

(REGISTERED PLAN 605)

P. I. N. 0 4 2 5 6 -- 0 2 6 2



DATE: _____

DATE: _____

SCHEDULE

PART	BLOCK	PLAN	PIN	AREA (Sq. m.)
1	Part of F	605	ALL OF 04260-0003	2112.6
2				137.4
3				21.9
4				17.2
5				25.6
6				141.5
7				956.9

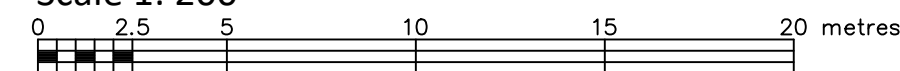
PARTS 3 & 4 - SUBJECT TO EASEMENT PER INST. No. OT22121
(AMENDED BY INST. No. OT37388)

DRAFT PLAN OF SURVEY OF

PART OF BLOCK F
REGISTERED PLAN 605
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 200



Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearing Note

Bearings are astronomic and are referred to the Southerly limit of Coronation Street having a bearing of N 71° 06' 00" W as shown on Plan 5R-7688.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	X.X	X.X
(B)	X.X	X.X
01919680105	5024915.16	373971.65
019198434761	5036178.12	372436.11

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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

Daniel Robinson
Ontario Land Surveyor

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

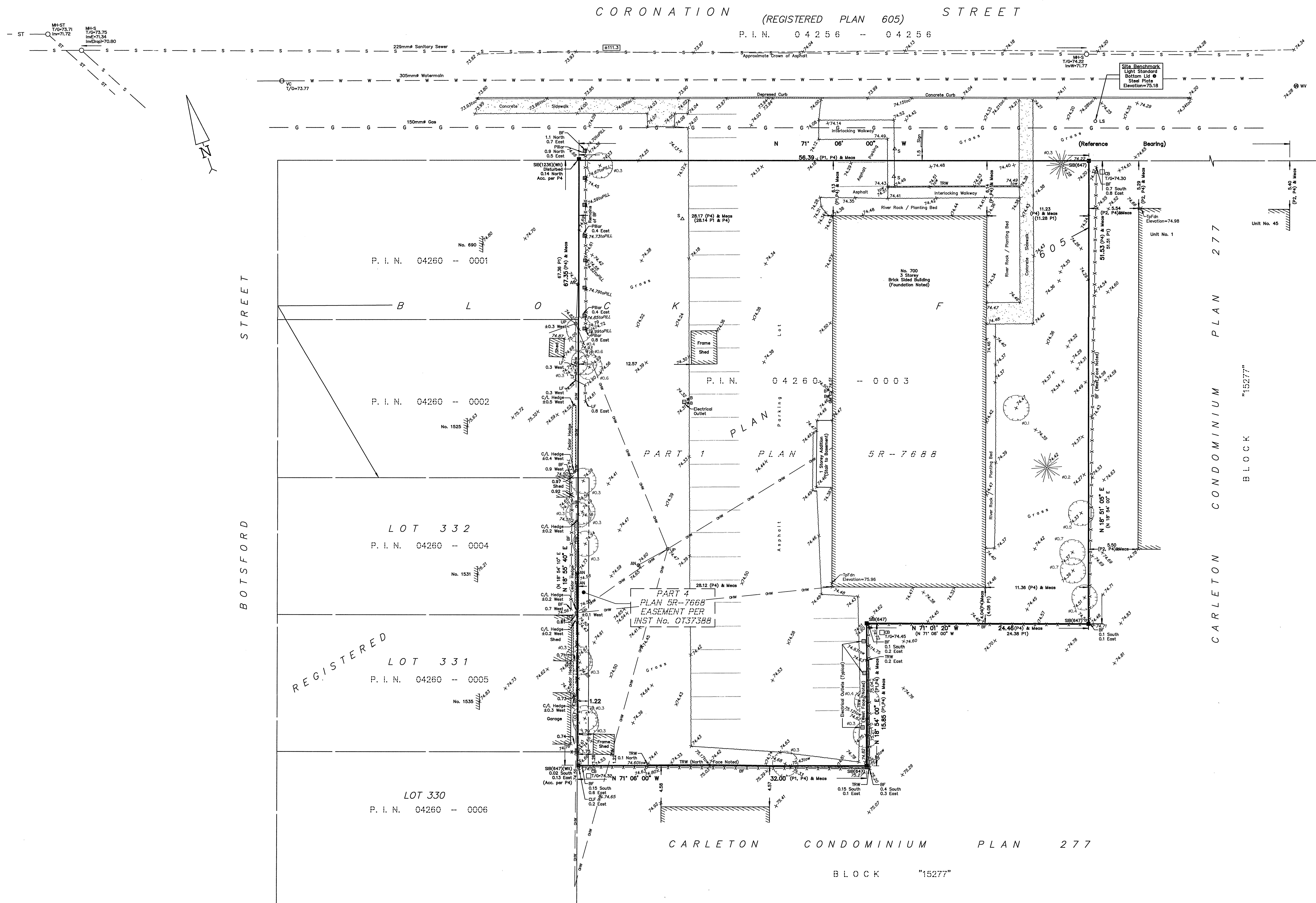
Notes & Legend

	Denotes	Survey Monument Found
	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(Wit)	"	Witness
Meas	"	Measured
Accep	"	Accepted
(P1)	"	Registered Plan 605
(P2)	"	Carleton Condominium Plan 277
(P3)	"	Plan by (1236) dated June 27, 2002
(P4)	"	Plan by (1692) dated September 28, 2011 (File No. 344)
(P5)	"	Plan by (1692) dated September 01, 2020 (File No. 376)
(P6)	"	Plan SK-7688
 <i>own</i>	"	Overhead Wires
U OP	"	Utility Pole
CL	"	Anchor
○ AN	"	Chain Link Fence
BF	"	Board Fence
LF	"	Lattice Fence
TRW	"	Timber Retaining Wall
C/L	"	Centreline
	"	Property Line
Ø	"	Diameter
"	"	Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
	"	Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: info@fsdsurveys.ca

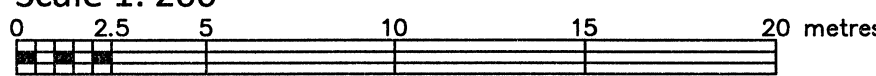


TOPOGRAPHIC PLAN OF SURVEY OF

PART OF BLOCK F REGISTERED PLAN 605 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2020

Scale 1:200



Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note

Bearings are astronomic and are referred to the Southerly limit of Coronation Street having a bearing of N 71° 06' 00" W as shown on Plan 5R-7688.

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978.
- 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 derived from City of Ottawa utility sheet reference: F-1-c & 14012.
- Sanitary and storm sewer grades and inverts were derived from: Field measurement.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—		Survey Monument Found
SIB		Standard Iron Bar
SSIB		Short Standard Iron Bar
IB		Iron Bar
(Wit)		Witness
Meas		Measured
Acc		Accepted
(Plan)		Registered Plan 605
(P1)		Plan 5R-7688
(P2)		Carleton Condominium Plan 277
(P3)		Plan by (1236) dated June 27, 2002
(P4)		Plan by (1692) dated September 28, 2011 (File No. 344-11)
○ MH-ST		Maintenance Hole (Storm)
○ MH-S		Maintenance Hole (Sanitary)
○ VC		Valve Chamber (Watermain)
□ CB		Catch Basin
○ WV		Water Valve
□ GM		Gas Meter
○ B		Bollard
△ S		Sign
—ST—		Underground Storm Sewer
—S—		Underground Sanitary Sewer
—W—		Underground Water
—G—		Underground Gas
—OW—		Overhead Wires
○ UP		Utility Pole
○ AN		Anchor
○ LS		Light Standard
○ D		Diameter
CLF		Chain Link Fence
BF		Board Fence
LF		Lattice Fence
TRW		Timber Retaining Wall
Inv.		Invert
T/G		Top of Grate Elevation
Top		Top of Foundation Elevation
TopPILL		Top of Pier/Pier Elevation
Top		Top of Curb Elevation
Top		Top of Wall Elevation
Centreline		Centreline
+65.00		Location of Elevations
—		Property Line
○		Deciduous Tree
★		Coniferous Tree

Committee of Adjustment
Received | Reçu le

2025-06-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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 18th day of August, 2020.

Sept 1/20
Date

Daniel Robinson
Ontario Land Surveyor

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2130258



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ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

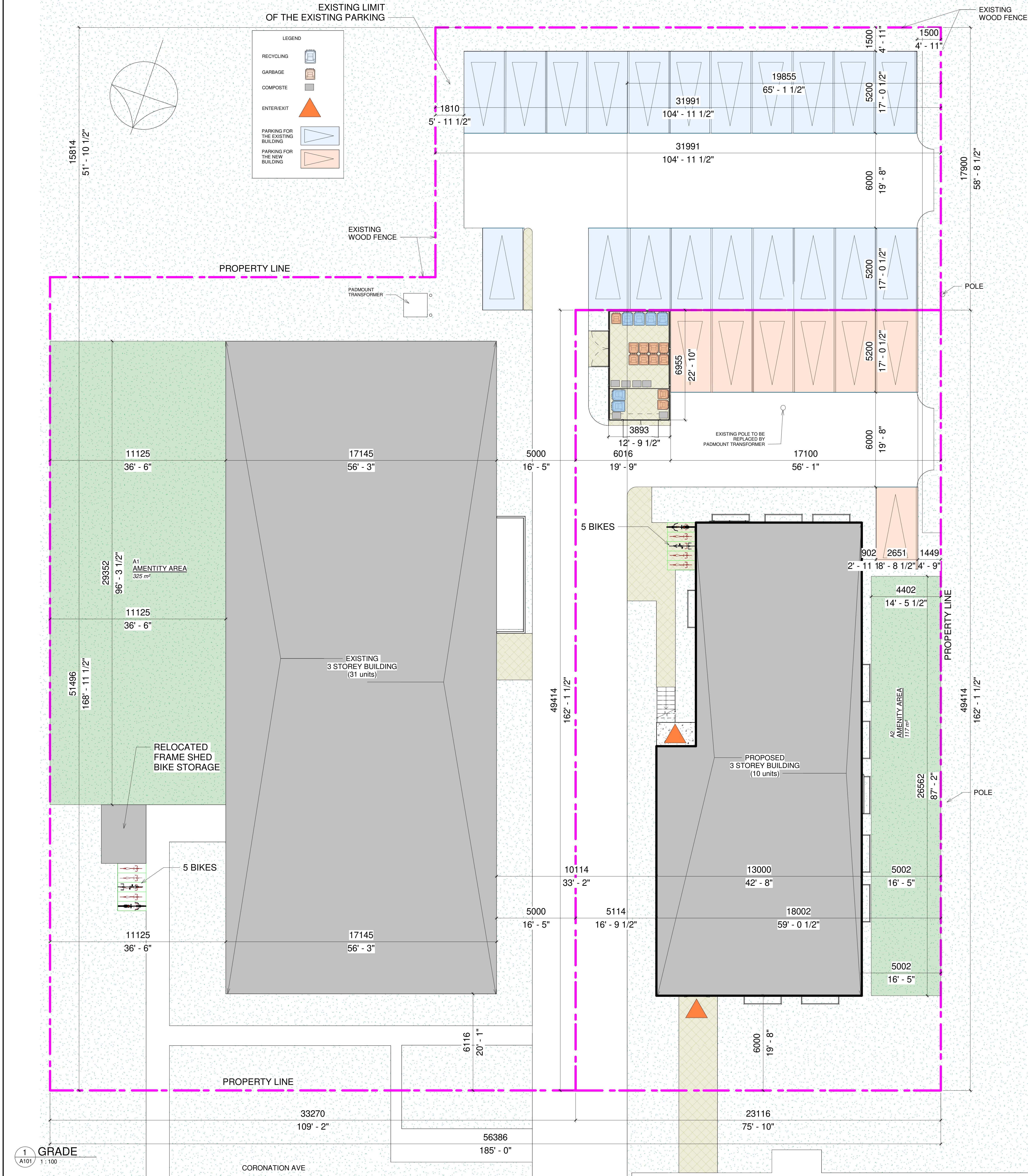
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
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190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
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FILE No.: 376-20



Committee of Adjustment
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2025-06-02
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Comité de dérogation

Provision	Requirement	Provided	Compliance
Min. Vehicle Parking (Both buildings)	Existing building : 0.5 x 31 units = 16 spaces Visitor after first 12 units: 0.2 = 4 spaces Proposed building : 0.5 x 10 units = 5 spaces Visitor No required = 0 space Total required = 25 spaces	27 spaces	Yes
Min. Bicycle Parking new building	0.5/unit = 5 spaces	5 spaces	Yes

700 CORONATION ST - 2025-02-24									
MAIN LEVEL	UNIT	ONE BEDROOM	TWO BEDROOM	TWO BED. B.F.DROOM	3 BEDROOM	TOTAL AREA SQ FT	G.L.A SQ.M	G.B.A	
	101			1.208		1.208	112,23	SQ FT	SQ M
	102		892			892	82,87		
	103		912			912	84,73		
	TOTAL	0	1.804	1.208	0	3.012	279,82	3.764	349,69
	# OF UNTIS	0	2	1	0	3			
SECOND LEVEL	UNIT	ONE BEDROOM	TWO BEDROOM	TWO BED. B.F.DROOM	3 BEDROOM	TOTAL AREA SQ FT	G.L.A SQ.M	G.B.A	
	201	614				614	57,04		
	202	539				539	50,07		
	203		892			892	82,87		
	204		912			912	84,73		
	TOTAL	1.153	892	0	0	2.045	189,99	3.764	349,69
	# OF UNTIS	2	2	0	0	4			
THIRD LEVEL	UNIT	ONE BEDROOM	TWO BEDROOM	TWO BED. B.F.DROOM	3 BEDROOM	TOTAL AREA SQ FT	G.L.A SQ.M	G.B.A	
	301				1.162	1.162	107,95		
	302		892			892	82,87		
	303		912			912	84,73		
	TOTAL	0	1.804	0	1.162	2.966	275,55	3.764	349,69
	# OF UNTIS	0	2	0	1	3			
TOTAL AREA/TYPE		1.153	4.500	1.208	1.162	8.023	745	7.528	699
TOTAL UNITS/TYPE		2	6	1	1	10			
BARRIER FREE UNIT		1							
AVERAGE AREA/UNIT		577	750	1.208	1.162				

AMINITY AREAS (SQ M2)		
PROPOSED		
	EXISTING BUILDING	PROPOSED BUILDING
BALCONIES	0	15,96
EXTERIOR AMENITY AREA	325,00	117,00
TOTAL AMENITY AREA PROVIDED	325,00	132,96
REQUIRED		
AREA /UNIT	6,00	6,00
NUMBER OF UNITS	31,00	10,00
AREA REQUIRED	186,00	60,00



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#	Description	Date
1	ISSUES FOR REVIEW	2025-03-18

CLIENT:

PLANNER:

ARCHITECT:

WOODMAN ARCHITECT
ASSOCIATES LTD.

4 BEECHWOOD, SUITE 201 OTTAWA, ONTARIO, CANADA K1L 8J9
TEL: 613 228 9850 • FAX 613 228 9848 • mailbox@woodmanarchitect.com

CONSULTANTS:
STRUCTURAL —
MECHANICAL —
CIVIL —
ELECTRICAL —
LANDSCAPING —

PROJECT

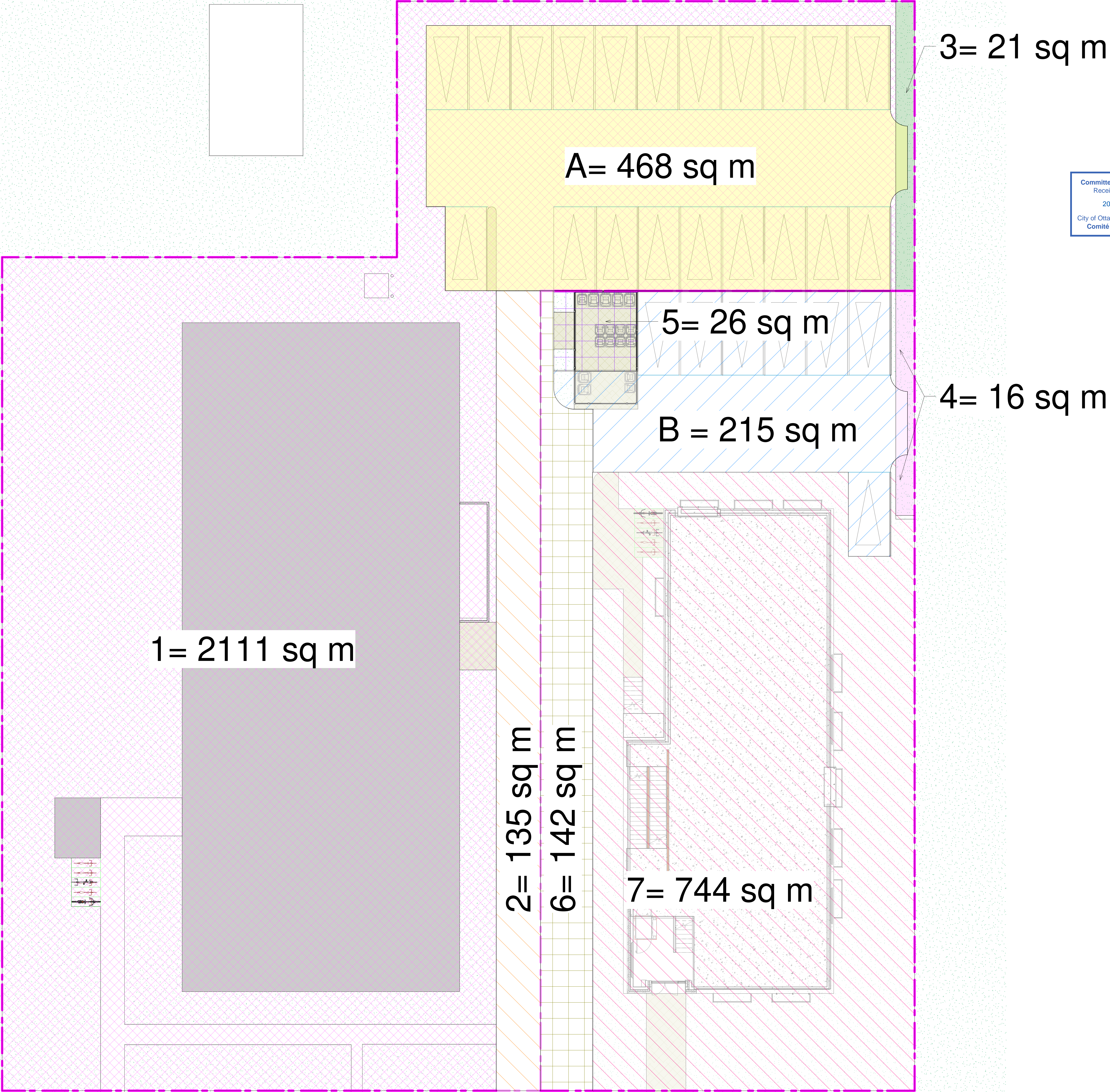
700 CORONATION AVE
OTTAWA - ON

DRAWING:

SITE PLAN

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SCALE	1 : 100	DRAWING NO.	
DRAWN BY	J.G.		
CHECKED BY	R.W.		

A101



Committee of Adjustment
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2025-06-02
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Comité de dérogation



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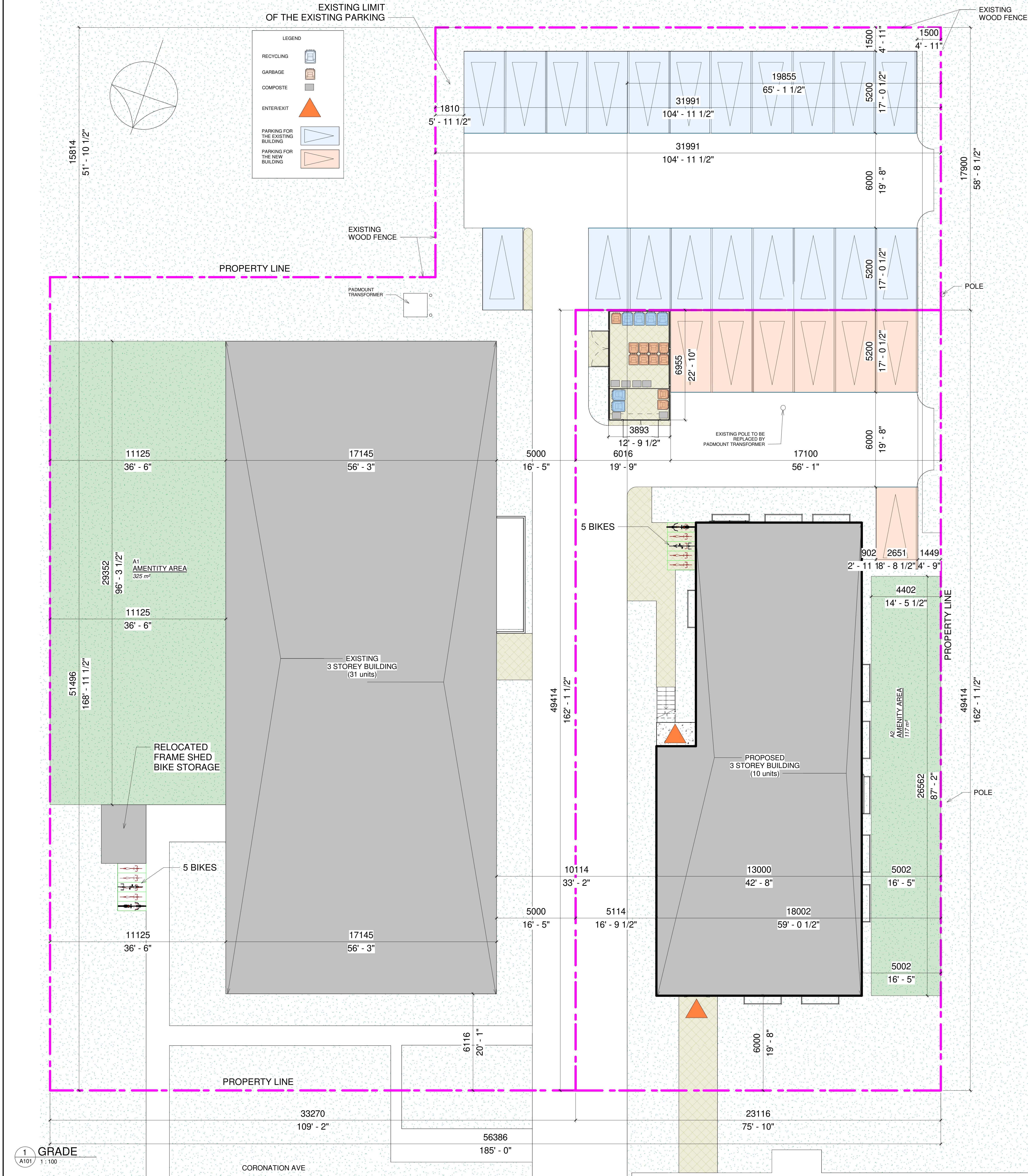
CONSULTANTS:
STRUCTURAL —
MECHANICAL —
CIVIL —
ELECTRICAL —
LANDSCAPING —

PROJECT
700 CORONATION AVE
OTTAWA - ON

DRAWING:
AREAS

DATE 7/04/2025 10:29:35 A.D.	REV. NO. 2314
SCALE 1:100	
DRAWN BY J.G.	
CHECKED BY R.W.	

A101B

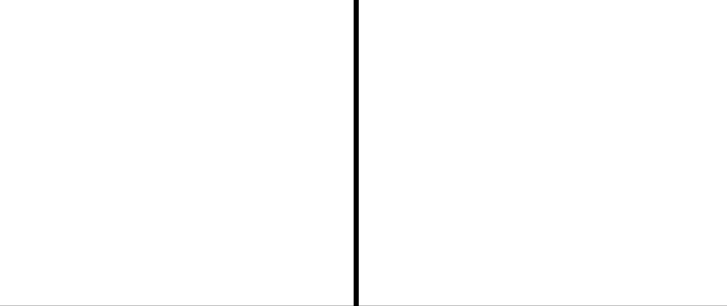


Committee of Adjustment
Received | Reçu le
2025-06-13
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Provision	Requirement	Provided	Compliance
Min. Vehicle Parking (Both buildings)	Existing building : 0.5 x 31 units = 16 spaces	27 spaces	Yes
	Visitor after first 12 units: 0.2 = 4 spaces		
	Proposed building : 0.5 x 10 units = 5 spaces		
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700 CORONATION ST - 2025-02-24									
MAIN LEVEL	UNIT	ONE BEDROOM	TWO BEDROOM	TWO BED. B.F.DROOM	3 BEDROOM	TOTAL AREA SQ FT	G.L.A SQ M	G.B.A	
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	203		892			892	82,87		
	204		912			912	84,73		
	TOTAL	1.153	892	0	0	2.045	189,99	3.764	349,69
	# OF UNTIS	2	2	0	0	4			
THIRD LEVEL	UNIT	ONE BEDROOM	TWO BEDROOM	TWO BED. B.F.DROOM	3 BEDROOM	TOTAL AREA SQ FT	G.L.A SQ M	G.B.A	
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	302		892			892	82,87		
	303		912			912	84,73		
	TOTAL	0	1.804	0	1.162	2.966	275,55	3.764	349,69
	# OF UNTIS	0	2	0	1	3			
TOTAL AREA/TYPE		1.153	4.500	1.208	1.162	8.023	745	7.528	699
TOTAL UNITS/TYPE		2	6	1	1	10			
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AVERAGE AREA/UNIT		577	750	1.208	1.162				

AMINITY AREAS (SQ M2)		
PROPOSED		
	EXISTING BUILDING	PROPOSED BUILDING
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TOTAL AMENITY AREA PROVIDED	325,00	132,96
REQUIRED		
AREA /UNIT	6,00	6,00
NUMBER OF UNITS	31,00	10,00
AREA REQUIRED	186,00	60,00



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#	Description	Date
1	ISSUES FOR REVIEW	2025-03-18

CLIENT:

PLANNER:

ARCHITECT:



CONSULTANTS:
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MECHANICAL —
CIVIL —
ELECTRICAL —
LANDSCAPING —

PROJECT

700 CORONATION AVE
OTTAWA - ON

DRAWING:

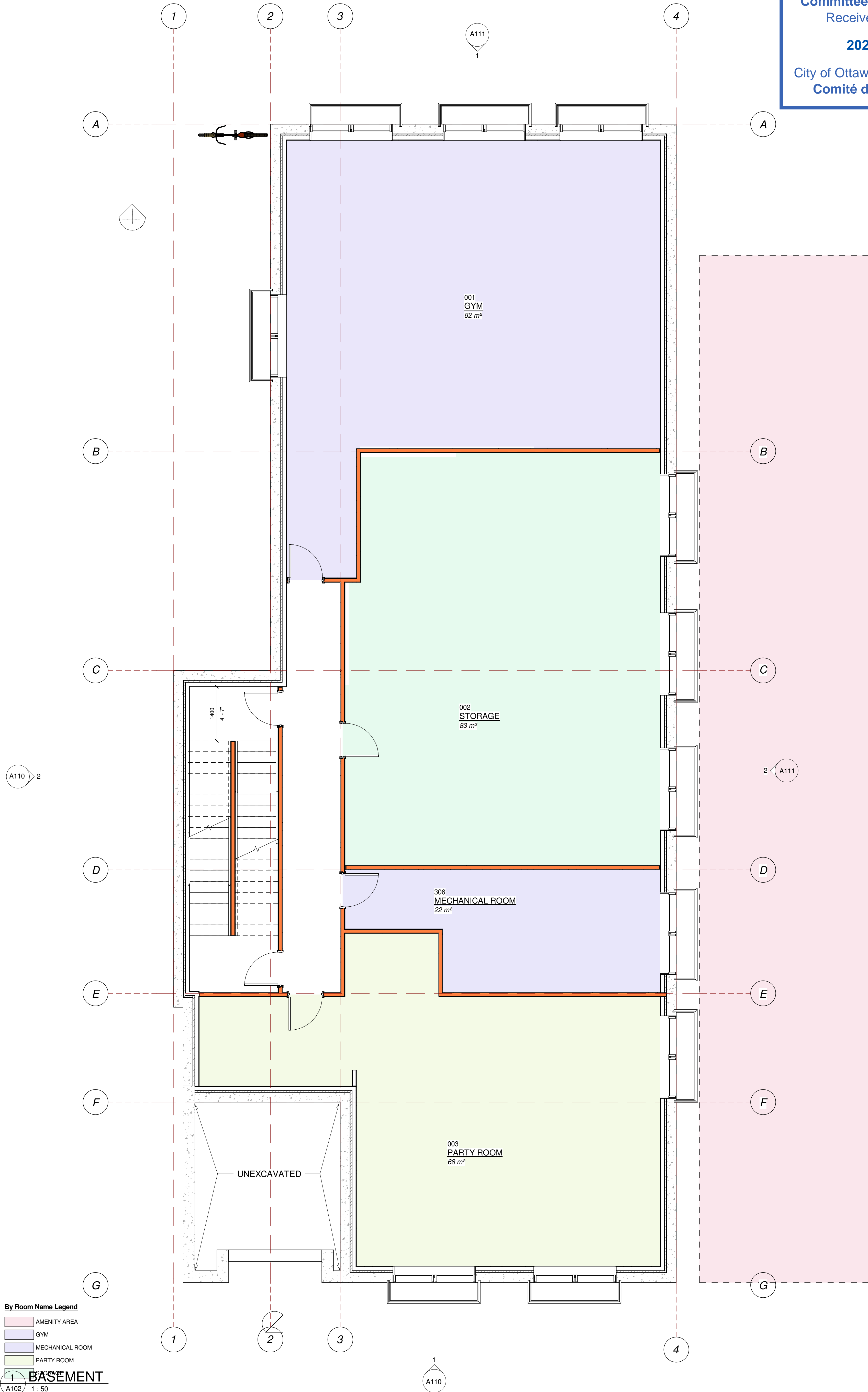
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DATE: 15/04/2025 8:23:30
SCALE: 1:100
DRAWN BY: J.G.
CHECKED BY: R.W.

PROJECT NO: 2314
DRAWING NO: A101

Committee of Adjustment
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By Room Name Legend
AMENITY AREA
GYM
MECHANICAL ROOM
PARTY ROOM
UNEXCAVATED
BASEMENT
A102 1:50



By Room Name Legend
TWO BEDROOM
TWO BEDROOM B.F.
MAIN LEVEL
A102 1:50



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#	Description	Date
1	ISSUES FOR REVIEW	2025-03-18

CLIENT:

PLANNER:

ARCHITECT:
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CONSULTANTS:
STRUCTURAL
MECHANICAL
CIVIL
ELECTRICAL
LANDSCAPING

PROJECT
**700 CORONATION AVE
OTTAWA - ON**

DRAWING:
**BASMENET - MAIN
LEVEL**

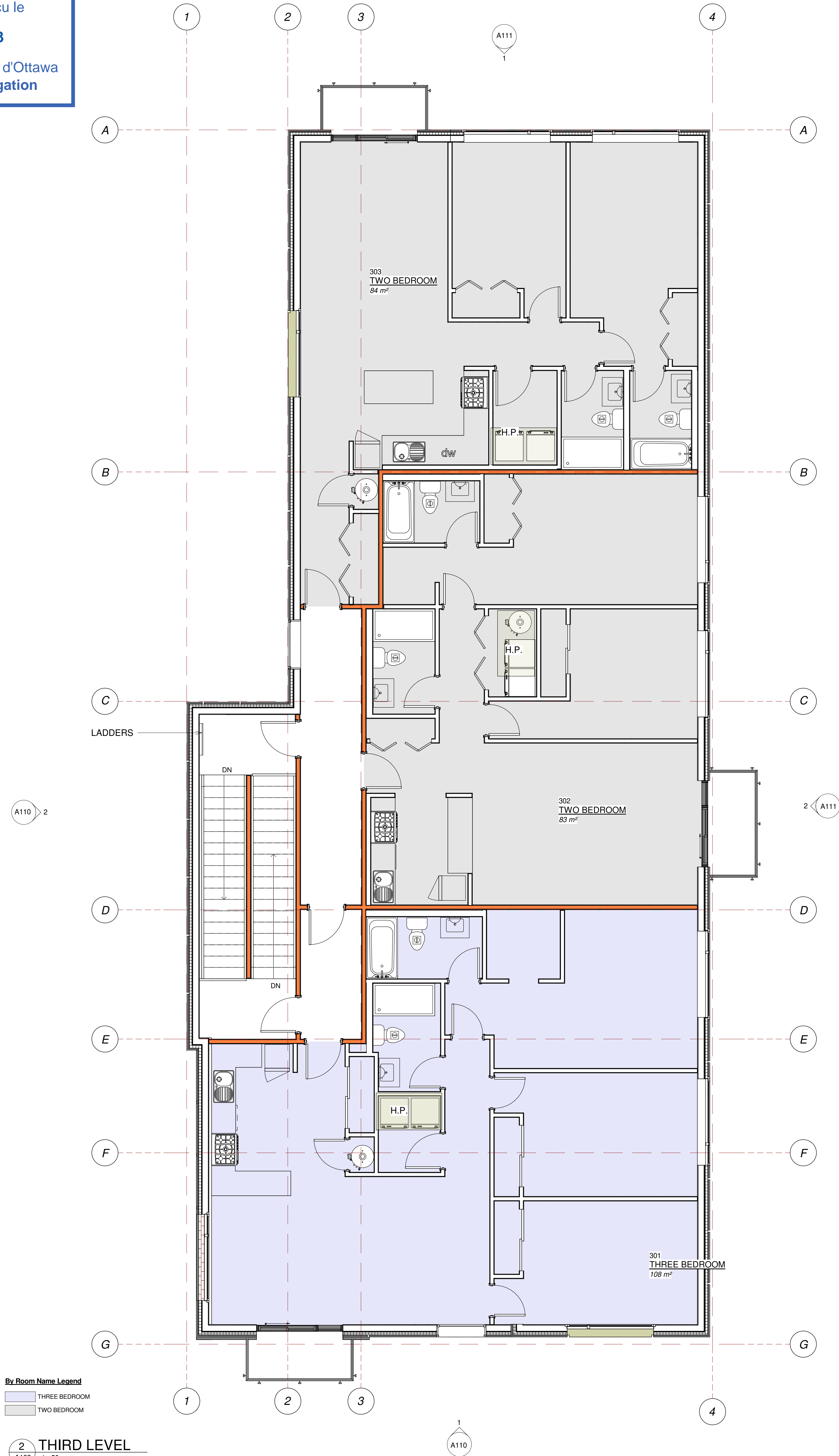
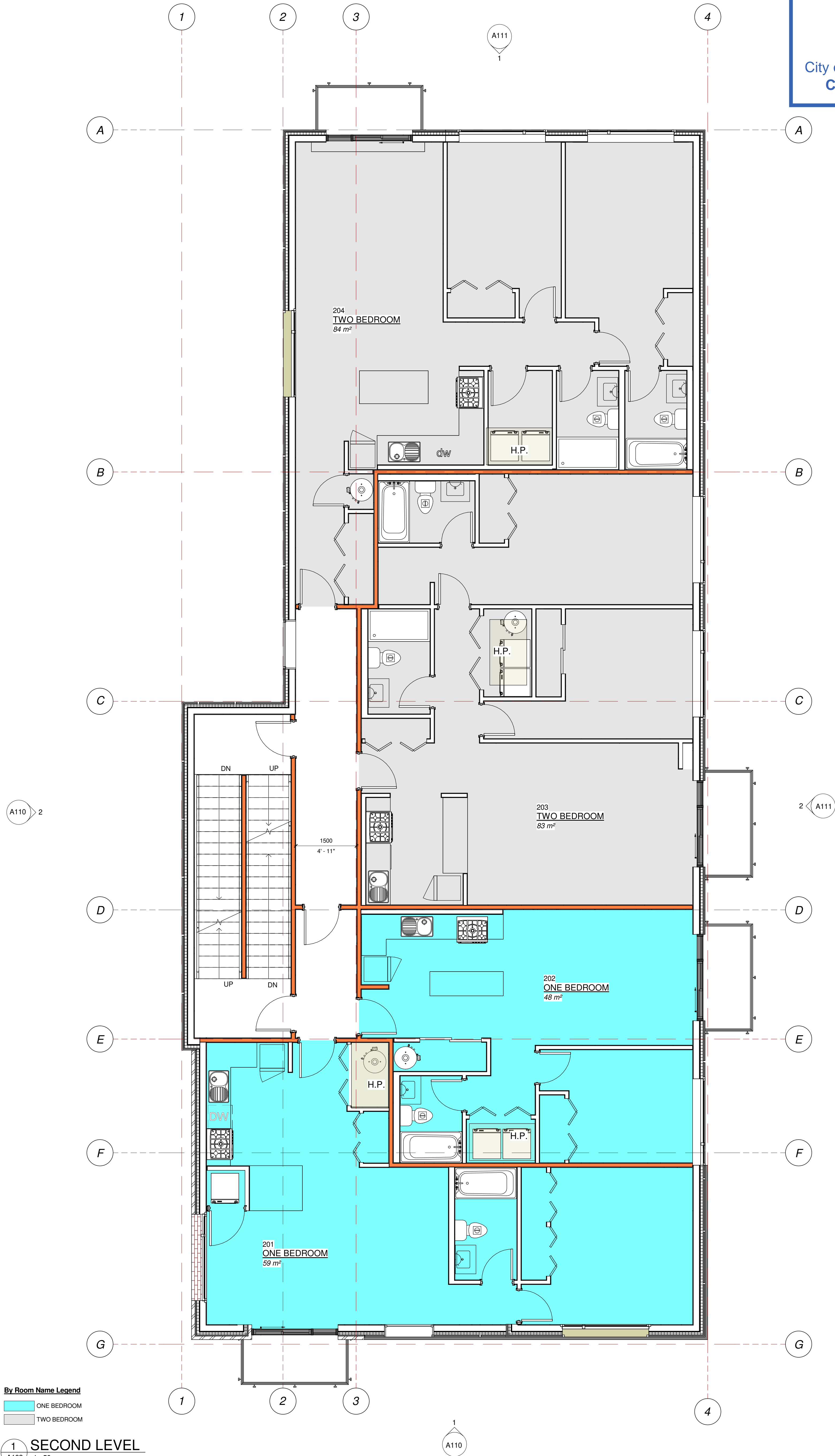
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DRAWN BY	J.G.		
CHECKED BY	R.W.		

A102

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2025-06-13

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KEY PLAN



PROJECT

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#	Description	Date
1	ISSUES FOR REVIEW	2025-03-18

CLIENT:

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ARCHITECT:

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CONSULTANTS:
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ELECTRICAL —
LANDSCAPING —

PROJECT

700 CORONATION AVE
OTTAWA - ON

DRAWING:

SECOND/THIRD LEVEL

DATE: 15/04/2025 8:23:34
SCALE: 1:50
DRAWN BY: J.G.
CHECKED BY: R.W.

JOB NO: 2314

A103

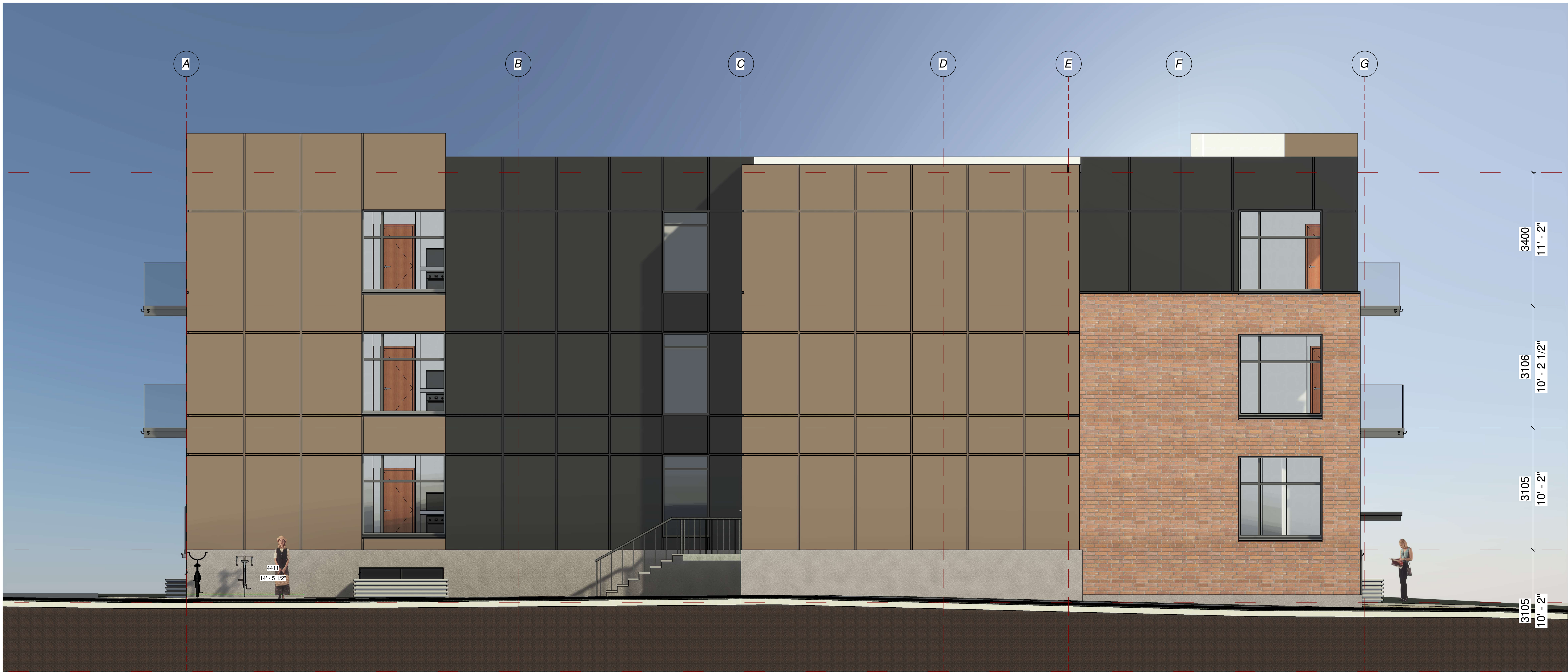


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2025-06-13
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1 NORTH ELEVATION
A110 1:50



2 EAST ELEVATION
A110 1:50

#	Description	Date
1	ISSUES FOR REVIEW	2025-03-18

CLIENT:

PLANNER:

ARCHITECT:

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

CONSULTANTS:
STRUCTURAL —
MECHANICAL —
CIVIL —
ELECTRICAL —
LANDSCAPING —

PROJECT
**700 CORONATION AVE
OTTAWA - ON**

DRAWING:
**NORTH-EAST
ELEVATION**

DATE	15/04/2025 8:24:02	JOB NO.	2314
SCALE	1:50		
DRAWN BY	J.G.		
CHECKED BY	R.W.		

A110



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KEY PLAN



PROJECT

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1 SOUTH ELEVATION
A111 1:50



2 WEST ELEVATION
A111 1:50

Description Date

1 ISSUES FOR REVIEW 2025-03-18

CLIENT:

PLANNER:

ARCHITECT:

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ASSOCIATES LTD.

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ELECTRICAL —
LANDSCAPING —

PROJECT

700 CORONATION AVE
OTTAWA - ON

DRAWING:

**SOUTH-WEST
ELEVATION**

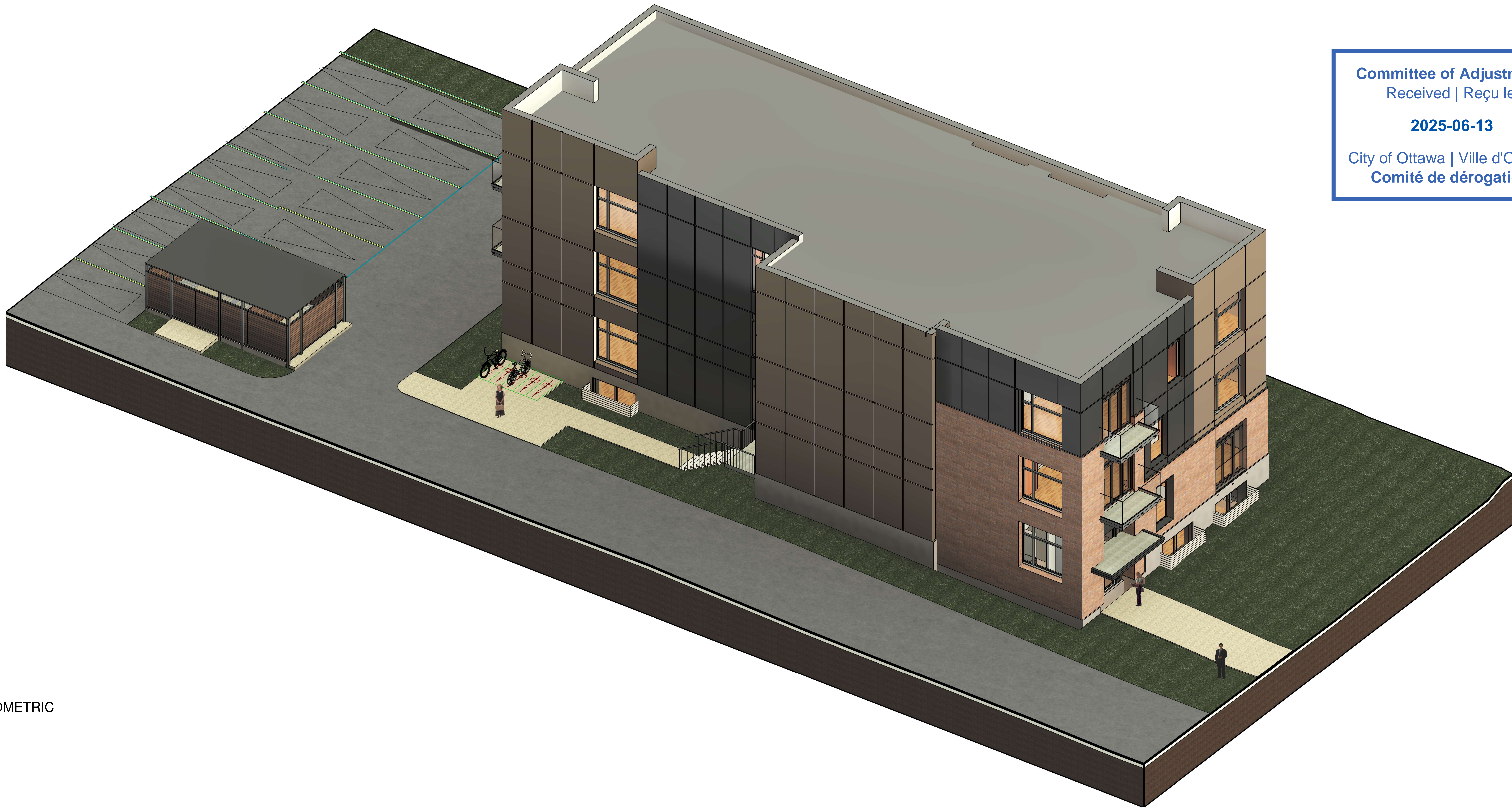
DATE 15/04/2025 8:24:24

SCALE 1:50

DRAWN BY J.G.

CHECKED BY R.W.

2314
A111



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2025-06-13

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Comité de dérogation

1 AXONOMETRIC
A120



2 VIEW 1
A120

KEY PLAN



PROJECT

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#	Description	Date
1	ISSUES FOR REVIEW	2025-03-18

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CIVIL —
ELECTRICAL —
LANDSCAPING —

PROJECT

700 CORONATION AVE
OTTAWA - ON

DRAWING:

AXONOMETRIC/VIEW

DATE	15/04/2025 8:25:09 A.M.	JOB NO.	2314
DESIGNER	J.G.	DRAWING NO.	A120
REVIEWED BY	R.W.		



Committee of Adjustment
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2025-06-13
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1
A121

VIEW 2



2
A121

VIEW 3

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CONSULTANTS:
STRUCTURAL —
MECHANICAL —
CIVIL —
ELECTRICAL —
LANDSCAPING —

PROJECT

700 CORONATION AVE
OTTAWA - ON

DRAWING:

VIEWS

DATE 15/04/2025 8:25:46
DRAWN BY J.G.
CHECKED BY R.W.

JOB NO. 2314
DRAWING NO. **A121**