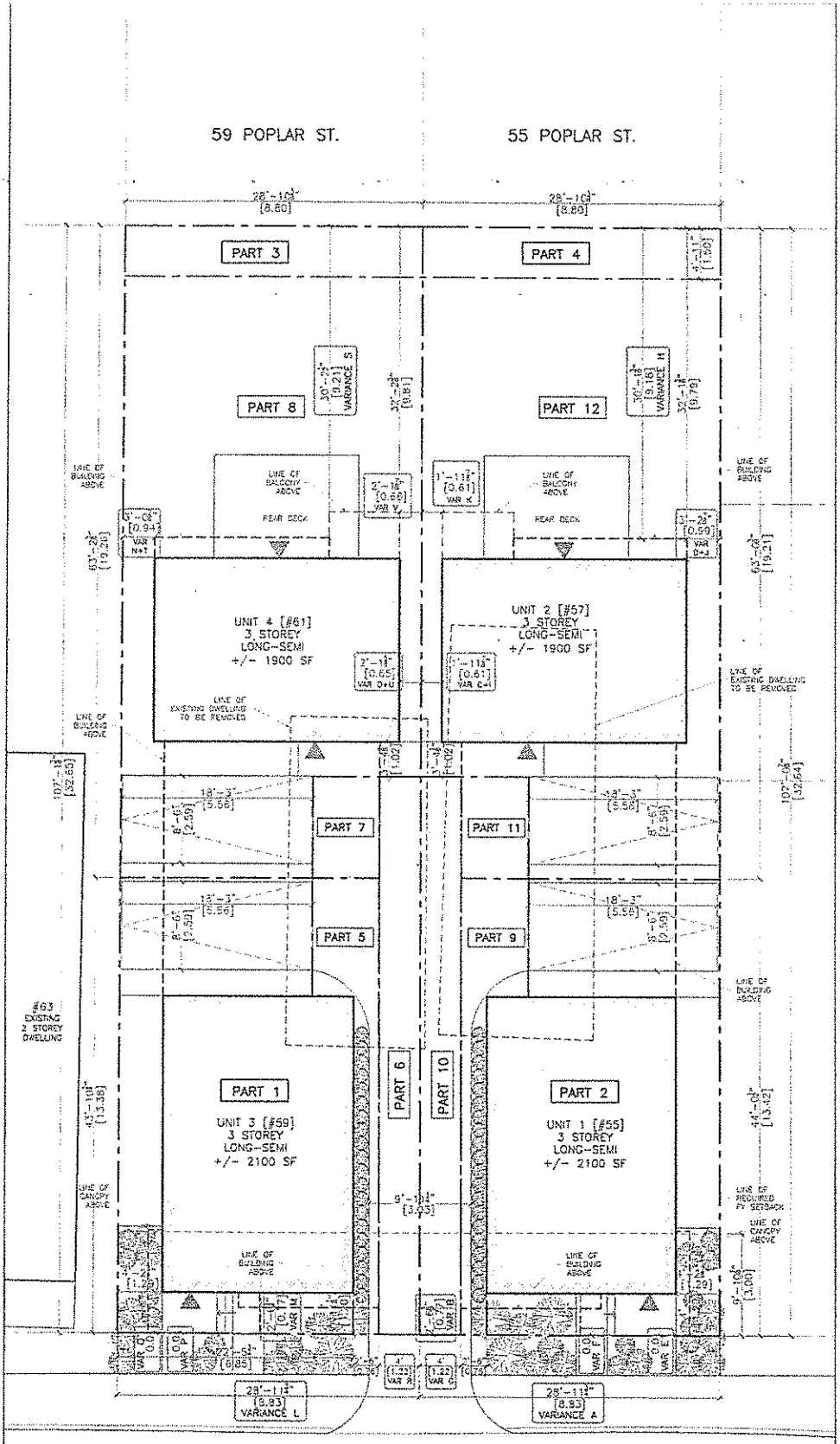


1 SITE PLAN
3/32" = 1'-0"

55 + 59 POPLAR STREET

ZONING – R4H

MINOR VARIANCE APPLICATION

55 POPLAR STREET

	VARIANCE	UNIT 1 (#55)	PROVIDED	REQUIRED
PARTS 2 & 9	A	* LOT WIDTH	8.83 m	10.0 m
		LOT AREA	287.7 m²	270 m²
	B	* FRONT YARD	0.77 m	3.0 m
		REAR YARD	0.0 m	0.0 m
			0.0 m²	0.0 m²
		CORNER SIDE YARD	N/A	N/A
	C	* WESTERLY SIDE YARD	0.61 m	1.2 m
	D	* EASTERLY SIDE YARD	0.99 m	1.2 m
		PARKING	[1]2.6mx5.2m	AS PER SCA
	E	* FRONT STEP PROJEC.	0.0 m	0.6 m
	F	* CANOPY PROJEC.	0.0 m	0.6 m

	VARIANCE	UNIT 2 (#57)	PROVIDED	REQUIRED
PARTS 4, 10, 11, 12	A	* LOT WIDTH	8.83 m	10.0 m
	G	* LOT WIDTH (POLE)	1.22 m	3.0 m
		LOT AREA	285.9 m²	270 m²
		FRONT YARD	0.0 m	0.0 m
	H	* REAR YARD	9.18 m	9.78 m
			80.3 m²	71.45 m²
		CORNER SIDE YARD	N/A	N/A
	I	* WESTERLY SIDE YARD	0.61 m	1.2 m
	J	* EASTERLY SIDE YARD	0.99 m	1.2 m
		PARKING	[1]2.6mx5.2m	AS PER SCA
	K	* BALCONY PROJEC.	0.61 m	1.0 m
		BUILDING HEIGHT	10.0 m	10.0 m

59 POPLAR STREET

	VARIANCE	UNIT 3 (#59)	PROVIDED	REQUIRED
PARTS 1 & 5	L	* LOT WIDTH	8.83 m	10.0 m
		LOT AREA	287.7 m²	270 m²
	M	* FRONT YARD	0.77 m	3.0 m
		REAR YARD	0.0 m	0.0 m
			0.0 m²	0.0 m²
		CORNER SIDE YARD	N/A	N/A
	N	* WESTERLY SIDE YARD	0.94 m	1.2 m
	O	* EASTERLY SIDE YARD	0.65 m	1.2 m
		PARKING	[1]2.6mx5.2m	AS PER SCA
	P	* FRONT STEP PROJEC.	0.0 m	0.6 m
	Q	* CANOPY PROJEC.	0.0 m	0.6 m

	VARIANCE	UNIT 4 (#61)	PROVIDED	REQUIRED
PARTS 3, 6, 7, 8	L	* LOT WIDTH	8.83 m	10.0 m
	R	* LOT WIDTH (POLE)	1.22 m	3.0 m
		LOT AREA	287.7 m²	270 m²
		FRONT YARD	0.0 m	0.0 m
	S	* REAR YARD	9.21 m	9.78 m
			80.3 m²	71.45 m²
		CORNER SIDE YARD	N/A	N/A
	T	* WESTERLY SIDE YARD	0.34 m	1.2 m
	U	* EASTERLY SIDE YARD	0.65 m	1.2 m
		PARKING	[1]2.6mx5.2m	AS PER SCA
	V	* BALCONY PROJEC.	0.46 m	1.0 m
		BUILDING HEIGHT	10.0 m	10.0 m

Committee of Adjustment
DEC 21 2018
City of Ottawa

NO	DATE	REVISION
1	18/12/21	FOR C.O.A. APPLICATION

PROJECT NORTH

PROJECT TITLE: 55–59 POPLAR ST.

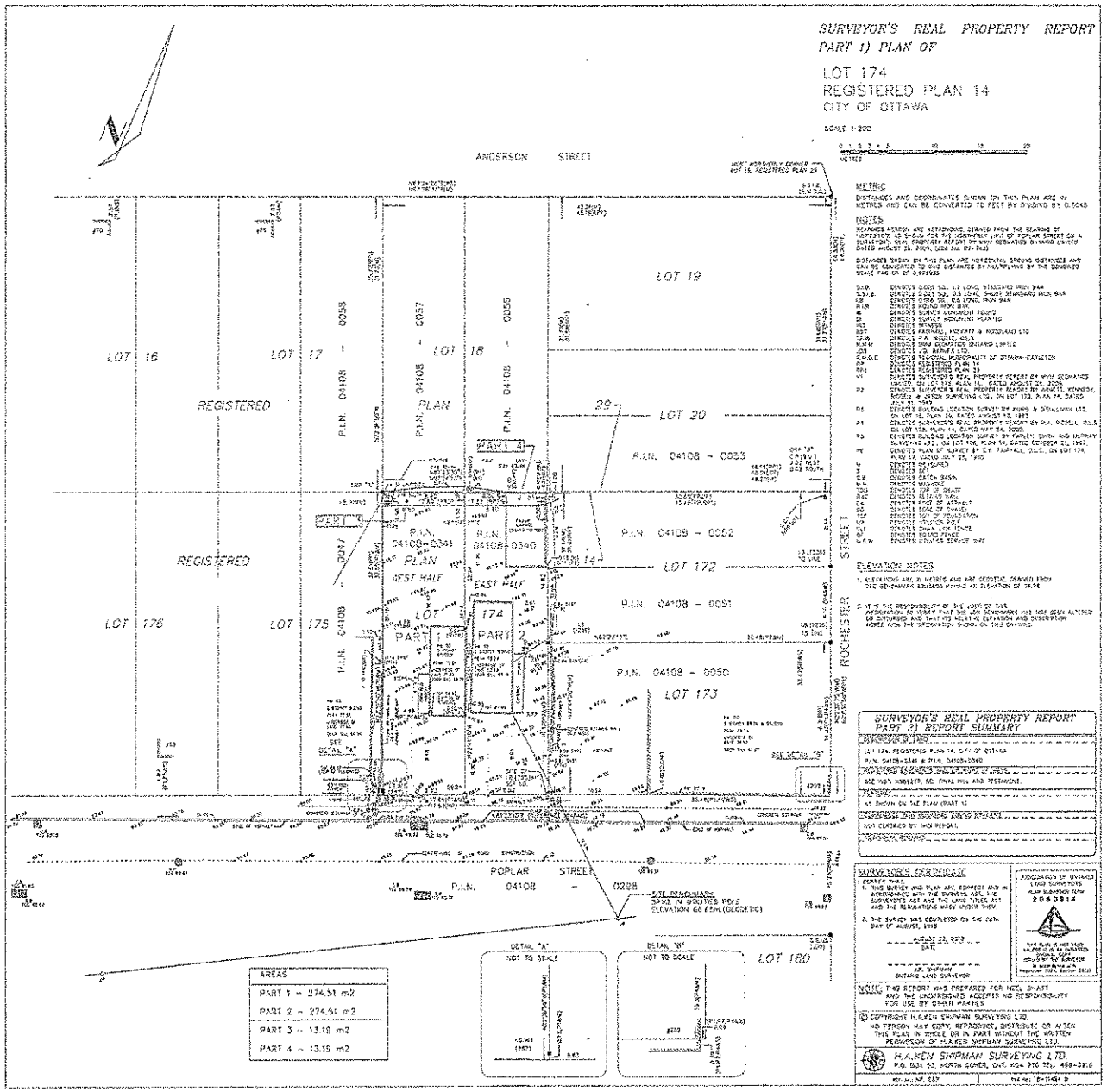
DRAWING TITLE: SITE PLAN

OTTAWA, ON

PROJECT NO. 005-18 | DRAWN BY | DATE DEC 2018 | SCALE NOTED

DRAWING NO. SP1

COLIZZA BRUNI architecture


SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOT 174
REGISTERED PLAN 14
CITY OF OTTAWA
SCALE 1:200
METRIC
NOTES
ELEVATION NOTES
ANDERSON STREET
ROCHESTER STREET
POPLAR STREET
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 172
LOT 173
LOT 174
LOT 175
LOT 176
LOT 180
REGISTERED PLAN
WEST HALF
EAST HALF
PART 1
PART 2
PART 3
PART 4
P.I.N. 04108 - 0053
P.I.N. 04108 - 0052
P.I.N. 04108 - 0051
P.I.N. 04108 - 0050
P.I.N. 04108 - 0288
P.I.N. 04108 - 0341
P.I.N. 04108 - 0340
P.I.N. 04108 - 0056
P.I.N. 04108 - 0057
P.I.N. 04108 - 0055
P.I.N. 04108 - 0047
P.I.N. 04108 - 0048
P.I.N. 04108 - 0049
SURVEYOR'S REAL PROPERTY REPORT
PART 2) REPORT SUMMARY
LOT 174, REGISTERED PLAN 14, CITY OF OTTAWA
AS SHOWN ON THE PLAN (PART 1)
NOT CONTAINED BY THIS REPORT.
SURVEYOR'S CERTIFICATE
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2060814
NOTE: THIS REPORT WAS PREPARED FOR NCC SMART AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES
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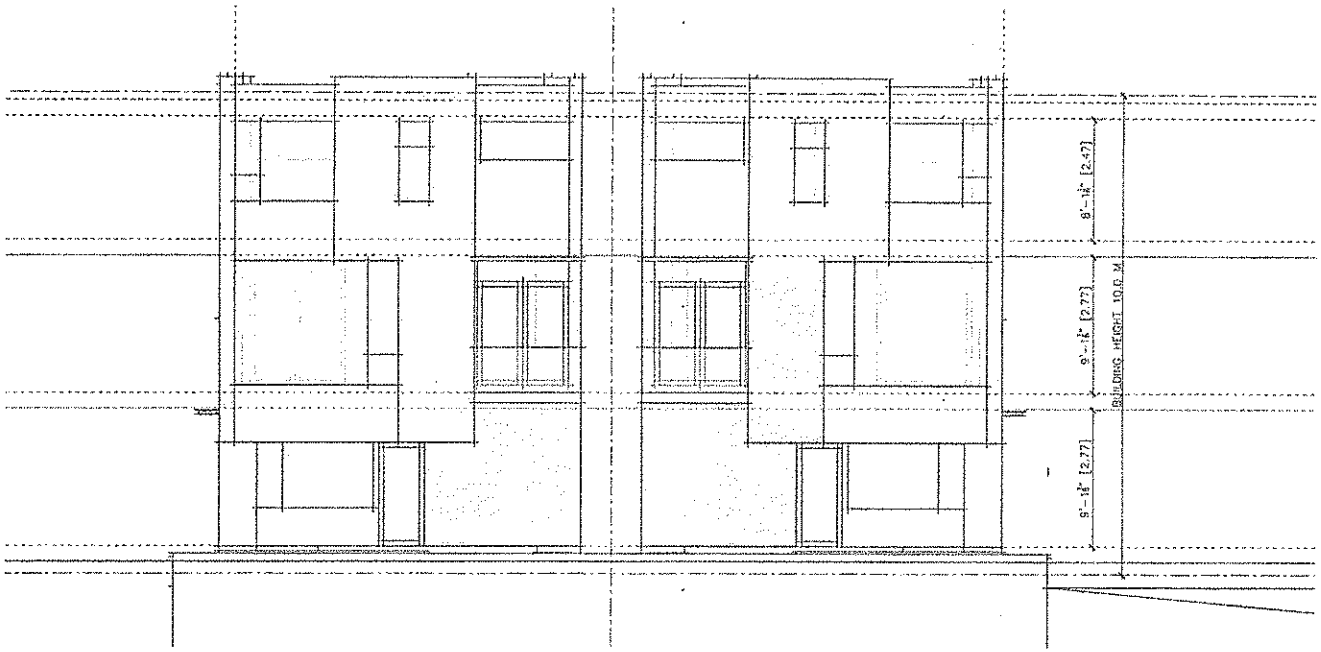
H.A.KEN SHIPMAN SURVEYING LTD.
P.O. BOX 53, NORTH GOWER, ONT. K0A 2T0 TEL: 499-2910
AREAS
PART 1 - 274.51 m2
PART 2 - 274.51 m2
PART 3 - 13.19 m2
PART 4 - 13.19 m2
DETAIL "A"
NOT TO SCALE
DETAIL "B"
NOT TO SCALE

55 POPLAR STREET 59 POPLAR STREET



1 NORTH ELEVATION
1/16" = 1'-0"

GENERAL NOTES

NO	REV DATE	REV DESCRIPTION
1	DEC 2018	FOR CofA SUBMISSION

PROJECT NAME
55+59 POPLAR STRET
OTTAWA, ON

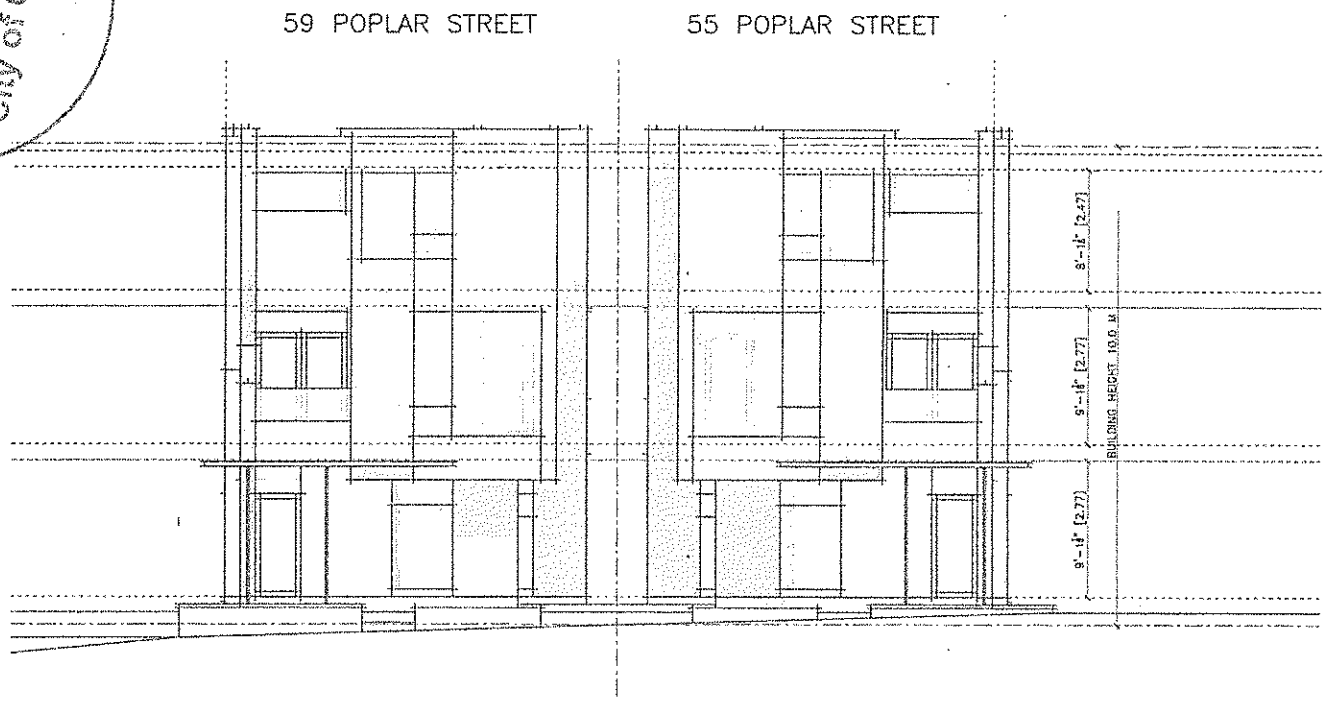
SCALE
NOTED
DRAWN BY
DATE
DEC 2018
PROJECT NO.
003-18

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A2

COLIZZA BRUNI
ARCHITECTURE

Committee of Adjustment
DEC 21 2018
City of Ottawa



1 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES

NO	REV. DATE	REV DESCRIPTION
1	DEC 2018	FOR COA SUBMISSION

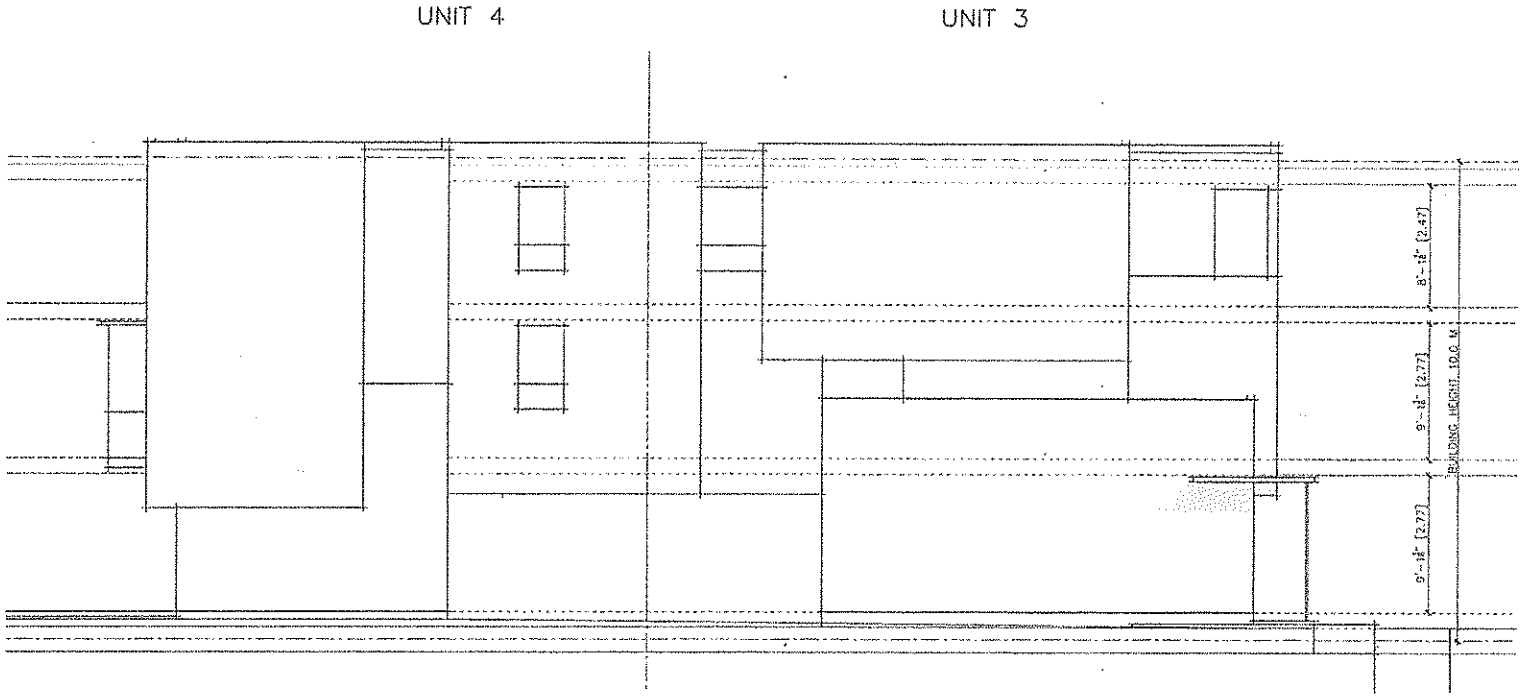
PROJECT NAME
55+59 POPLAR STRET
OTTAWA, ON

SCALE
NOTED
DRAWN BY
DATE
DEC 2018
PROJECT NO.
005-18

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A1

COLIZZA BRUNI
ARCHITECTS



1 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

NO	REV DATE	REV DESCRIPTION
1	DEC 2018	FOR CofA SUBMISSION

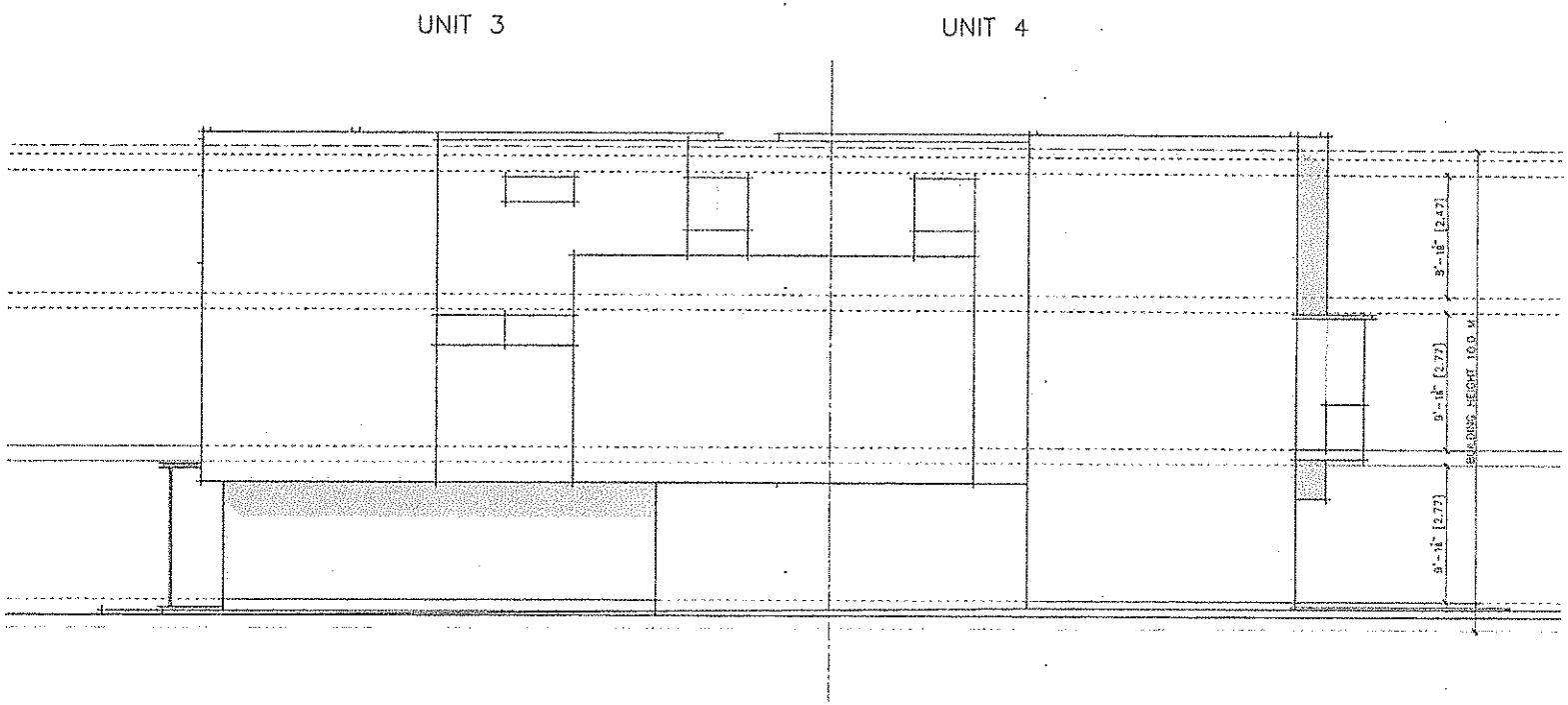
PROJECT NAME
59 POPLAR STREET
OTTAWA, ON

SCALE: Noted
DRAWN BY:
DATE: DEC 2018
PROJECT NO.: 059-13

DRAWING TITLE: ELEVATIONS

DRAWING NO.: A4

COLIZZA BRUNI
ARCHITECTS



1 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

NO	REV DATE	REV DESCRIPTION
1	DEC 2010	FOR COA SUBMISSION

PROJECT NAME
59 POPLAR STREET
OTTAWA, ON

SCALE: NOTED
DRAWN BY:
DATE: DEC 2010
PROJECT NO.: 009-10

DRAWING TITLE: ELEVATIONS

DRAWING NO.: A3

COLIZZA BRUNI
ARCHITECTS