

Committee of Adjustment
Received | Reçu le
2025-06-18
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY OF

**PART OF LOT 26
CONCESSION 1 (OTTAWA FRONT)**
**Geographic Township of Nepean
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1:200



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 Surveyors Act and the Surveyors Regulations made under them.
2. The survey was completed on the 22nd day of November, 2024.

ANIS, O'SULLIVAN, VOLLEBEKK LTD.
Date: 22 Nov 2024
Mirel Aradau
Ontario Land Surveyor

Notes & Legend

Denotes	
—	Survey Monument Planted
—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
CP	Concrete Pin
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(PI)	(1992) Plan Dated July 31, 1998
(P2)	Registered Plan 4M-1097
(P3)	(AOG) Plan dated February 8, 2016
(P4)	(AOG) Plan dated February 16, 1973
(P5)	Plan 4R-34953
(P6)	(AOG) Plan Dated April 11, 2017
(D)	Inst. No. N621870
○	Deciduous Tree
○ W	Water Valve
○ M-H	Maintenance Hole (Sanitary)
○ M-H-S	Maintenance Hole (Hydro)
○ M-H-ST	Maintenance Hole (Storm Sewer)
H-T	Hydro-Transformer
CB	Catch Basin
□ B	Gas Meter
○ B	Bollard
△ S	Sign
□ AC	Air Conditioner
○ LS	Light Standard
○	Diameter
C/L	Centreline
MF	Metal Fence
BF	Board Fence
CLF	Chain Link Fence
CRW	Concrete Retaining Wall
BRW	Brick Retaining Wall
Fdn.	Foundation
○ W	Water Valve
○ VC	Valve Chamber (Watermain)

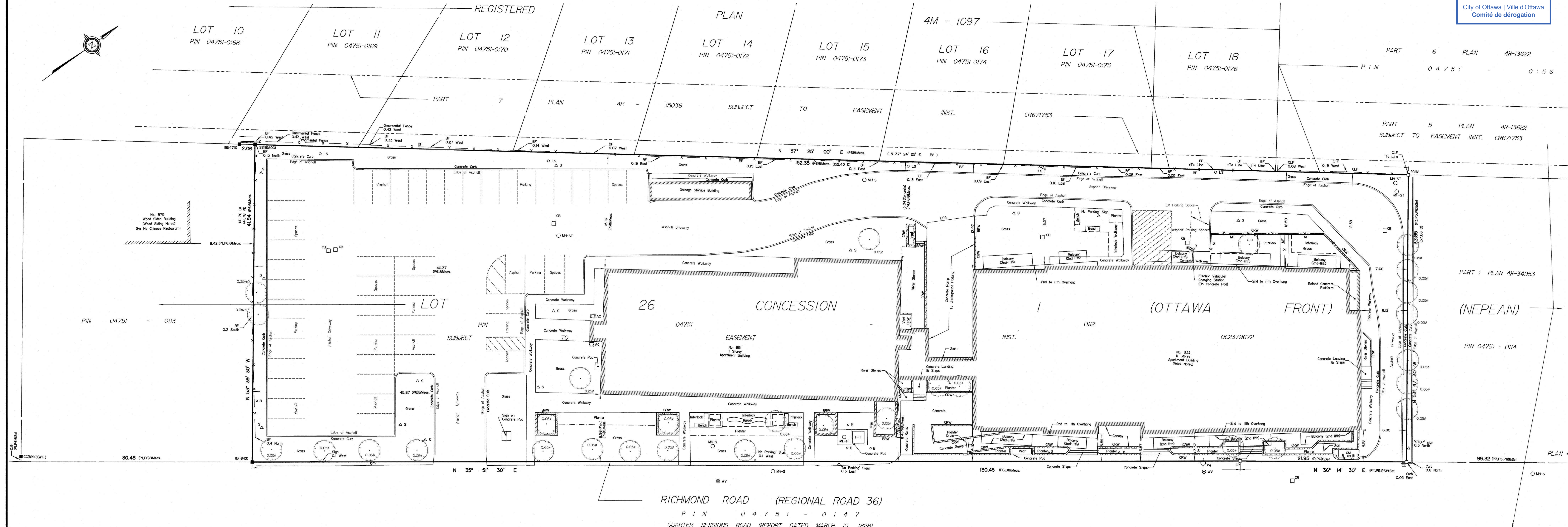
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-90493

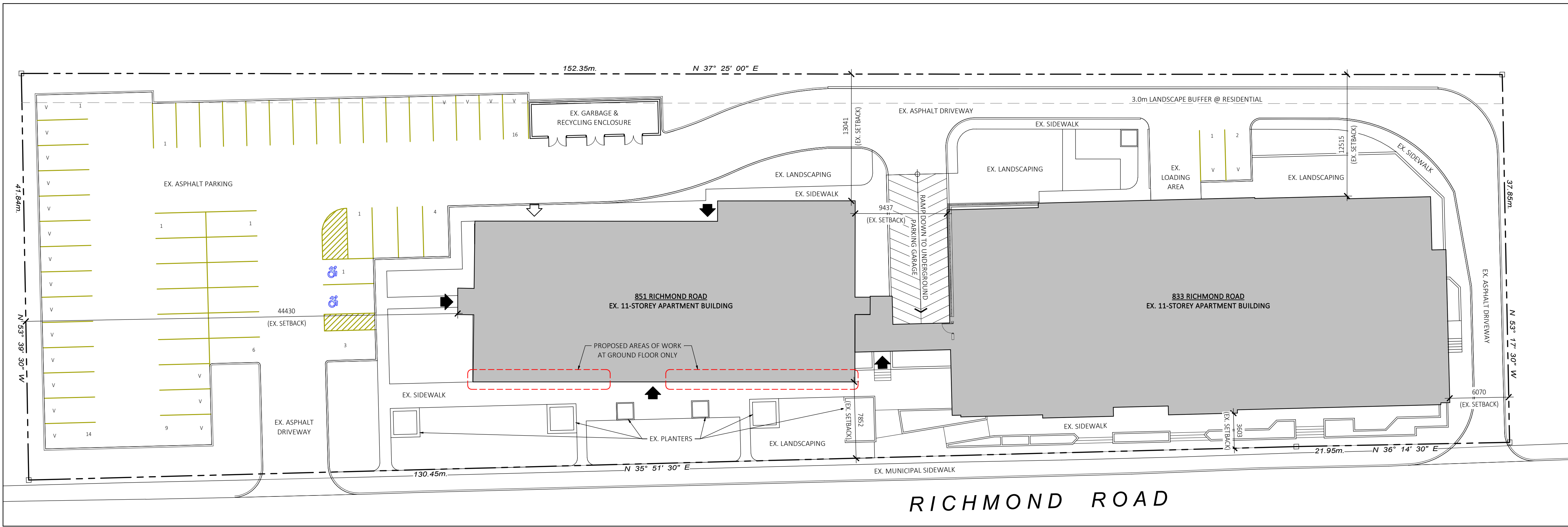


THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29 (3).

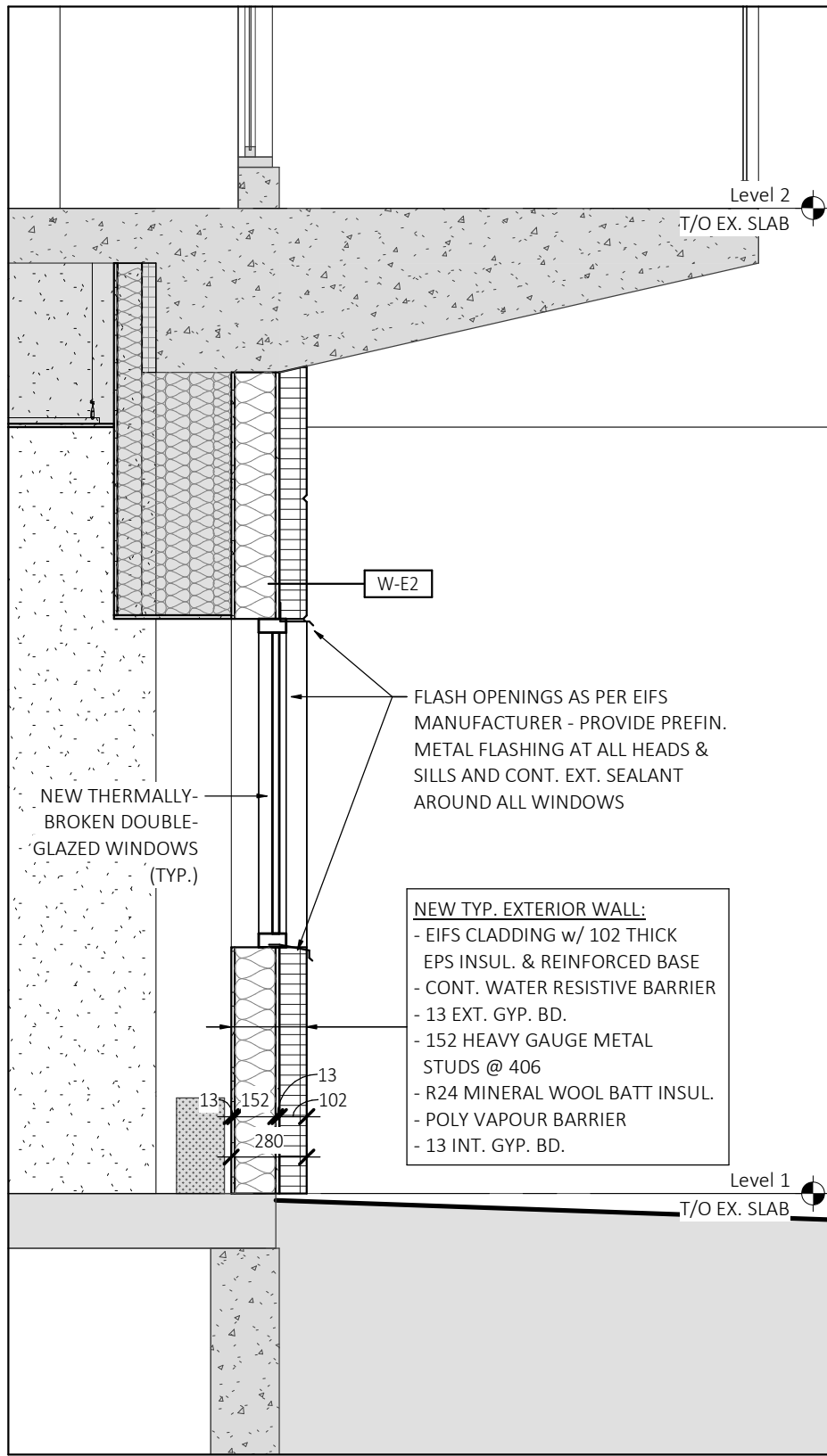
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Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@annisltd.com
Job No. 24916-24 Homestead PT LT 26 C 1 OF D-C-DE

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations
and are referenced to Specified Control Points 01919680005 and 01919750705,
MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

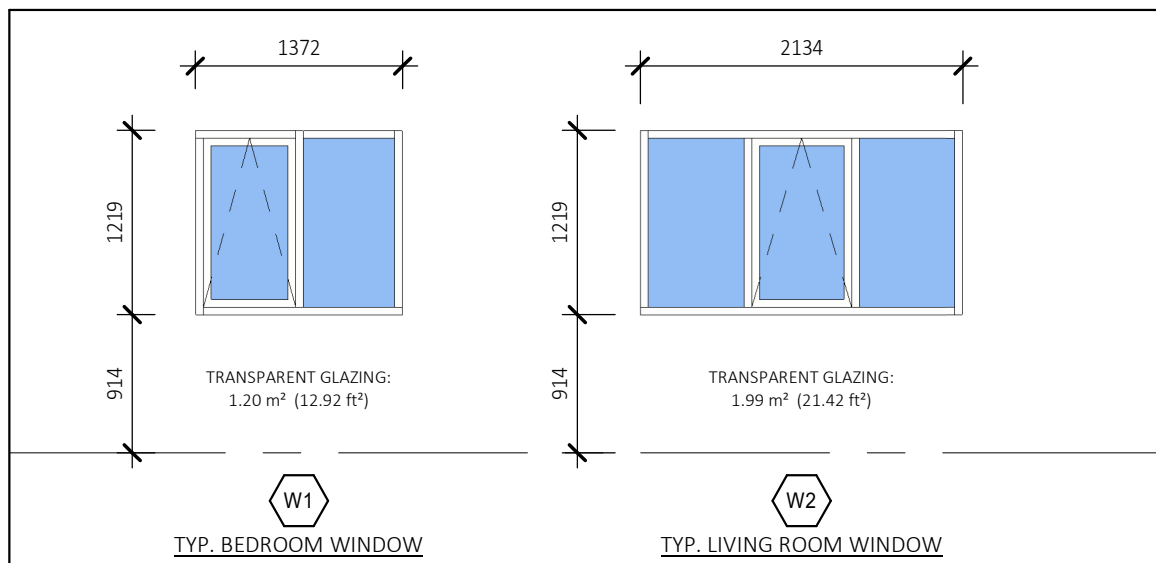




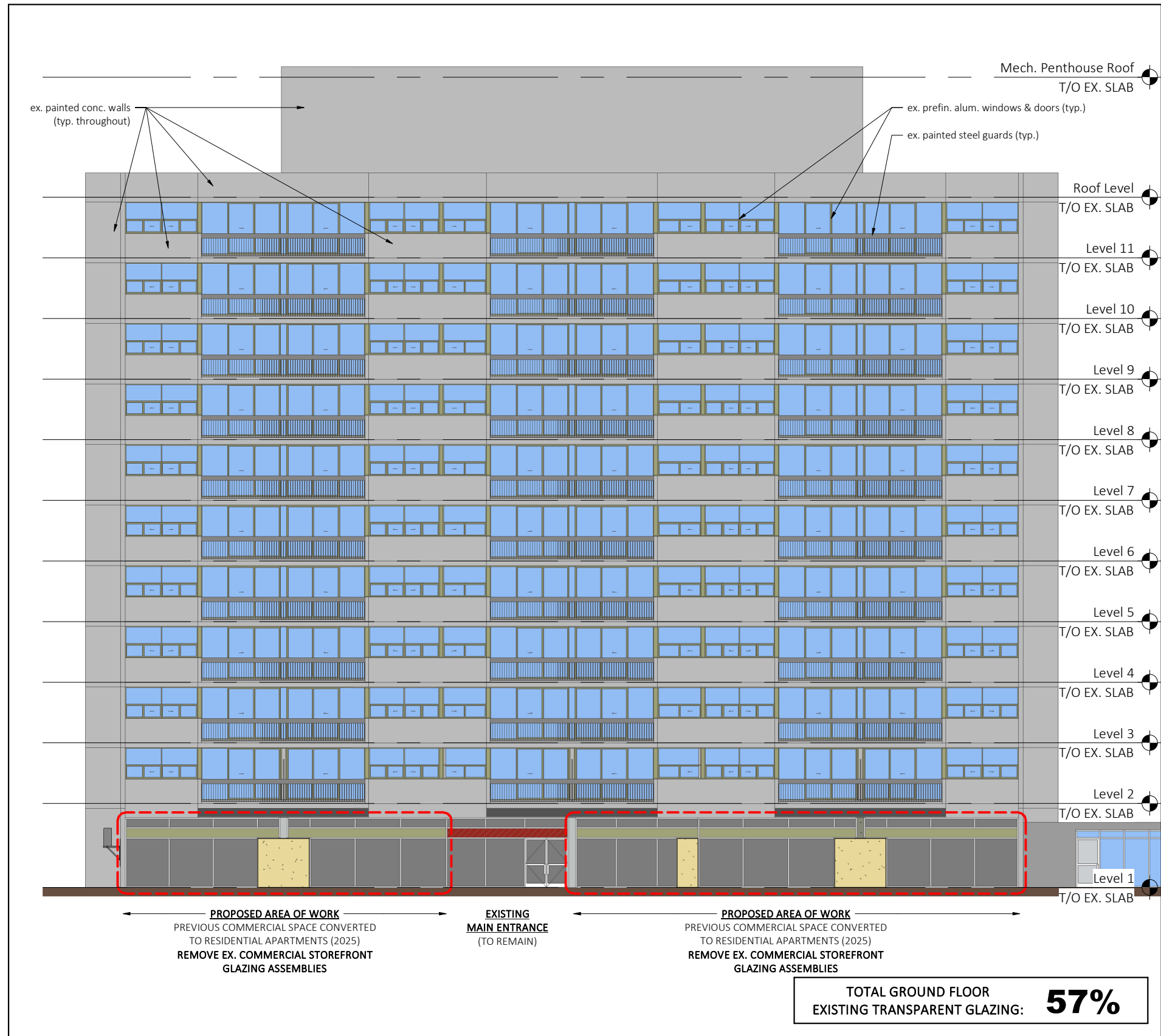
1 PROPOSED SITE PLAN
SCALE: 1 : 250



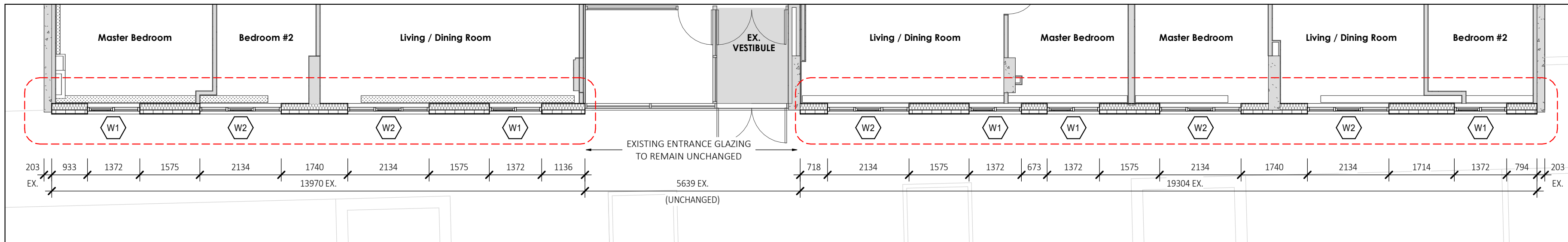
4 PROPOSED TYPICAL SECTION - FRONT ELEVATION
SCALE: 1 : 25



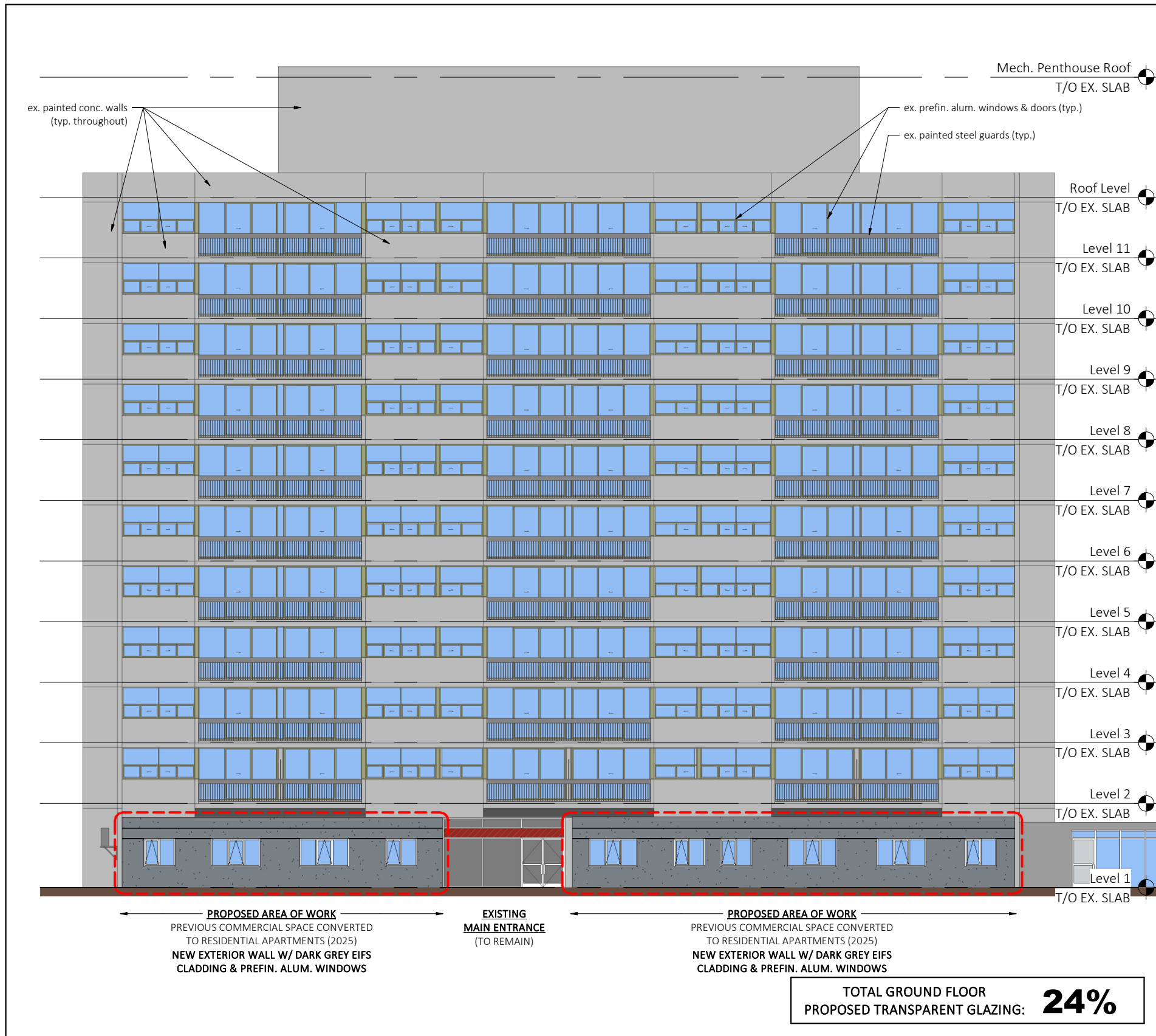
6 PROPOSED WINDOW ELEVATIONS
SCALE: 1 : 50



2 EXISTING SOUTH ELEVATION
SCALE: 1 : 200



5 PARTIAL 1ST FLOOR PLAN (WEST PORTION) - PROPOSED SUITE LAYOUTS
SCALE: N.T.S.



3 PROPOSED SOUTH ELEVATION
SCALE: 1 : 200

PROPERTY DATA			
SITE	PERMITTED/REQUIRED	EXISTING	PROPOSED
ZONING	TM[2497] H(33) (Traditional Mainstreet Zone)		
LOT AREA (m ²)	-	6,060.0 m ²	6,060.0 m ²
LANDSCAPE AREA (m ²)	-	1,972.6 m ²	1,972.6 m ²
LANDSCAPE AREA (%)	-	32.6%	32.6%
IMPERVIOUS AREA (m ²)	-	2,307.52 m ²	2,307.52 m ²
IMPERVIOUS AREA (%)	-	38.1%	38.1%
SETBACKS	FRONT YARD	2.0 m (@BLDG. 833)	3.60 m (@BLDG. 833)
	REAR YARD	7.5 m	12.52 m (@BLDG. 833)
	SIDE YARD	3.0 m	6.07 m (@BLDG. 833)
	SIDE YARD	3.0 m	44.43 m (@BLDG. 851)
	INT. BLDG. SEP.	1.2 m	9.44 m
LOT FRONTAGE (m)	N/A	130.45 m	130.45 m
LOT DEPTH (m)	N/A	37.85 m	37.85 m

CONSOLIDATED BUILDING DATA			
BUILDINGS	PERMITTED/REQUIRED	EXISTING	PROPOSED
BUILDING AREA (m ²)	-	1,779.88 m ²	1,779.88 m ²
BUILDING COVERAGE (%)	-	29%	29%
GROSS FLOOR AREA (m ²)	-	19,668.28 m ²	19,668.28 m ²
FLOOR SPACE INDEX	-	3.25	3.25
BUILDING HEIGHT	-	11 STOREYS	11 STOREYS
BUILDING HEIGHT (m)	33.0 m	33.0 m	33.0 m
NUMBER OF STOREYS BELOW GRADE	-	2	2
RESIDENTIAL UNITS	PERMITTED/REQUIRED	EXISTING	PROPOSED
TOTAL NUMBER OF RESIDENTIAL UNITS	-	247 UNITS	247 UNITS
RESIDENTIAL UNIT BREAKDOWN	-	40 (bach) 132 (1-bdrm) 74 (2-bdrm) 1 (3-bdrm)	40 (bach) 132 (1-bdrm) 74 (2-bdrm) 1 (3-bdrm)

CONSOLIDATED PARKING DATA			
PARKING AREA (SCHEDULE 1A):	PARKING AREA 'Z'		
MIN. REQUIRED RESIDENTIAL PARKING SPACES:	NO PARKING SPACES REQUIRED IN PARKING AREA 'Z'		
MIN. REQUIRED VISITOR PARKING SPACES:			
RESIDENTIAL PARKING	PERMITTED/REQUIRED	EXISTING	PROPOSED
RESIDENTIAL PARKING SPACES (RESIDENTS)	0 SPACES	150 SPACES	150 SPACES
RESIDENTIAL PARKING SPACES (VISITORS)	0 SPACES	25 SPACES	25 SPACES
TOTAL NUMBER OF RESIDENTIAL PARKING SPACES	0 SPACES	175 SPACES	175 SPACES
ACCESSIBLE SPACES (INCLUDED IN ABOVE)	0 SPACES	4 SPACES	4 SPACES

833 RICHMOND ROAD			
BUILDINGS	PERMITTED/REQUIRED	EXISTING	PROPOSED
BUILDING AREA (m ²)	-	1,095 m ²	1,095 m ²
GROSS FLOOR AREA (m ²)	-	12,475 m ²	12,475 m ²
BUILDING HEIGHT	-	11 STOREYS	11 STOREYS
BUILDING HEIGHT (m)	33.0 m	33 m	33 m
NUMBER OF STOREYS BELOW GRADE	-	2	2
RESIDENTIAL UNITS	PERMITTED/REQUIRED	EXISTING	PROPOSED
TOTAL NUMBER OF RESIDENTIAL UNITS	-	122 UNITS	122 UNITS
RESIDENTIAL UNIT BREAKDOWN	-	50 (1-bdrm) 72 (2-bdrm)	50 (1-bdrm) 72 (2-bdrm)

851 RICHMOND ROAD			
BUILDINGS	PERMITTED/REQUIRED	EXISTING	PROPOSED
BUILDING AREA (m ²)	-	684.88 m ²	684.88 m ²
GROSS FLOOR AREA (m ²)	-	7,193.28 m ²	7,193.28 m ²
BUILDING HEIGHT	-	11 STOREYS	11 STOREYS
BUILDING HEIGHT (m)	33.0 m	30.07 m	30.07 m
NUMBER OF STOREYS BELOW GRADE	-	2	2
RESIDENTIAL UNITS	PERMITTED/REQUIRED	EXISTING	PROPOSED
TOTAL NUMBER OF RESIDENTIAL UNITS	-	121 UNITS	125 UNITS (+4 UNITS)
RESIDENTIAL UNIT BREAKDOWN	-	40 (bach) 81 (1-bdrm) 0 (2-bdrm) 0 (3-bdrm)	40 (bach) 82 (1-bdrm) 2 (2-bdrm) 1 (3-bdrm)

- GENERAL NOTES:
- LEGAL DESCRIPTION: PART OF LOT 26 CONCESSION 1 (Ottawa Front), TOWNSHIP OF NEPEAN (City of Ottawa).
 - SITE INFORMATION TAKEN FROM APPROVED ARCHITECTURAL SITE PLAN BY RODERICK LAHEY ARCHITECT INC., APR. 6, 2021.
 - ALL BUILDINGS & SITE ELEMENTS SHOWN ARE EXISTING AND REMAIN UNCHANGED, UNLESS NOTED OTHERWISE.
 - THE BUILDING AT 851 RICHMOND WAS CONSTRUCTED CIRCA 1972. THE BUILDING AT 833 RICHMOND WAS CONSTRUCTED IN 2021.
 - 1ST FLOOR GLAZING CHANGE: REPLACE EXISTING COMMERCIAL STOREFRONT GLAZING AT FRONT FACADE WITH NEW EXTERIOR WALLS AND GLAZING ASSEMBLIES.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT BEFORE COMMENCING THE WORK.

THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FOR RELOCATION OF SERVICES FROM CONSULTANT BEFORE COMMENCEMENT OF WORK.

THESE DRAWINGS DO NOT INDICATE ALL OFFSETS, FITTINGS AND ACCESSORIES WHICH MAY BE REQUIRED. PROVIDE THE SAME TO MEET THE REQUIRED CONDITIONS.

DRAWINGS, SPECIFICATIONS, ETC., PREPARED AND ISSUED BY THE CONSULTANT ARE THE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF THE PROJECT. THESE DOCUMENTS ARE NOT TO BE DUPLICATED OR COPIED WITHOUT THE CONSENT OF THE CONSULTANT.

DO NOT SCALE THESE DRAWINGS.

revisions			
1	MAY 26, 2025	ISSUED FOR 1ST FLOOR GLAZING MINOR VARIANCE	

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HOMESTEAD

Homestead Land Holdings Limited

building location

Lord Richmond
851 Richmond Road, Ontario

drawing

Ground Floor Glazing Change
Minor Variance

drawing

EX. SITE PLAN & SITE DATA
EX. & PROPOSED ELEVATION

date 05/26/25 drawing no.
scale As indicated
drawn JCG
checked NE

MV-1