

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
PART OF LOTS 40 & 42
REGISTERED PLAN 57
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 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 :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 21st day of February, 2025.

April 15, 2025 
Date

E. H. Herweyer
Ontario Land Surveyor

Window well description added to plan January 26, 2026.

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: April 15, 2025

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to 11096001 Canada Corporation ("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 & Legend

	Denotes	Survey Monument Planted
	"	Survey Monument Found
	"	Standard Iron Bar
	"	Short Standard Iron Bar
	"	Iron Bar
	"	Concrete Pin
	"	Cut Cross
	"	0.3 metre long Survey Monument
	"	Witness
	"	Annis, O'Sullivan, Vollebek Ltd.
	"	Measured
	"	Registered Plan 57
	"	(AOG) Plan, September 23, 1988
	"	(AOG) Plan, September 11, 2018
	"	Inst. CR705537
	"	Inst. CR705539
	"	Foundation

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.

Committee of Adjustment

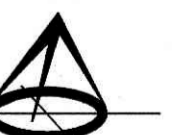
Received | Reçu le

2026-03-03

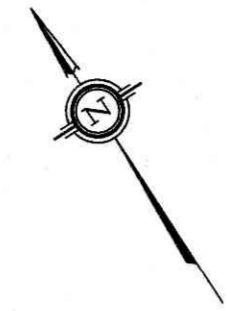
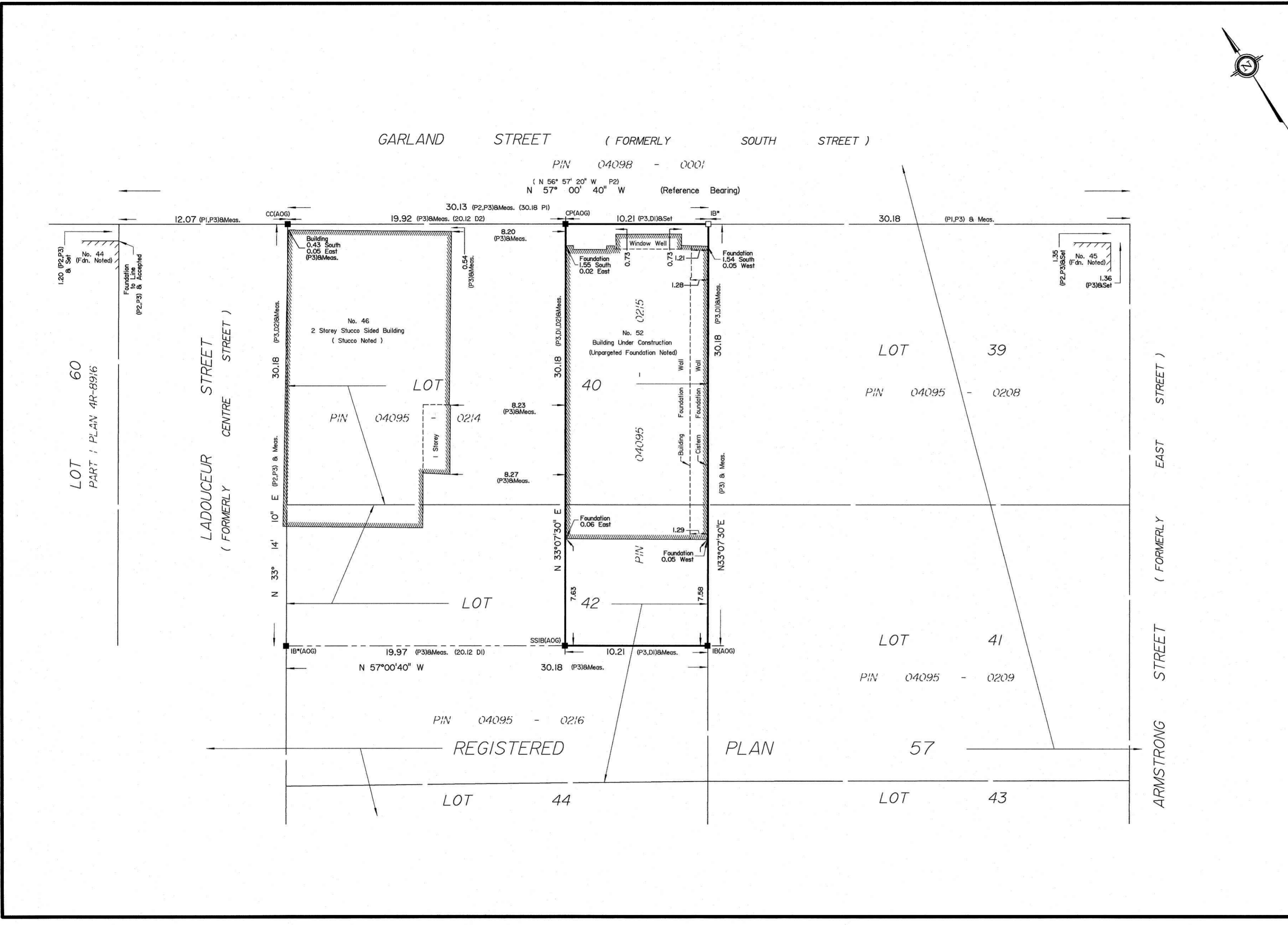
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

V-97679



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



GARLAND STREET

Variance C: Front Yard Setback: 1.5 m
Variance E: Landscape Area Width: 1.5 m

Other Variances:

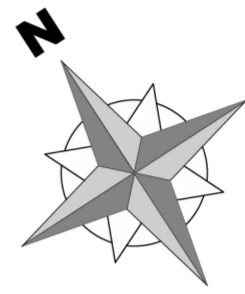
Variance F: Parking number: 0 space

Variance G: Total Amenity Area and Aggregated Communal Amenity Area: Total of 73.3 m² and communal area of 45.6 m²

Variance A: Interior Side Yard Setback (West): 0.0 m

Variance B: Interior Side Yard Setback (East): 0.0 m

PROPOSED
4 STOREY 13
DWELLING UNIT
RESIDENTIAL BUILDING



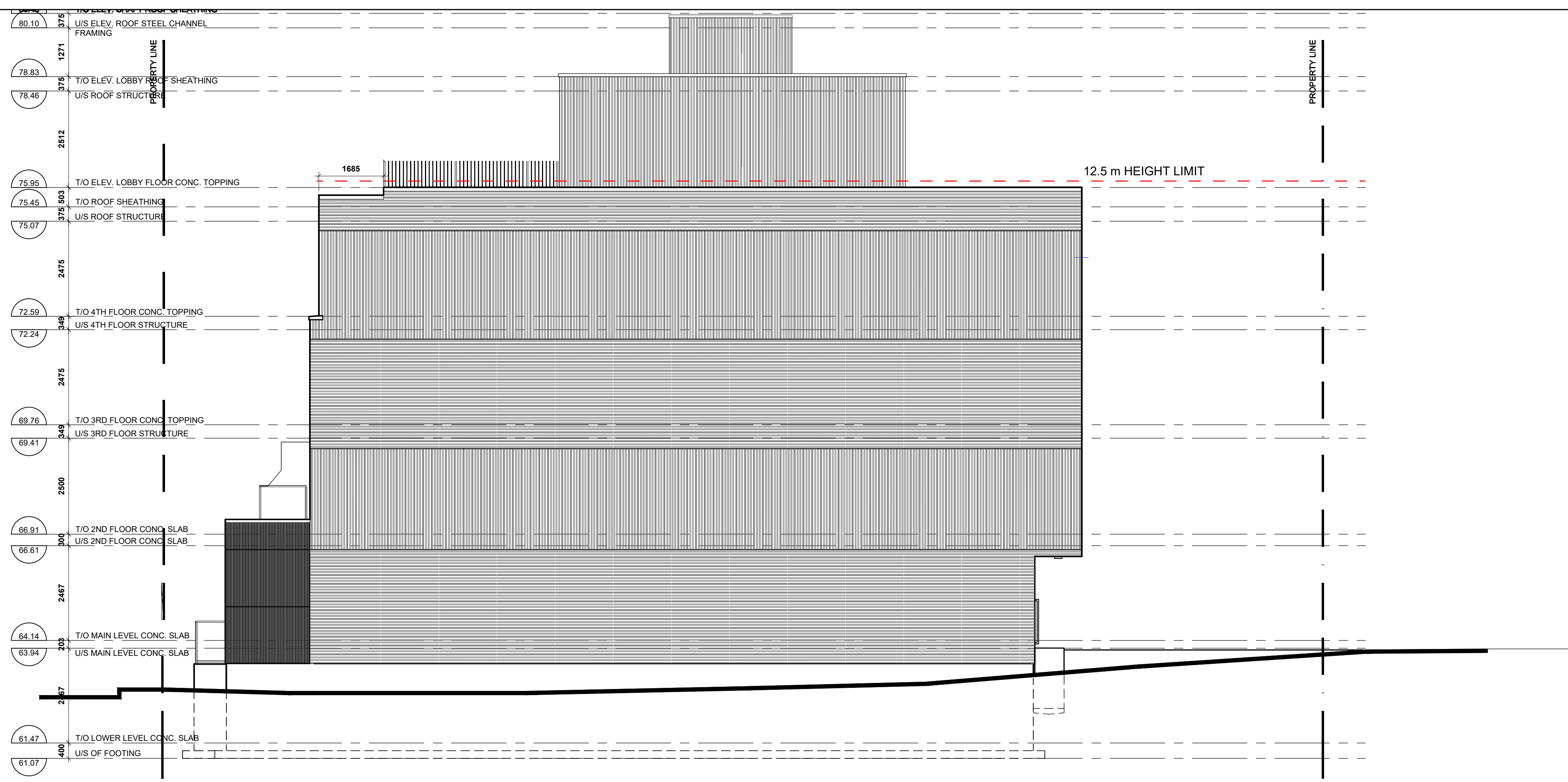
Committee of Adjustment
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2026-03-03
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LEGEND:

- PROPOSED NEW BUILDING
- PROPOSED 2ND & 3RD FLOOR OVERHANG
- NEW PAVERS APPLIED TO EXISTING GRAVEL DRIVEWAY
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- EXISTING HYDRO POLE TO REMAIN
- MAIN ENTRANCE
- NEW BIKE RACKS
- EXTERIOR SOFFIT LIGHTING FIXTURE
- EXISTING CONCRETE CURB
- EXTERIOR WALL MOUNTED LIGHT FIXTURE



1 FRONT ELEVATION - NORTH
A200 PLAN SCALE = 1 : 75



2 SIDE ELEVATION - WEST
A200 PLAN SCALE = 1 : 75



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No.	REVISIONS	DATE
18	SITE UPDATES	J.C. 2026-02-03
17	REISSUED CONSTRUCTION SET	J.C. 2024-10-23
16	CONSTRUCTION SET	J.C. 2024-08-02
15	SITE INSTRUCTION #SR1	J.C. 2024-06-05
14	POST-PERMIT/COORDINATION	J.C. 2024-06-03
13	SI-5 - TOP OF FOUNDATIONS	J.C. 2024-05-31
12	SI-01 - FIRE DEPARTMENT CONNECTION/WINDOW REV	J.C. 2024-05-09
11	PERMIT RE-ISSUE	J.C. 2023-08-14
10	PERMIT ISSUE	J.C. 2023-06-19
09	FINAL COORDINATION	J.C. 2023-05-08
08	FINAL COORDINATION	J.C. 2023-05-08
07	ISSUED FOR COORDINATION	J.C. 2023-03-14
06	ISSUED FOR PRICING	PR 2023-01-16
05	ISSUED FOR COORDINATION	PR 2023-01-12
04	ISSUED FOR COORDINATION	PE 2022-06-09
03	ISSUED FOR COORDINATION	PE 2022-04-06
02	ISSUED FOR COORDINATION	PE 2022-03-03
01	ISSUED FOR COORDINATION	PE 2021-10-25

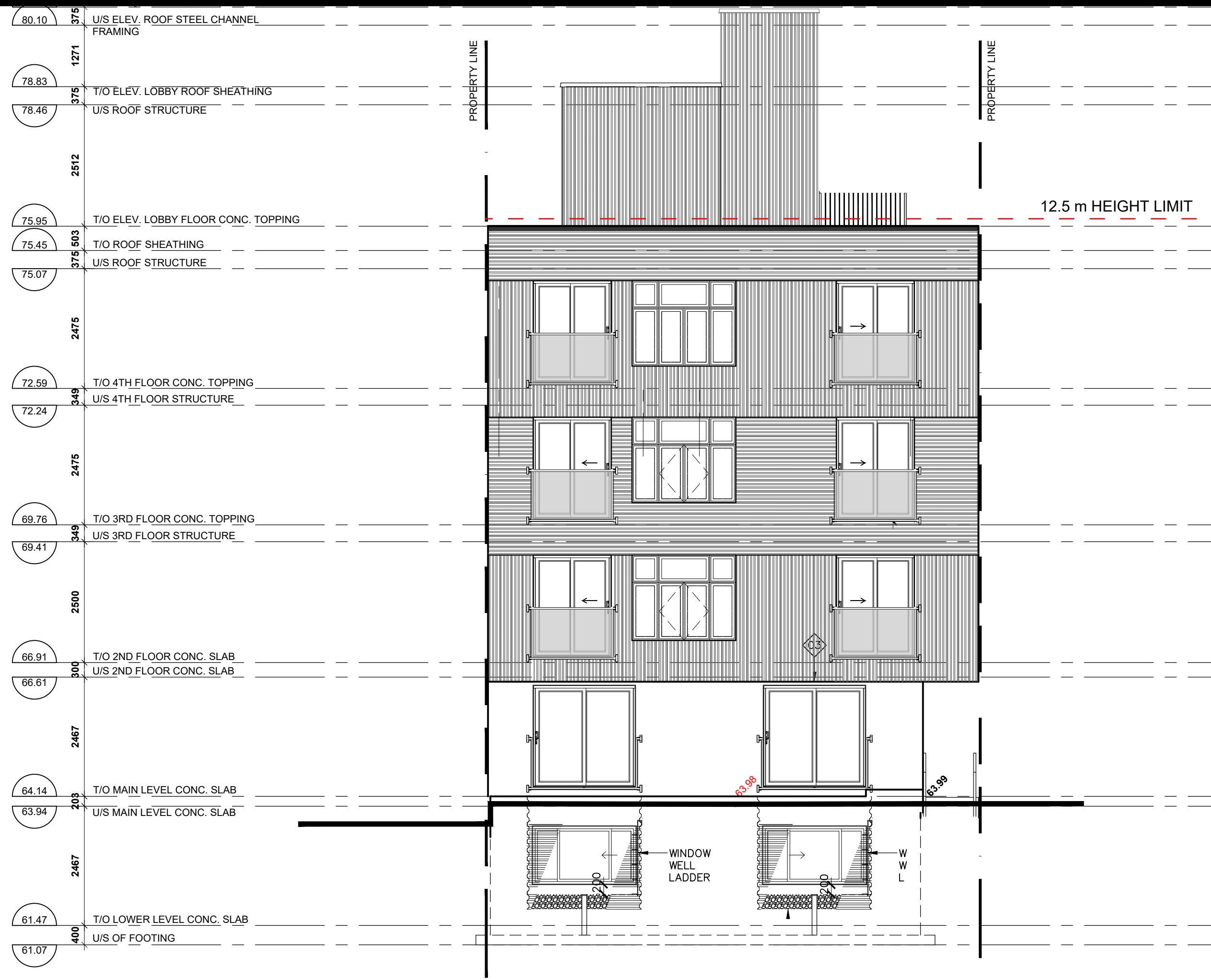
CONSULTING ENGINEERS

DISCIPLINE	NAME	DATE
STRUCTURAL		
MECHANICAL		
ELECTRICAL		

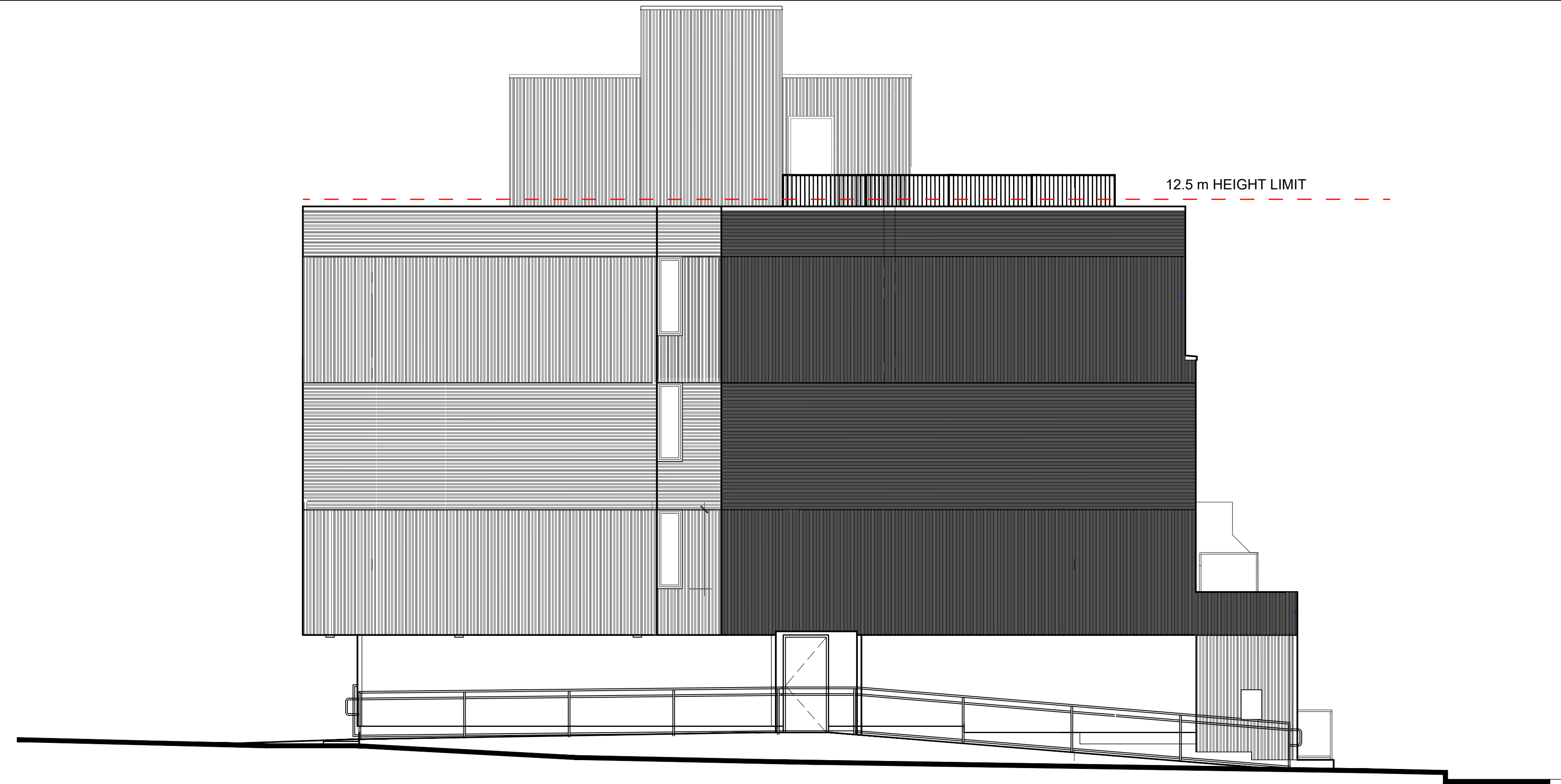
OM P. MADAN ARCHITECT
B. Arch., OAA ; MRAIC;
7 SPLINTER CRES.
OTTAWA, ONTARIO K2B 1B3 T: (613) 203-1805
DESIGNED BY: P.E. DRAWN BY: -- APPROVED BY: O.M.

PROJECT
52 GARLAND STREET
DRAWING TITLE
FRONT AND SOUTH SIDE ELEVATIONS

PROJECT NO.
0347
DATE
JAN. 16, 2023
A-200



1 REAR ELEVATION - SOUTH
SCALE = 1:75



2 SIDE ELEVATION - EAST
SCALE = 1:75



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2026-03-03
City of Ottawa | Ville d'Ottawa
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19	SITE UPDATES	J.C. 2026-02-03
18	REISSUED CONSTRUCTION SET	J.C. 2024-10-23
17	CONSTRUCTION SET	J.C. 2024-08-02
16	SITE INSTRUCTION #SR1	J.C. 2024-06-05
15	POST-PERMIT/COORDINATION	J.C. 2024-06-03
14	SI-5 - TOP OF FOUNDATIONS	J.C. 2024-05-31
13	WINDOW COORDINATION	J.C. 2024-05-09
12	ADDRESS CITY COMMENTS	J.C. 2023-10-13
11	PERMIT RE-ISSUE	J.C. 2023-08-14
10	PERMIT ISSUE	J.C. 2023-06-19
09	FINAL COORDINATION	J.C. 2023-05-08
08	FINAL COORDINATION	J.C. 2023-05-08
07	ISSUED FOR COORDINATION	J.C. 2023-03-14
06	ISSUED FOR PRICING	PR 2023-01-16
05	ISSUED FOR COORDINATION	PR 2023-01-12
04	ISSUED FOR COORDINATION	PE 2022-06-09
03	ISSUED FOR COORDINATION	PE 2022-04-06
02	ISSUED FOR COORDINATION	PE 2022-03-03
01	ISSUED FOR COORDINATION	PE 2021-10-25

CONSULTING ENGINEERS

STRUCTURAL _____

MECHANICAL _____

ELECTRICAL _____

STAMP _____

OM P. MADAN ARCHITECT
B. Arch., OAA ; MRAIC;

7 SPLINTER CRES.
OTTAWA, ONTARIO K2B 1B3 T: (613) 203-1805

DESIGNED BY: P.E. DRAWN BY: -- APPROVED BY: O.M.

52 GARLAND STREET

DRAWING TITLE

REAR AND NORTH SIDE ELEVATIONS

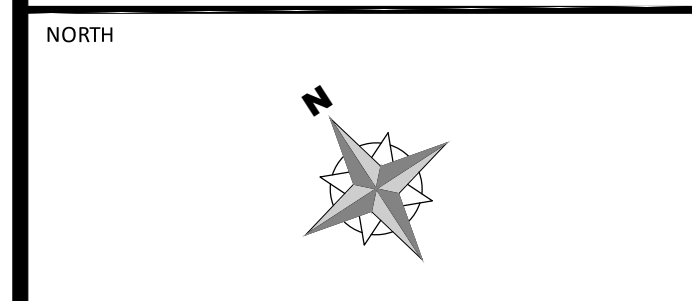
PROJECT NO. 0347
DATE JAN. 16, 2023

A-201

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
 ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.

19	ISSUED FOR MINOR VARIANCE	J.C.	2026-01-29
18	REISSUED CONSTRUCTION SET	J.C.	2024-10-23
17	CONSTRUCTION SET	J.C.	2024-08-02
16	POST-PERMIT/COORDINATION	J.C.	2024-06-03
15	ADDRESS CITY COMMENTS	J.C.	2023-10-13
14	PERMIT RE-ISSUE	J.C.	2023-08-14
13	FINAL COORDINATION	J.C.	2023-05-08
12	ISSUED FOR COORDINATION	J.C.	2023-03-14
11	ISSUED FOR PRICING	P.R.	2023-01-16
10	ISSUED FOR COORDINATION	P.E.	2022-06-09
09	ISSUED FOR COORDINATION	P.E.	2022-01-04
08	ISSUED FOR COORDINATION	P.E.	2021-09-02
07	ISSUED FOR COORDINATION	P.E.	2021-06-17
06	ISSUED FOR COORDINATION	P.E.	2021-05-07
05	ISSUED FOR COORDINATION	P.E.	2021-04-26
04	ISSUED FOR COORDINATION	P.E.	2020-12-04
03	ISSUED FOR COORDINATION	P.E.	2020-03-25
02	ISSUED FOR COORDINATION	P.E.	2020-03-23
01	ISSUED FOR COORDINATION	P.E.	2020-03-09
No.	REVISIONS	BY	DATE

Committee of Adjustment
 Received | Reçu le
2026-03-03
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

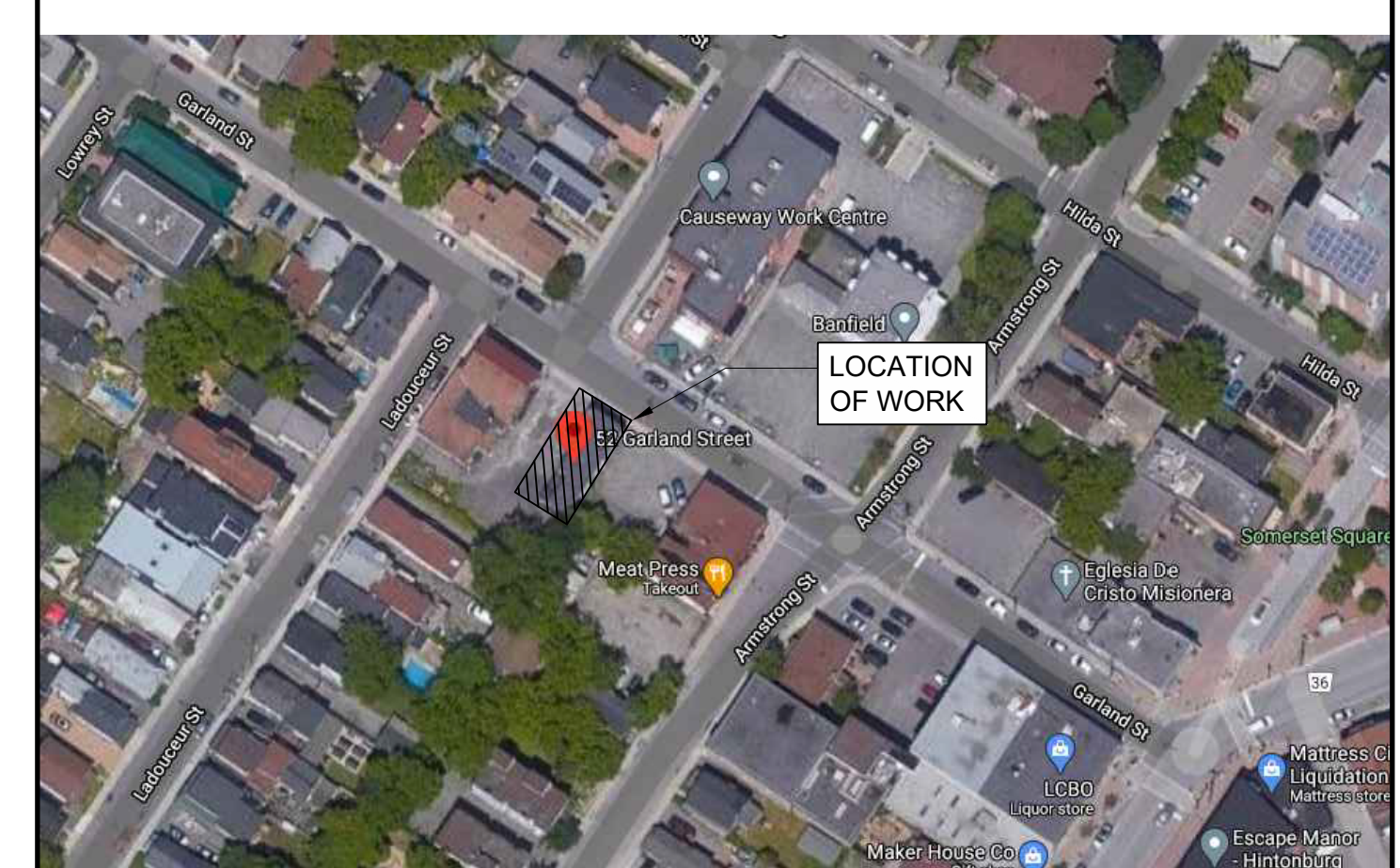


DESIGNED BY: P.E. DRAWN BY: J.C. APPROVED BY: O.M.

PROJECT
52 GARLAND STREET

DRAWING TITLE
SITE PLAN

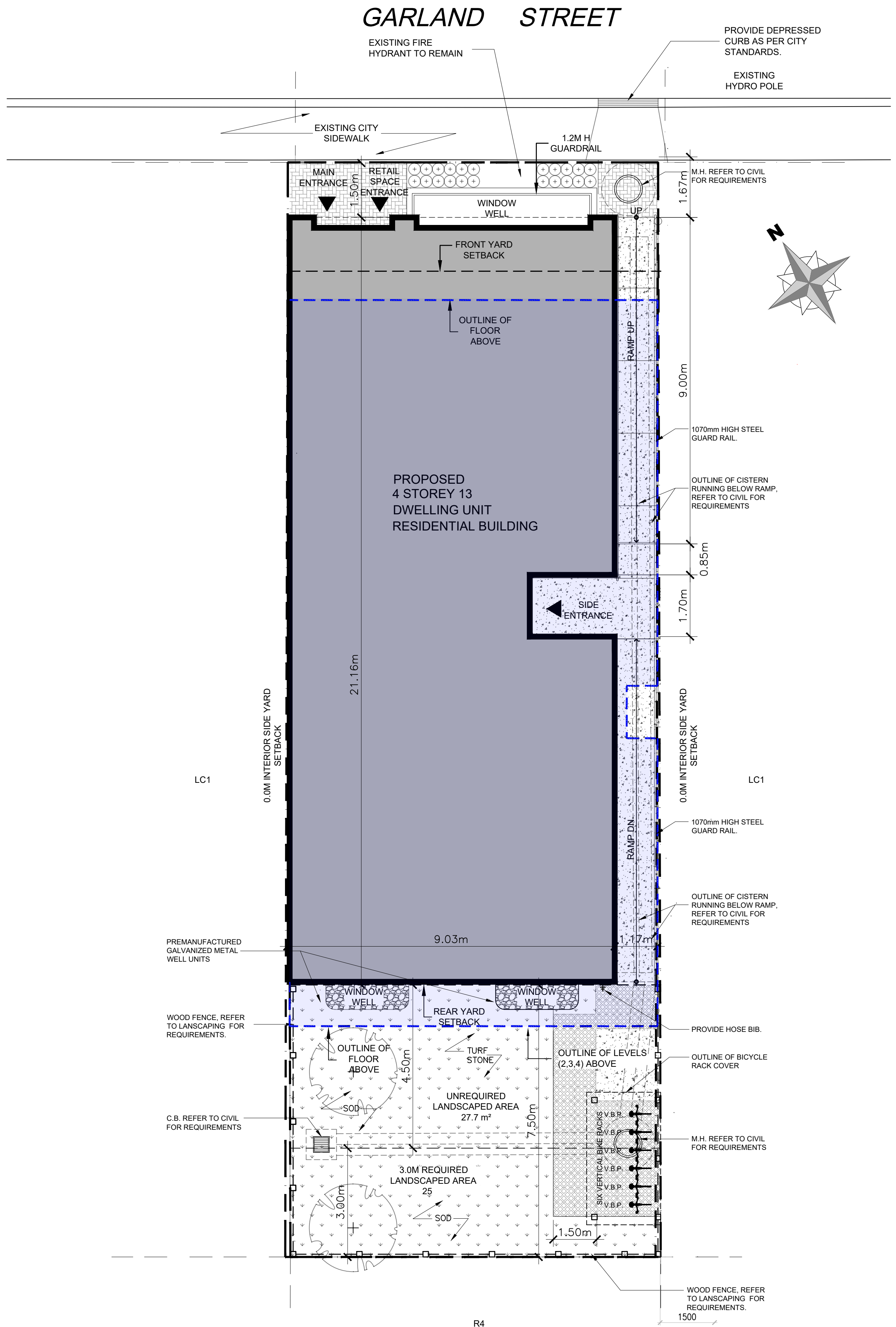
PROJECT NO.
0347
 DATE
JAN. 29, 2026



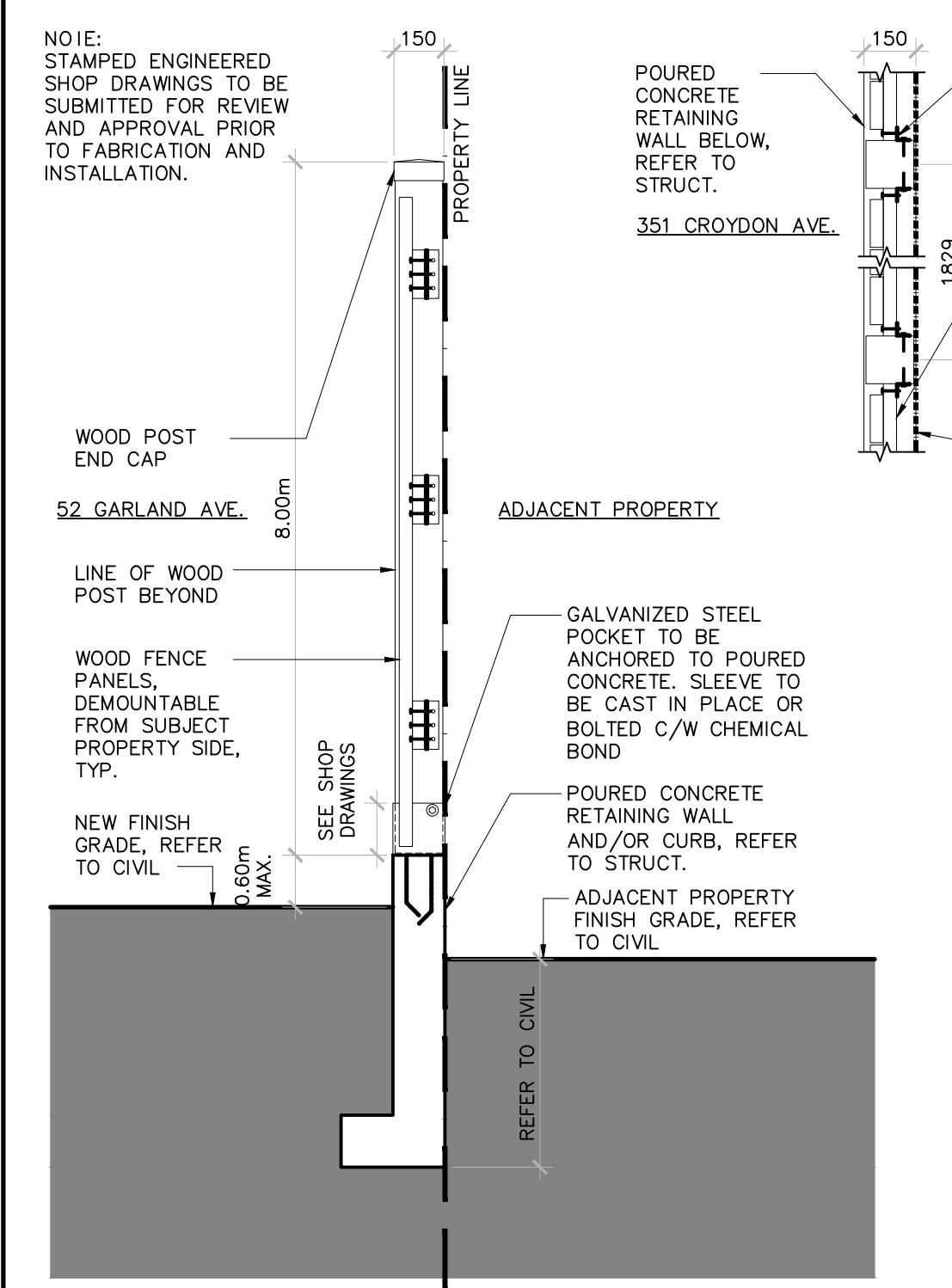
2 LOCATION PLAN
 SP01 SCALE: -

NOTE:
 SNOW WILL NOT BE STORED ON SITE AND WILL BE REMOVED OFF SITE AS REQUIRED

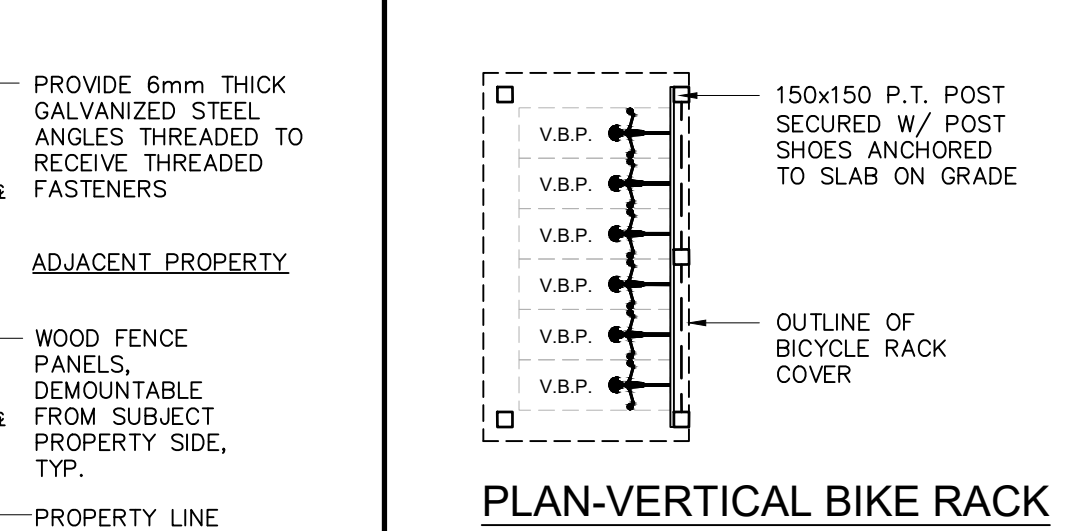
NOTE:
 GARBAGE AND RECYCLING WILL BE STORED IN THE GARBAGE ROOM ON THE GROUND FLOOR AND BROUGHT TO THE STREET BY PROPERTY MAINTENANCE BEFORE SCHEDULED CITY PICKUP.



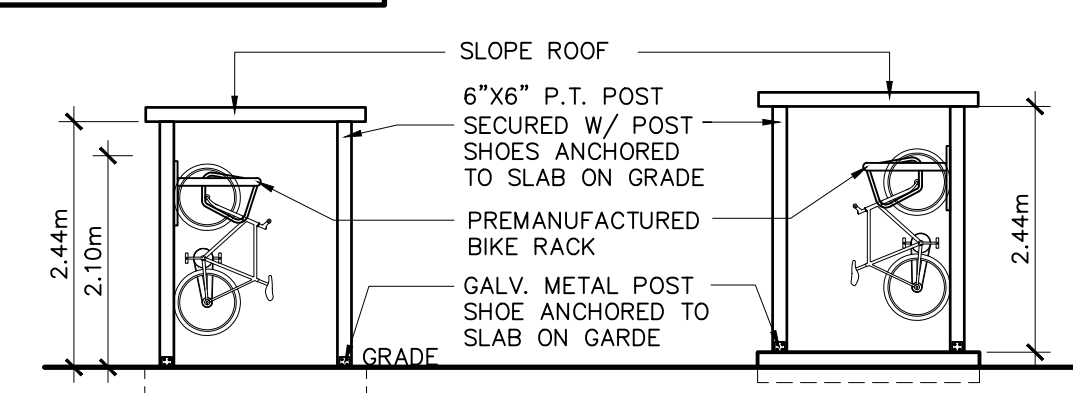
1 SITE PLAN
 SP01 SCALE: 1:75



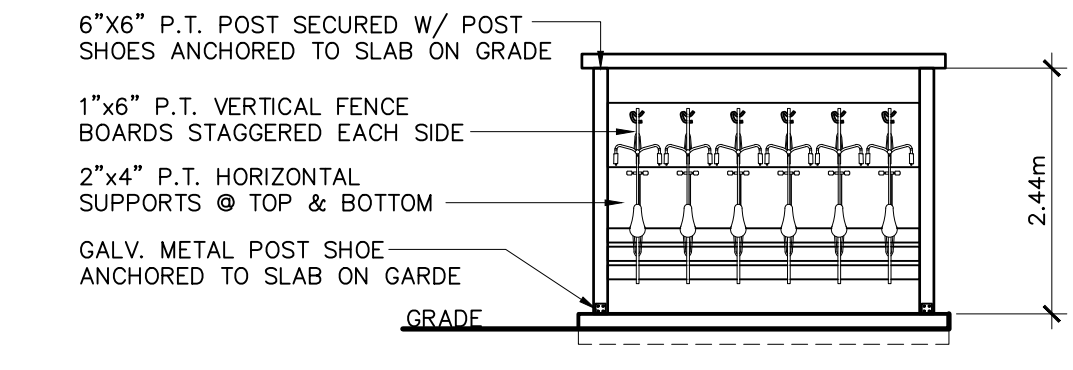
3 SECTION/PLAN - WOOD FENCE
 SP01 SCALE: -



PLAN-VERTICAL BIKE RACK



FRONT/REAR ELEVATION-VERTICAL BIKE RACK



4 SIDE ELEVATION - VERTICAL BIKE RACK
 SP01 SCALE: -

LEGEND:

	PROPOSED NEW BUILDING
	PROPOSED 2ND & 3RD FLOOR OVERHANG
	NEW PAVERS APPLIED TO EXISTING GRAVEL DRIVEWAY
	PROPERTY LINE
	ADJACENT LOT PROPERTY LINES
	EXISTING OVERHEAD HYDRO LINE
	NEW WOOD FENCE
	EXISTING HYDRO POLE TO REMAIN
	MAIN ENTRANCE
	NEW BIKE RACKS
	EXTERIOR SOFFIT LIGHTING FIXTURE
	EXISTING CONCRETE CURB
	EXTERIOR WALL MOUNTED LIGHT FIXTURE