

KIRKWOOD AVENUE (Formerly Holland Street)

(BY-LAW 13-64, INST. NP48636)
PIN 04025 - 0165
PART 17 EXPROPRIATION PLAN INST. CR538700
BY-LAW 40-68, INST. CR538701

Committee of Adjustment
Received | Reçu le
2025-05-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
488.5	1	PART OF 14	152	ALL OF 04024-0144
264.3	2			

PLAN OF SURVEY OF

PART OF LOT 14
REGISTERED PLAN 152
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150



The intended plot size of the plan is 762 mm in width by 457 mm in height when plotted at a scale of 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 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
- Denotes Survey Monument Found
- SIB " Standard Iron Bar
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- CP " Concrete Pin
- (WIT) " Witness
- Meas. " Measured
- (AOG) " Annis, O'Sullivan, Vollebekk Ltd.
- (P1) " Registered Plan 152
- (P2) " Registered Plan 355258
- (P3) " Plan 5R-6416
- (P4) " Plan 4R-30452
- (P5) " (AOG) Plan dated January 6, 2022
- (P6) " (AOG) Plan dated February 14, 2025
- (N1) " (AOG) Field Notes dated August 15, 1972 (Ref. 152-1)
- (N2) " (AOG) Field Notes dated October 2, 1972 (Ref. 152-2)
- CLF " Chain Link Fence
- BF " Board Fence
- RWC " Concrete Retaining Wall
- NFN " North Face Noted
- C/L " Centreline
- OHW " Overhead Wires
- UP " Utility Pole
- MP " Metal Post

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999931.

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 N9°42'50"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

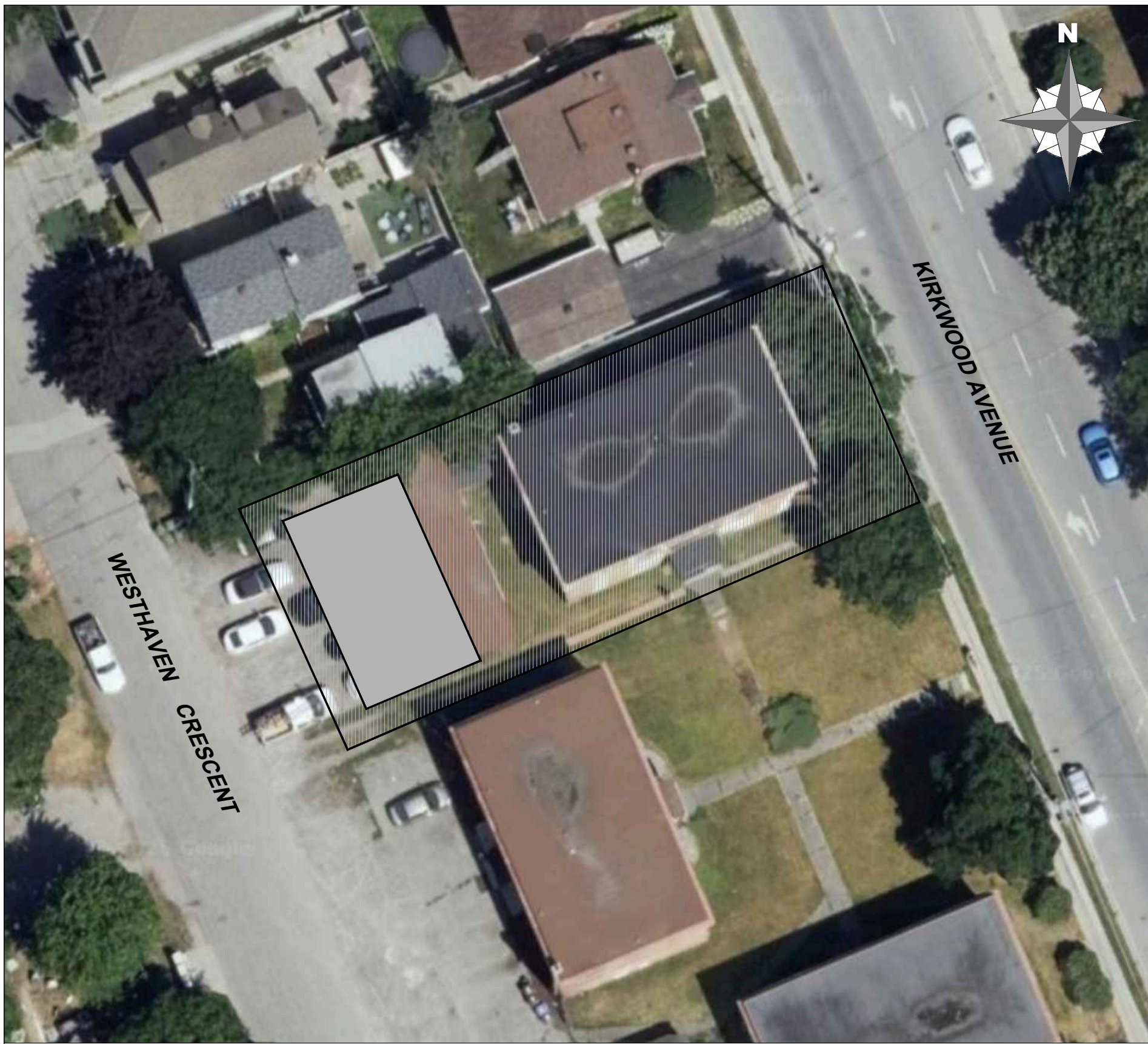
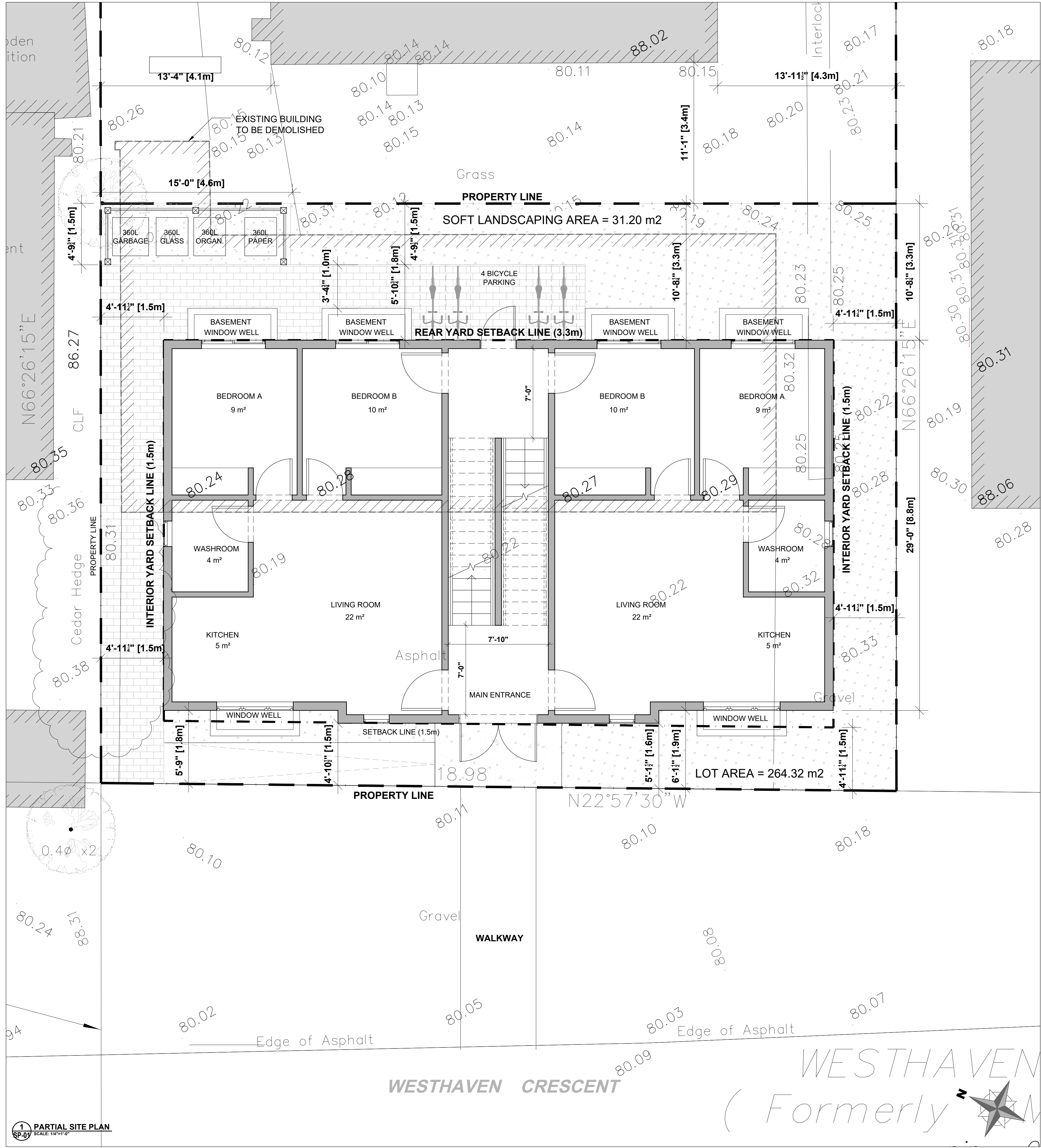
For bearing comparisons, a rotation of 0°08'25" clockwise was applied to bearings on plan (P3).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

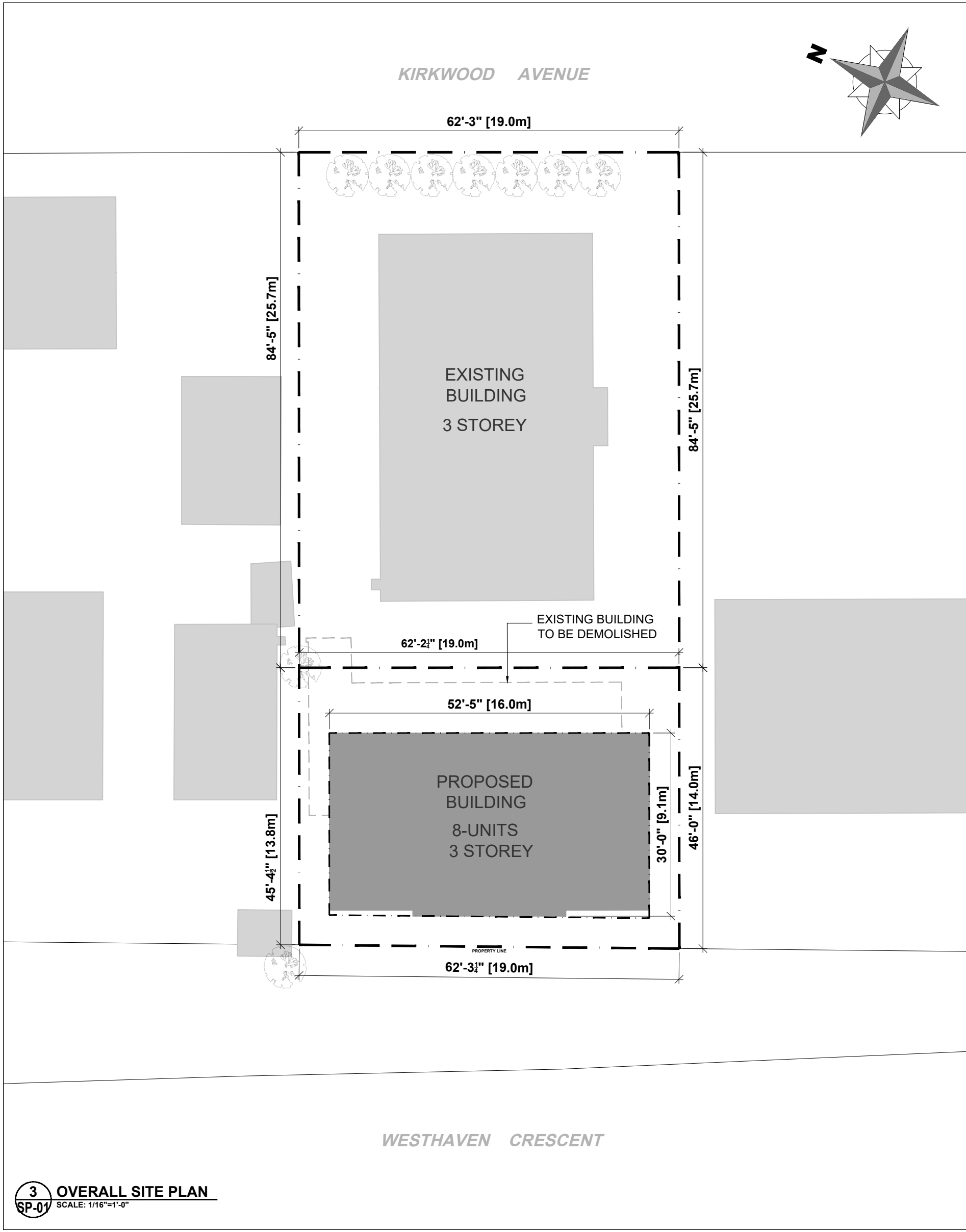
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680005	Northing	5027191.26	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5027839.71	Easting	364071.28
.Point B	Northing	5027910.83	Easting	364083.46

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



2 KEY PLAN
SP-01



3 OVERALL SITE PLAN
SP-01

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DETAILED HEREIN SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

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UNAUTHORIZED CHANGES:

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02	ISSUED FOR REVIEW	2025-03-27
01	ISSUED FOR REVIEW	2025-02-21
No.	REVISIONS	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

P²
concepts
2025-11-07 10:00 AM
OTAWA, ONTARIO, K1G 6E1

DESIGNED BY:	DRAWN BY:	APPROVED BY:
P.S.	P.S.	P.R.
PROJECT		

574 KIRKWOOD AVE.

DRAWING TITLE

SCHEMATIC SITE PLAN

PROJECT NO.	0613
DATE	MAR 27, 2025

SP-01



ELEVATION FINISH MATERIALS

- EF1 CEMENT PARGING ON ALL EXPOSED FOUNDATION.
- EF2 HARDIE PANEL (HORIZONTAL SIDING)
- EF3 HARDIE PANEL (VERTICAL SIDING)
- EF4 BRICK VENEER.

580 Kirkwood Avenue
2 Storey Brick Sided
Multi-Unit Dwelling
(Brick Noted)



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01	ISSUED FOR REVIEW	2025-05-22
No.	REVISIONS	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

P² concepts
2300 HURONTARIO DR., UNIT 203
OTTAWA, ONTARIO, K1G 4E1

DESIGNED BY: P.S. DRAWN BY: P.S. APPROVED BY: P.R.

PROJECT

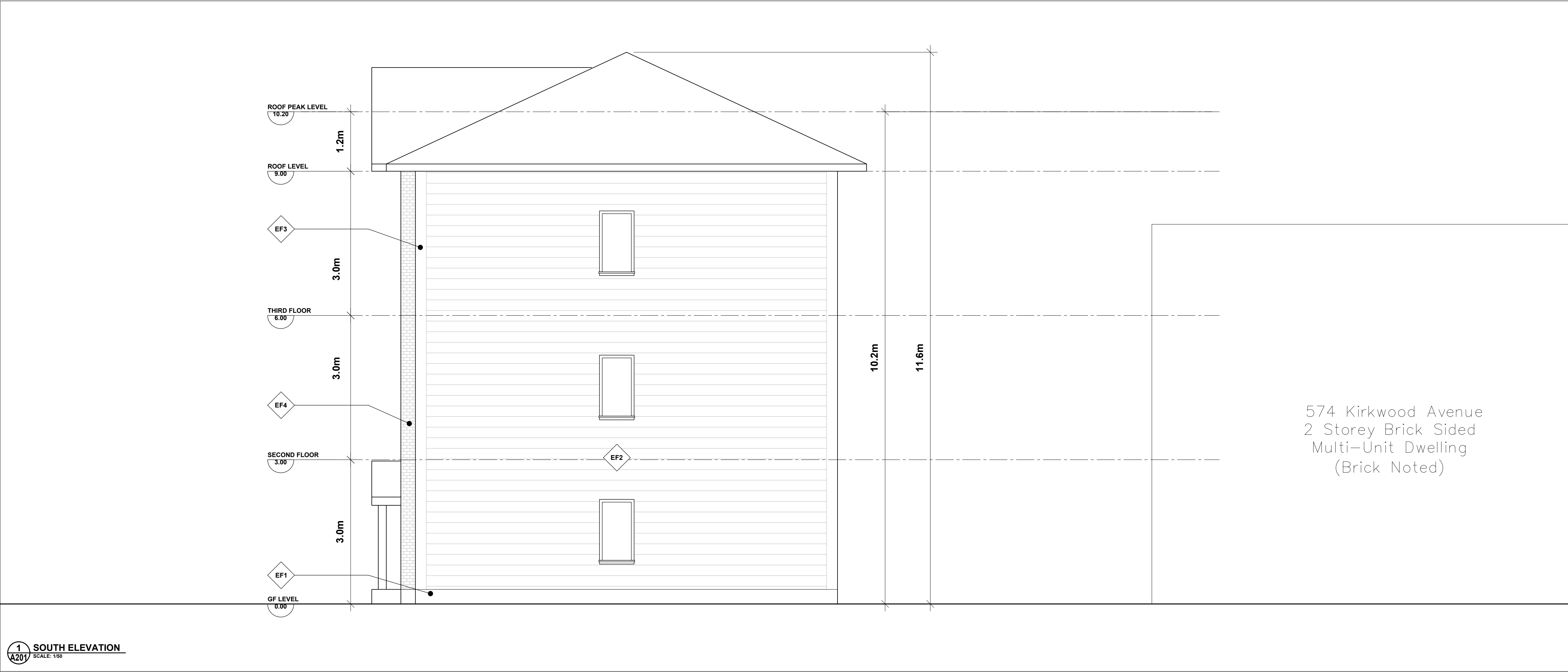
574 KIRKWOOD AVE.

DRAWING TITLE

WEST & EAST ELEVATIONS

PROJECT NO. 0613
DATE MAY 22, 2025

A200



ELEVATION FINISH MATERIALS	
EF1	CEMENT PARGING ON ALL EXPOSED FOUNDATION.
EF2	HARDIE PANEL (HORIZONTAL SIDING)
EF3	HARDIE PANEL (VERTICAL SIDING)
EF4	BRICK VENEER.

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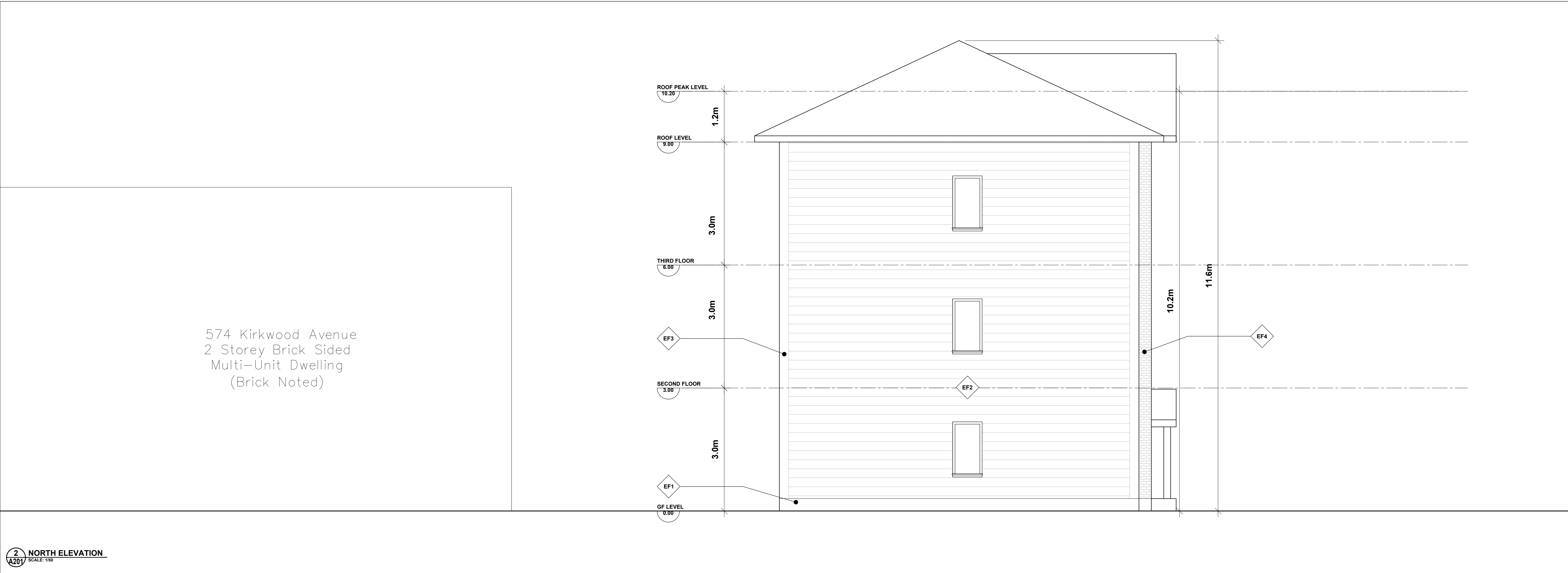
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No.	REVISIONS	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

P² concepts
2201 FURBER DR., UNIT 203
OTTAWA, ONTARIO, K1G 4E1

DESIGNED BY:	DRAWN BY:	APPROVED BY:
P.S.	P.S.	P.R.

PROJECT

574 KIRKWOOD AVE.

DRAWING TITLE

NORTH & SOUTH ELEVATIONS

PROJECT NO.

0613

DATE

MAY 22, 2025

A201



Westhaven Cres looking North



**Westhaven Cres
looking South-East**

1



2



3



4

Committee of Adjustment
Received | Reçu le
2025-06-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Committee of Adjustment
Received | Reçu le
2025-06-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation





Committee of Adjustment

Received | Reçu le

2025-06-20

City of Ottawa | Ville d'Ottawa
Comité de dérogation





Committee of Adjustment
Received | Reçu le

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City of Ottawa | Ville d'Ottawa
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