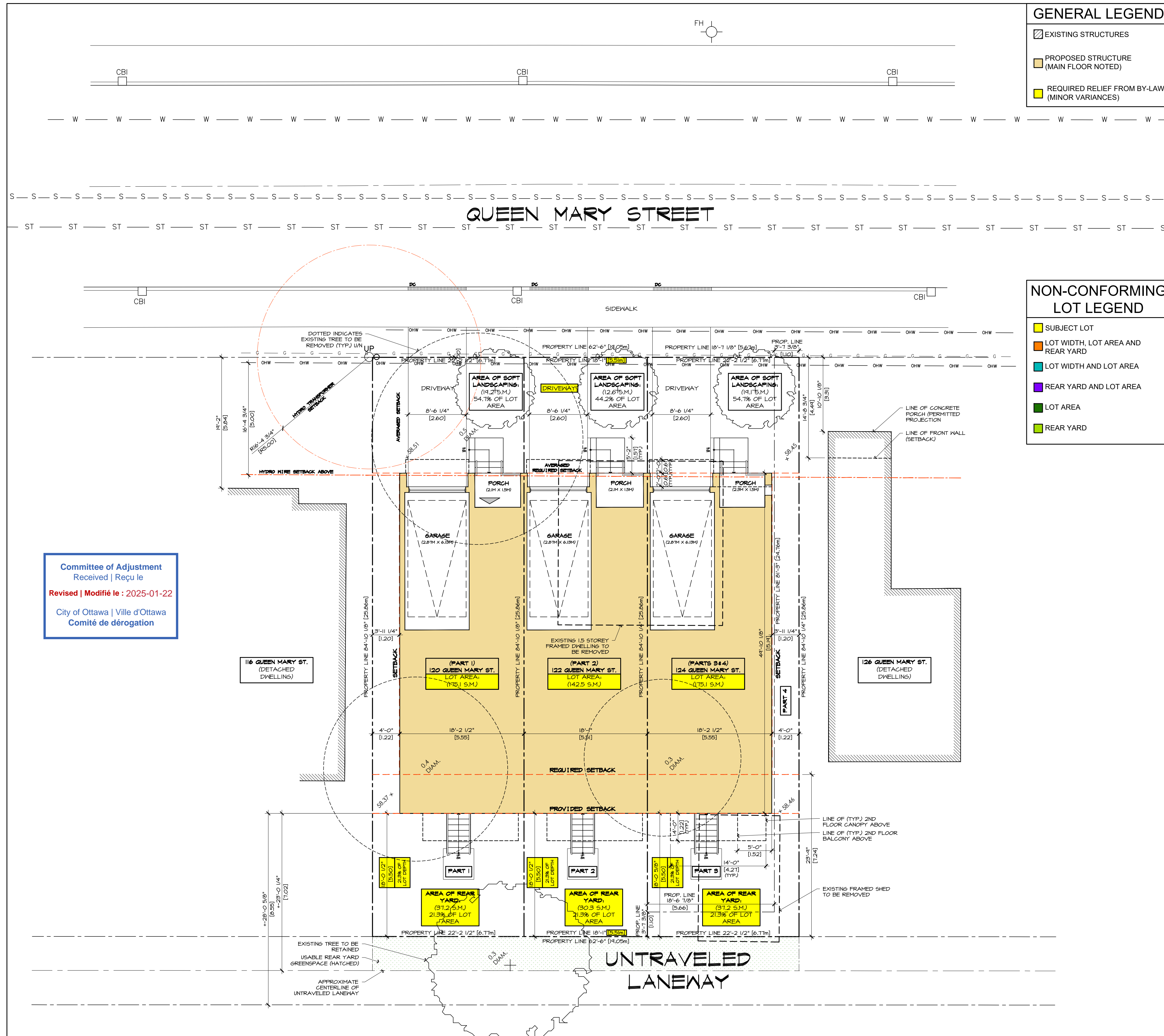
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0650 / Fax: (613) 727-1079
 Email: Nepean@novtltd.com

Ontario
 Land Surveyors

Job No. 25664-25 EvcSpace P1112 L113114 PL341 R.02 | SW

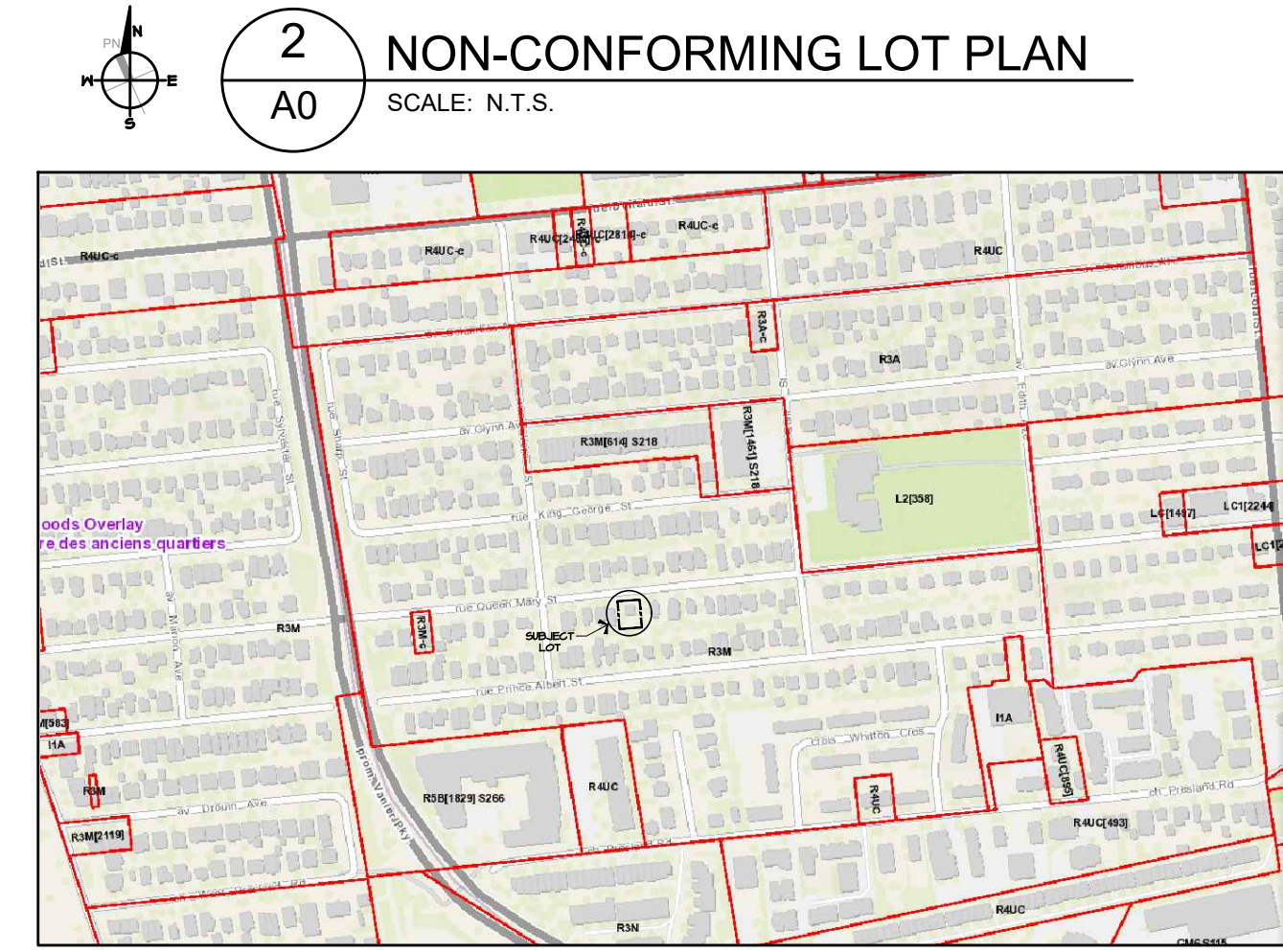




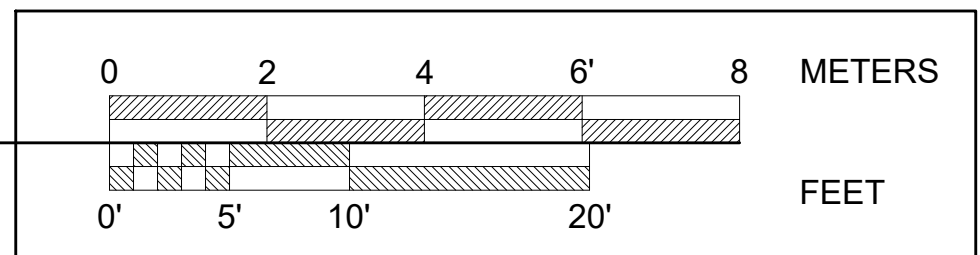
ZONING INFORMATION: R3M
PROPOSED 3 STOREY 3 DOOR TOWN HOME DWELLING (AREA 'A' SCHEDULE 342 & 343)

BY-LAW SECTION:	PROVISION (TOWNHOUSE)	REQUIRED & PERMITTED:			PROPOSED:		
		PART 1	PART 2	PART 3	PART 1	PART 2	PARTS 3&4
TABLE 160A	LOT WIDTH:	6.00 M	6.00 M	6.00 M	6.77 M	5.51 M	6.77 M
TABLE 160A	LOT AREA:	180.0 M ²	180.0 M ²	180.0 M ²	175.1 M ²	142.5 M ²	175.1 M ²
TABLE 160A & SECTION 144(1)(a)	FRONT YARD SETBACK:	(0.94 + 4.49)2 = 5.17 M			5.17 M	5.17 M	5.17 M
TABLE 160A	INTERIOR SIDE YARD SETBACK:	1.20 M	1.20 M	1.20 M	1.20 M	0.00 M	1.20 M
TABLE 160A & SECTION 144	REAR YARD SETBACK: FRONT YARD 4.5M + LOT DEPTH +25.0M BUT NOT GREATER THAN 32.0M = 28% OF LOT DEPTH	28.0% OF LOT DEPTH (25.88M)x.28 = 7.24 M	28.0% OF LOT DEPTH (25.88M)x.28 = 7.24 M	28.0% OF LOT DEPTH (25.88M)x.28 = 7.24 M	5.50 M (21.3% OF LOT DEPTH)	5.50 M (21.3% OF LOT DEPTH)	5.50 M (21.3% OF LOT DEPTH)
SECTION 144(3)(a)	MIN. AREA OF REAR YARD: 25% OF LOT AREA	25.0% OF LOT AREA	25.0% OF LOT AREA	25.0% OF LOT AREA	21.3% OF LOT AREA (50.3 M ²)	21.3% OF LOT AREA (50.3 M ²)	21.3% OF LOT AREA (50.3 M ²)
TABLE 139(1)	MIN. SOFT LANDSCAPING AREA: F.Y. SETBACK 3.0M + LW 8.25M + 30%	(35.0MFX.30 = 10.5 M ²)	(28.5MFX.30 = 8.6 M ²)	(35.0MFX.30 = 10.5 M ²)	54.7% OF F.Y. AREA	44.2% OF F.Y. AREA	54.7% OF F.Y. AREA
TABLE 139(3)	DRIVEWAY WIDTH (AREA A SCHEDULE 343)	LOT WIDTH OF 6.75M + 2.8 M (MAX.)	LOT WIDTH OF 6.75M + 2.8 M (MAX.)	LOT WIDTH OF 6.75M + 2.8 M (MAX.)	2.6 M	TO PERMIT A 2.6 M DRIVEWAY	2.6 M
SECTION 101(3)(A)	PARKING SPACES: MOTOR VEHICLE (IN AREA 2 AS PER SCHEDULE 1A)	0 SPACES FOR FIRST 12 RESIDENTIAL UNITS			2 SPACES		
TABLE 137 (13)	AMENITY AREA:	USE = OTHER NO AMENITY AREA REQUIRED			REAR YARDS		

ZONING SYNOPSIS
SCALE: N.T.S.



SURVEY INFO:
SURVEY INFORMATION TAKEN FROM A SURVEYOR'S REAL PROPERTY REPORT - PART OF LOT 112 AND LOTS 113 AND 114, REGISTERED PLAN 341 CITY OF OTTAWA CITY, DATED: DEC. 4TH, 2024
SURVEYED BY: ANNIS, O'SULLIVAN & VOLLEBEKK LTD.



ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS

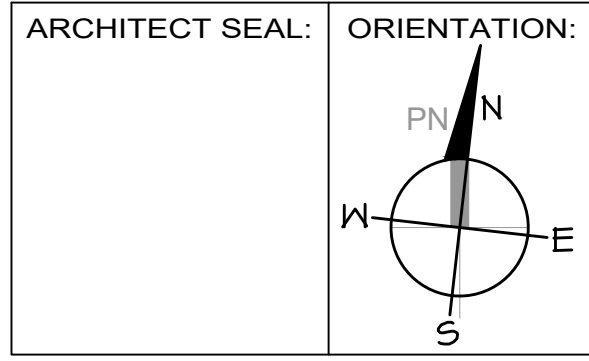
CONFIRM LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.

DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

SYMBOL LEGEND

- + 5.5' EXISTING GRADE ELEVATIONS
- + 100.0' PROPOSED GRADE ELEVATIONS
- DC DEPRESSED CURB IN SIDEWALK
- CC CURB CUT
- EXTERIOR LIGHT (SEE ELECTRICAL)
- METER (M-GAS S-HYDRO [REMOTE])
- WV WATER VALVE (SEE MECHANICAL)

12		
11		
10		
09		
08		
07		
06		
05		
04		
03	COFA REV. #1	2025-01-21
02	COFA DRAFT 2	2024-12-23
01	COFA DRAFT	2024-12-18
No.	REVISION	DATE



PROJECT TITLE:
120 QUEEN MARY STREET
OTTAWA, ON

DRAWING TITLE:
FLOOR PLAN

PROJECT No. : 2024-03

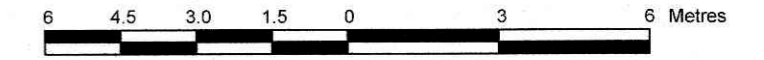
DATE: 2023-12-18
SCALE: NOTED
DWG BY: P.A.C.

DWG No: **A0**

**TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 112
AND
LOTS 113 AND 114
REGISTERED PLAN 341
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek 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:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
- The survey was completed on the 4th day of December, 2024.

Dec 9, 2024
Date

Jamie Leslie
Ontario Land Surveyor

Notes & Legend

- Denotes Survey Monument Planted
- SIB Survey Monument Found
- IB Standard Iron Bar
- IP Iron Pipe
- CP Concrete Pin
- (WIT) Witness
- Meas. Measured
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- (PI) Registered Plan 341
- (P2) Plan 4R-31243
- (P3) (725) Plan dated November 16, 1987
- (P4) (1287) Plan dated May 13, 1988
- (P5) Plan 4R-18626
- CLF Chain Link Fence
- BF Board Fence
- C/L Centreline
- SRW Stone Retaining Wall
- TRW Timber Retaining Wall
- T/G Top of Grate
- Inv. Invert
- Elev. Elevation
- W Undergrnd Water
- ST Undergrnd Storm Sewer
- S Undergrnd Sanitary Sewer
- G Undergrnd Gas
- OHW Overhead Wires
- UP Utility Pole
- FH Fire Hydrant
- WV Water Valve
- SP Water Stand Post
- CBI Catch Basin Inlet
- B Bollard
- PO-W Wooden Pole
- GM Gas Meter
- HM Hydro Meter
- AC Air Conditioner
- Deciduous Tree
- ∅ Diameter
- 65.00 Location of Elevations
- 66.00 Location of Top of Curb / Retaining Wall Elevations

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-90561

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

Bearings are grid, derived from the southerly limit of Queen Mary Street, having a bearing of N83°32'40"E as shown on Plan 4R-31243, and are referred to the Central Meridian (76°30' West Longitude) of MTM Zone 9 NAD-83 (Original).

For comparison purposes, a rotation of 0°00'10" clockwise was applied to bearings on (P3), a rotation of 0°01'40" clockwise was applied to bearings on (P4) and a rotation of 0°0'40" clockwise was applied to bearings on (P5).

ELEVATION NOTES

- Elevations shown are derived from City of Ottawa Vertical Control Monument No. G-143 (Index No. 311), having an elevation of 60.640 metres referred to the CGVD28 geodetic datum.
- 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

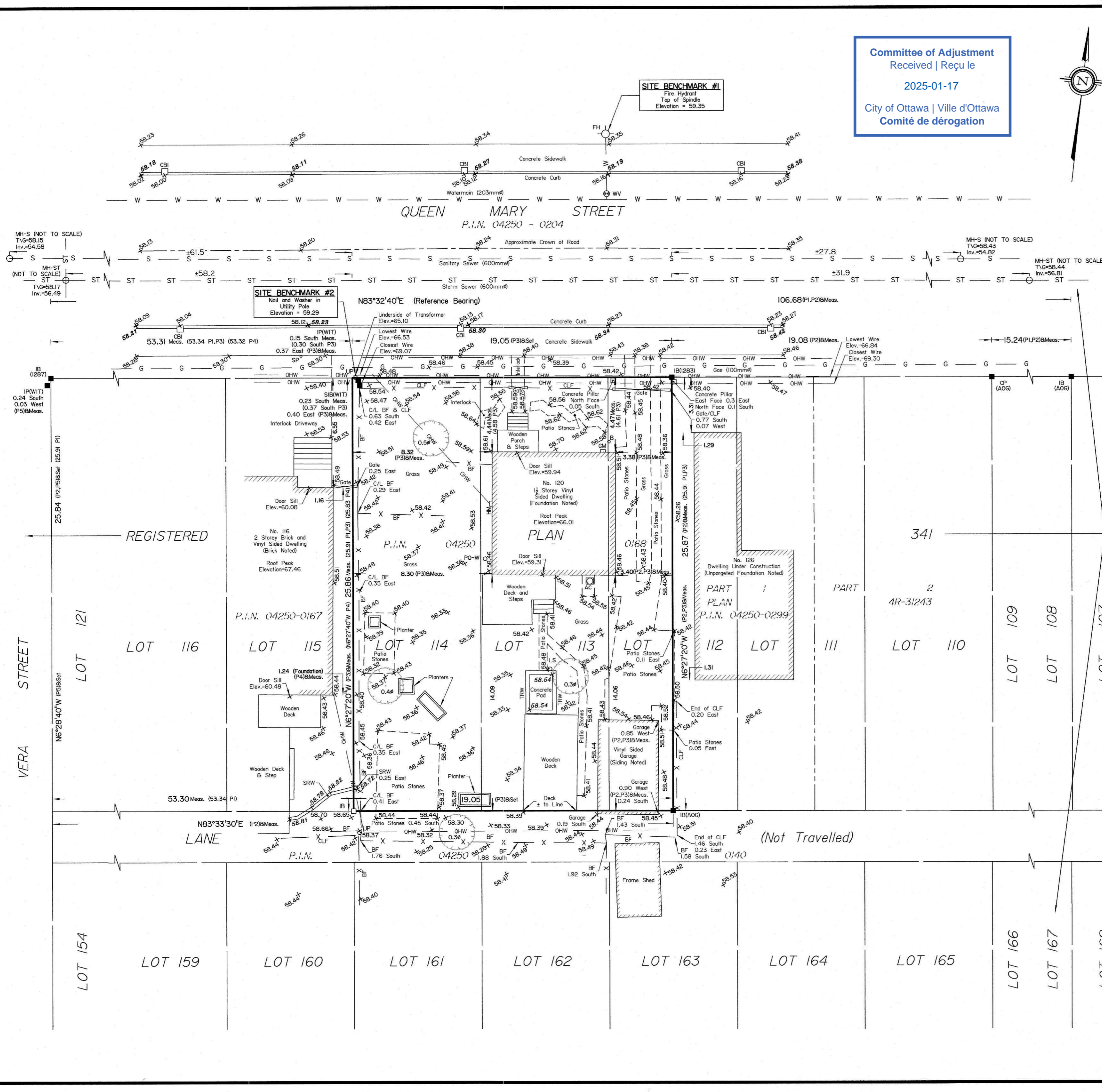
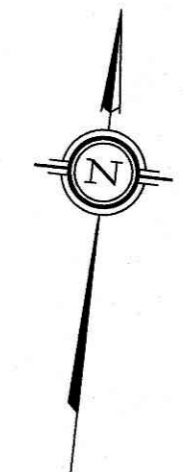
- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Underground utility data compiled from City of Ottawa engineering drawing No. 14282-11.
- Sanitary and storm sewer grades and inverts were derived from City of Ottawa engineering drawing No. 14282-11 and the City of Ottawa Water and Wastewater Networks Map.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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

Ontario Land Surveyors Job No. 25652-24 EvoSpace PII112 L1s1314 PL341 O F ISW

Committee of Adjustment
Received | Reçu le
2025-01-17
City of Ottawa | Ville d'Ottawa
Comité de dérogation



Committee of Adjustment
Received | Reçu le
2025-01-17
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PAUL A. COOPER
ARCHITECT
74 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
(819) 685 9512 Tel.



PROJECT TITLE
120 QUEEN
MARY STREET
OTTAWA, ONT.

2	COFA DRAFT	2025 01-07
1	COF A DRAFT	2024 12-19
#	REV.	2024 XX-XX

DRAWING TITLE:
PROPOSED
ELEVATION

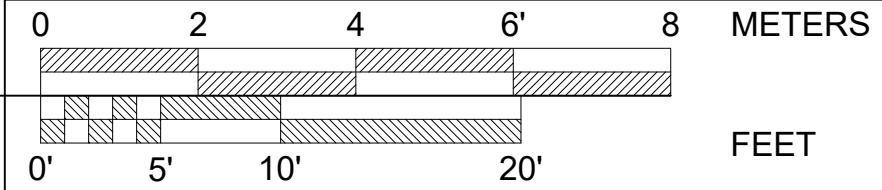
PROJECT No. :

DATE:	24-12-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:
A1



FRONT (NORTH) ELEVATION
SCALE: 1/8"=1'-0"





PROJECT TITLE
**120 QUEEN
MARY STREET
OTTAWA, ONT.**

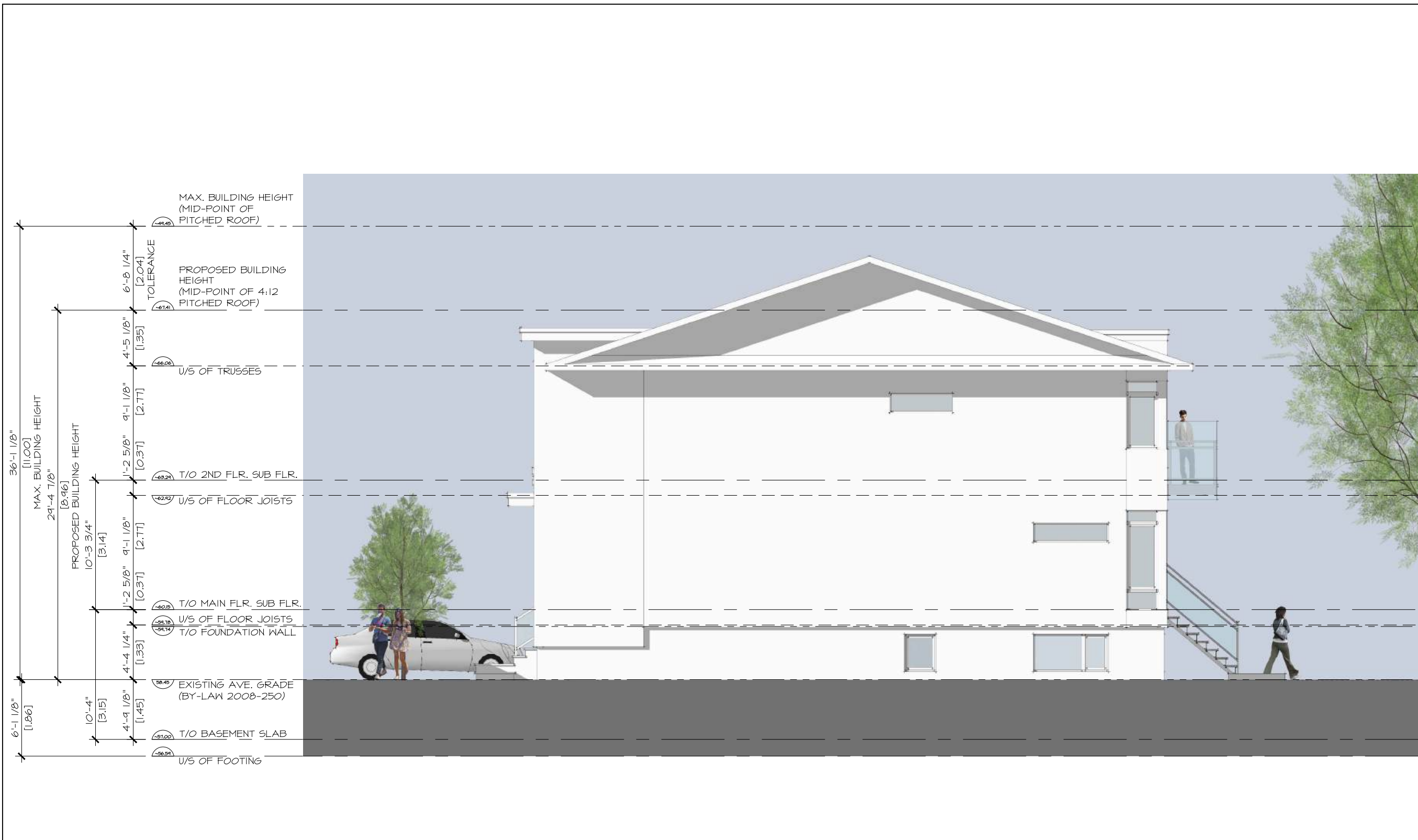
2	COFA DRAFT	2025 01-07
1	COF A DRAFT	2024 12-19
#	REV.	2024 XX-XX

DRAWING TITLE:
**PROPOSED
ELEVATION**

PROJECT No. :

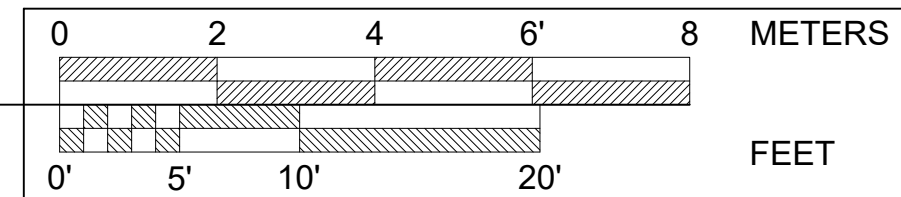
DATE:	24-12-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:
A2



SIDE (WEST) ELEVATION

SCALE: 1/8"=1'-0"





PROJECT TITLE
**120 QUEEN
MARY STREET
OTTAWA, ONT.**

2	COFA DRAFT	2025 01-07
1	COF A DRAFT	2024 12-19
#	REV.	2024 XX-XX

DRAWING TITLE:
**PROPOSED
ELEVATION**

PROJECT No. :

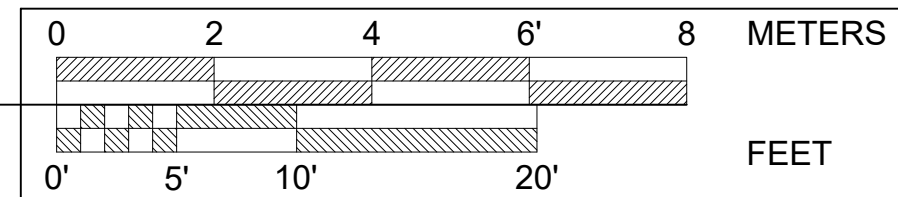
DATE:	24-12-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:
A3



REAR (SOUTH) ELEVATION

SCALE: 1/8"=1'-0"





PROJECT TITLE
**120 QUEEN
MARY STREET
OTTAWA, ONT.**

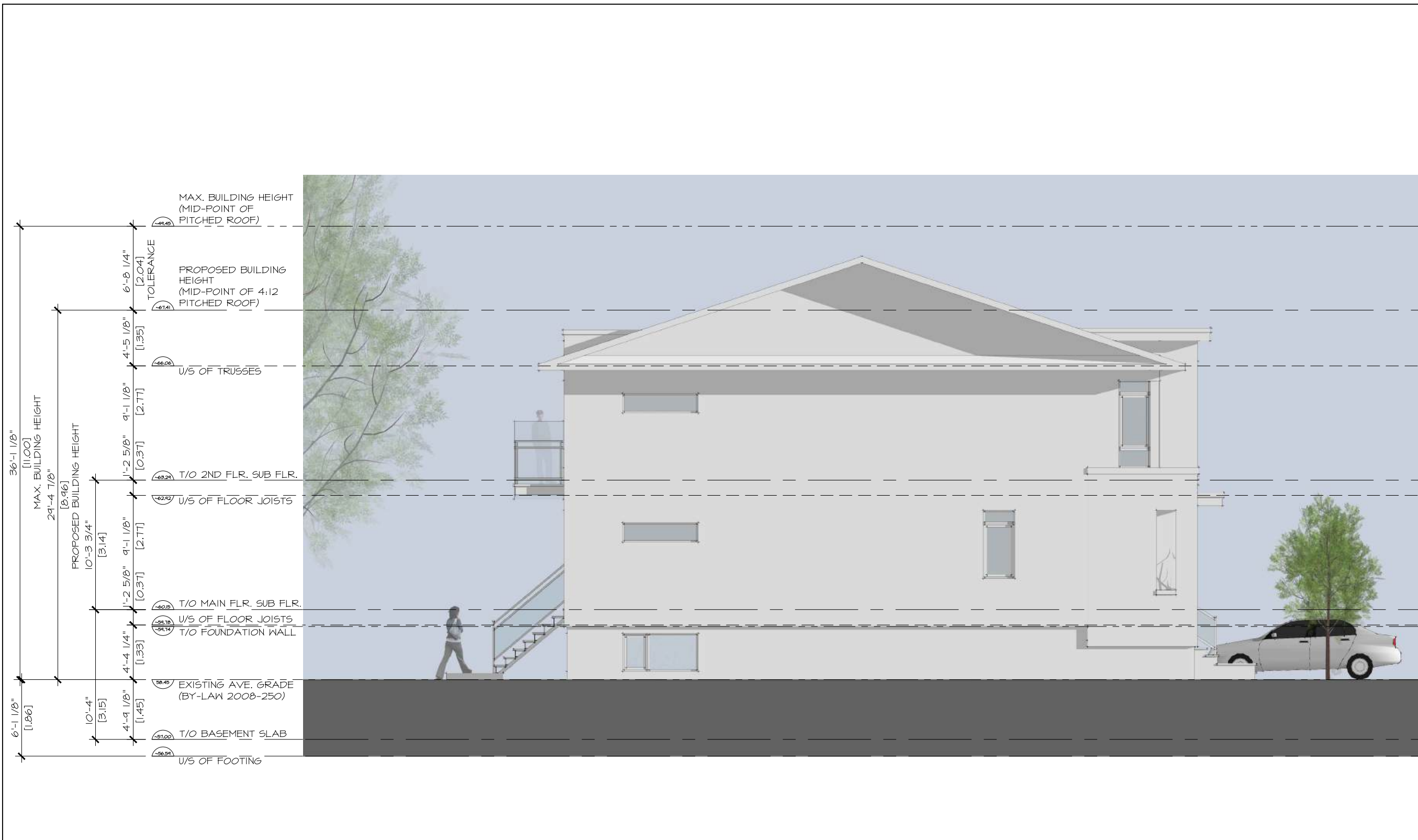
2	COFA DRAFT	2025 01-07
1	COF A DRAFT	2024 12-19
#	REV.	2024 XX-XX

DRAWING TITLE:
**PROPOSED
ELEVATION**

PROJECT No. :

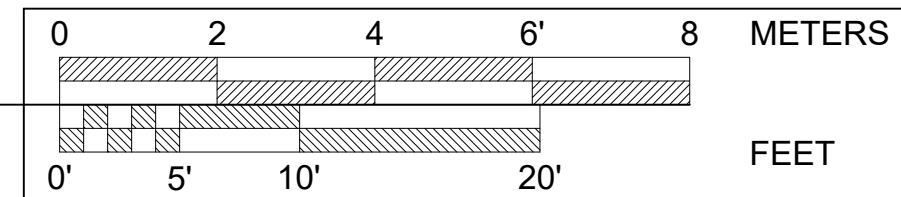
DATE:	24-12-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:
A4



SIDE (EAST) ELEVATION

SCALE: 1/8"=1'-0"





PAUL A. COOPER
ARCHITECT
74 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
(819) 685 9512 Tel.



PROJECT TITLE
**120 QUEEN
MARY STREET
OTTAWA, ONT.**

2	COFA DRAFT	2025 01-07
1	COF A DRAFT	2024 12-19
#	REV.	2024 XX-XX

DRAWING TITLE:
**PROPOSED
PERSPECTIVE**

PROJECT No. :

DATE:	24-12-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:
A5

PERSPECTIVE 1

SCALE: N.T.S.



PAUL A. COOPER
ARCHITECT

74 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
(819) 685 9512 Tel.



PROJECT TITLE

120 QUEEN
MARY STREET
OTTAWA, ONT.

2	COFA DRAFT	2025 01-07
1	COF A DRAFT	2024 12-19
#	REV.	2024 XX-XX

DRAWING TITLE:

PROPOSED
PERSPECTIVE

PROJECT No. :

DATE: 24-12-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A6

PERSPECTIVE 2

SCALE: N.T.S.



PAUL A. COOPER
ARCHITECT
74 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
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PROJECT TITLE
**120 QUEEN
MARY STREET
OTTAWA, ONT.**

2	COFA DRAFT	2025 01-07
1	COF A DRAFT	2024 12-19
#	REV.	2024 XX-XX

DRAWING TITLE:
**PROPOSED
PERSPECTIVE**

PROJECT No. :

DATE:	24-12-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:
A7

PERSPECTIVE 3

SCALE: N.T.S.



PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
(819) 685 9512 Tel.



PROJECT TITLE

120 QUEEN
MARY STREET
OTTAWA, ONT.

2	COFA DRAFT	2025 01-07
1	COF A DRAFT	2024 12-19
#	REV.	2024 XX-XX

DRAWING TITLE:

PROPOSED
PERSPECTIVE

PROJECT No. :

DATE: 24-12-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A8

PERSPECTIVE 4

SCALE: N.T.S.



PERSPECTIVE 5

SCALE: N.T.S.

PLOT DATE: 24-01-07

PAUL A. COOPER
ARCHITECT

74 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
(819) 685 9512 Tel.



PROJECT TITLE

120 QUEEN
MARY STREET
OTTAWA, ONT.

2	COFA DRAFT	2025 01-07
1	COF A DRAFT	2024 12-19
#	REV.	2024 XX-XX

DRAWING TITLE:

PROPOSED
PERSPECTIVE

PROJECT No. :

DATE: 24-12-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A9



PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
(819) 685 9512 Tel.



PROJECT TITLE

120 QUEEN
MARY STREET
OTTAWA, ONT.

2	COFA DRAFT	2025 01-07
1	COF A DRAFT	2024 12-19
#	REV.	2024 XX-XX

DRAWING TITLE:

PROPOSED
PERSPECTIVE

PROJECT No. :

DATE: 24-12-19

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A10

PERSPECTIVE 5

SCALE: N.T.S.



PROJECT TITLE

120 QUEEN
MARY STREET
OTTAWA, ONT.

2	COFA DRAFT	2025 01-07
1	COF A DRAFT	2024 12-19
#	REV.	2024 XX-XX

DRAWING TITLE:

PROPOSED
STREETSCAPE
ELEVATION

PROJECT No. :

DATE:	24-12-19
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:

A11



STREETSCAPE ELEVATION

SCALE: 1/8"=1'-0"

