

**Committee of Adjustment**  
 Received | Reçu le  
**2025-11-18**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
475.1	1	ALL OF 47	587	ALL OF 04242-0032
9.8	2			
42.7	3			
37.2	4			
489.2	5	ALL OF 48	587	ALL OF 04242-0033
9.8	6			
42.8	7			
37.2	8			

Parts 3, 4, 7, 8: Subject to easement Inst. OT10142.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999948.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 01°09'50" counter-clockwise was applied to bearings on plan (P1), (P3), (P7) & (P8).

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	5033485.37	Easting	371154.41
.Point B	Northing	5033352.60	Easting	371208.81

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

**DRAFT PLAN OF SURVEY OF**  
**LOTS 47 and 48**  
**REGISTERED PLAN 578**  
**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 \_\_\_ day of \_\_\_\_\_, 2025.

MMM DD YYYY Date V. Andrew Shelp  
Ontario Land Surveyor

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

- Notes & Legend**
- Denotes Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - IBØ Round Iron Bar
  - (WIT) Witness
  - Meas. Measured
  - SFN South Face Noted
  - (AOG) Accepted
  - Acc. Annis, O'Sullivan, Vollebakk Ltd.
  - (P1) Registered Plan 587
  - (P2) (1692) Plan dated February 10, 2025
  - (P3) (990) Plan dated October 8, 1999
  - (P4) (1692) Plan dated July 30, 2007
  - (P5) (AOG) Plan dated April 14, 2025
  - (P6) (AOG) Plan dated August 15, 1990
  - (P7) (990) Plan dated September 14, 1999
  - (P8) (990) Plan dated August 13, 1986
  - CLF Chain Link Fence
  - BF Board Fence
  - MF Metal Fence
  - UP Utility Pole
  - OHW Overhead Wires
  - MP Metal Post

# SITE PLAN

## 651 DONAT ST

LOT: 47  
 REGISTERED PLAN: 587  
 PIN: 04242-0032

\*THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GRADING PLAN AND LEGAL SURVEY

### ZONING ANALYSIS

#### R4UA ZONING REQUIREMENTS

ZONING MECHANISM	REQUIRED (M)	PROPOSED (M)	COMPLIANCE (YES/NO)
LOT WIDTH:	12	15.25	YES
LOT AREA:	360 m <sup>2</sup>	564 m <sup>2</sup>	YES
HEIGHT LIMIT:	11	11	YES
<b>SETBACKS</b>			
FRONT YARD:	4.5	4.5	YES
REAR YARD:	11.26 (30%)	12.3	YES
SIDE YARDS:	1.5	1.68	YES
<b>SOFT LANDSCAPING:</b>			
(FRONT YARD):	40%	49.9%	YES
(REAR YARD):	50%	48.7%	YES
TOTAL LOT AREA:	30%	26.3%	NO (RELIEF REQUIRED)
<b>WALKWAYS:</b>			
PRIMARY:	1.8 m MAX	1.2 - 1.45 max.	YES
WASTE COLLECTION:	2.2 MAX	1.2 - 1.45 max.	YES
Maximum number of permitted dwelling units per apartment building, low-rise is eight (8).	(8).	10	NO (RELIEF REQUIRED)

### BUILDING AREAS

**BUILDING GROSS FLOOR AREA:** 719 m<sup>2</sup> (7,738 ft<sup>2</sup>)  
 \*TOTAL AREA OF ALL FLOORS ABOVE GRADE, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS. & 955 m<sup>2</sup> (10,284 ft<sup>2</sup>) INCLUDING THE BASEMENT LEVEL.

**BUILDING AREA:** 241m<sup>2</sup> (2,596 ft<sup>2</sup>)  
 \*GREATEST HORIZONTAL AREA OF THE BUILDING, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS.

**BUILDING HEIGHT:** 3 STOREYS (11 m)

**BICYCLE PARKING:** 5 BIKE RACKS MIN.  
 \*0.50 per dwelling unit

**WASTE COLLECTION:**  
 GARBAGE \*0.231 YD<sup>3</sup> per dwelling unit 1.85 YD<sup>3</sup> (QTY: 4) 360L CARTS  
 RECYCLING \*QTY: 1 BLUE + 1 BLACK CART 2 BLUE + 2 BLACK CARTS  
 \*1 - 360L | per (6 dwelling units)  
 ORGANICS \*QTY: 1 Communal 1 GREEN CART  
 240L Green container per (50 units)

### AVERAGE GRADE CALCULATION

POINT A - 0 m  
 POINT B - 0 m  
 POINT C - 0 m  
 POINT D - 0 m  
**AVERAGE GRADE: 0 m.**

### SOFT LANDSCAPING CALCULATIONS

**TOTAL LOT**  
 TOTAL LOT AREA: 564m<sup>2</sup> (6,068 ft<sup>2</sup>)  
 TOTAL SOFT LANDSCAPE: 148 m<sup>2</sup> (1,596 ft<sup>2</sup>)  
 TOTAL LOT SOFT LANDSCAPE PERCENTAGE: 26.3%

**REAR YARD**  
 TOTAL LOT AREA: 178.6m<sup>2</sup> (1,922 ft<sup>2</sup>)  
 TOTAL SOFT LANDSCAPE: 97.4 m<sup>2</sup> (1,048 ft<sup>2</sup>)  
 SOFT LANDSCAPE PERCENTAGE: 54.5%

**FRONT YARD**  
 TOTAL LOT AREA: 68.56m<sup>2</sup> (738 ft<sup>2</sup>)  
 TOTAL SOFT LANDSCAPE: 34.18 m<sup>2</sup> (368 ft<sup>2</sup>)  
 SOFT LANDSCAPE PERCENTAGE: 49.9%

### DEVELOPMENT REQUIREMENTS

**TOTAL NUMBER OF UNITS:** 10 UNITS  
 (5) 1 BED UNITS: 50%  
 (5) 2 BED UNITS: 50%

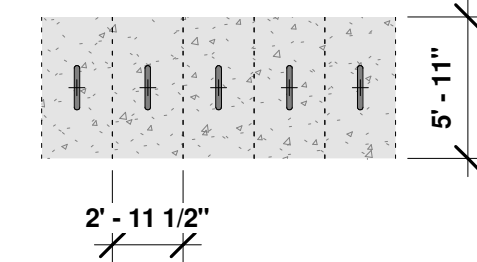
**DWELLING UNIT SIZES:**

UNIT TYPE	1 BED	2 BED
UNIT TYPE A:	1 BED 45.9 m <sup>2</sup> (494 ft <sup>2</sup> )	
UNIT TYPE B:	1 BED 62.6 m <sup>2</sup> (674 ft <sup>2</sup> )	
UNIT TYPE C:	2 BED 85-94 m <sup>2</sup> (915-1,015 ft <sup>2</sup> )	

### KEY PLAN



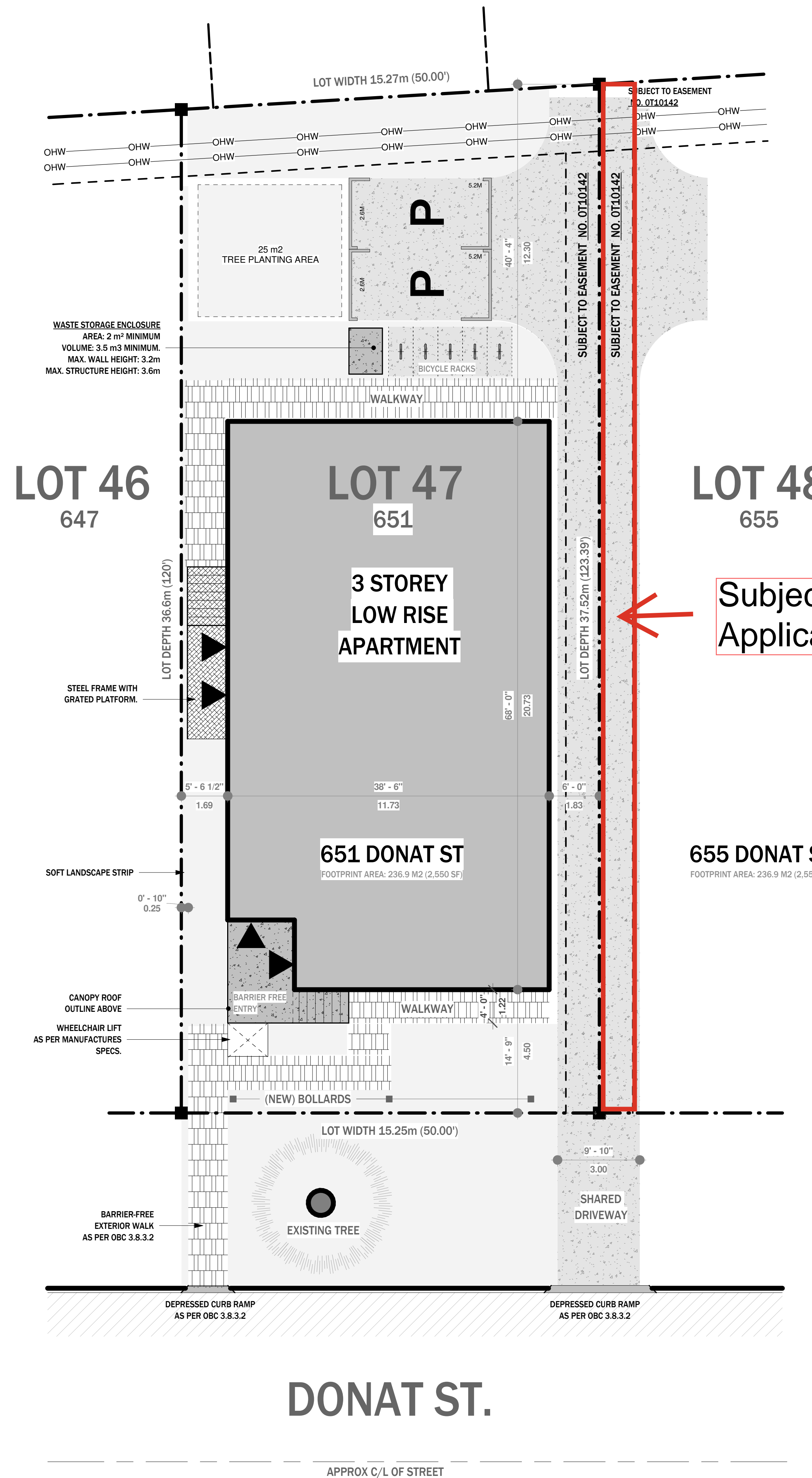
### BICYCLE PARKING DIMENSIONS



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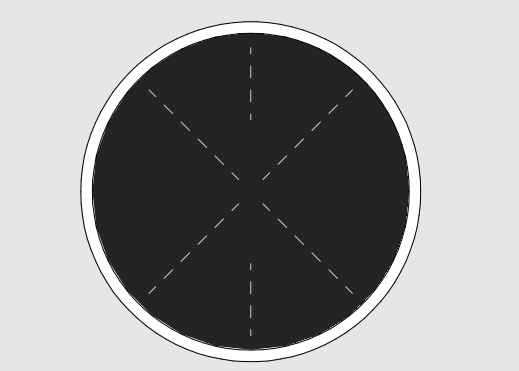
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DONAT ST.

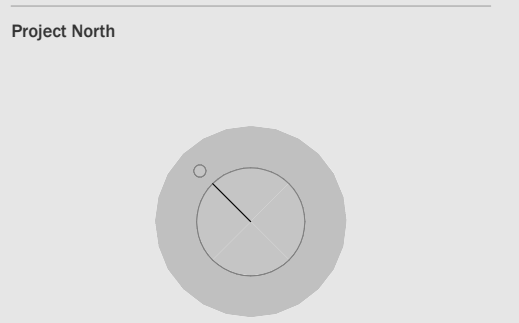
Project No. INDV. BCIN: \_\_\_\_\_ Project Number FIRM BCIN: \_\_\_\_\_



Revisions

NO.	REVISION
1	DRAFT SITE LAYOUT - OCT 03, 2025
2	
3	
4	
5	

- Notes
- These drawings are to be read in conjunction with all other project drawings and specifications.
  - The contractor shall check and verify all dimensions and report any errors and/or omissions to the designer.
  - All work and materials to be in compliance with all codes, regulations and by-laws.
  - Do not scale drawings.
  - This drawing is the exclusive property of Bohemio Design Inc. Copyright Reserved.



Scale 1/8" = 1'-0"

SITE PLAN

**A0.3**