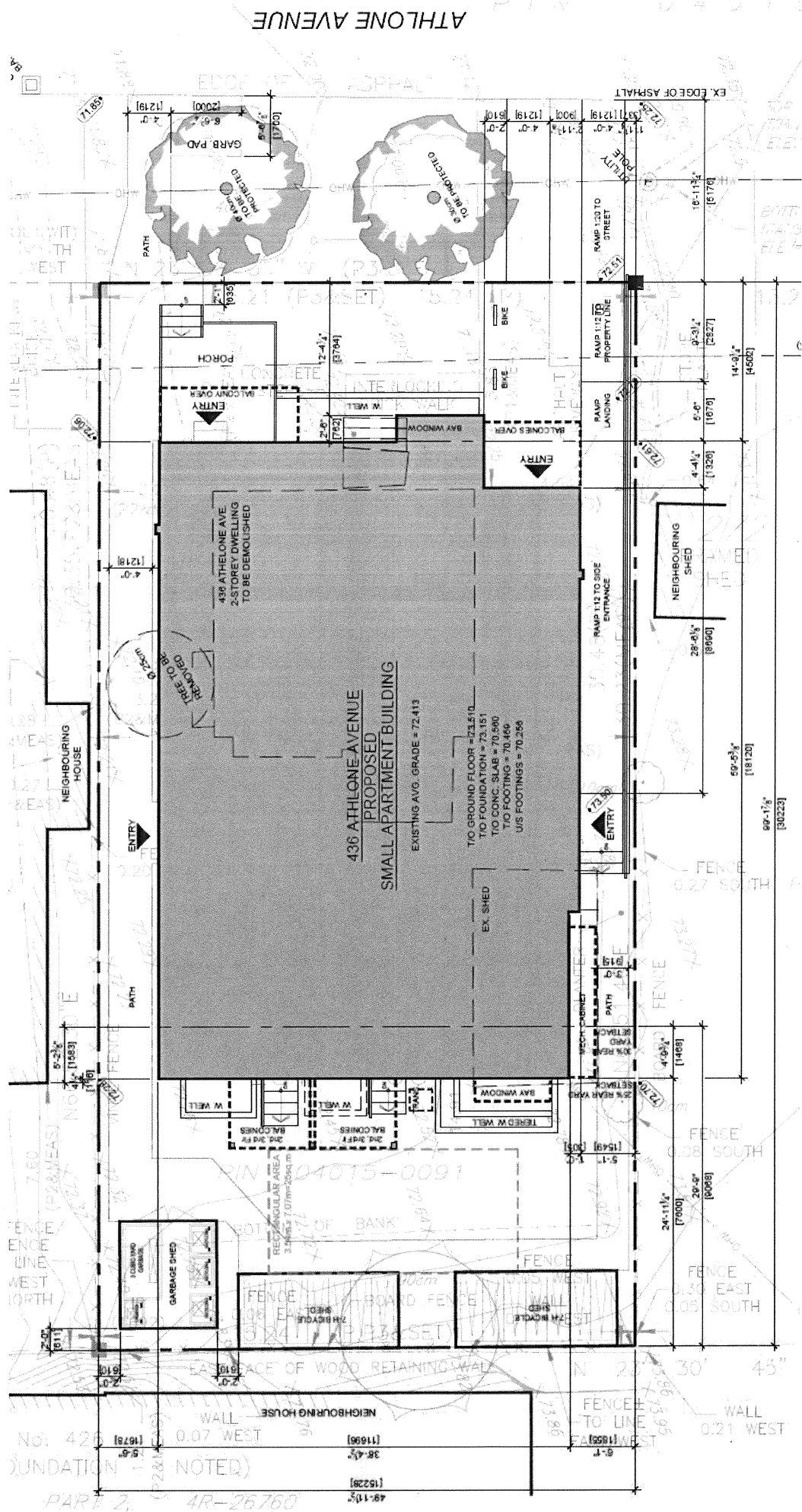


JUL 21 2022

City of Ottawa



ATHLONE AVENUE  
(FORMERLY MAGEE AVENUE)



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## METRIC CONVERSION

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

### BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM SOUTHERLY LIMIT OF BYRON AVENUE. HAVING A BEARING OF N65°25'55"E AS SHOWN ON PLAN 48-26760 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD 83 (ORIGINAL).

### ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT; OTTAWA ELEVATION=95,230.

**NOTE**

THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS ART 2 HEREON.

THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

## PART 2

This Report was prepared for 1014307/4 Canada Inc. and the undersigned accepts no responsibility for the use by other parties.

REGISTERED RIGHTS-OF-WAY/EASEMENTS  
 To the best of our knowledge, no easements were found to be registered against the subject property.

PROPERTY IMPROVEMENTS  
 There is 1 lottery sheltering situated wholly within the subject lands.

COMPLIANCE WITH MUNICIPAL ZONING BYLAWS

#### 4. ADDITIONAL REMARKS

to the locations of fence along the northerly, westerly and southerly limits of the property;

to the location of retaining wall along the westerly limit of property;

to the location of the overhead wire crossing the northwest corner of Lot101 to service the subject parcel;

**LEGEND (IF APPLICABLE)**

[illegible]

### SURVEYOR'S CERTIFICATE

CERTIFY THAT: . . . THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM. THE SURVEY WAS COMPLETED ON THE 30th DAY OF AUGUST, 2021.

Sep. 3, 2021      DATE

FRANCIS LAU  
ONTARIO LAND SURVEYOR

**ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM**

**2169285**



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR

Resolution 1978, Article 26(3)

Committee of Adjustment

2021-22

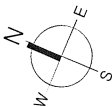
City of Ottawa

**Stantec Geomatics Ltd.**



|           |                |        |              |                          |
|-----------|----------------|--------|--------------|--------------------------|
| DRAWN: NJ | CHECKED: CK/EL | PM: EL | FIELD: CA/SS | PROJECT No.: 6161444-111 |
|-----------|----------------|--------|--------------|--------------------------|

This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic



- [illegible]

EXISTING BUILDINGS:

- 2 STOREY DWELLING AND DETACHED SHED
- TO BE DEMOLISHED

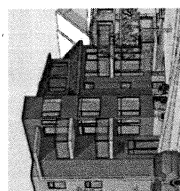
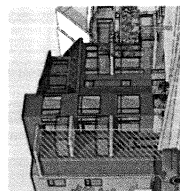
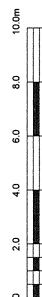
PROPOSED BUILDING:

- 3.5 STOREY APARTMENT BUILDING WITH 7 UNITS
- 4 LIVING LEVELS
- NO ON-SITE PARKING

2340sq.ft. x 85% EFFICIENCY = 1990sq.ft.  
TOTAL LEASABLE AREA = 7960sq.ft.  
16 UNITS @ 495sq.ft. AVG

### AVERAGE GRADE CALCULATION

|               |
|---------------|
| 72.06         |
| 72.61         |
| 72.70         |
| 72.28         |
| <u>289.65</u> |



0% RECESSED  
MORE THAN 0.6m

**FRONT FACADE  
28% WINDOWS**

98 sq.m. OF AMENITY SPACE IS REQUIRED  
149 sq.m. OF AMENITY IS PROVIDED IN THE REAR  
AND SIDE YARDS  
35 sq.m. OF AMENITY IS PROVIDED ON BALCONIES  
184 sq.m. TOTAL AMENITY SPACE PROVIDED

| 50% OF REAR YARD IS REQUIRED TO BE SOFT LANDSCAPED | 30% OF LOT IS REQUIRED TO BE LANDSCAPED |
|----------------------------------------------------|-----------------------------------------|
| 38% LANDSCAPING PROVIDED                           |                                         |

**50.1% PROVIDED**

# SMALL APARTMENT BUILDING

36 Athlone Avenue, Ottawa, Ontario

# SITE PLAN

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A1.0

|       |        |
|-------|--------|
| MP/RV | MAY 20 |
|-------|--------|



**Hill Architect Inc.**  
414 Churchhill Ave., N., Ottawa  
ON K1Z 5C6 • 613-853-2822  
www.hill.ca • rosaline@hill.ca

is the responsibility of the appropriate contractor to check & verify all dimensions on site and ensure that all contractors must comply with all pertinent codes & by-laws, use proprietary products as directed by the manufacturer. Do not scale drawings.

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OF  
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OFFICE  
P.O. BOX 1141  
TORONTO  
ONTARIO  
M5G 1B7

|    |            |                                  |
|----|------------|----------------------------------|
| 9  |            |                                  |
| 8  |            |                                  |
| 7  |            |                                  |
| 6  |            |                                  |
| 5  |            |                                  |
| 4  | 2022/05/16 | ISSUED FOR SITE PLAN APPLICATION |
| 3  | 2022/05/03 | ISSUED FOR COORDINATION          |
| 2  | 2022/03/25 | ISSUED FOR COORDINATION          |
| 1  | 2022/03/01 | FOR CONSULTANT                   |
| NO | Y.M.F.D    | REVISION                         |

Committee of Adjustment  
JUL 21 2022  
City of Ottawa

|              |  |
|--------------|--|
| Consultants: |  |
|--------------|--|