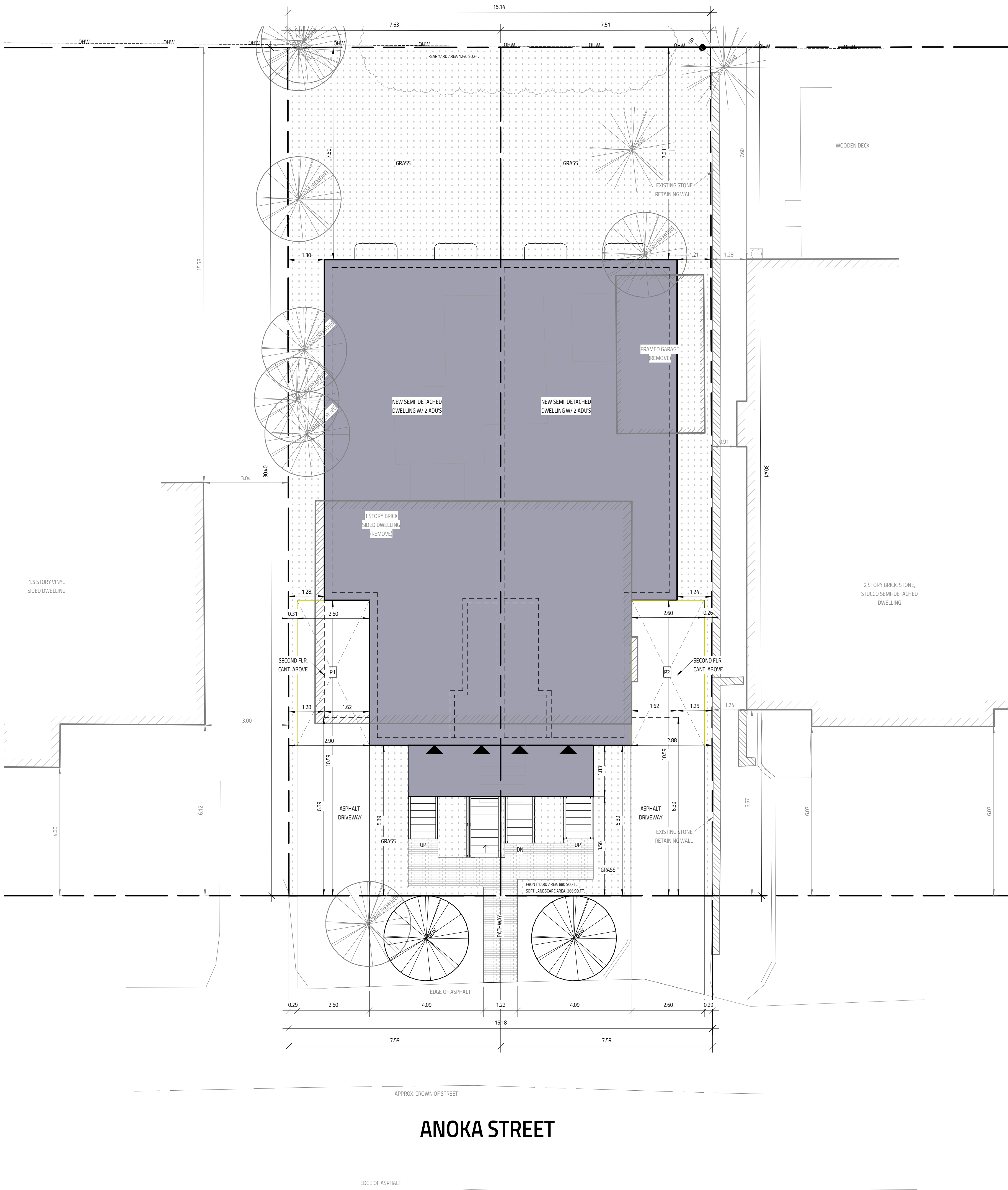


Committee of Adjustment
Received | Reçu le

2025-07-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation



***ARCHITECTURAL SITE PLAN PREPARED
REFERENCING SURVEY PREPARED BY ANNIS,
O'SULLIVAN, VOLLEBEKK LTD. SIGNED AND
DATED JUNE 10, 2025 ***

***ARBORIST TREE INFORMATION REPORT
SUPERCEDES ALL TREE INFORMATION SHOWN
ON THIS SITE PLAN***

ZONING ASSESSMENT - 1217 ANOKA ST. (INTERIOR LOT)			
SEMI-DETACHED DWELLING (STORM, WATER, SANITARY (ANOKA ST.))			
SCHEDULE 342 & 343			
BY-LAW SECTION	ZONING MECHANISM	REQUIRED	NOTES
S-157		R2F	
S-158 (TABLE 158A)	MIN LOT WIDTH:	9M	7.99M/7.99M (VARIANCE REQUIRED)
S-143(1) B0	MIN LOT AREA:	270 SQ.M.	271.5 SQ.M./270.5 SQ.M. (VARIANCE REQUIRED)
S-144(1) B0	MIN FRONT YARD:	5.34M (8M)	5.34M NEIGHBOURS AVERAGE
S-144 (TABLE 144A)	MIN REAR YARD:	6.52M(20% LOT DEPTH)	7.6M (VARIANCE REQUIRED)
	MIN SIDE YARD:	1.5M	1.28M/1.21M (VARIANCE REQUIRED)
	MAX BUILDING HEIGHT:	8M	
TABLE 161 & S-139			
(TABLE 161)	MIN FRONT CORNER	30%	PER LOT
S-143	MIN REAR YARD LANDSCAPING:	95 SQ.M.	
S-143(1)	GARAGE STRG. AREA	NO	
S-143(1)	GARAGE STRG. LOCATION	INTERIOR	
S-143(1)	MIN REAR YARD EXT.		
S-143(1)	GARAGE STORAGE SIZE:	MIN 3.5 M3 VOLUME, MIN 2.0 SQ.M.	
S-139 (TABLE 139B)	PERMITTED DRIVEWAY TYPE:	SINGLE	
S-139(2)(1)	PERMITTED DRIVEWAY WIDTH:	2.6M	MAX
S-139(2)(1)	DRIVEWAY SIDE LOT SETBACK:	0.15M	
S-139(2)(1)	MIN GARAGE WALL SETBACK:	0.6M	
S-139(2)(1)	MAX WALKWAY WIDTH:	1.2M	SOFT LANDSCAPING OR PAVERS
S-139(2)(1)	MAX WALKWAY WIDTH (GRASS/STRG.):	2.2M	
S-101			
	PARKING AREA:	AREA "C"	
	MIN PARKING:	10 DWELLING	
	PARKING SPACE PROVISIONS:	2.6M X 5.3M	
S-102(A)	MIN VISITOR PARKING:	N/A	
S-111			
	MIN BICYCLE PARKING:	0.5 DWELLING	WITHIN AREA "C" (SCHEDULE 1)
S-111 (TABLE 11B)	BICYCLE PARKING PROVISIONS:	0.6M X 1.8M	

I REVIEW & TAKE RESPONSIBILITY FOR
THE DESIGN WORK ON BEHALF OF A
FIRM REGISTERED UNDER SUBSECTION
3.2.4 OF THE OBC 2024. I AM QUALIFIED
& THE FIRM IS REGISTERED IN THE
APPROPRIATE CLASSES/CATEGORIES.

THIS DRAWING SHALL NOT BE USED
FOR CONSTRUCTION UNTIL SIGNED
AND DATED BY THE DESIGNER

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

GENERAL NOTES:
- E. & O.E.
- THESE DRAWINGS ARE NOT FOR CONSTRUCTION
UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS
ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
CHECK & VERIFY ALL DIMENSIONS ON SITE &
REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN
ACCORDANCE w/ THE O.B.C. 2024, ANY MUNICIPAL
BY LAWS & ALL OTHER APPLICABLE CODES

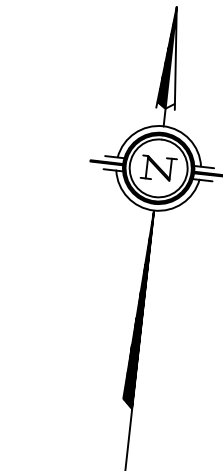
NO.	REVISION	DATE
5	SITE PLAN STATUS UPDATED	JULY 29, 2025
4	D2 ISSUED	JULY 28, 2025
3	D1 ISSUED	JULY 29, 2025
2	SITE PLAN ISSUED v2	JUNE 13, 2025
1	SITE PLAN ISSUED	JUNE 12, 2025

1217 ANOKA ST.
SEMI-DETACHED DWELLING W/ADU'S
(6 UNITS TOTAL)
OTTAWA, ON



SITE PLAN	
DATE: JUNE 12, 2025	SCALE: 1" = 3'
DRAWN BY: MY	FILE NAME: R25-00347
CHECKED BY: MY	DWG. NO.: A0.1

Y:\2025\2601-25_Excel Building & Roofing Inc., 1217 Anoka Street, Topo, L1424 4M-23 R.DI.dwg



Notes & Legend

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CC Cut Cross
- (WIT) Witness
- Meas. Measured
- (AOG) Annis, O'Sullivan, Vollebakk Ltd.
- (PI) Registered Plan 4M-23
- (P2) Plan 4R-21389
- (P3) (857) Plan dated June 17, 1988
- (P4) (1692) Plan dated July 12, 2007
- (P5) (647) Plan dated June 19, 1981
- (P6) (725) Plan dated June 27, 1978
- (P7) (1287) Plan dated April 24, 1991
- (P8) (857) Plan dated March 26, 1998 (Ref. 48-M-23)
- Fdn. Foundation
- CLF Chain Link Fence
- BF Board Fence (Centreline Noted)
- RWB Concrete Block Retaining Wall
- WFN West Face Noted
- CL Centreline
- UP Utility Pole
- HM Hydro Meter
- B Diameter
- Ø BOLLARD
- Gate
- Deciduous Tree
- Coniferous Tree

LOT 428

No. 1611 Bank Street
(Brick Noted)

REGISTERED

SOUTH

SIDE

OF

HERON

ROAD

LOT 403

LOT 404
PIN 04/19 - 0003

LOT 405
PIN 04/19 - 0004

LOT 406
PIN 04/19 - 0005

LOT 407

LOT 408

LOT 414

NORTH

SIDE

OF

ANOKA

STREET

LOT 426

LOT 425
PIN 04/19 - 0022

LOT 424
PIN 04/19 - 0021

LOT 423

4M-23

EDGE HILL PLACE

Garage
L.O.2
(P318)Meas.

No. 1215
1 1/2 Storey Vinyl
Sided Dwelling
(Foundation Noted)
Roof Peak
Elevation=101.61

No. 1217
1 Storey Brick
Sided Dwelling
(Foundation Noted)
To be Demolished

No. 1221
2 Storey Stone, Brick and Stucco
Sided Semi-Detached Dwelling
(Foundation Noted)

No. 1223

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

Asphalt
± to Line

ANOKA

STREET

(Formerly Windsor Avenue)

(BY BY-LAW 101-51, INST. LT35230)

PIN 04/19 - 0183

Committee of Adjustment
Received | Reçu le

2025-07-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE

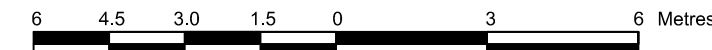
AREA (Sq.m.)	PART	LOT	PLAN	PIN
231.4	1	ALL OF 424	4M-23	ALL OF 04149-0021
229.6	2			

PLAN OF SURVEY OF

LOT 424
NORTH SIDE OF ANOKA
STREET
REGISTERED PLAN 4M-23
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150



The intended plot size of the plan is 914 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 6th day of June, 2025.

MMM DD YYYY

Date

Jamie Leslie

Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number
V-103968

Distances shown on this plan are ground distances and can be converted
to grid distances by multiplying by the combined scale factor of 0.999938.

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°38'45"E and are referenced to Specified Control Points
01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude)
NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS
observations referenced to Specified Control Points 01919680105 and
01918434761, 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	5026788.64	Easting	370085.39
. Point B	Northing	5026794.57	Easting	370138.98

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

LOT 424

NORTH SIDE OF ANOKA STREET

REGISTERED PLAN 4M-23

CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk 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:

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
2. The survey was completed on the 6th day of June, 2025.

 June 10, 2025
 Date

 M. Gholamhosseini
 Ontario Land Surveyor
Notes & Legend

Denotes	Survey Monument Planted
SIB	Survey Monument Found
SSIB	Standard Iron Bar
IB	Short Standard Iron Bar
CC	Iron Bar
CC	Cut Cross
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	Registered Plan 4M-23
(P2)	Plan 4R-21389
(P3)	(857) Plan dated June 17, 1988
(P4)	(1692) Plan dated July 12, 2007
(P5)	(647) Plan dated June 19, 1981
(P6)	(725) Plan dated June 27, 1978
(P7)	(1287) Plan dated April 24, 1991
(P8)	(857) Plan dated March 26, 1998 (Ref. 48-M-23)
Fdn.	Foundation
CLF	Chain Link Fence
BF	Board Fence (Centreline Noted)
RWB	Concrete Block Retaining Wall
WFN	West Face Noted
C/L	Centreline
Invt.	Invert
T/G	Top of Grate
CB	Catch Basin
MH-ST	Maintenance Hole (Storm Sewer)
MH-S	Maintenance Hole (Sanitary)
VC	Valve Chamber (Watermain)
ST	Water Stand Post
ST	Underground Storm Sewer
S	Underground Sanitary Sewer
U	Underground Water
G	Underground Gas
OW	Overhead Wires
UP	Utility Pole
LF	Light Fixture
AC	Air Conditioner
GM	Gas Meter
HM	Hydro Meter
B	Bollard
G	Gate
	Shrub
	Deciduous Tree
	Coniferous Tree
D	Diameter
Elev.	Location of Elevations
Top of Wall	Location of Top of Wall Elevations
Top of Curb	Location of Top of Curb Elevations
Property Line	Property Line

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations 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°36'15" counter-clockwise was applied to bearings on plan (P1), and a rotation of 0°38'15" counter-clockwise was applied to bearings on plans (P2), (P3) and (P4).

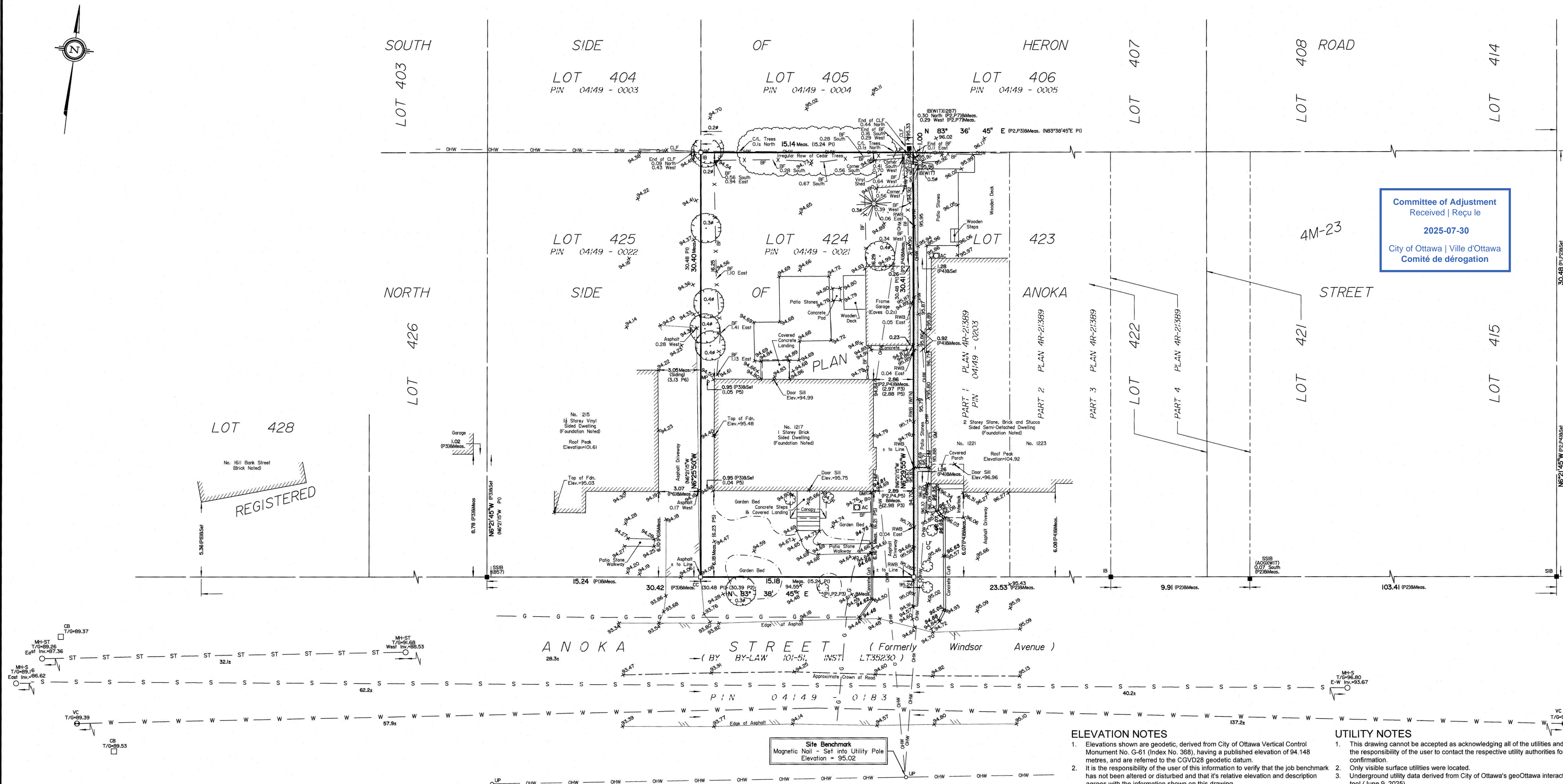
© Annis, O'Sullivan, Vollebakk Ltd. 2025. THIS PLAN IS PROTECTED BY COPYRIGHT

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@avotd.com
 Ontario Land Surveyors Job No. 26021-25 Excel L1424 4M-23 O F
ELEVATION NOTES

1. Elevations shown are geodetic, derived from City of Ottawa Vertical Control Monument No. G-61 (Index No. 368), having a published elevation of 94.148 metres, and are referred to the CGVD28 geodetic datum.
2. 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

1. 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.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa's geoOttawa interactive map tool (June 9, 2025).
4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa Engineering Plans No. 1389 and No. 17183.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.





2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2024

METAL PANELING IS 'AL13 COMPOSITE PANEL' CONFORMING TO CAN/ULC S134, CAN/ULC S102, NFPA 285 & ASTM E84

METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC 14-137-L

2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L

EXTERIOR FINISH EIFS IS 'ADDEX-IMFS' SYSTEM CONFORMING TO CCMC 12913-R

EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL H25 CONFORMING TO CCMC 12678-R

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2024. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

GENERAL NOTES:
- E. & O.E.
- THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2024, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

NO.	REVISION	DATE
5	SITE PLAN STATUS UPDATED	JULY 29, 2025
4	02 ISSUED	JULY 28, 2025
3	01 ISSUED	JULY 25, 2025
2	SITE PLAN ISSUED v2	JUNE 13, 2025
1	SITE PLAN ISSUED	JUNE 12, 2025

1217 ANOKA ST.
SEMI-DETACHED DWELLING W/ADU'S
(6 UNITS TOTAL)
OTTAWA, ON

Evolution
DESIGN & DRAFTING
613-884-7068 / 613-808-7185

ELEVATIONS 1	
DATE: JUNE 12, 2025	SCALE: 1/4" = 1'-0"
DRAWN BY: MY	FILE NAME: R25-00347
CHECKED BY: SG	DWG. NO. A4.0



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2024

METAL PANELING IS 'AL13 COMPOSITE PANEL' CONFORMING TO CAN/ULC S134, CAN/ULC S102, NFPA 285 & ASTM E84
METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC '16137-L'
2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L
EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS 'HARDIE PANEL H25' CONFORMING TO CCMC 12678-R

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2024. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

GENERAL NOTES:
- E. & O.E.
- THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2024, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

NO.	REVISION	DATE
5	SITE PLAN STATUS UPDATED	JULY 29, 2025
4	02 ISSUED	JULY 28, 2025
3	01 ISSUED	JULY 25, 2025
2	SITE PLAN ISSUED v2	JUNE 13, 2025
1	SITE PLAN ISSUED	JUNE 12, 2025

MODEL:
1217 ANOKA ST.
SEMI-DETACHED DWELLING W/ADU'S
(6 UNITS TOTAL)
OTTAWA, ON

Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-808-7185

DRAWING TITLE	
ELEVATIONS 2	
DATE DRAWN: JUNE 12, 2025	SCALE: 1/4" = 1'-0"
DRAWN BY: MY	FILE NAME: R25-00347
CHECKED BY: SG	DWG. NO.: A4.1