

**Committee
of Adjustment**

NOV 07 2017

Lot Dimensions and Areas
City of Ottawa

Lot No.	Part No.	Frontage	Depth	Area	Municipal Address
R-00196	1	6.55 m	25.99 m	170.2 m ²	95 Queen Mary Street, half of the proposed semi-detached dwelling.
R-00197	2	6.36 m	25.98 m	170.5 m ²	97 Queen Mary Street, the other half of the proposed semi-detached dwelling.
R-00198	3	0.75 m	26.00 m	251.5 m ²	99 Queen Mary Street, the proposed detached dwelling and detached garage.

Zoning: R3M

Variances Granted

17M By-laws n°: D88-02-12/A-0191, D98-02-13/A-0196 & D04-02-12/A-0193

- Access:** 95 Queen Mary Street, Part 1 on the South 45°-Flow, one half of the proposed semi-detached dwelling.
- a) To permit a reduced lot area of 170.2 square metres whereas the By-law requires a minimum lot area of 180 square metres.
 - b) To permit an increased building height of 4.4 metres whereas the By-law requires a maximum building height of 4.0 metres.
 - c) To permit a reduced front yard setback of 4.0 metres whereas the By-law requires a minimum four yard setback of 6.0 metres.
- Access:** 97 Queen Mary Street, Part 2 on the plan, the other half of the proposed semi-detached dwelling.
- a) To permit a reduced lot area of 170.5 square metres whereas the By-law requires a minimum lot area of 180 square metres.
 - b) To permit an increased building height of 4.4 metres whereas the By-law requires a maximum building height of 4.0 metres.
 - c) To permit a reduced front yard setback of 4.21 metres whereas the By-law requires a minimum four yard setback of 6.0 metres.
- Access:** 99 Queen Mary Street, Part 3 on the plan, the proposed detached dwelling with a detached garage.
- a) To permit a reduced lot area of 251.5 square metres whereas the By-law requires a minimum lot area of 300 square metres.
 - b) To permit an increased building height of 3.3 metres whereas the By-law requires a maximum building height of 4.0 metres.
 - c) To permit a reduced rearward corner side yard setback of 2.49 metres whereas the By-law requires a minimum corner side yard setback of 4.5 metres.
 - d) To permit a reduced front yard setback of 4.0 metres whereas the By-law requires a minimum four yard setback of 6.0 metres.
- The applications indicate that the Property is the subject of current Ontario Applications as noted above.
- At the original hearing, the Committee applied its previous stated applications in order to allow the Owner and its consultant to file the Development Consent Application, at the Association's request.
- At the resumed hearing, the Committee heard from Mr. M. Wright, Agent for the Owner, as well as from Mr. S. Wilson, the project architect.
- The Committee also heard from Mr. S. Pardy, representing the Overbrook Community Association, as well as from Mr. H. Lefebvre of 100 King George Street and Mr. K. Harshbarger of 161 King George Street, all with concerns regarding the proposed development.

Project:
New Residences for
95, 97 and 99 Queen Mary Street, Ottawa

Owner:
Valerie Dinitz
206-235 Patterson Avenue,
Ottawa, ON, K1S 1Y4

Title:
Site Plan

Refer:
Refer to associated document:
Site Grading and Services Plan
(Component) SS0-1
by Etkon Associates

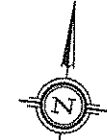
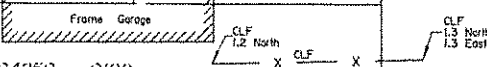
Date:
August 12, 2012

Prepared by:
R. Woodley
Webster Urban Design
338 Riverdale Avenue
Ottawa, ON
K1S 1R6
613 759-1777

SP-1

LOT 56 LOT 55 LOT 54 LOT 53 LOT 52

3.05 WIDE LANE (Not Traveled) P1N 04250 - 0199



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART LOT 84 AND 85
REGISTERED PLAN 341
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk 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, the Land Titles Act and the regulations made under them.
 2. The survey was completed on the 11th day of March 2014.

March 21 / 14
 Date

 W. Andrew Sharp
 Ontario Land Surveyor

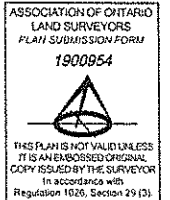
PART 2

- 1. REGISTERED RIGHTS-OF-WAY/EASEMENTS**
 No rights-of-way or easements were found to be registered against the subject property.
- 2. PROPERTY IMPROVEMENTS**
 Not applicable. This is a foundation survey only; future structures above foundation level and future site improvements cannot be commented on.
- 3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**
 Compliance is not certified by this report.
- 4. ADDITIONAL REMARKS**
 The building ties are to the unparted concrete foundation walls.

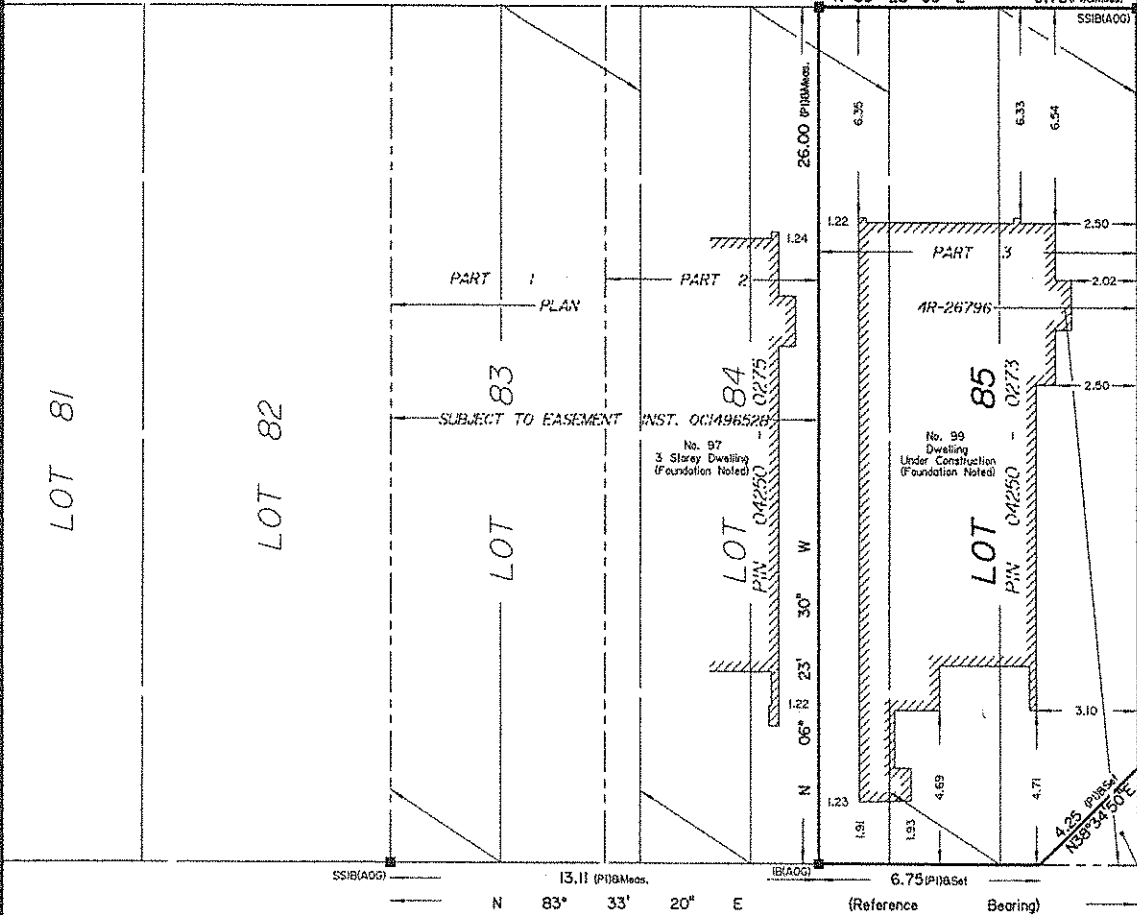
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
 S. Mirian & S. Goncalves ("The Client"), their solicitors,
 mortgages, and other related parties, permission to use original, signed, sealed
 copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

- Monotes Survey Monument Planted
- SIB — Survey Monument Found
- SSIB — Standard Iron Bar
- IB — Short Standard Iron Bar
- IB — Iron Bar
- WIT — Witness
- (AOG) — Annis, O'Sullivan, Vollebakk Ltd.
- Mees. — Measured
- (P1) — 4R-26796
- CLF — Chain Link Fence



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



VERA STREET
 P1N 04250 - 0206



PART 4
 P1N 04250-0271

QUEEN MARY STREET
 P1N 04250 - 0202

Bearings are grid bearings, derived from the Northerly Limit of Queen Mary Street as shown on Plan 4R-26796, having a bearing of N83°33'20"E and are referred to the Central Meridian of Zone 9 of the Ontario Coordinate System, Longitude 76°30' West (MTM NAD-83).

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Ontario Land Surveyors (Lic. No. 14626-14 Vicinity L1B5 RP34) DUC F

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