

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

HIGHCROFT AVENUE
(Part Registered Plan 473)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 4R-
RECEIVED AND DEPOSITED

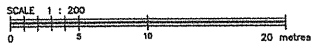
DATE _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA - CARLETON (N° 4)
JOHN H. GUTHRIE, O.L.S.

SCHEDULE			
PART	BLOCK	REG'D PLAN	PIN
1			
2	PART OF 2 EAST OF CHURCHILL AVENUE NORTH	42	ALL OF D4018-0039
3			
4			

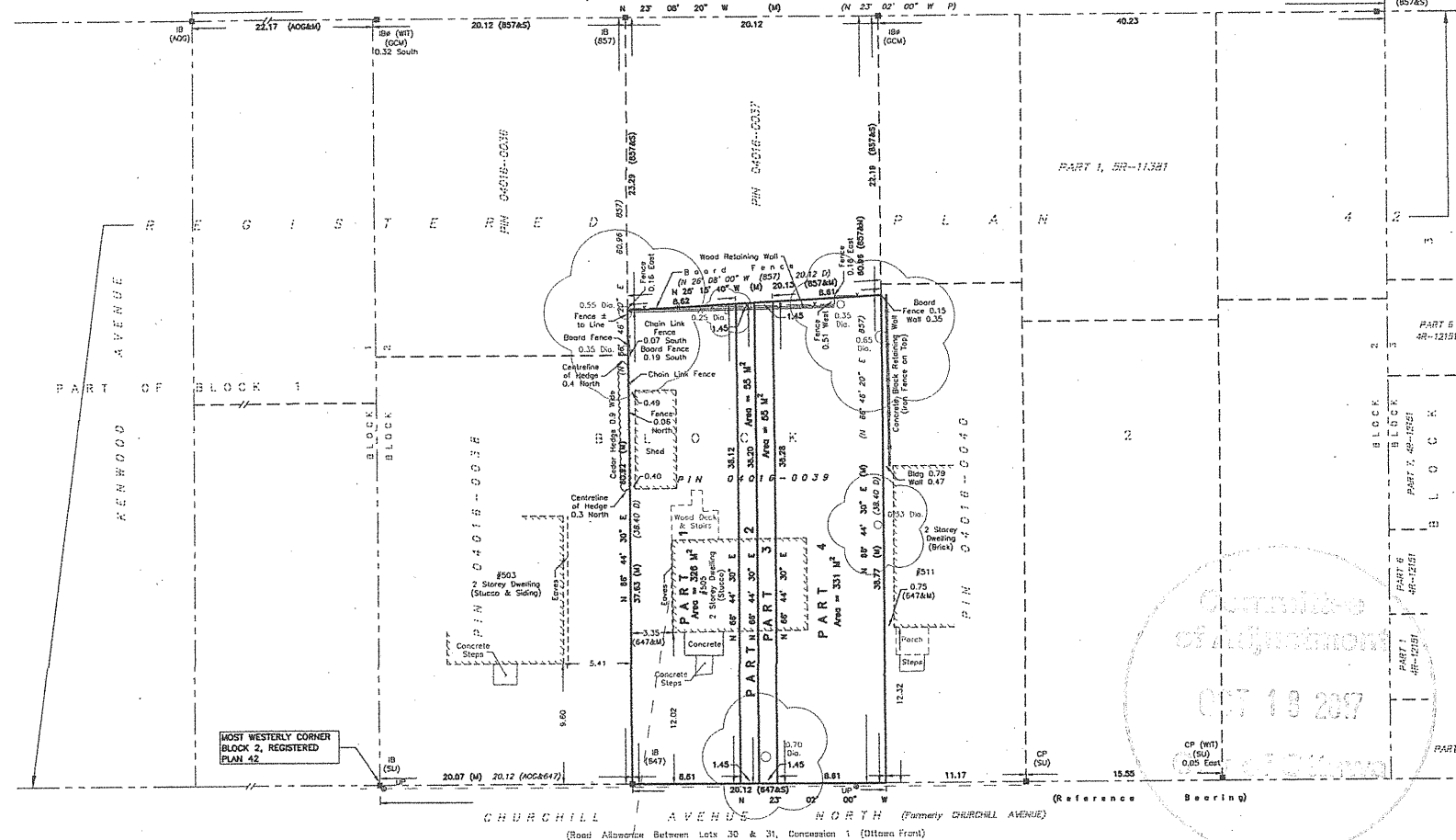
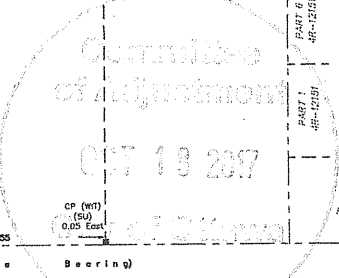
PLAN PREPARED FOR COMMITTEE OF ADJUSTMENT PURPOSES OCTOBER 12, 2017

PLAN OF SURVEY OF PART OF BLOCK 2 (EAST CHURCHILL AVENUE NORTH) REGISTERED PLAN 42 CITY OF OTTAWA



Fairhall, Moffatt & Woodland Limited
ONTARIO LAND SURVEYORS

- NOTES**
- BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE EASTERLY LIMIT OF CHURCHILL AVENUE NORTH AS SHOWN ON PLAN OF SURVEY BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., O.L.S., REF. JOB 10632-10 DATED 2010/05/27, HAVING A BEARING OF N 23° 02' 00" W.
 - BEARINGS CAN BE CONVERTED TO GRID BY APPLYING AN ANGLE ROTATION TO ***** CLOCKWISE.
 - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR *****.



- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - - IRON BAR
 - - ROUND
 - CP - CONCRETE PIN
 - (P) - REGISTERED PLAN 42
 - (M) - MEASURED
 - (S) - SET
 - (C) - INST. CR628301
 - (647) - H. R. FARLEY, O.L.S. (PLAN OF SURVEY #511 CHURCHILL AVENUE DATED SEPT. 5, 1963), (PLAN OF SURVEY #503 CHURCHILL AVENUE DATED JUNE 4, 1989) & (PLAN OF SURVEY #505 CHURCHILL AVENUE DATED NOV. 28, 1972)
 - (657) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 27-42 NP & 28 (a)-42 NP)
 - (A00) - ANNIS, O'SULLIVAN, VOLLEBECK LTD., O.L.S. (REF. JOB 10632-10)
 - (FSM) - FARLEY, SMITH & MURRAY SURVEYING LTD., O.L.S. (REF. 32-90)
 - (CCM) - G. C. MACROSTIE, O.L.S.
 - (SU) - SOURCE UNKNOWN
 - (WT) - WITNESS
 - DIA - DIAMETER
 - PIN - PROPERTY IDENTIFIER NUMBER
 - FDN - FOUNDATION
 - BLDG - BUILDING
 - UP - UTILITY POLE
 - - OVERHEAD UTILITY WIRES
 - - DECIDUOUS TREE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON _____ DATE _____

JOHN H. GUTHRIE
ONTARIO LAND SURVEYOR

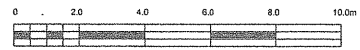
Fairhall, Moffatt & Woodland
OTTAWA

Surveying and Land Information Services

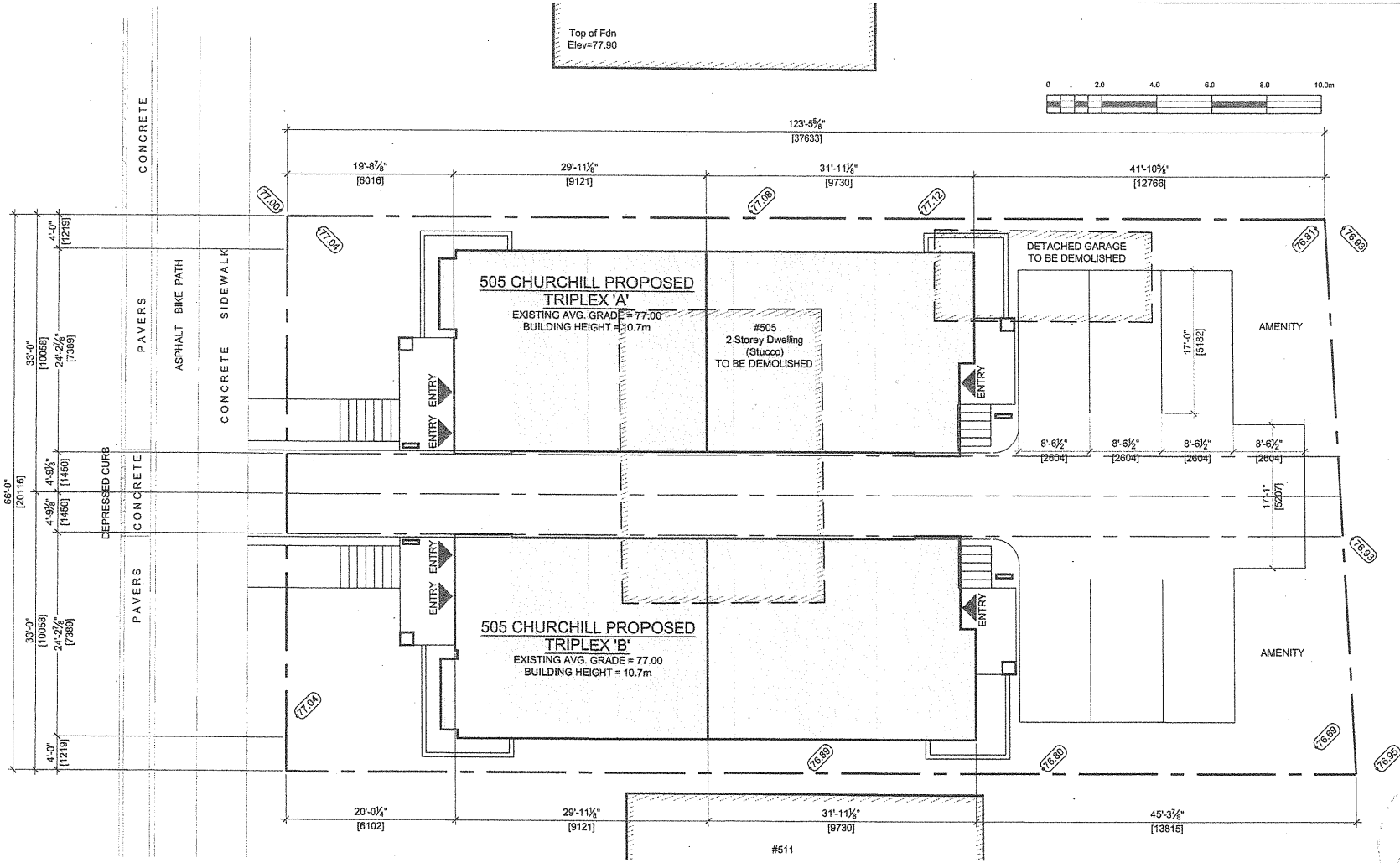
100-820 TERRY FOR GENE, CANADA, ONTARIO K2L 4K6
TEL: (613) 241-2500 FAX: (613) 241-1405

JOB No. X 27400
E 363434, N 5027855
REFERENCE No. 30 (a) - 42 (NP)
S:\J005\27-42\00\DWG 2017-10-13
RP274X.DWG (A)

Top of Fdn
Elev=77.90



CHURCHILL AVE



SITE CONDITIONS:
 LOT AREA = 8270 sq.ft. = 768 sq.m.
 FRONTING ONTO CHURCHILL
 SINGLE WIRE AT FRONT PROPERTY LINE

ZONING REQUIRED FOR TRIPLEXES:
 RSR ZONING DESIGNATION
 12m REQUIRED LOT WIDTH, 10m PROVIDED
 360sq.m REQUIRED LOT AREA, PROVIDED
 10.7m HEIGHT LIMIT, 10.7m BUILDING HEIGHT PROPOSED
 MIN. REAR YARD SETBACK 11.52m (30% OF LOT DEPTH)
 1.2m MIN. SIDE YARD REQUIRED, 1.2m PROVIDED
 FRONT YARD SETBACK 6m, PROVIDED
 MAXIMUM PORCH PROJECTION 2m INTO YARD (FRONT OR REAR)
 45sq.m AMENITY AREA REQUIRED TO ADJUT REAR YARD, PROVIDED

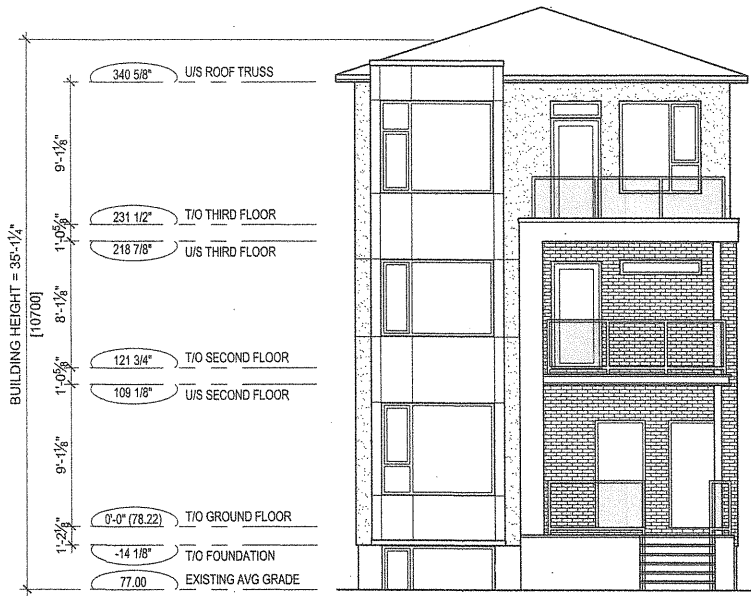
EXISTING BUILDING:
 1.5 STOREY SINGLE FAMILY HOME AND
 DETACHED GARAGE, TO BE DEMOLISHED
 DOUBLE CAR CURB CUT

PROPOSED BUILDINGS:
 TWO TRIPLEXES
 6 PARKING SPACES

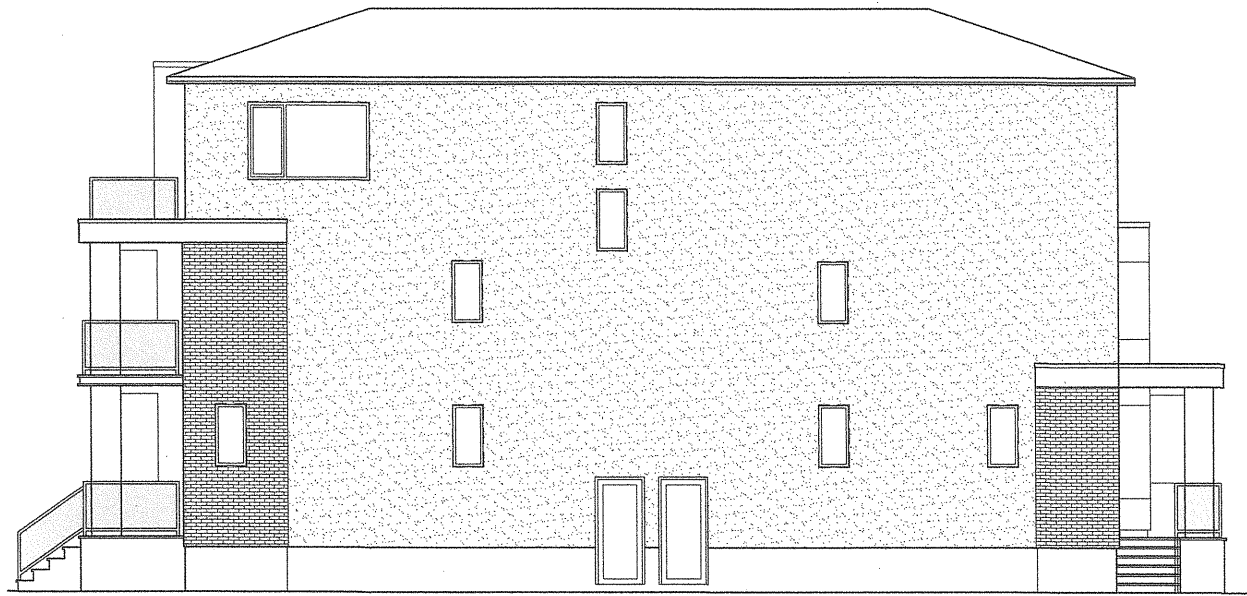


RJH
 414 Churchill Ave. N., Ottawa,
 ON, K1Z 5G6 • 613-853-2822
 www.rjhil.ca • rosahill@rjhil.ca
 Rosaline J. Hill Architect Inc.

CHURCHILL TRIPLEXES
 505 Churchill Avenue North, Ottawa, Ontario
 2017-10-16 SCALE: 1:150
SITE PLAN



TRIPLEX 'A' FRONT ELEVATION



TRIPLEX 'A' RIGHT ELEVATION

RJH

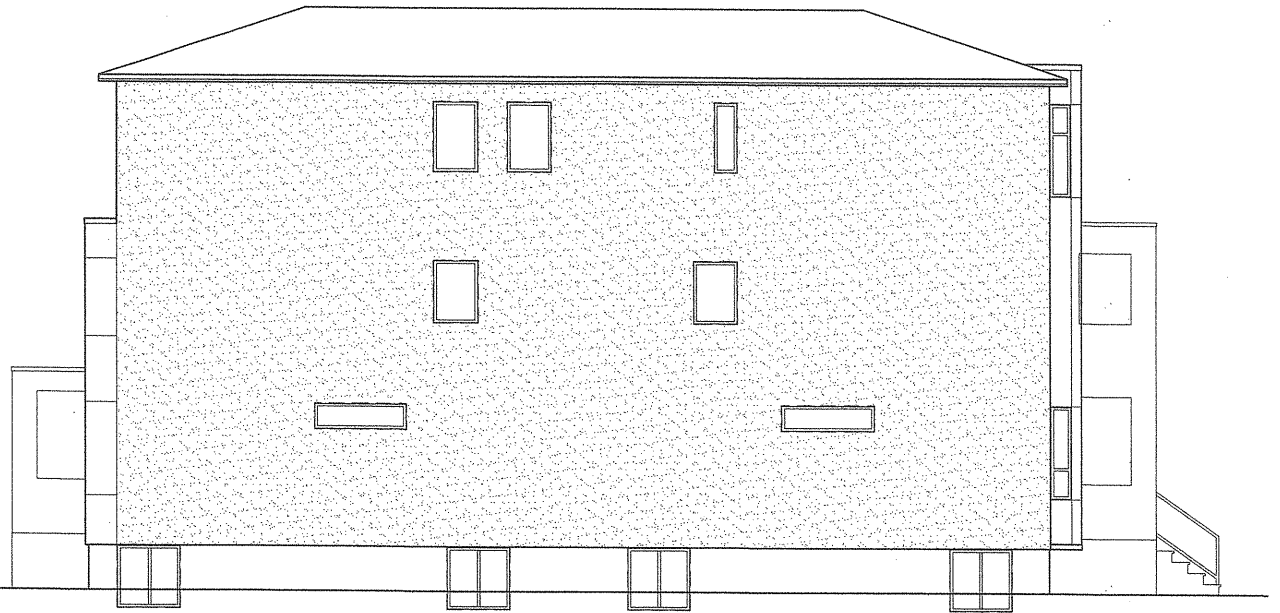
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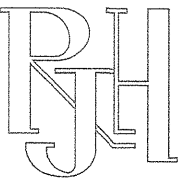
CHURCHILL TRIPLEXES
 505 Churchill Avenue North, Ottawa, Ontario
 2017-10-13 SCALE: 1/8" = 1'-0"
 TRIPLEX 'A' ELEVATIONS



TRIPLEX 'A' REAR ELEVATION



TRIPLEX 'A' LEFT ELEVATION



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CHURCHILL TRIPLEXES

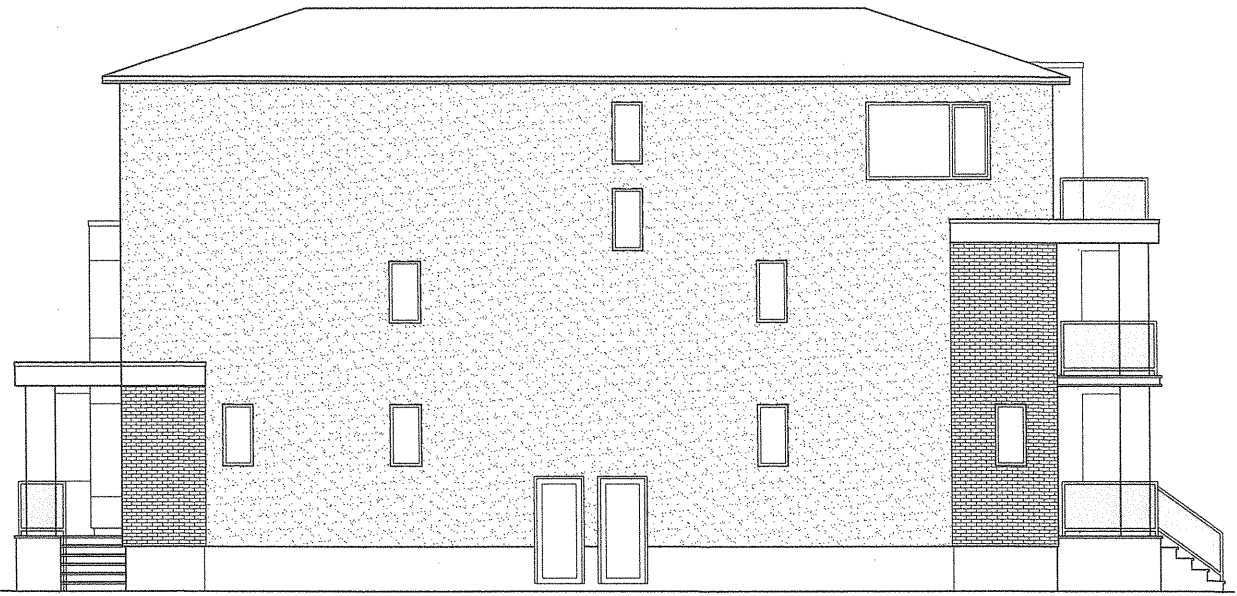
505 Churchill Avenue North, Ottawa, Ontario

2017-10-13 SCALE: 1/8" = 1'-0"

TRIPLEX 'A' ELEVATIONS



TRIPLEX 'B' FRONT ELEVATION



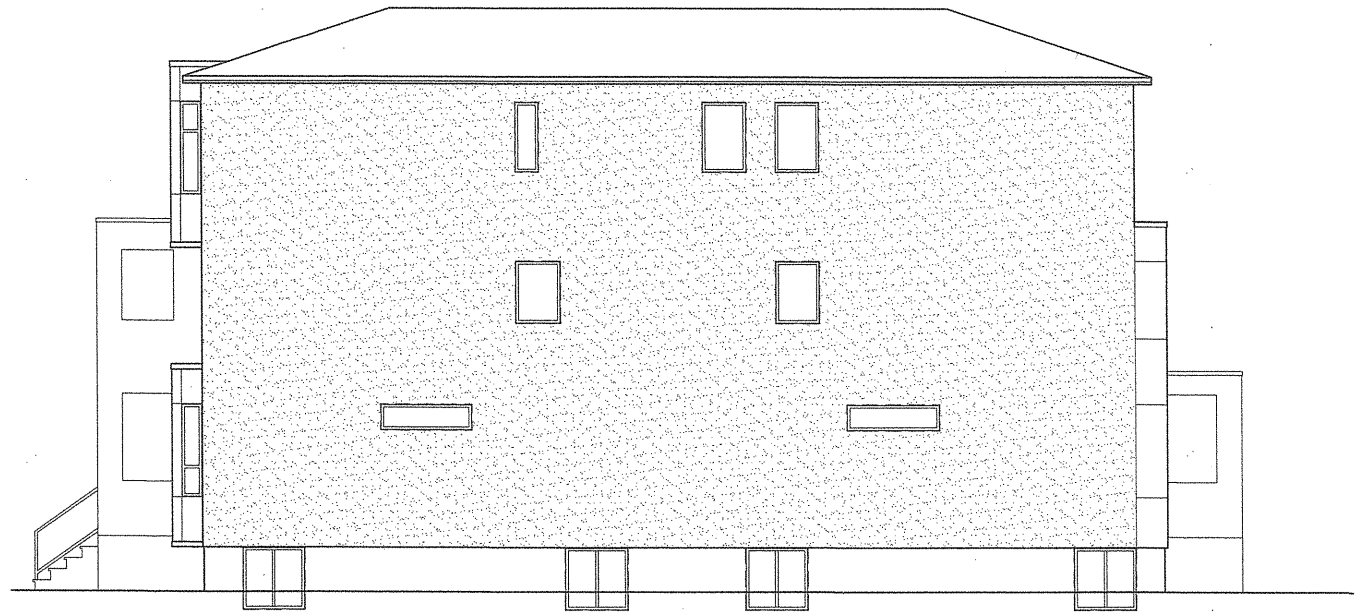
TRIPLEX 'B' LEFT ELEVATION

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 TRIPLEX 'B' ELEVATIONS



TRIPLEX 'B' REAR ELEVATION



TRIPLEX 'B' RIGHT ELEVATION

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