

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



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 Planning & Design
 51 Rothwell Drive
 Ottawa, On
 K1J 7G7

CLIENT
 844 Connaught

PROJECT
 844 Connaught

ISSUE
 Nov 25, 25
 Approved Site

DRAWN BY
 CJ

PROJECT NO.
 2025

Scale
 1:150



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PROJECT
844 Connaught

ISSUE
Nov 25, 25
Current Site

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A.02





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844 Connaught

PROJECT
844 Connaught

ISSUE
Nov 25, 25
Proposed Site

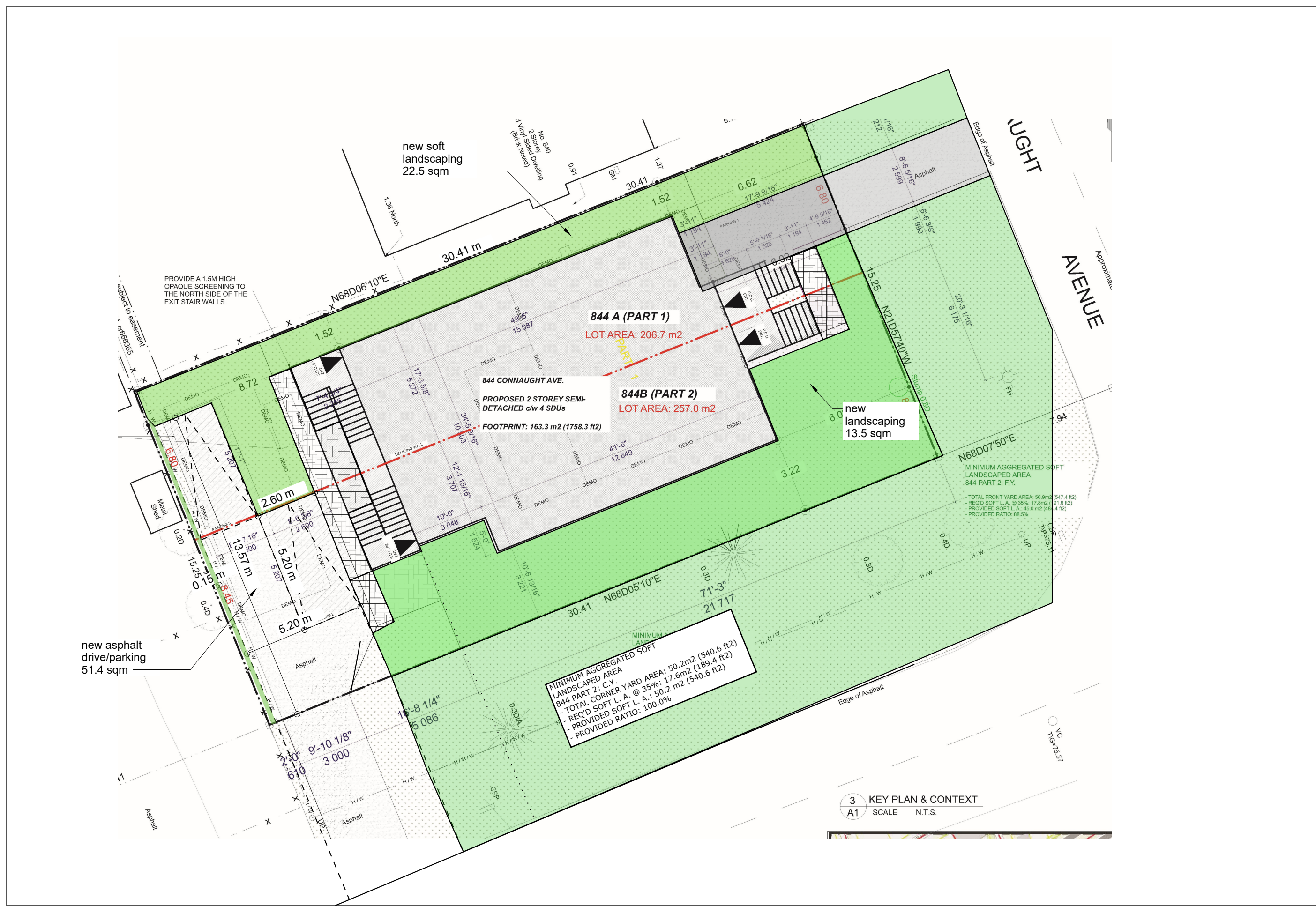
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2025

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Nov 25, 25
Proposed Site

A.03





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PROJECT
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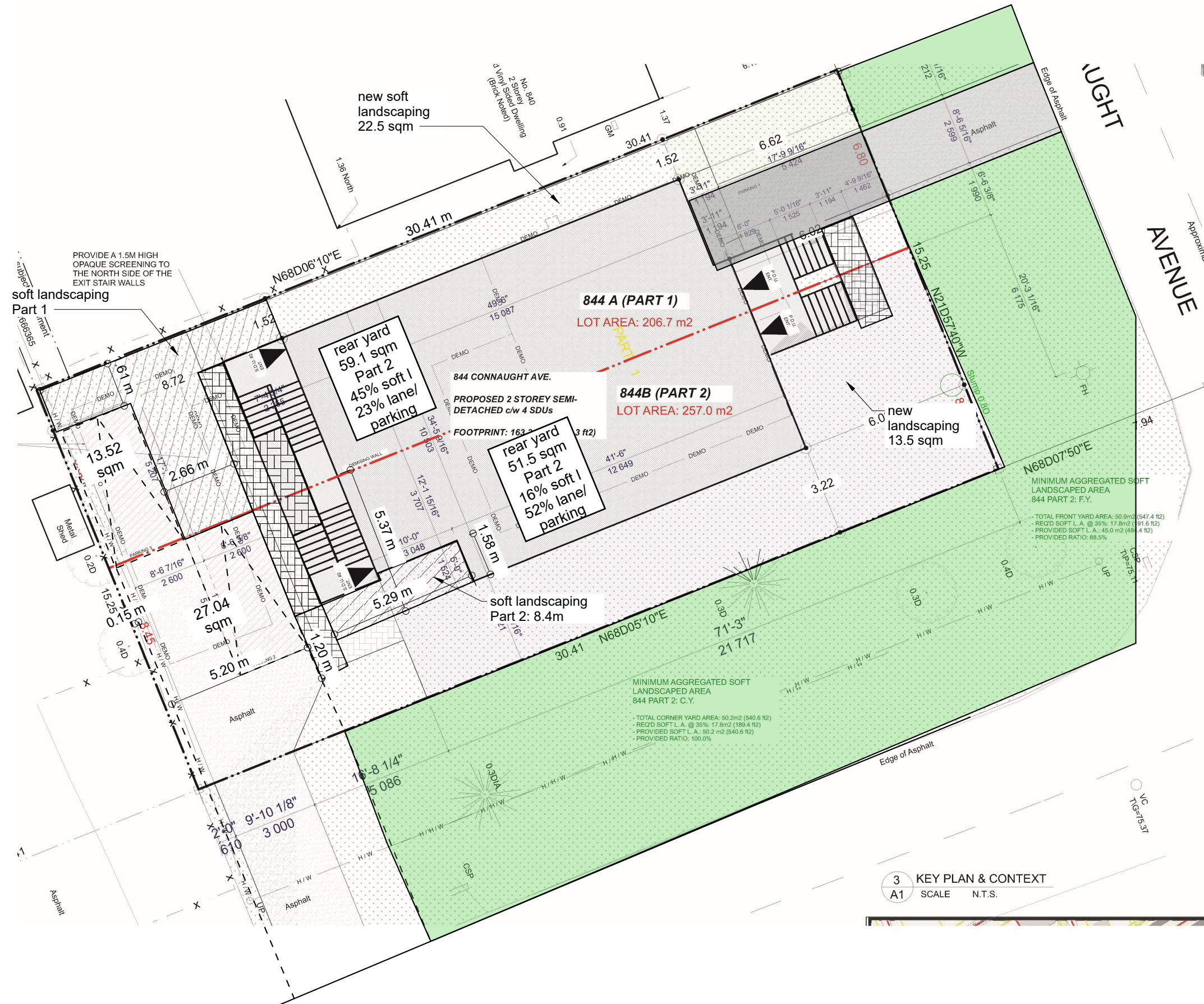
ISSUE
Nov 25, 25
Soft Landscaping

Scale
1:150

PROJECT NO.
2025

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A.04



3 KEY PLAN & CONTEXT
A1 SCALE N.T.S.



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844 Connaught

ISSUE

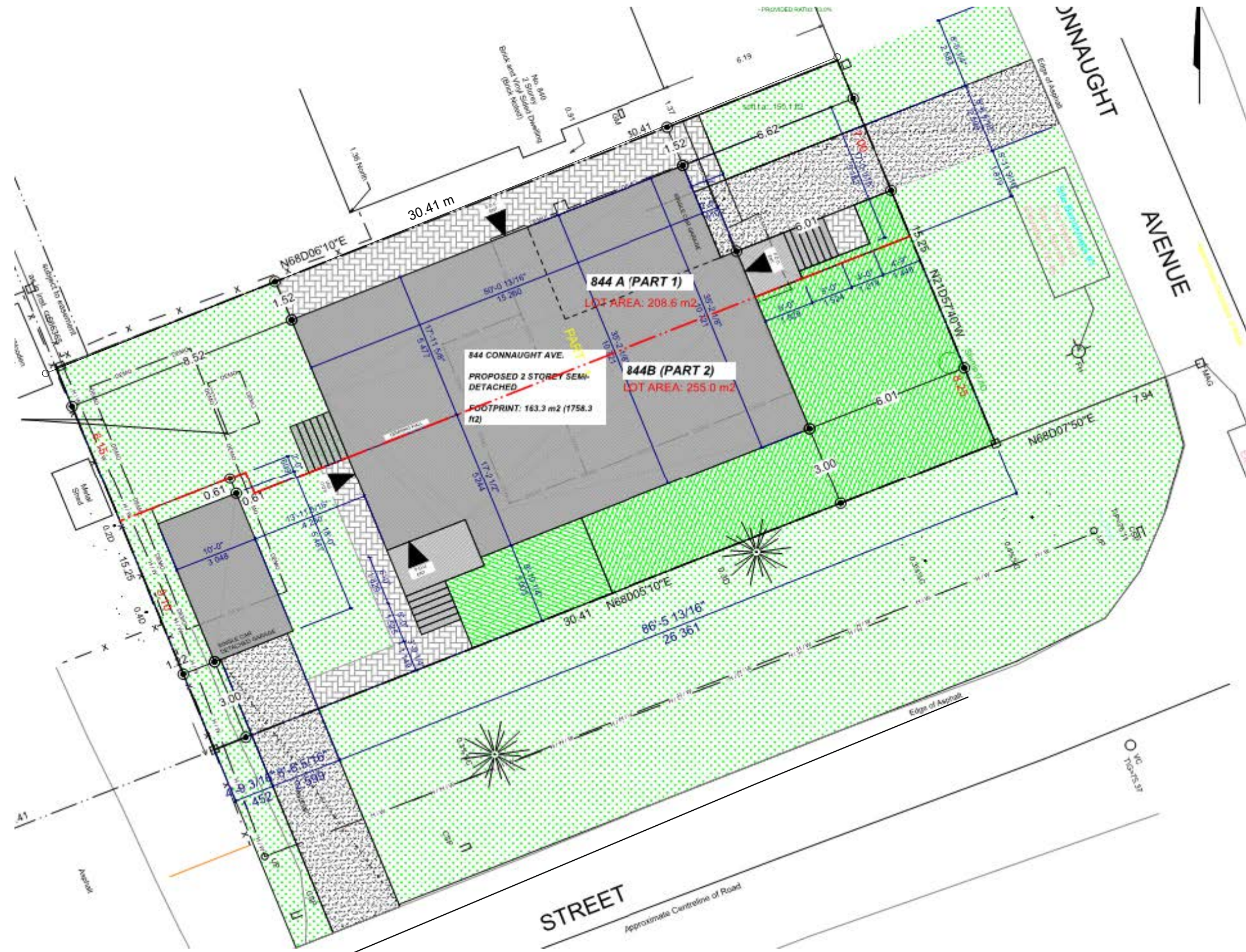
**Nov 25, 25
2022 Site Plan**

A.05

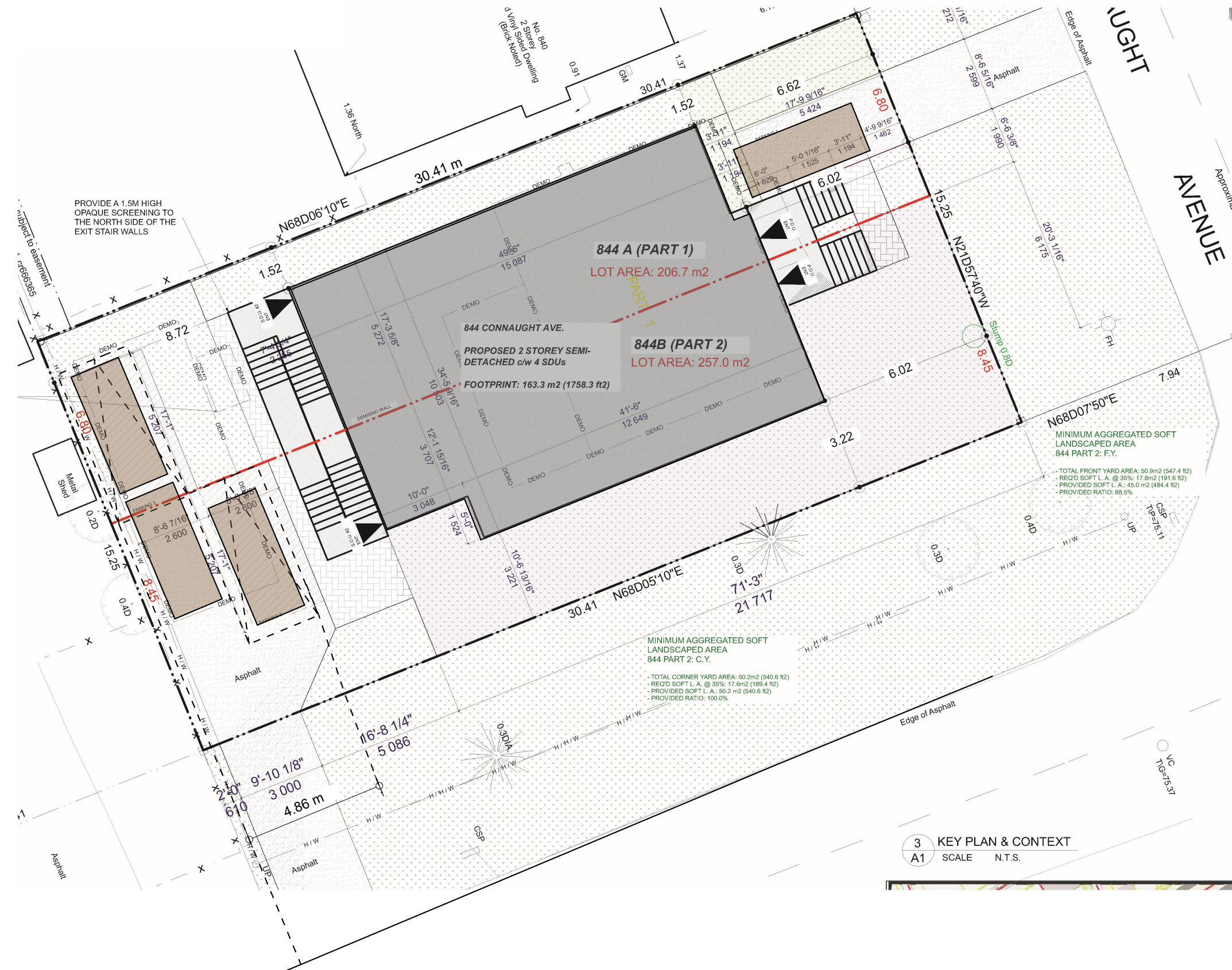
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CJ

PROJECT NO.
2025

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The average width and length of cars in North America are as follows:
 Average Length: Approximately 14.7 feet (about 176.4 inches).
 Average Width: Approximately 5.8 feet (about 69.6 inches).



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ISSUE
 Nov 25, 25

DRAWN BY
 CJ

SITE PLAN OF PART OF LOT 240, REGISTERED PLAN 311, CITY OF OTTAWA	
ZONING	R2Q(1564) - SEMI-DETACHED
LOT INFO	

CONSULTANTS:
 AZUL DESIGNS - BCIN: 115400
 2277 PROSPECT AVE.
 OTTAWA, ON K1H 7G2

FERNANDO MATOS - BCIN: 22431
 613-884-4425

QUALIFICATION INFO
 SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
 DO NOT SCALE DRAWINGS
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DRAWER

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 GENERAL NOTES:

844 CONNAUGHT AVENUE

SCOPE OF WORK: NEW 2-STORY SEMI-DETACHED c/w 4 SECONDARY DWELLING UNITS



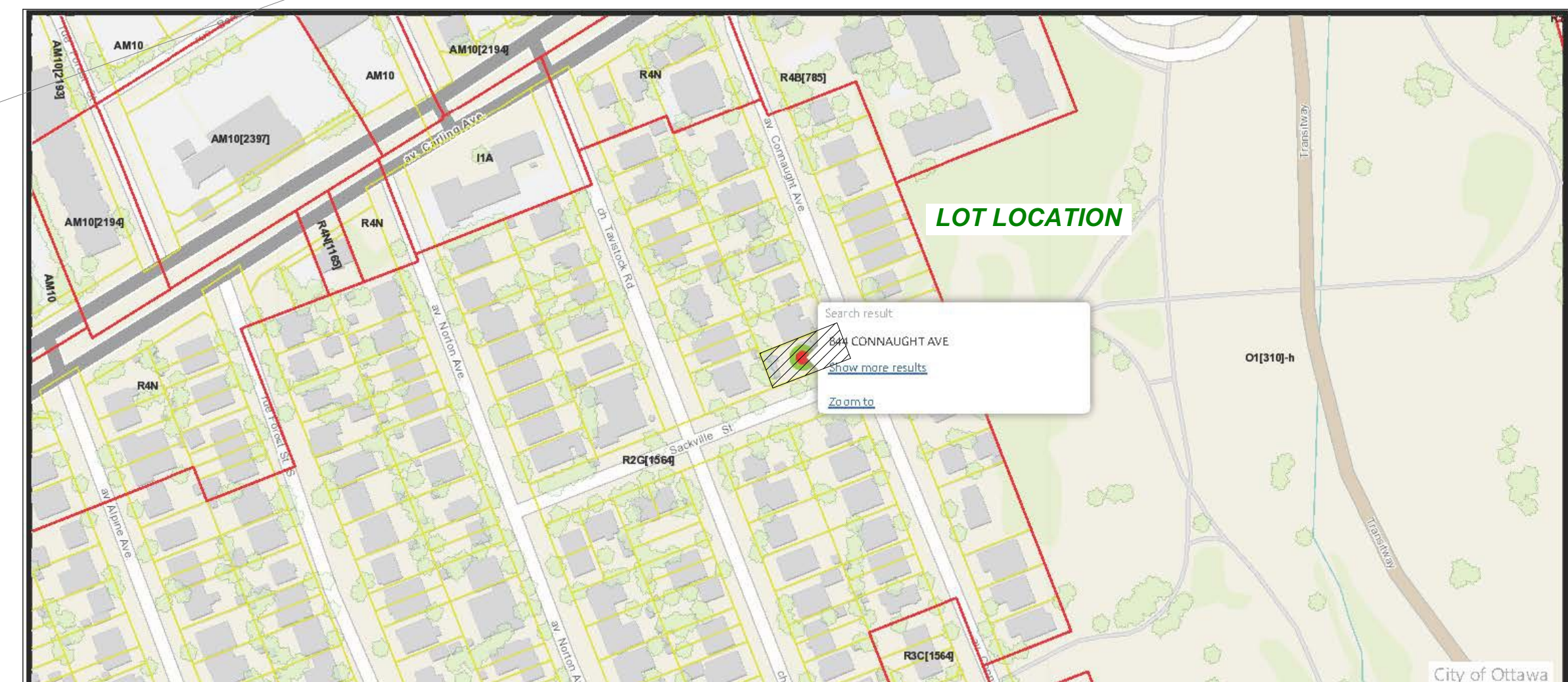
1 SITE PLAN
 SCALE 1/8" = 1'-0"

AVERAGE GRADE CALCULATION

77.8m
76.88m
77.82m
77.89m

77.60m

3 KEY PLAN & CONTEXT
 A1 SCALE N.T.S.



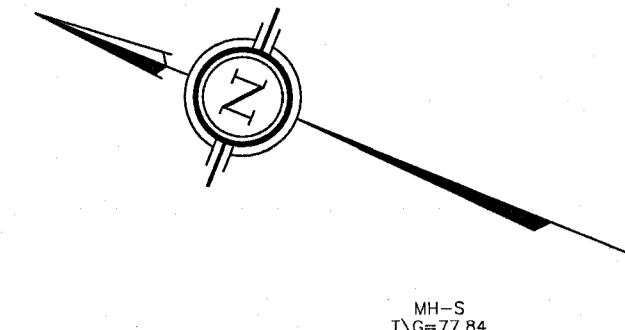
NO.	REVISION/ISSUE	DATE
4	SITE PLAN REVISIONS	11/14/25
3	SEVERANCE REVISIONS	06/20/24
2	ISSUED FOR M.A.V.	01/30/24
1	PRELIMINARIES	12/07/23

PROJECT: 844 CONNAUGHT AVENUE
 844 CONNAUGHT AVE.
 OTTAWA, ON K2B 5M4
 613-000-0000

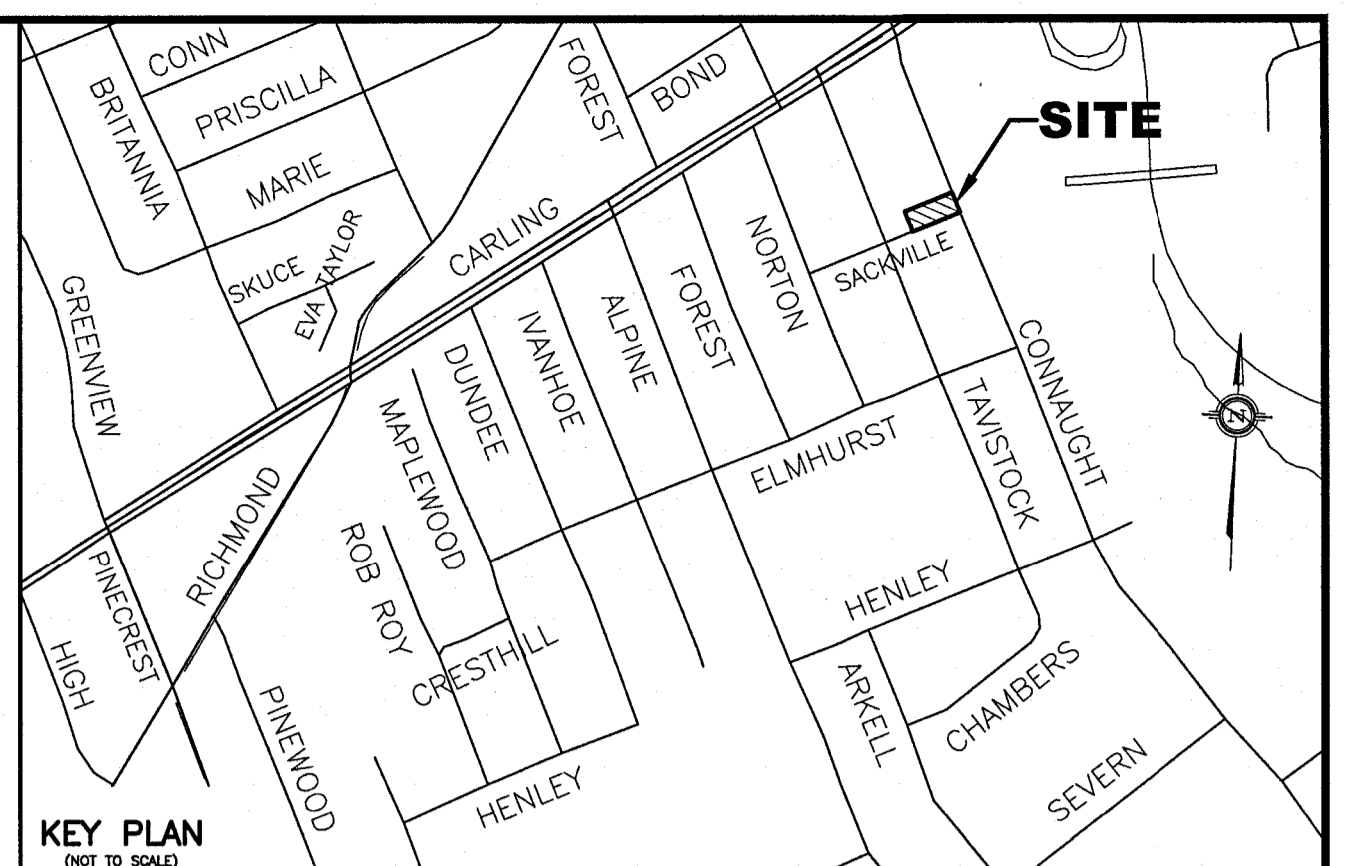
DRAWING NAME: SITE & LANDSCAPE PLAN

BRN: F.M. SHEET: A1
 DATE: MAY 30, 2023
 SCALE: AS NOTED

FILE NUMBER: D00-00-00-0000



CONNAUGHT AVENUE



- LEGEND**
- PROPOSED ELEVATION
 - EXISTING ELEVATION
 - PROPOSED TOP OF GROUND FLOOR ELEVATION
 - PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
 - PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
 - PROPOSED DRIVEWAY
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - PROPOSED 135mm PVC SANITARY LATERAL SERVICE
 - PROPOSED 25mm WATER SERVICE (COPPER TYPE "K")
 - EXISTING SANITARY MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD WIRES
 - PROPOSED VALVE AND VALVE BOX (V&VB)
 - PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
 - PROPOSED RETAINING WALL
 - PROPOSED TOP OF RETAINING WALL ELEVATION
 - PROPOSED BOTTOM OF RETAINING WALL ELEVATION
 - PROPOSED CONCRETE SPLASH PAD LOCATION FOR WEeping TILE WATER DISCHARGE
 - PROPOSED WEeping TILE SUMP PIT LOCATION
 - C/W DUPLEX SUMP PUMPS (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
 - PROPOSED FLOOR DRAIN LOCATION
 - PROPOSED RIGID STYROFOAM INSULATION 50mm THICK (MIN.)

- NOTES**
1. EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT ARE INCOMPLETE. CONTRACTOR IS REQUIRED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES, UNDERGROUND STRUCTURES, ETC. AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
 2. CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY BEFORE POURING OF CONCRETE FOOTING AND FOUNDATION. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SUBGRADE ON THIS LOT IS SUFFICIENT TO SUPPORT PROPOSED RESIDENTIAL BUILDING.
 3. SITING DETAILS FOR THE PROPOSED NEW SEMI-DETACHED DWELLING WERE PREPARED BY THE OWNER'S HOUSE DESIGNER - AZUL DESIGNS AS SHOWN ON THEIR SITE PLAN DETAILS (DWG. No. A1 REV. 3 DATED JUNE 4, 2024) RECEIVED ON JUNE 7, 2024. FOR THE TOP OF FINISHED FLOOR, TOP OF CONCRETE FOUNDATION, TOP OF FOOTING, AND UNDERSIDE OF FOOTING ELEVATIONS OF THE PROPOSED BUILDING, REFER TO HOUSE DESIGNER'S BUILDING ELEVATIONS PLAN (DWG. No. A5 REV. 2 DATED JUNE 1, 2024) RECEIVED ON JUNE 3, 2024 FOR DETAILS.
 4. EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS, SEWER INVERT ELEVATION, SEWER LOCATIONS, AND TOPOGRAPHICAL INFORMATION OF THE LOT WERE PROVIDED BY ANNIS O'SULLIVAN VOLLEBECK LTD.'S TOPOGRAPHICAL SURVEY PLAN (JOB No. 2006-20 COMPLETED ON AUGUST 5, 2020) RECEIVED ON MAY 15, 2024. T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE. FOR INFORMATION ABOUT THE SANITARY INVERT ELEVATION AT MANHOLES, AND SEWER AND WATERMAIN LOCATION AND SIZE, THE CONTRACTOR SHALL ALSO REFER TO CITY OF OTTAWA'S PLAN AND PROFILE DRAWING ENTITLED "CONNAUGHT STREET - CARLING TO ELMHURST, PLAN No. E-34-a REV. No. 1 DATED APRIL 13, 1964 FOR ADDITIONAL DETAILS."
 5. ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
 6. ALL GRADES SHOWN ARE GEODETIC AND METRIC.
 7. SANITARY SERVICE BENDS AND RISERS USED MUST BE CONSTRUCTED TO CITY OF OTTAWA'S SATISFACTION.
 8. CONSTRUCT ALL SANITARY AND STORM PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD, OTHERWISE AS PER OPSD AND OPSD SPECIFICATIONS.
 9. ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND AS PER CITY OF OTTAWA'S REQUIREMENTS.
 10. CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 25mm WATERMAIN SERVICE ON THIS LOT SHALL HAVE A MINIMUM OF 2.4m OF GROUND COVER, OTHERWISE INSULATE WITH RIGID S/M STYROFOAM IN ACCORDANCE WITH THE SOILS ENGINEER'S REQUIREMENTS AND AS PER CITY DETAIL W22. WATER SERVICE INSTALLATION SHALL BE COPPER TYPE "K" AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF OTTAWA STANDARDS.
 11. THIS LOT GRADING DESIGN PLAN WAS PREPARED FOR THE OWNERS FOR BUILDING PERMIT ISSUANCE. ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND PER CITY OF OTTAWA'S REQUIREMENTS. THIS GRADING PLAN SHALL NOT BE USED FOR BUILDING CONSTRUCTION PURPOSES. REFER TO HOUSE DESIGNER'S APPROVED SITE PLAN FOR EXACT DIMENSIONS REGARDING BUILDING LOCATION LAYOUT.
 12. WHERE ROOF EAVESTROUGHS ARE INSTALLED, ROOF DOWNSPOUTS SHALL BE DIRECTED TO OUTLET DISCHARGE TO THE FRONT AND REAR YARD ONLY, WHERE POSSIBLE AND NOT TO THE SIDE YARDS.
 13. ALL WATERMAIN SERVICE AND FITTINGS SHALL CONFORM TO APPROVED AWWA AND/OR CSA STANDARDS.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.
 15. EXISTING LOCATION OF CONNAUGHT AVENUE WATERMAIN AND SANITARY SEWER SHOWN ON THIS PLAN APPROXIMATELY. THE CONTRACTOR SHALL VERIFY IN THE FIELD TO CONFIRM ITS EXACT LOCATION BEFORE EXCAVATION. (SEE ALSO NOTE #24).
 16. PROPOSED SURFACE GRADE SHALL BE 7% MAXIMUM, WHERE THE GROUND DROPS OFF STEEPLY. TERRACE THE GROUND AT 3H MAXIMUM TO 1V AS NECESSARY TO MEET CITY OF OTTAWA'S GRADING REQUIREMENTS.
 17. WATER SERVICE CONNECTION ON CONNAUGHT AVENUE SHALL BE DONE BY THE CITY OF OTTAWA. ALL CONNECTIONS AND OTHER RELATED WORKS TO WATERMAIN SHALL BE MADE BY THE CITY, & EXCAVATION, BACKFILLING, AND REINSTATEMENTS BY CONTRACTOR. ALL WATERWORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION.
 18. IF WATER SERVICE IS LESS THAN 2.4m FROM SEWER, MANHOLE, OR CATCHBASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH S/M RIGID INSULATION (AS PER CITY DETAIL W22 AND W23).
 19. PIPE SIZES SHOWN ON THIS PLAN ARE METRIC.
 20. WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY W17 DETAIL.
 21. PROPOSED SANITARY SERVICE LATERALS SHALL BR PVC DR-28 OR EQUIVALENT.
 22. IT IS REQUIRED THAT A FULL PORT BACKWATER VALVE BE INSTALLED FOR THE NEW SANITARY LATERAL SERVICE UNDER THE CURRENT REGULATION OF THE ONTARIO PLUMBING CODE, AND AS PER CITY DETAIL S14, S14.1 AND S14.2.
 23. BEDDING FOR SEWERS AND WATERMAIN INSTALLATION SHALL BE TYPE "B" COMPACTED TO 95% DRY PROCTOR DENSITY. FOR THE SEWER LATERALS USE 300mm THICK APPROVED GRANULAR COVER MATERIAL COMPACTED TO 95% DRY PROCTOR DENSITY. TRENCH BACKFILL WITH NATIVE MATERIAL AND COMPACT TO 95% DRY PROCTOR DENSITY MINIMUM. NO FROZEN MATERIALS ARE TO BE USED AS BACKFILL IN THE SERVICING TRENCHES.
 24. DETAILS OF EXISTING SEWERS AND WATERMAIN SHOWN ON CONNAUGHT AVENUE FROM THE CITY OF OTTAWA MAY NOT BE CURRENT. CONTRACTOR SHALL REFER TO THE CITY OF OTTAWA'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS BEFORE DIGGING. THE CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE THE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT 1% (MIN.) PIPE SLOPE OF THE SANITARY AND STORM LATERALS CAN BE ACHIEVED USING THE PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF 1% (MIN.) SLOPE IS NOT POSSIBLE FROM THE BUILDING TO THE SEWER, THEN THE CONTRACTOR SHOULD INFORM THE OWNER'S PROJECT MANAGER AND THE CITY ACCORDINGLY FOR FURTHER DIRECTION.
 25. FOR DEVELOPMENT OF THIS SITE, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY STORM AND WATER SERVICES FROM THE SEWER AND WATERMAIN TO THE PROPERTY. PRIOR TO BUILDING CONCRETE FOUNDATION POURING THE CONTRACTOR SHALL VERIFY SEWER DEPTHS TO ENSURE THAT SEWER LATERALS CAN ACHIEVE A SLOPE OF 1% (MINIMUM) AND STILL BE BELOW PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF THIS IS FOUND NOT POSSIBLE, THE CONTRACTOR SHALL CONTACT THE OWNER AND HIS OR HER PROJECT MANAGER TO REPORT THE FINDING IN ORDER TO ADJUST THE BUILDING FOUNDATION GRADES PRIOR TO CONCRETE POURING.
 26. INSULATE HOUSE SERVICE LATERALS WITHIN PRIVATE PROPERTY AND ROAD RIGHT OF WAY WHERE GROUND COVER FOR FROST PROTECTION IS LESS THAN 2.4m. FOR WATER SERVICE AND 2.4m FOR SANITARY AND STORM GRAVITY SEWERS. MINIMUM GROUND COVER OVER HOUSE SERVICE PIPES SHALL NOT BE LESS THAN 2.4m. EXACT INSULATION THICKNESS SHALL BE DETERMINED BY THE CITY INSPECTOR ON SITE AND/OR OWNERS' SOILS ENGINEER. ALL INSULATION WORKS SHALL BE CARRIED OUT AS PER CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS.
 27. WHERE FROST COVER FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 1.5m, IT IS RECOMMENDED THAT INSULATION (50mm) THICK MINIMUM BE INSTALLED AT BUILDING FOOTING AND FOUNDATION OF HOUSE TO PROVIDE SUFFICIENT FROST COVER FOR FOUNDATION STRUCTURES. INSULATION REQUIREMENTS SHALL BE REVIEWED AND RECOMMENDED BY OWNERS' SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE CONFIRMED BY OWNER'S HOUSE DESIGNER AND SITE SOILS ENGINEER TO CONTRACTOR BEFORE INSTALLATION.

SUMP PUMP - To Drain Water at Footing Level

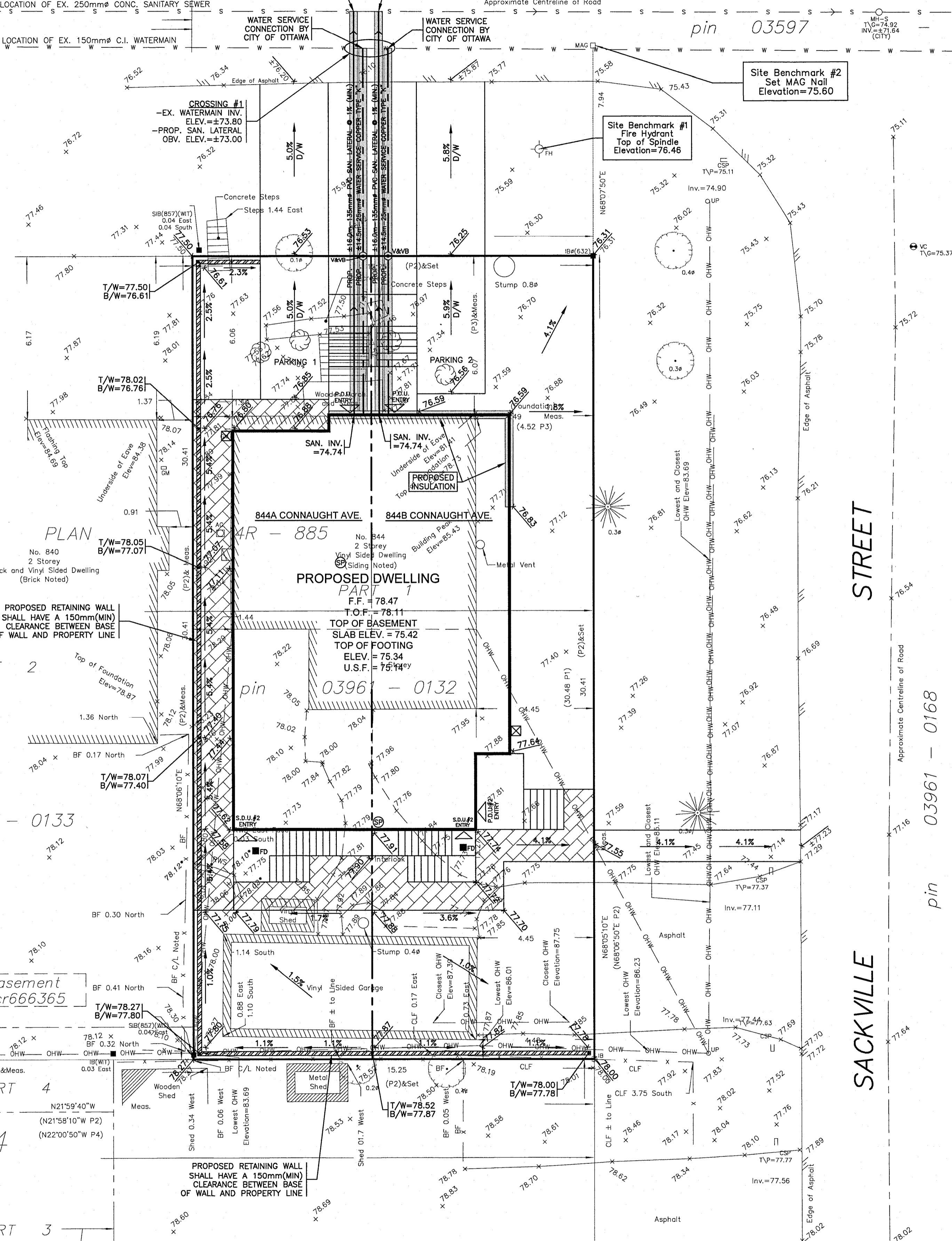
Because NO STORM SEWER exist in street

CAUTION: SUMP PUMP USE

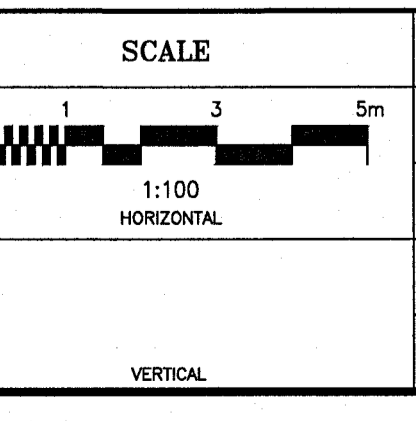
Because no City Municipal Storm service exists along this street, we have proposed to install a sump pump to drain the water at the footing level. The proposed underside of footing (USF) elevation (which has been calculated based on architectural plan parameters/basement heights and/or at the instruction of client/agent) has the potential to be too low for this development with respect to possible water drainage issues at footing levels.

The Normal High Ground Water Table (NHGWT) elevation must be verified prior to/ or at time of excavation (per City of Ottawa Building Code services requirements). If it is determined that the proposed footing elevation(s) will be below the NHGWT elevation it will be the responsibility of the owner and their representatives to mitigate/rectify the situation by either raising the footing elevation above the NHGWT elevation or demonstrate the use of appropriate foundation water proofing methods as per current building code requirements. The owners and their representatives must apply for and receive any applicable permits from the City before proceeding with the aforementioned works.

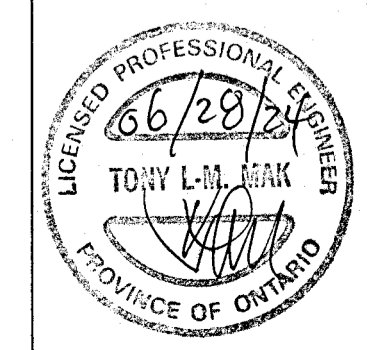
T.L. Mak Engineering Consultants Ltd. assumes no responsibility or liability in regards to the impact on footings and/or basement drainage issues (at time of excavation or future) due to this design.



DESIGN	T.L.M.	PROJECT
CHECKED	T.L.M.	844 CONNAUGHT AVENUE PART OF LOT 240 REGISTERED PLAN 311 CITY OF OTTAWA
DRAWN BY	P.M.	
CHECKED	T.L.M.	DRAWING TITLE
APPROVED	T.L.M.	PROPOSED LOT GRADING AND SERVICING PLAN



No.	REVISION	DATE	BY
2	REVISIONS AS PER ARCHITECT'S REVIEW COMMENTS OF JUNE 27, 2024	06/27/24	TLM
1	REVISIONS AS PER ARCHITECT'S ARCHITECTURAL DRAWINGS OF MAY 15, 2024	06/14/24	TLM



T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No. 824-70 DATE MAY 2024 DRAWING No. G-1