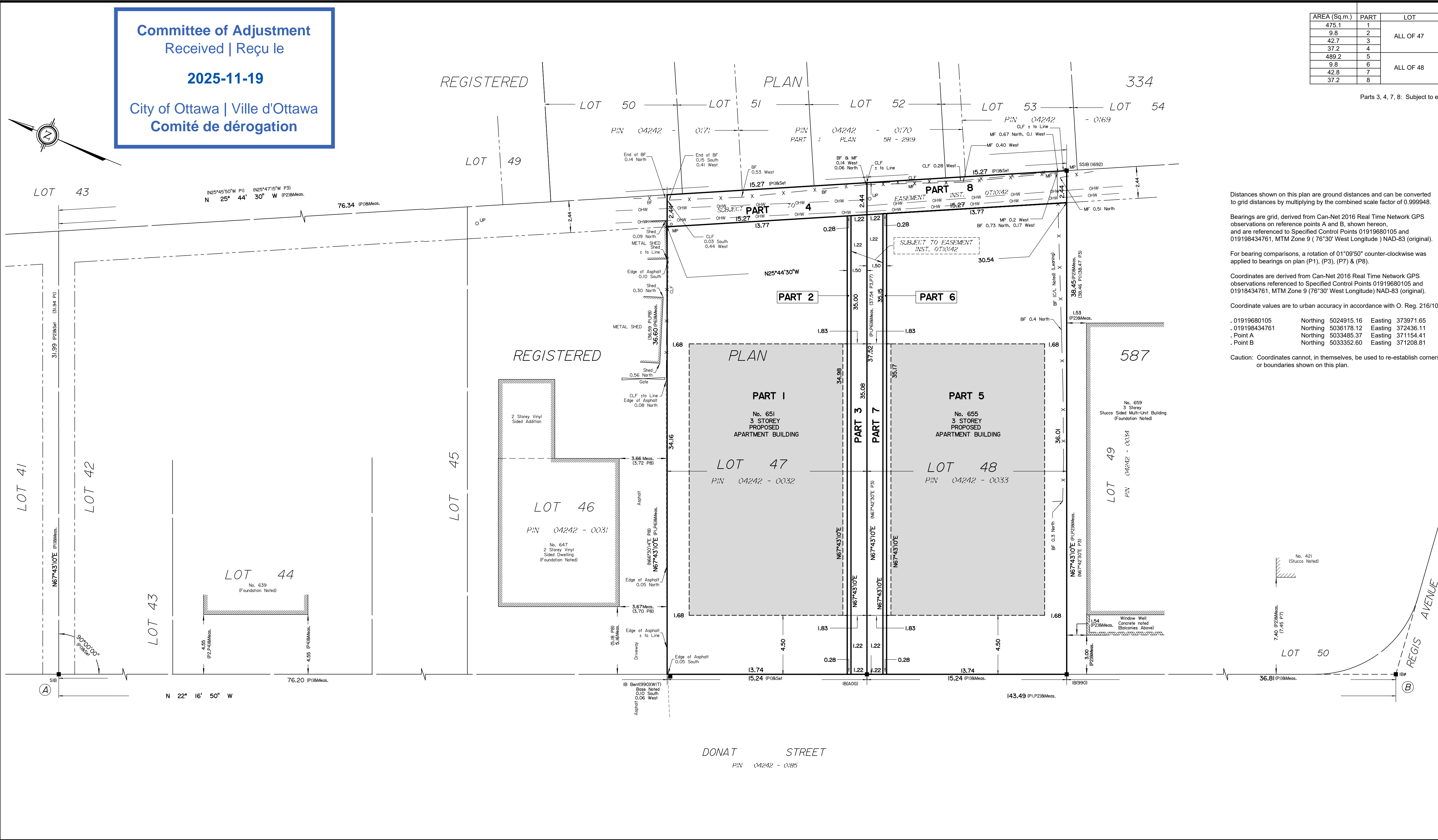


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SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
475.1	1	ALL OF 47	587	ALL OF 04242-0032
9.8	2			
42.7	3			
37.2	4			
489.2	5	ALL OF 48	587	ALL OF 04242-0033
9.8	6			
42.8	7			
37.2	8			

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, Vollebek 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.

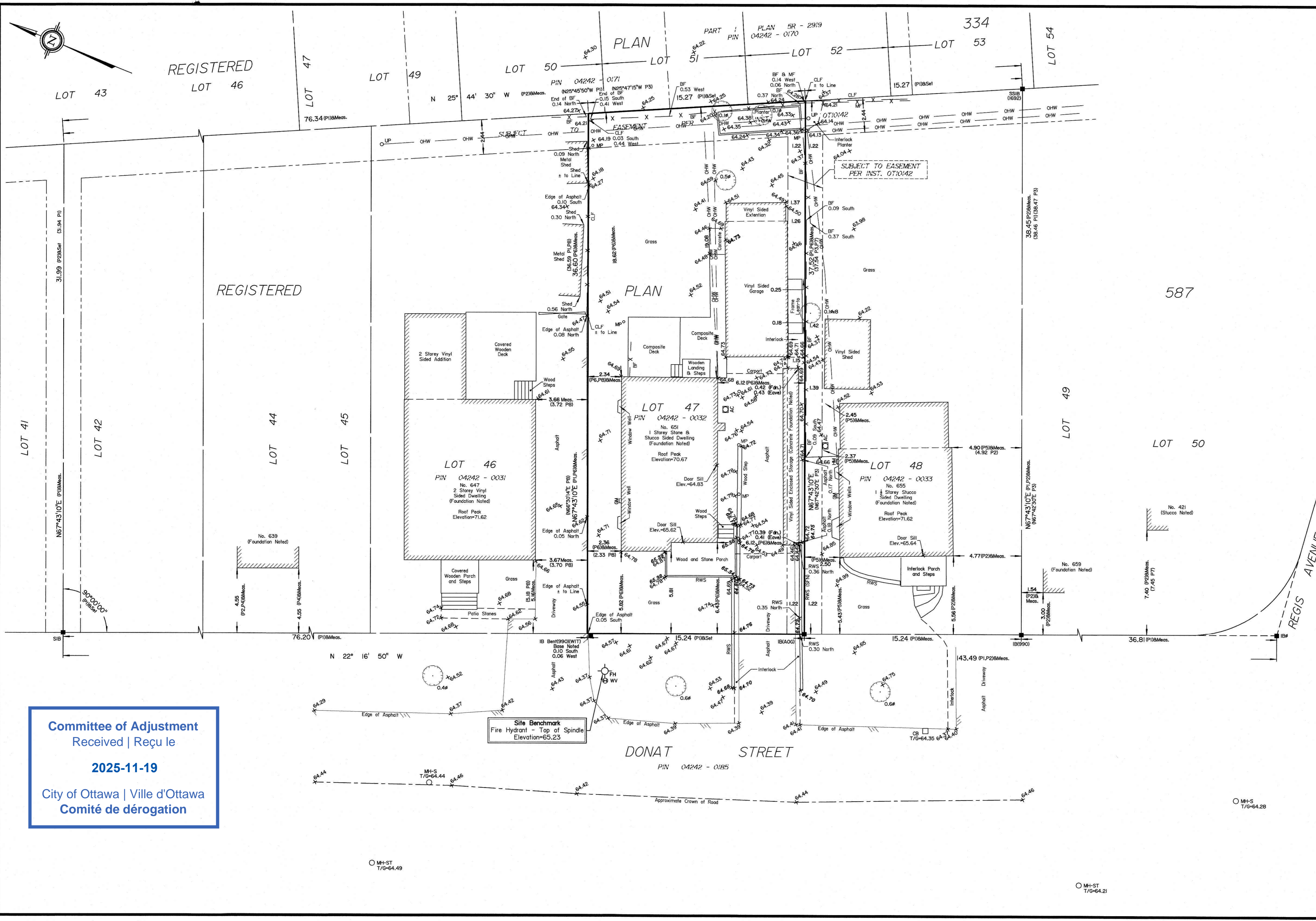
**Metric**  
**DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.**

**Surveyor's Certificate**  
I CERTIFY THAT:  
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 \_\_\_ 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, Vollebek 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



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**LOT 47**  
**REGISTERED PLAN 587**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150

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

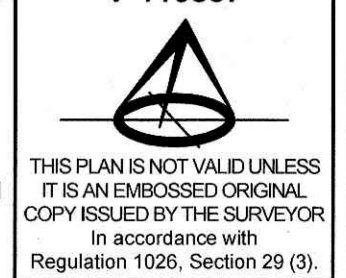
**Surveyor's Certificate**  
 I CERTIFY THAT:  
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.  
 2. The survey was completed on the 7th day of July, 2025.

July 21, 2025  
 Date  
  
 V. Andrew Zhep  
 Ontario Land Surveyor

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: July 21, 2025

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to 1632263 Canada Inc. ("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.

ASSOCIATION OF ONTARIO LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**V-110857**



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

- Notes & Legend**
- Denotes Survey Monument Planted
  - SIB " Standard Iron Bar
  - SSIB " Short Standard Iron Bar
  - IB " Iron Bar
  - IB (WIT) " Round Iron Bar Witness
  - Mess. " Measured
  - SFN " South Face Noted
  - (AOG) " Annis, O'Sullivan, Vollebek Ltd. Accepted
  - (P1) " Registered Plan 587
  - (P2) " (1992) Plan dated February 10, 2025
  - (P3) " (1990) Plan dated October 8, 1999
  - (P4) " (1992) 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
  - Fdn. " Foundation
  - CLF " Chain Link Fence
  - BF " Board Fence
  - MF " Metal Fence
  - RWS " Stone Retaining Wall
  - T/G " Top of Grate
  - MH-ST " Maintenance Hole (Storm Sewer)
  - MH-S " Maintenance Hole (Sanitary)
  - CB " Catch Basin
  - UP " Utility Pole
  - OHW " Overhead Wires
  - AC " Air Conditioner
  - GM " Gas Meter
  - HM " Hydro Meter
  - MP " Metal Pole
  - FH " Fire Hydrant
  - " Deciduous Tree
  - ∅ " Diameter
  - ∅, 65.00 " Location of Elevations
  - ∅, 65.00 " Location of Top of Wall Elevations

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919760735 and 01919871649, 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).

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**2025-11-19**  
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# 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%	61%	YES
(REAR YARD):	50%	64.6%	YES
TOTAL LOT AREA:	30%	32%	YES
<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)

### DEVELOPMENT REQUIREMENTS

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

DWELLING UNIT SIZES:	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> )

### 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: 565.2m<sup>2</sup> (6,084 ft<sup>2</sup>)  
 TOTAL SOFT LANDSCAPE: 181 m<sup>2</sup> (1,949 ft<sup>2</sup>)  
 TOTAL LOT SOFT LANDSCAPE PERCENTAGE: 32%

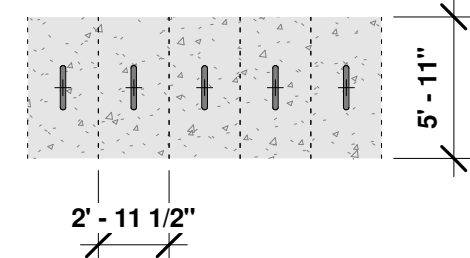
**FRONT YARD**  
 TOTAL LOT AREA: 68.56m<sup>2</sup> (738 ft<sup>2</sup>)  
 TOTAL SOFT LANDSCAPE: 41.8 m<sup>2</sup> (450 ft<sup>2</sup>)  
 SOFT LANDSCAPE PERCENTAGE: 61%

**REAR YARD**  
 TOTAL LOT AREA: 180.3m<sup>2</sup> (1,941 ft<sup>2</sup>)  
 TOTAL SOFT LANDSCAPE: 116.4 m<sup>2</sup> (1,253 ft<sup>2</sup>)  
 SOFT LANDSCAPE PERCENTAGE: 64.6%

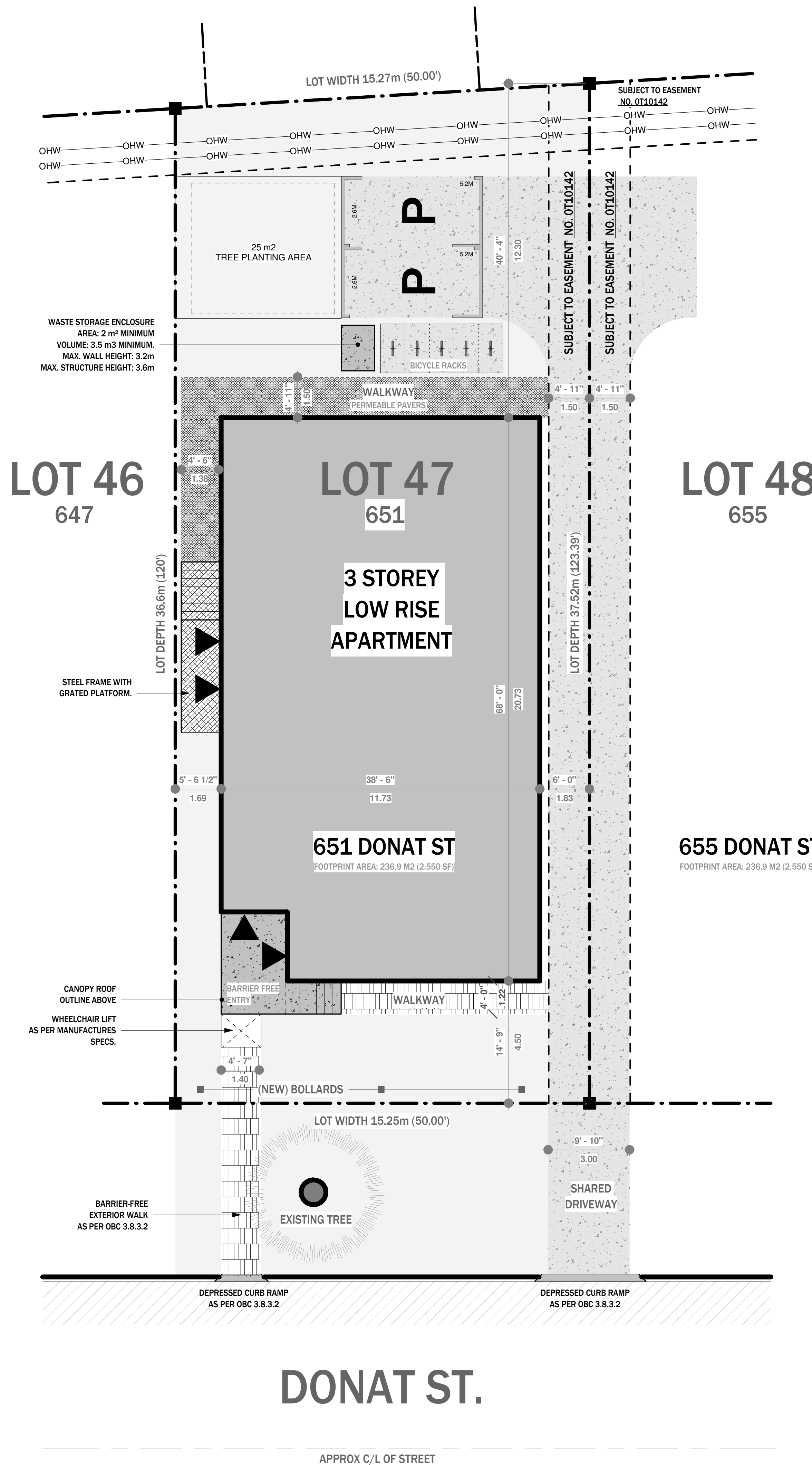
### KEY PLAN



### BICYCLE PARKING DIMENSIONS

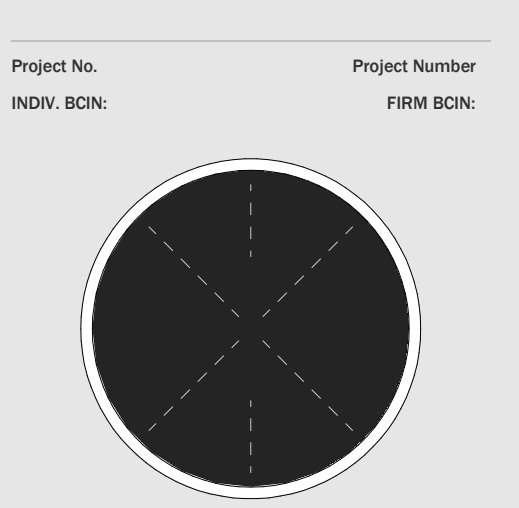


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1 SITE PLAN.  
 1/8" = 1'-0"

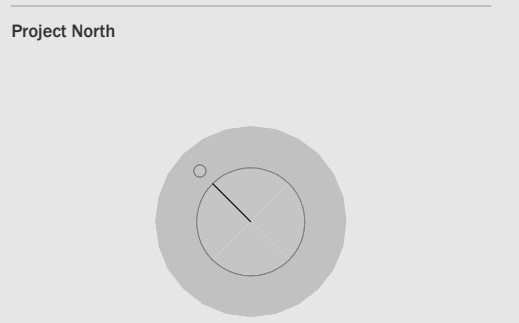
DONAT ST.



Revisions

NO.	REVISION
1	DRAFT SITE LAYOUT - OCT 03, 2025
2	DRAFT SITE LAYOUT R1 - OCT 22, 2025
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**

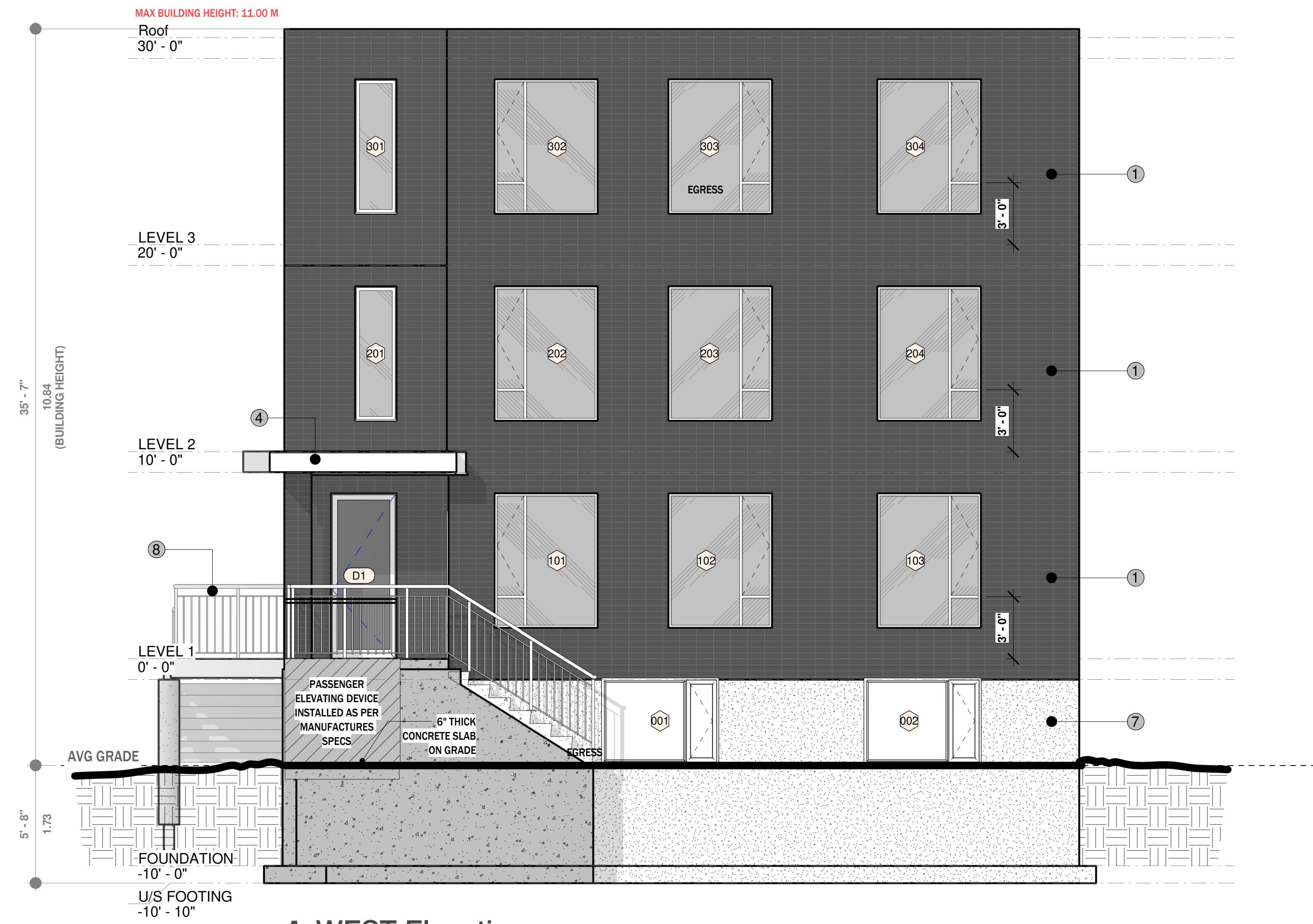
**A0.3**  
 SHEET NO. ©2024

# Materials

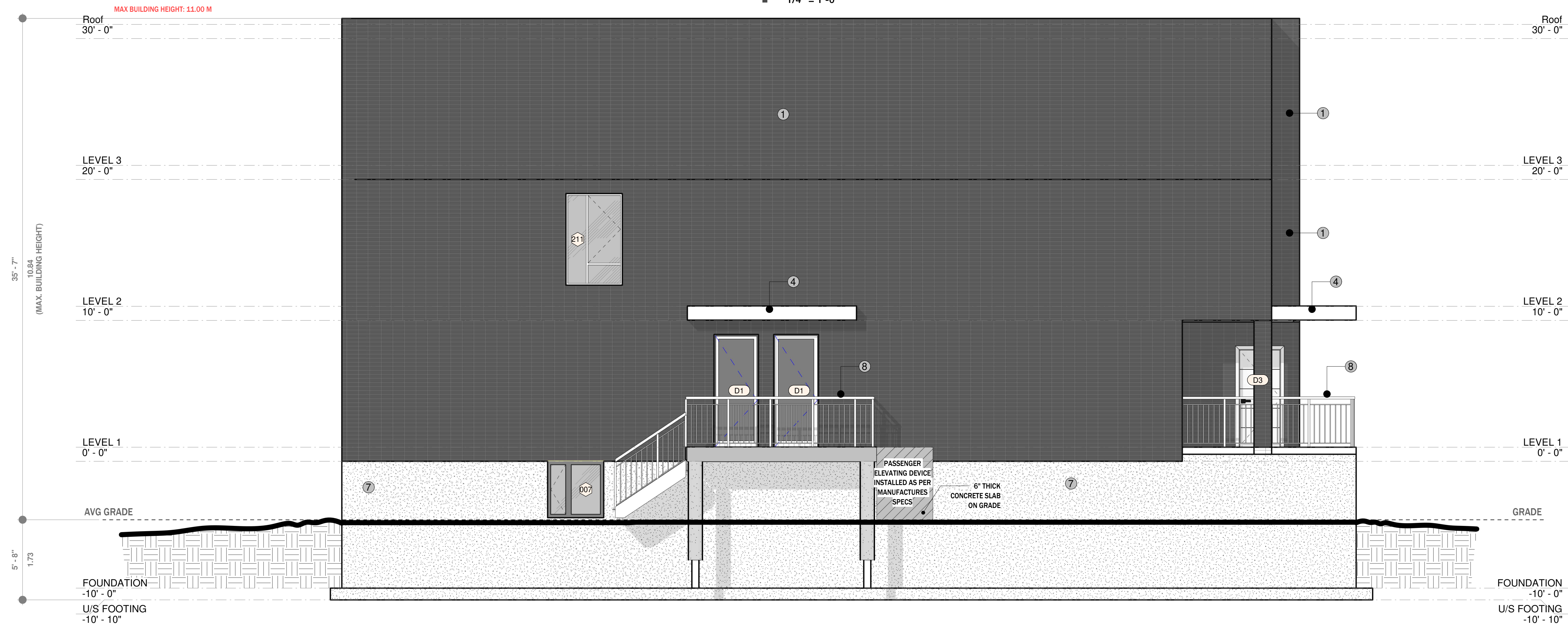
## LEGEND

1. BRICK VENEER
2. ALUMINUM PANELING (AL13)
3. ALUMINUM SIDING - RANDOM PLANK (LUX ARCHITECTURAL)
4. ALUMINUM FASCIA
5. COMPOSITE FLUTED PANELS
6. CEMENT BOARD
7. PARGING
8. GUARD RAILS (ALUMINUM PICKETS)

Committee of Adjustment  
Received | Reçu le  
  
**2025-11-19**  
  
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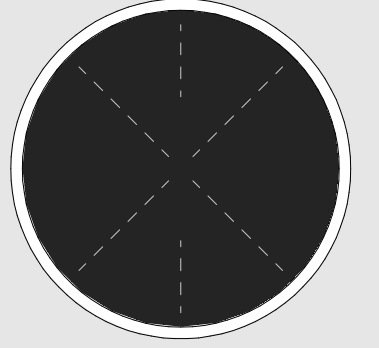
**1 WEST Elevation**  
1/4" = 1'-0"



**2 NORTH Elevation**  
1/4" = 1'-0"

DONAT ST.

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

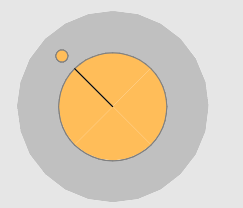


Revisions

1	DRAFT SITE LAYOUT - OCT 03, 2025
2	
3	
4	
5	

- Notes
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Project North



Scale 1/4" = 1'-0"

ELEVATIONS

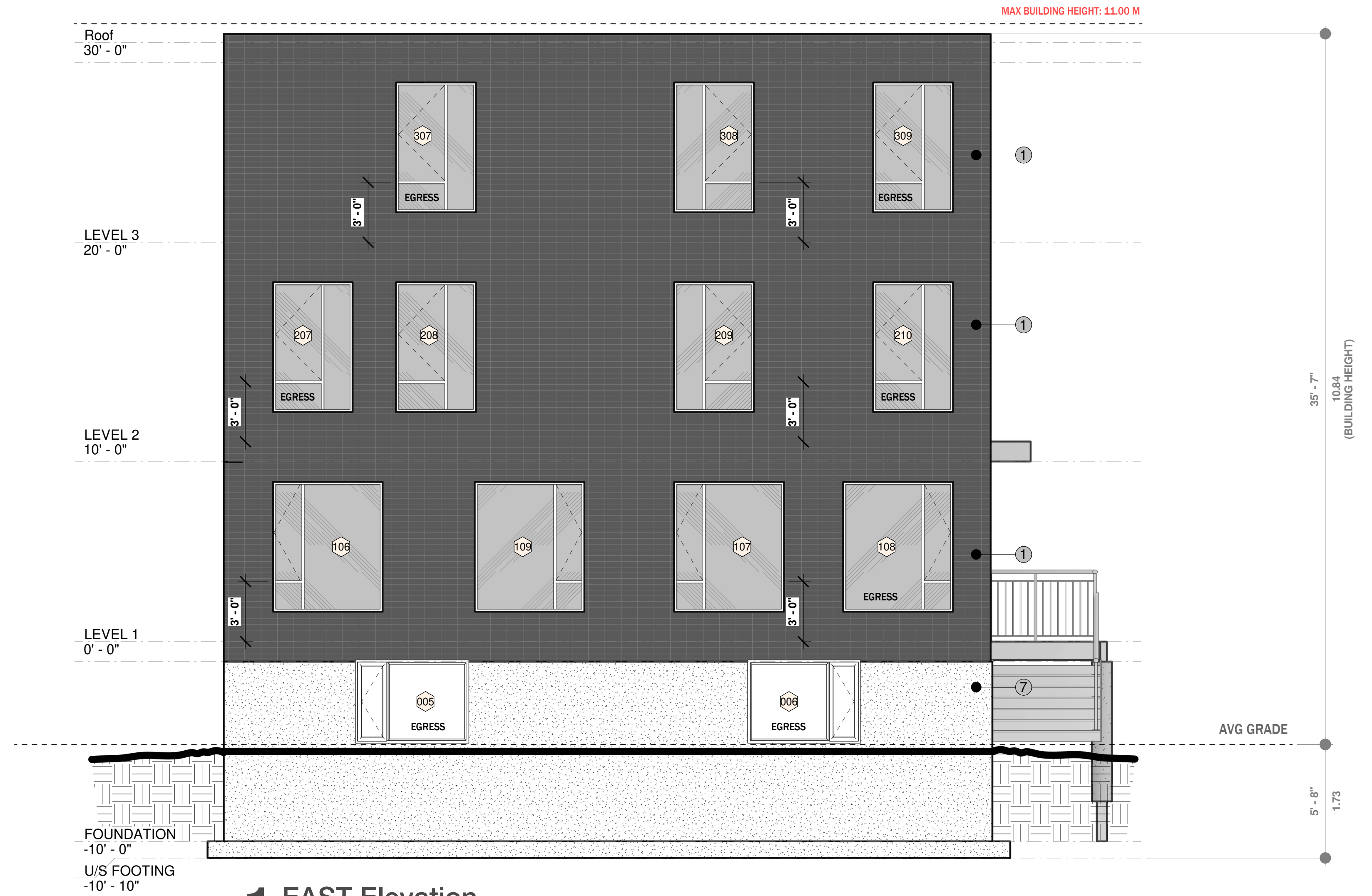
REVISION #  
**A2.1**

# Materials

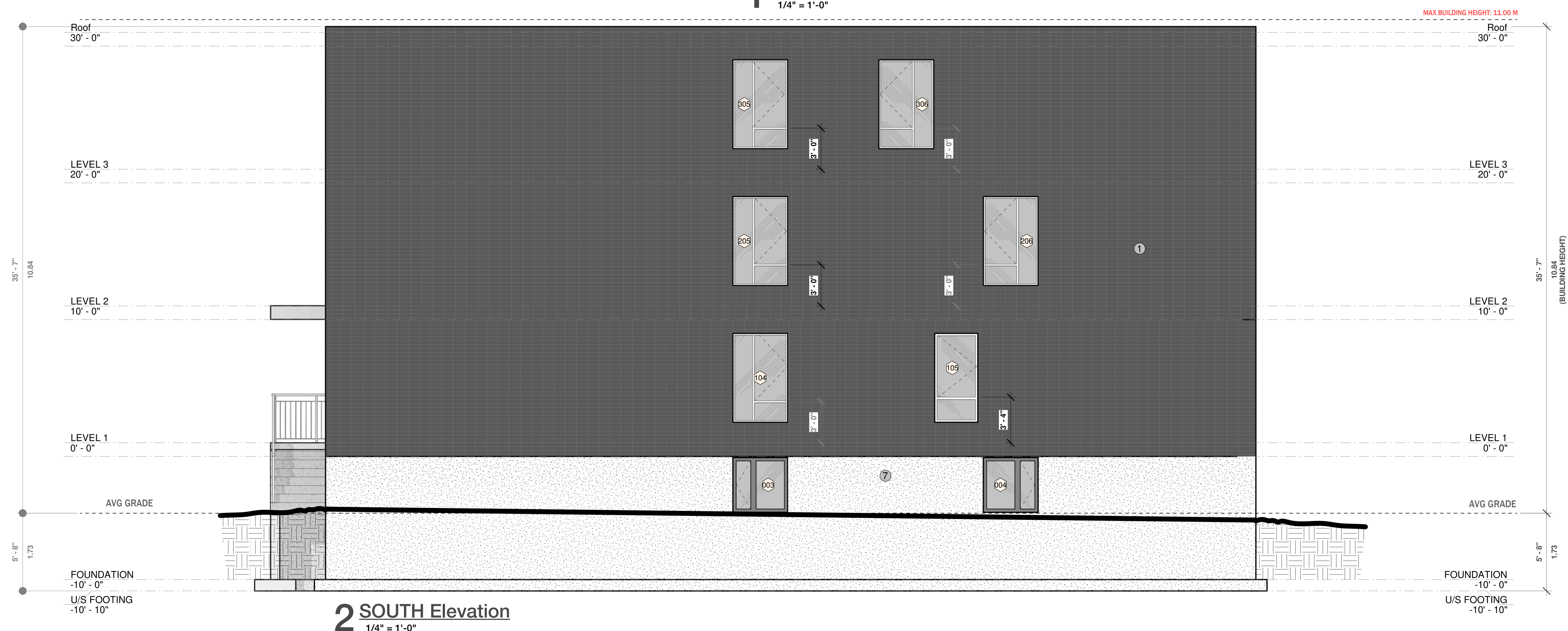
## LEGEND

1. BRICK VENEER
2. ALUMINUM PANELING (AL13)
3. ALUMINUM SIDING - RANDOM PLANK (LUX ARCHITECTURAL)
4. ALUMINUM FASCIA
5. COMPOSITE FLUTED PANELS
6. CEMENT BOARD
7. PARGING
8. GUARD RAILS (ALUMINUM PICKETS)

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**1 EAST Elevation**  
1/4" = 1'-0"

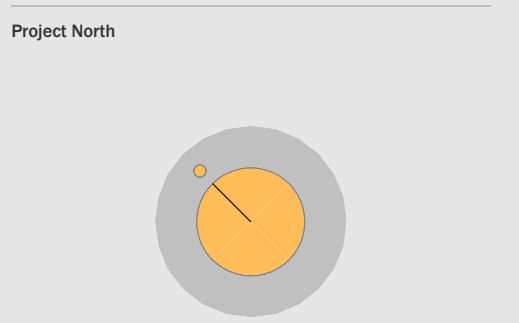


**2 SOUTH Elevation**  
1/4" = 1'-0"

Revisions

1	DRAFT SITE LAYOUT - OCT 03, 2025
2	
3	
4	
5	

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Scale 1/4" = 1'-0"