

## Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

MH-ST  
TVG=61.56

MH-S  
TVG=61.68

MH-ST  
TVG=62.76

JOB BENCHMARK  
Top of Spindle on  
Fire Hydrant  
Elev=63.84

MH-S  
TVG=63.19

Committee of Adjustment  
Received | Reçu le

2025-06-26

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

## SURVEYOR'S REAL PROPERTY REPORT

## PART 1 Plan of

## LOT 40 And

## PART OF LOT 42

## REGISTERED PLAN 57

## CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 200

8.0 6.0 4.0 2.0 0 4 8 Metres

## 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 14th day of August, 2018.

Aug 15/2018  
Date

Andre Roy  
Ontario Land Surveyor

## PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED: AUGUST 15, 2018

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to  
Botros D. Botros ("The Client"), their solicitors,  
mortgagees, and other related parties, permission to use original, signed, sealed  
copies of the Surveyor's Real Property Report in transactions involving The Client.

## Notes &amp; Legend

Denotes	Survey Monument Planted
□	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
IBØ	Round Iron bar
CP	Concrete Pin
CC	Cut Cross
*	0.3 metre long Survey Monument
(WIT)	Witness
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
Meas.	Measured
(P1)	Registered Plan 57
(P2)	(AOG) Plan, September 23, 1988
(P3)	(857) Plan, July 4, 2000
(P4)	(725) Plan, January 29, 1976
(P5)	(1319) Plan, March 18, 1987
(D1)	Inst. CR705537
(D2)	Inst. CR705539
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
⊕ VC	Valve Chamber (Watermain)
□ CB	Catch Basin
○ FH	Fire Hydrant
Inv.	Invert
T/G	Top of Grate
C/L	Centreline
⊙ B	Gas Meter
△ S	Bollard
CLF	Sign
BF	Chain Link Fence
+65.00'	Board Fence
+65.00	Top of Retaining Wall Elevation
○ UP	Location of Elevations
○ AN	Utility Pole
— OHW —	Anchor
	Overhead Wires

Bearings are grid, derived from GPS observations and are referred to the Central Meridian of MTM Zone 9 ( 76°30' West Longitude )NAD-83 (original).

For bearing comparisons, a rotation of 0°04'40" clockwise was applied to bearings on plan P2.

## ELEVATION NOTES

1. Elevations shown are geodetic 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 it's relative elevation and description agrees with the information shown on this drawing.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM

2058261



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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**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@aoivld.com  
Job No. 18987-18 Botros Lts 40 42 RP 57 T F

## 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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



2200 THURSTON DR., UNIT 203  
OTTAWA, ONTARIO, K1G 6E1

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FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

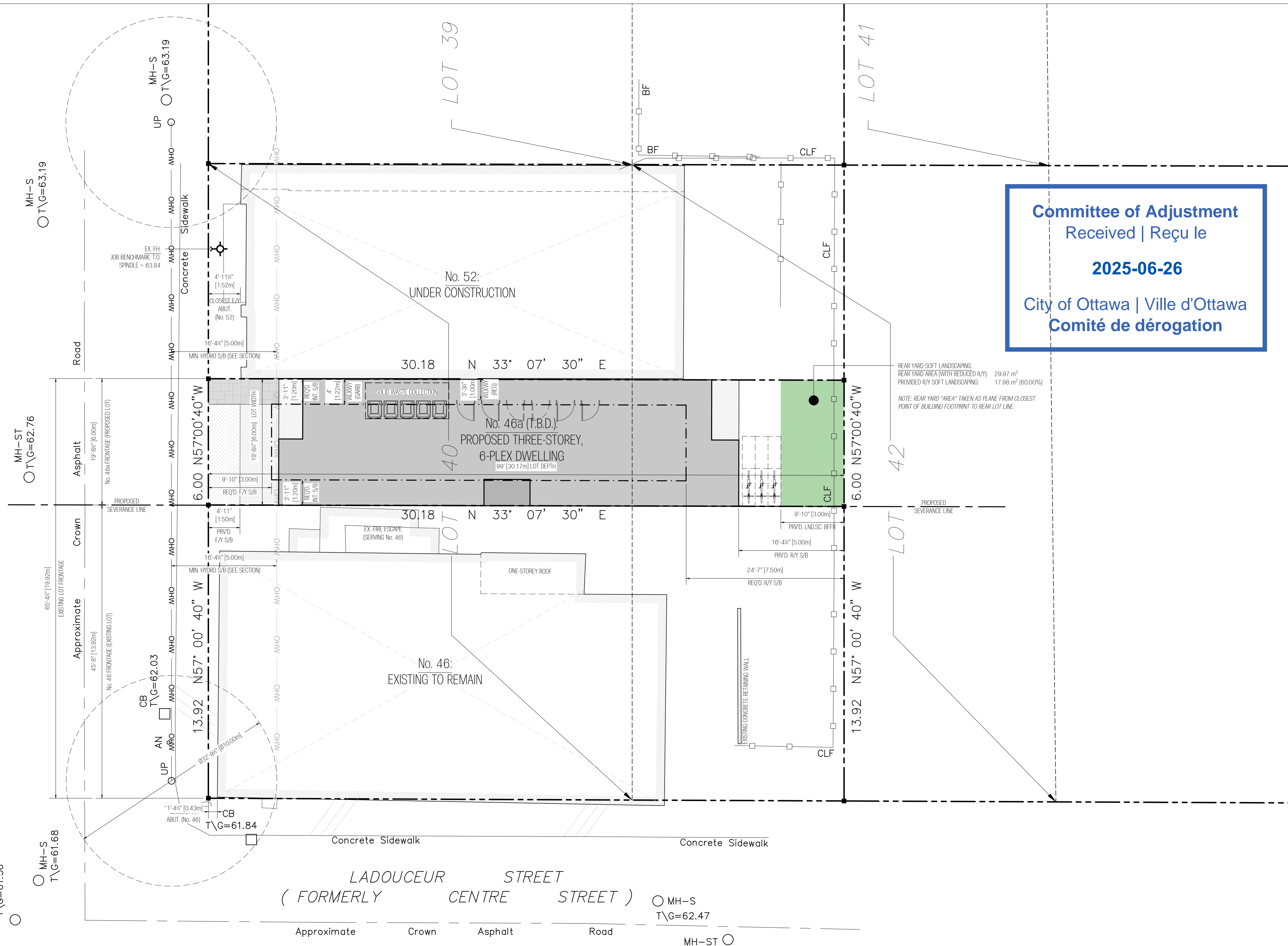
DO NOT SCALE DRAWINGS.

**Committee of Adjustment**  
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2025-06-26

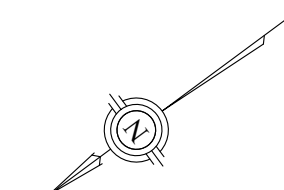
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

( FORMERLY GARLAND STREET SOUTH STREET )



3	INTERIOR FIT-UPS FOR COMMENT	2025.05.22
2	ISSUED FOR DRAFT R-PLAN	2025.05.08
1	ISSUED FOR INTERNAL REVIEW	2025.03.04
NO.	REVISION	DATE

SEAL:	NORTH:
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GARLAND SIX-PLEX

46 GARLAND STREET,  
OTTAWA, ONTARIO, K1Y 2A7

DRAWING:

LOCATION MAP & SITE PLANS  
ZONING INFORMATION  
BUILDING INFORMATION

DATE: MAY 2025

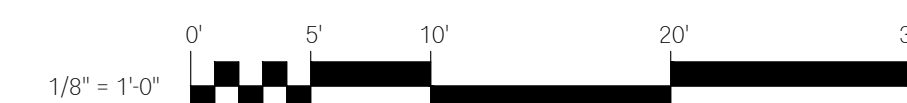
SCALE: AS NOTED

DRAWN: CD














CHECKED: \_\_\_\_\_ PR \_\_\_\_\_

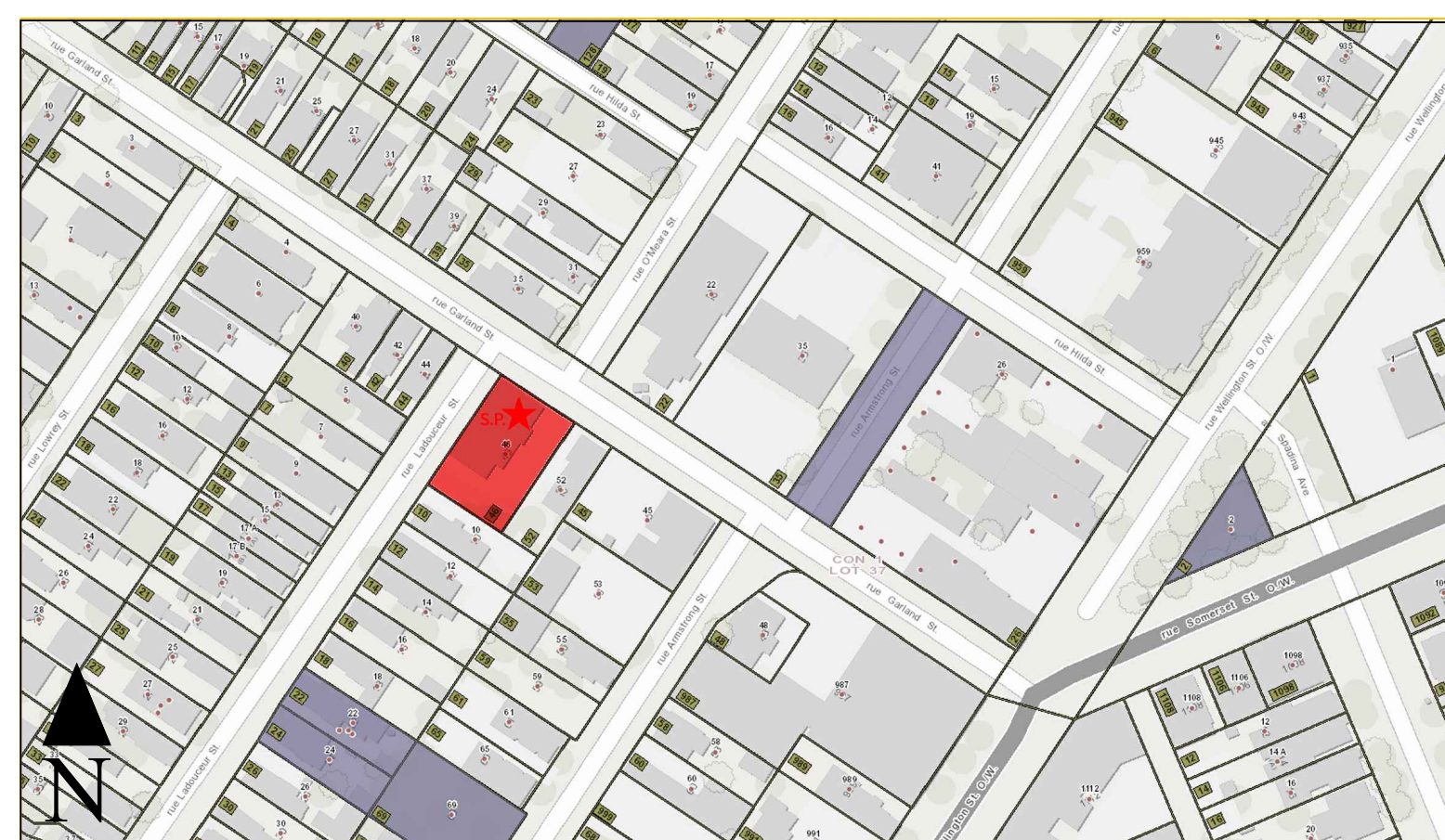
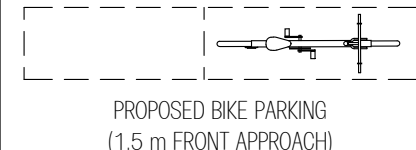
5	SHEET NO.:
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A 100



GRAPHIC | LEGEND

- |  |   |
|--|---|
|  | EXISTING CONSTRUCTION                         |
|  | PROPOSED CONSTRUCTION                         |
|  | PROPOSED 2F TERRACE (OPEN TO ABOVE)           |
|  | PROPOSED 3F BALCONY (EGRESS)                  |
|  | PROPOSED SOD - CALCULATED PER YARD (AS NOTED) |
|  | PROPOSED SOD (UNCALCULATED)                   |
|  | WALKWAY PAVERS                                |
|  | FENCE LINE                                    |
|  | OVERHEAD WIRES                                |
|  | EXISTING (TO BE REMOVED)                      |
|  | SETBACK / EASEMENT LINE                       |
|  | PROPERTY LINE                                 |
|  | HIDDEN STRUCTURE (AS NOTED)                   |



46 GARLAND AVENUE - PROPOSED 6 UNIT RESIDENTIAL BUILDING			
ZONING BY-LAW 2008-250		LC1 [2256]	
PERFORMANCE STANDARD	BY-LAW REQUIRED	PROVIDED	MINOR VARIANCE
MINIMUM LOT AREA	N/A	181.08 m <sup>2</sup>	
MINIMUM LOT WIDTH	N/A	6.00 m	
MINIMUM FRONT YARD SETBACK	3.00 m	1.50 m	(-1.50 m RELIEF ON F/Y S/B)
MINIMUM INTERIOR SIDE YARD SETBACK	RESIDENTIAL USE: 1.20 m S/E & NW	0.00 m S/E & 0.00 m NW	(-1.20 m RELIEF ON S/E & NW)
MINIMUM REAR YARD SETBACK	RESIDENTIAL USE: 7.50 m	5.00 m	(-2.50 m RELIEF ON R/Y S/B)
MAXIMUM BUILDING HEIGHT	75.66 m (+12.50 m)	73.83 m (+10.67 m)	
SOFT LANDSCAPED WIDTHS...			
...ABUTTING A STREET (FRONT YARD)	3.00 m	1.50 m	(-1.50 m RELIEF ON F/Y)
...ABUTTING A RESIDENTIAL ZONE (REAR YARD)	3.00 m		
...OTHER CASES (SIDE YARDS)	N/A	0.00 m	

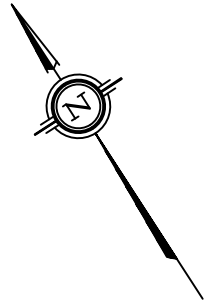
  

46 GARLAND AVENUE - PROPOSED BUILDING INFO:			
BASEMENT FLOOR AREA:			
O/S FOUNDATION	110.89 m <sup>2</sup> / (1109.63 ft <sup>2</sup> )	:IS FRAMING	82.61 m <sup>2</sup> / ( 889.26 ft <sup>2</sup> )
GROUND FLOOR AREA:			
O/S FRAMING	102.20 m <sup>2</sup> / (1100.13 ft <sup>2</sup> )	:IS FRAMING	90.11 m <sup>2</sup> / ( 969.97 ft <sup>2</sup> )
SECOND FLOOR AREA:			
O/S FRAMING	129.63 m <sup>2</sup> / (1395.28 ft <sup>2</sup> )	:IS FRAMING	121.95 m <sup>2</sup> / (1312.70 ft <sup>2</sup> )
THIRD FLOOR AREA:			
O/S FRAMING	126.63 m <sup>2</sup> / (1365.36 ft <sup>2</sup> )	:IS FRAMING	118.81 m <sup>2</sup> / (1279.05 ft <sup>2</sup> )



Legend

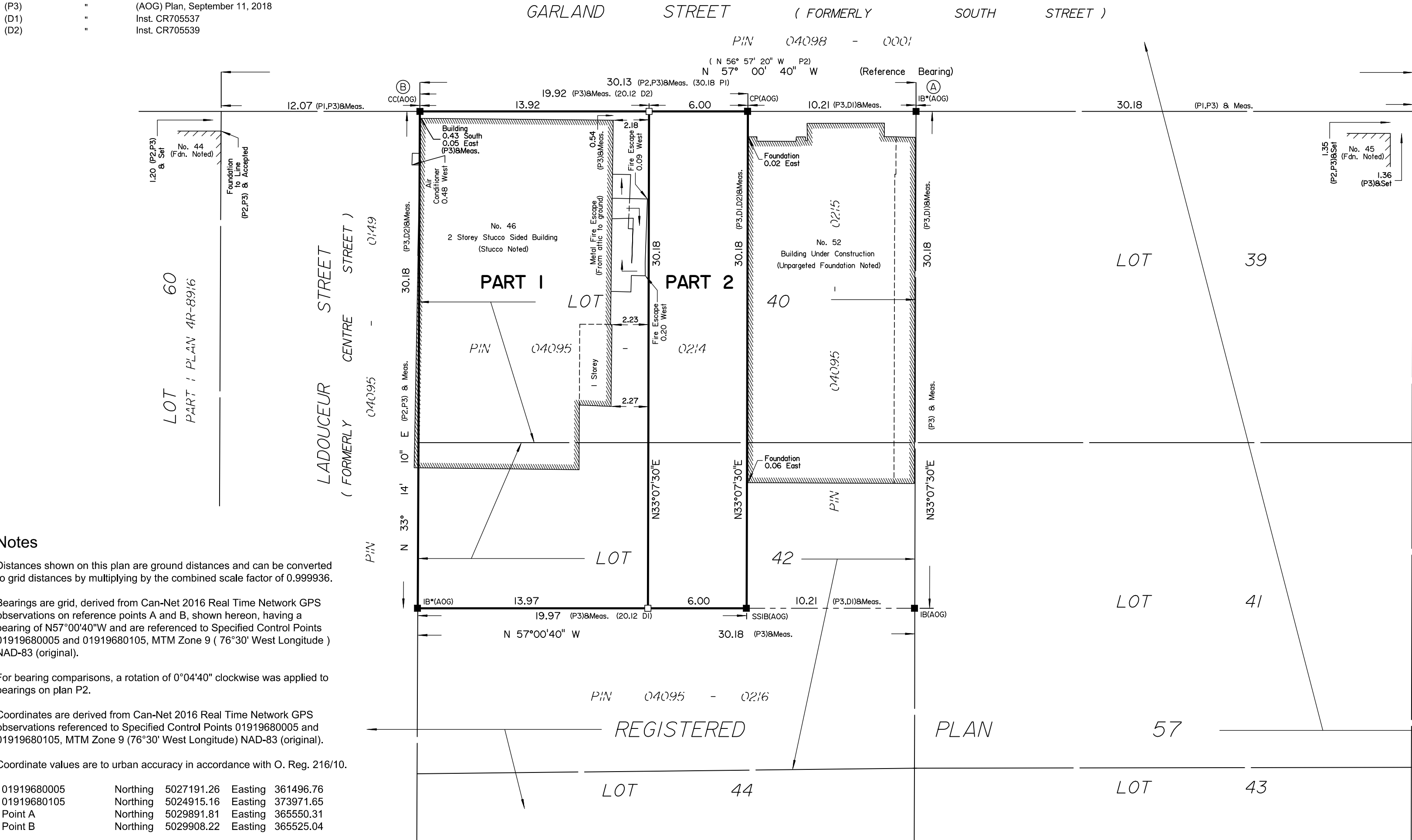
—□—	Denotes	Survey Monument Planted
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(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
Meas.	"	Measured
(P1)	"	Registered Plan 57
(P2)	"	(AOG) Plan, September 23, 1988
(P3)	"	(AOG) Plan, September 11, 2018
(D1)	"	Inst. CR705537
(D2)	"	Inst. CR705539



Committee of Adjustment  
Received | Reçu le

2025-06-26

City of Ottawa | Ville d'Ottawa  
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Notes

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999936.

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 N57°00'40"W 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°04'40" clockwise was applied to bearings on plan P2.

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	5029891.81	Easting	365550.31
. Point B	Northing	5029908.22	Easting	365525.04

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

SCHEDULE

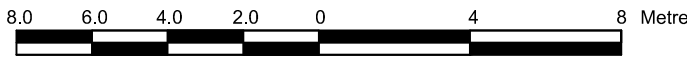
AREA (Sq.m.)	PART	LOT	PLAN	PIN
420.7	1	PART OF	57	ALL OF
181.1	2	40 & 42		04095-0214

PLAN OF SURVEY OF

PART OF LOTS 40 & 42  
REGISTERED PLAN 57  
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 200



The intended plot size of the plan is 610 mm in width by 356 mm in height when plotted at a scale of 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

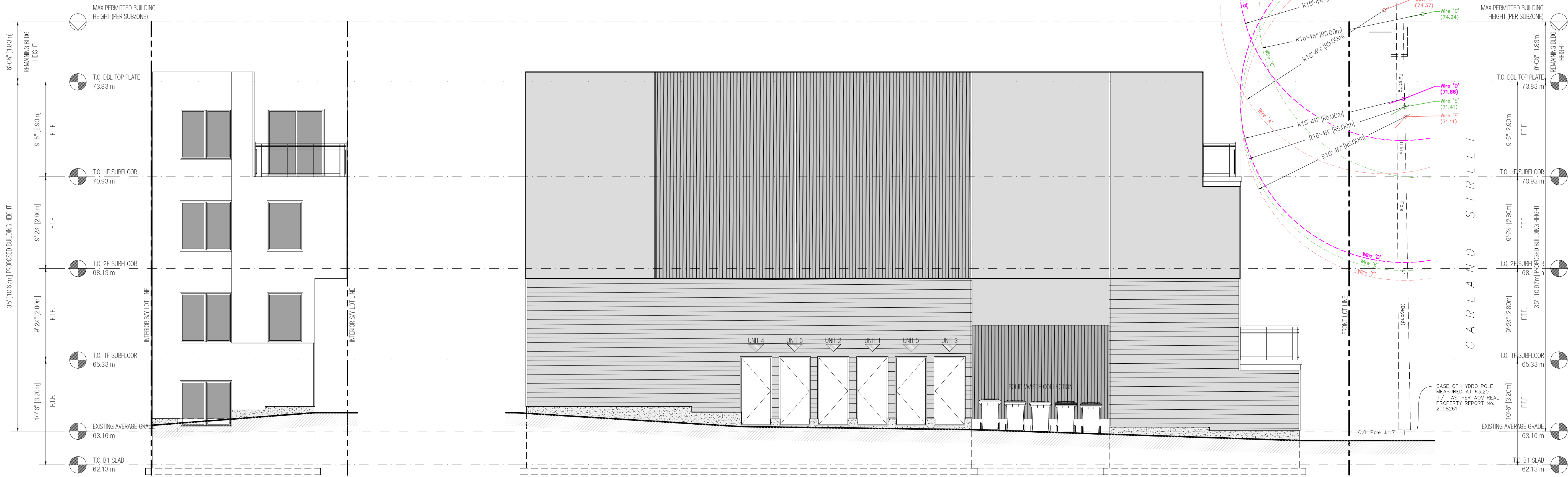
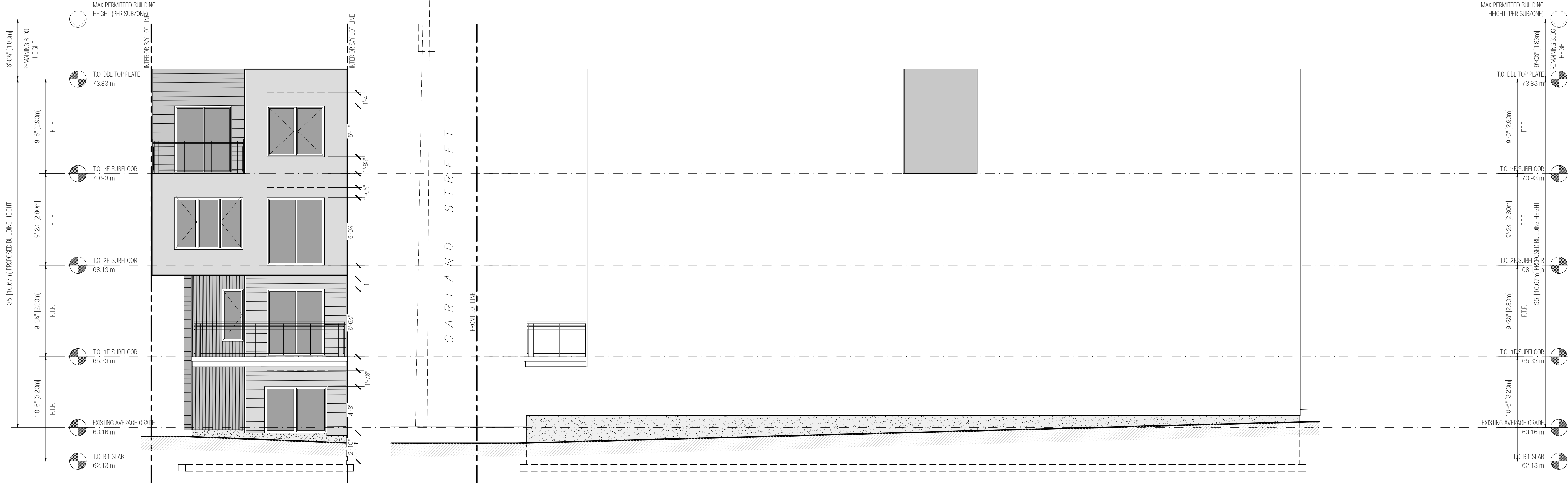
I CERTIFY THAT :

- 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  
E. H. Herweyer  
Ontario Land Surveyor

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

**ANNIS, O'SULLIVAN, VOLLEBEKK 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. 25161-25 Pl. Lts40842 PL57 R DI



# P<sup>2</sup> concepts

2200 THURSTON DR., UNIT 203  
OTTAWA, ONTARIO, K1G 6E1

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**GARLAND SIX-PLEX**  
46 GARLAND STREET,  
OTTAWA, ONTARIO, K1Y 2A7

DRAWING:  
CONCEPT ELEVATIONS

DATE: MAY 2025

SCALE: AS NOTED

DRAWN: CD

CHECKED: PR

JOB NO. -

SHEET NO.:

**A401**







Committee of Adjustment

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2025-07-02

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