

August 24, 2022

## PRINCIPALS

Anthony Leaning  
B.Arch, OAA, FRAIC

Darryl Hood  
B.Arch, B.A.S., OAA, MRAIC,  
LEED® AP BD+C, GGP, CPHD

Jessie Smith  
M.Arch, B.A.S., OAA, MRAIC,  
LEED® AP BD+C, GGP

## ASSOCIATES

Richard Gurnham  
M.Arch, B.A.S., OAA, GGP

Rick Kellner  
M.Arch, B.A.S., OAA

Paolo Marinelli  
Dipl. Arch. Tech.

Sammy Aiello  
Zoning Plan Examiner, Building Code Services Branch  
101 Centerpointe Dr, Ottawa, ON K2G 5K7  
Telephone: 613-580-2424 x41255  
Email: Sammy.Aiello@ottawa.ca

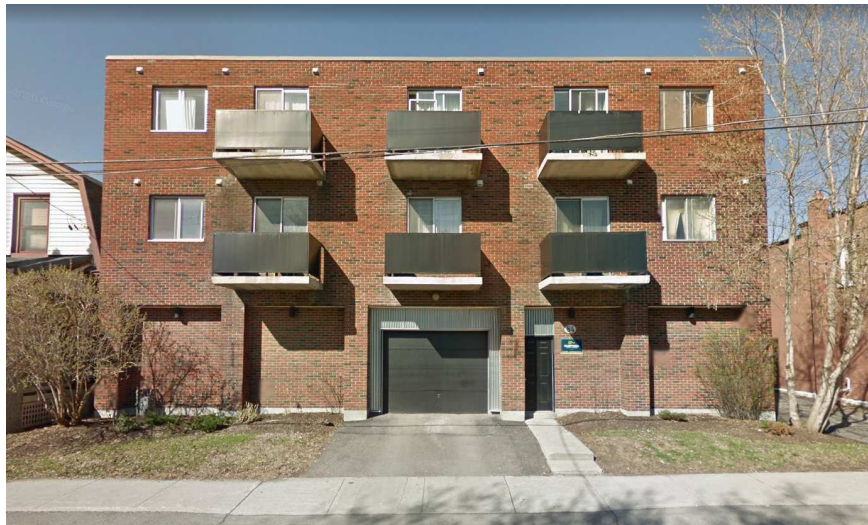
Re: Application no.: A22-003792 – 78 Rosemount Avenue

Dear Sammy,

In response to your comments dated July 4th, 2022, I am providing the following information:

### Zoning/Dev Control

1. The Queensway approval application has been submitted, Aug. 11, 2022, Application Number: 2022-00004071, assigned to Brian Hickey, Ministry of Transportation. See attached.
2. Attached please find the topographic survey. The dimension is taken to the face of the building. There are recesses on the ground floor, however, the majority of the façade is flush at 3.063m. Please see image below:



3. The existing average grade calculations are as follows:

$66.58 + 66.85 + 66.95 + 66.54 = 266.92 / 4 = 66.73$ . We are adjusting the building height by 19mm to accommodate. Please see the revised elevation drawings for where this mark is located.

**Zoning**

4. Please see the revised elevation drawings attached indicating the min. 25% window amount.

**Other Requirements**

1. Noted.
2. Noted
3. Yes, this development is for rental housing, please forward the signed declaration.
4. Noted, underway.
5. Noted.

**Attachments:**

- 1 Topographic survey, dated 06/12/2021.
- 1 CSV Architects drawings A004 revised, dated 05/08/2022.
- 2 MTO Permit Application Submission details dated 11/08/2022.

We trust these items are resolved to your satisfaction.

Sincerely,



Jessie Smith,  
OAA

STRUCTURAL ENGINEER  
Cunliffe & Associates  
200, 1550 Carling Ave 2nd Floor  
Ottawa, ON K1Z 8S8  
613-729-7242  
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CIVIL ENGINEER  
McIntosh Perry  
115 Walgreen Road, R.R. 3  
Carp, ON K0A 1L0  
613-836-2184  
www.mcintoshperry.com



STAMP

7 05/08/2022 RE-ISSUED FOR BUILDING PERMIT  
5 27/05/2022 ISSUED FOR BUILDING PERMIT  
REV DATE ISSUE

NOTES  
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5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT  
**78 ROSEMOUNT AVE INC.**  
OTTAWA  
ONTARIO, CANADA

PROJECT  
**78 ROSEMOUNT AVE.**

78 Rosemount Avenue, Ottawa, ON K1Y 1P6

TITLE

**CODE MATRIX**

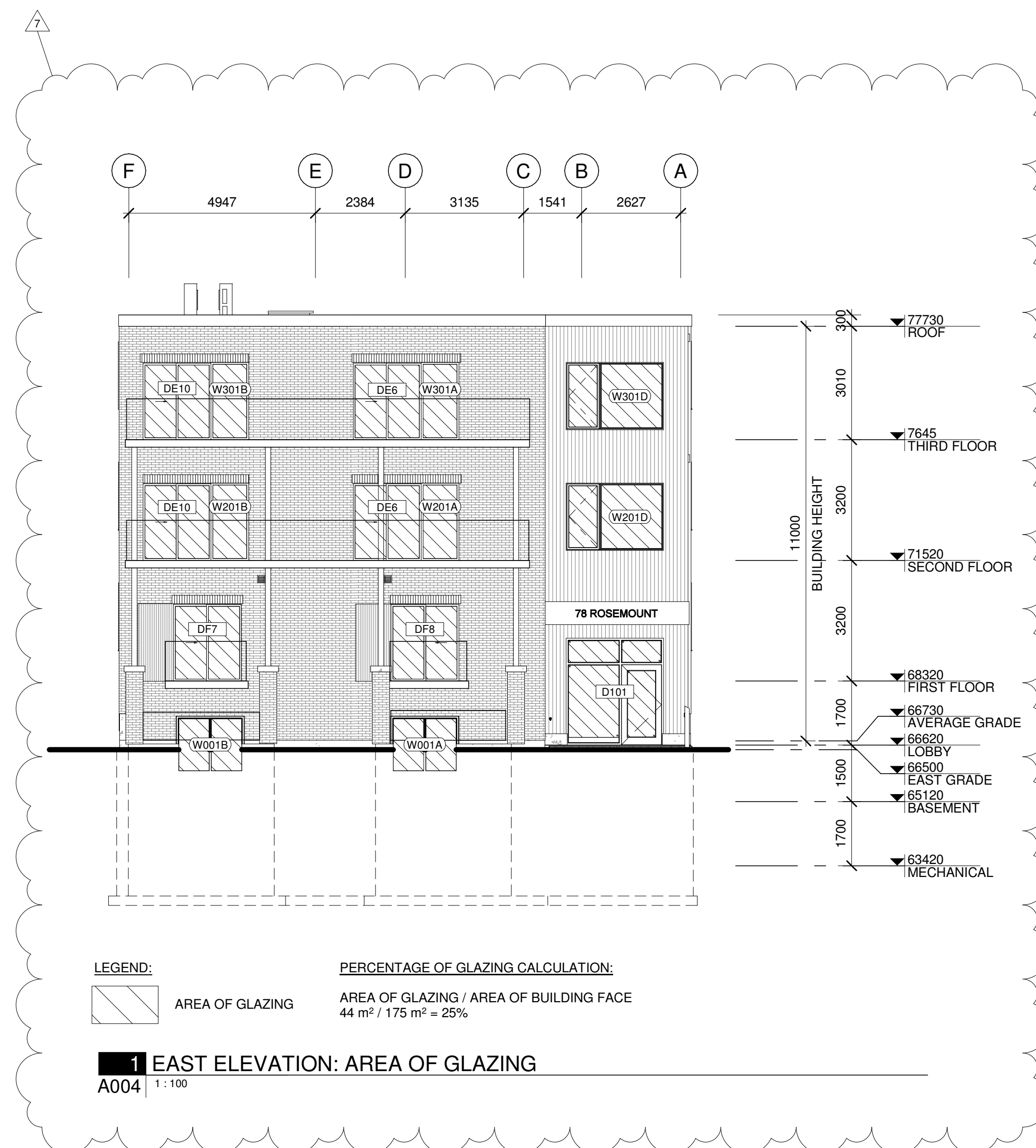
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APPROVED: JS  
SCALE: 1 : 100  
DATE PRINTED: 8/5/2022 4:35:14 PM

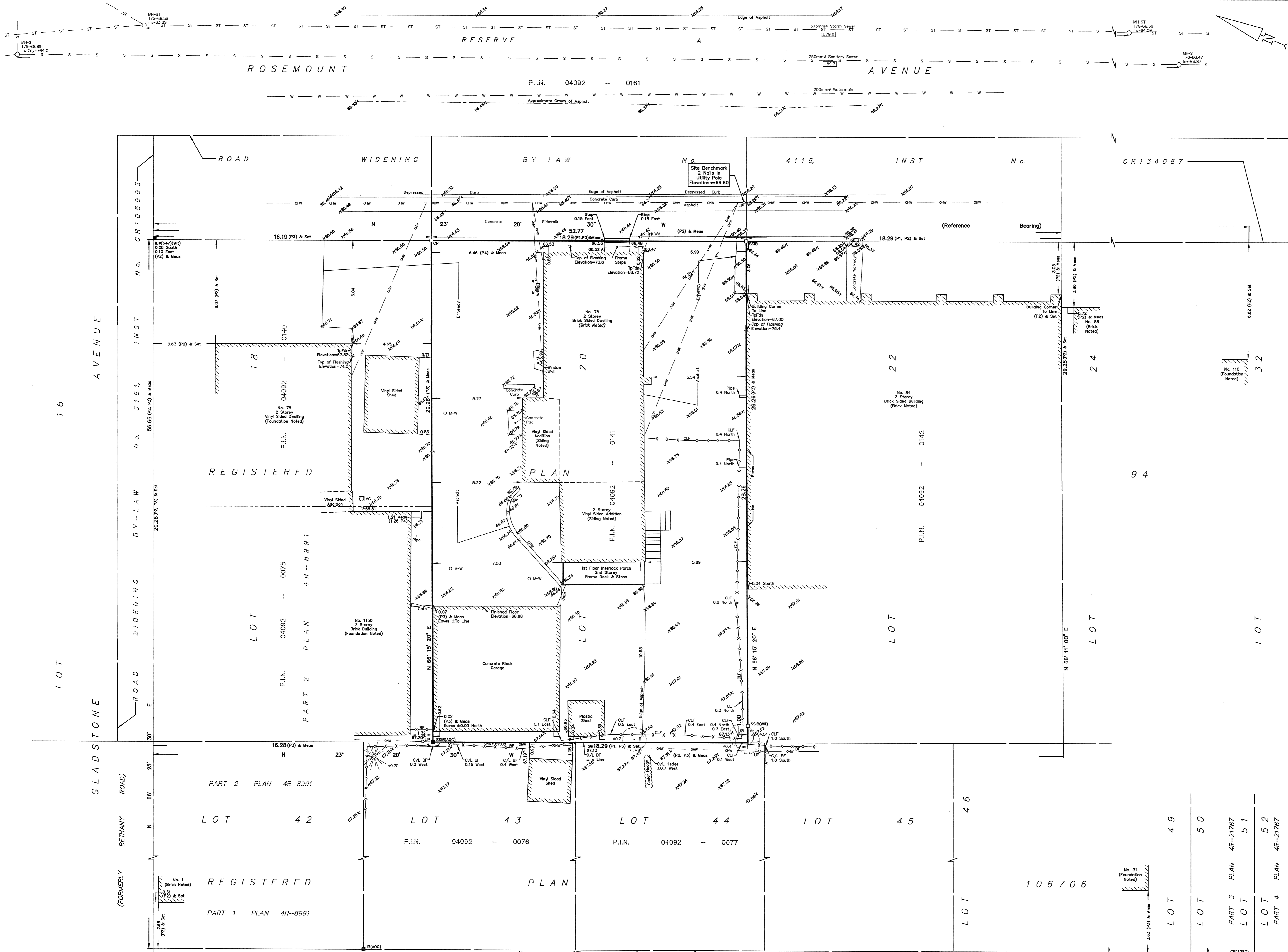
REV DRAWING NO.

7 A004

Ontario Building Code Data Matrix Part 9 Housing and Small Buildings				Building Code Reference
9.00	Building Code Version	O. Reg. 332/12 Last Amendment O. Reg. 191/14		
9.01	Project Type	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition and Renovation Description: _____		[A] 1.1.2.
9.02	Major Occupancy Classification	Occupancy	Use	9.10.2.
		Group C	Residential - Low Rise Apartment Building	
9.03	Superimposed Major Occupancies	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A Description: _____		9.10.2.3.
9.04	Building Area (m <sup>2</sup> )	Description:	Existing: New: Total:	[A] 1.4.1.2.
		Main Building	0 m <sup>2</sup> 263 m <sup>2</sup> 263 m <sup>2</sup>	
			0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup>	
		Total:	0 m <sup>2</sup> 263 m <sup>2</sup> 263 m <sup>2</sup>	
9.05	Gross Area (m <sup>2</sup> )	Description:	Existing: New: Total:	[A] 1.4.1.2.
		First Floor	0 m <sup>2</sup> 263 m <sup>2</sup> 263 m <sup>2</sup>	
		Second Floor	0 m <sup>2</sup> 263 m <sup>2</sup> 263 m <sup>2</sup>	
		Third Floor	0 m <sup>2</sup> 263 m <sup>2</sup> 263 m <sup>2</sup>	
		Total:	0 m <sup>2</sup> 789 m <sup>2</sup> 789 m <sup>2</sup>	
9.06	Mezzanine Area (m <sup>2</sup> )	Description:	Existing: New: Total:	9.10.4.1.
		N/A	0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup>	
			0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup>	
		Total:	0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup>	
9.07	Building Height	3 Storeys Above Grade	11 (m) Above Grade	[A] 1.4.1.2. & 9.10.4.
		1 Storeys Below Grade		
9.08	Number of Streets/Firefighter Access	1 Street(s)		9.10.20.
9.09	Sprinkler System	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Proposed: <input type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> None		9.10.8.2.
9.10	Fire Alarm System	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Proposed: <input checked="" type="checkbox"/> Single Stage <input type="checkbox"/> Not Applicable <input type="checkbox"/> Two Stage		9.10.18.
9.11	Water Service/Supply is Adequate	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
9.12	Construction Type	Restriction: <input checked="" type="checkbox"/> Combustible Permitted <input type="checkbox"/> Non-combustible Required Actual: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Combination Heavy Timber Construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		9.10.6.
9.13	Post-Disaster Building	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		[A] 1.1.2.2.(2)
9.14	Occupant Load	Floor Level/Area	Occupancy Type Based On Occupant Load (Persons)	3.1.17.
		Basement	Residential Occupancy 8	
		First Floor	Residential Occupancy 10	
		Second Floor	Residential Occupancy 12	
		Third Floor	Residential Occupancy 12	
9.15	Barrier-Free Design:	<input checked="" type="checkbox"/> Yes Explanation 1-12 Suites, 1 Barrier Free Unit Provided <input type="checkbox"/> No		9.5.2.
9.16	Hazardous Substances:	<input type="checkbox"/> Yes Explanation _____ <input checked="" type="checkbox"/> No		9.10.1.3.
9.17	Required Fire Resistance Ratings	Horizontal Assembly	Rating (H) Supporting Assembly (H) Noncombustible in lieu of rating?	9.10.8.
		Floors over Basement	0.75 0.75 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	
		Floors	0.75 0.75 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	
		Mezzanine	N/A N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	
		Roof	N/A N/A <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	
9.18	Spatial Separation	Wall	EBF Area (m <sup>2</sup> ) L.D. (m) Required FRR (H) Construction Type Required Cladding Type Required	9.10.14., 9.10.15.
		North	190* 1.5 1 <input checked="" type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Non-combustible	
		East	165 8 0.75 <input type="checkbox"/> Non-combustible <input type="checkbox"/> Non-combustible	
		South	190* 1.5 1 <input checked="" type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Non-combustible	
		West	165 8.78 0.75 <input type="checkbox"/> Non-combustible <input type="checkbox"/> Non-combustible	
		* LARGEST INDIVIDUAL FIRE COMPARTMENT EBF = 19.6 m <sup>2</sup> insert additional walls as required		
9.19	Plumbing Fixture Requirements	Ratio: N/A	Floor Level/Area Occupant Load OBC Reference Fixtures Required Fixtures Provided	9.31. & 3.7.4.
			Basement 10 9.31.4.1. 3 3	
			First Floor 10 9.31.4.1. 3 3	
			Second Floor 12 9.31.4.1. 3 3	
			Third Floor 12 9.31.4.1. 3 3	

9.20	Energy Efficiency	Category: Non-Residential Compliance Option: <input type="checkbox"/> SB-10 Prescriptive (Div.4) <input type="checkbox"/> SB-10 Performance (Div.2) <input type="checkbox"/> SB-10 Prescriptive (Div.2) Residential Compliance Option: <input checked="" type="checkbox"/> SB-12 Prescriptive Compliance Packages <input type="checkbox"/> SB-12 Performance Compliance <input type="checkbox"/> SB-12 Other: Energy Star for New Homes <input type="checkbox"/> EnerGuide for New Houses Project Design Conditions: Climatic Zone: 1 Fenestration: Gross Above Grade Wall or Roof Area (m <sup>2</sup> ) Fenestration Area (m <sup>2</sup> ) Fenestration Ratio Vertical (W+D) 706 128 18% Skylights N/A N/A Space Heating Fuel <input type="checkbox"/> Natural Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Propane <input type="checkbox"/> Solid Fuel <input type="checkbox"/> Earth Energy Heating Equipment Efficiency <input type="checkbox"/> ≥90% AFUE <input type="checkbox"/> ≥78% - ≥90% AFUE Other Conditions <input type="checkbox"/> ICF Basement <input type="checkbox"/> ICF Above Grade <input type="checkbox"/> Walk-out Basement <input type="checkbox"/> Slab-on-Ground <input type="checkbox"/> Log/Post & Beam <input type="checkbox"/> Blown-in Insulation Above Grade Wall <input type="checkbox"/> Spar Applied Foam Insulation Above Grade Wall <input type="checkbox"/> Drain Water Heat Recovery Unit Provided Compliance Package C1	12.2.1.
9.21	Notes		





TOPOGRAPHIC PLAN OF SURVEY OF  
**PART OF LOT 20**  
**REGISTERED PLAN 94**  
**CITY OF OTTAWA**  
 FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 100  
 0 2.5 5 7.5 10 metres

**Metric Note**  
 Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Bearing Note**  
 Bearings hereon are grid bearings derived from the Can-Net Real Time Network 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°20'00" counter-clockwise was applied to bearings on P2, P3 & P4.

**Elevation Notes**  
 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 197534238)  
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

**Utility Notes**  
 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
 2. Only visible surface utilities were located.  
 3. Underground utility data derived from City of Ottawa utility sheet reference: 2334p&2 (Sheets 5 & 6 of 11) & E-08-21C.  
 4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa Utility Sheets.  
 5. A field location of underground plan by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

**Notes & Legend**

Denotes	
⊕	Survey Monument Planted
⊙	Survey Monument Found
⊖	Standard Iron Bar
⊞	Short Standard Iron Bar
⊠	Iron Bar
⊡	Round Iron Bar
⊢	Concrete Pin
(W)	Witness
M	Measured
(P1)	Registered Plan 94
(P2)	Plan by (AOG) dated June 8, 2020 (Job No. 20549-20)
(P3)	Plan 4R-8991
(P4)	Plan by (AOG) dated April 30, 1986
⊙ M-H-S	Maintenance Hole (Storm)
⊙ M-H-S	Maintenance Hole (Sanitary)
— S —	Underground Storm Sewer
— S —	Underground Sanitary Sewer
— W —	Underground Water
— OW —	Overhead Wires
⊕	Utility Pole
⊕	Catch Basin
⊕	Water Valve
⊕	Gas Meter
⊕	Monitoring Well
⊕	Bollard
⊕	Air Conditioner
⊕	Diameter
⊕	Chain Link Fence
⊕	Board Fence
⊕	Stone Retaining Wall
⊕	Invert
⊕	Top of Grate
⊕	Underside of Eave
⊕	Top of Foundation
⊕	Centreline
+ 65.00	Location of Elevations
+ 65.00	Top of Concrete Curb/Retaining Wall Elevation
—	Property Line
⊙	Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
⊙	Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

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**Surveyor's Certificate**  
 I certify that:  
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them.  
 2. The survey was completed on the 6th day of December, 2021.

Date: Dec 6/21  
 Signature: Jamie Leslie  
 Ontario Land Surveyor

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
 PLAN SUBMISSION FORM  
**V-19040**

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

**FARLEY, SMITH & DENIS SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
 TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca



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## PERMIT APPLICATION SUBMISSION DETAILS

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**Received on:** August 11, 2022  
**Application Number:** 2022-00004071  
**Access Code:** pbE6Tyot

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### Employee to whom the application has been assigned for review

**Brian Hickey**

Phone: 613-612-4326  
Email: Brian.Hickey@ontario.ca

Ministry of Transportation  
Highway Corridor Management Section - Ottawa Office  
347 Preston St, 4th Floor  
Ottawa, ON K1S 3J4

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### Your contact details

**Jake Levinson**

Contact Type: Individual  
78 Rosemount Avenue Inc.,  
Business Number: 776483208

Phone: +1 (647) 535-5556  
Email: jake@levinson.ca

Project Reference: SITE PLAN APPLICATION

---

### Work location

**Nearest highway number:** 417  
**Nearest intersection or interchange on that highway, or nearest landmark:** Parkdale

**Street Address**

78 Rosemount Avenue  
Ottawa  
Ontario K1Y 1P6

**GPS Coordinates**

Lat: 45.39998720  
Long: -75.72531390

**Lot/Section and Concession**

**Lot/Section and Concession**

Lot/Section No.: LOT 36  
Concession No.: CON 1 ON OTTAWA RIVER  
Geographic township: NEPEAN

---

### Registered property owner

**Jake Levinson**

Contact Type: Organization  
78 Rosemount Avenue Inc. ,  
Business Number: 776483208

Phone: +1 (647) 535-5556  
Email: jake@levinson.ca

Preferred method of communication: Email  
Accessibility requirements:

33 Douglas Ave  
Ottawa, ON  
K1M 1G3

---

### Tenant

The registered property owner will own the building, entrance, sign, etc. to be constructed or altered

**PERMIT APPLICATION SUBMISSION DETAILS****Authorized agent**

Will a contractor, consultant, attorney or other authorized agent be responsible for obtaining the permit on behalf of the registered property owner or tenant? No

**Description data (Building and Land Use)**

Use of facility: Residential

Purpose of application: Construct  
Demolish

Type of facility: Building

Current zoning of property: Residential

Is this application part of a severance, subdivision, minor variance, zoning amendment, or site plan approval: Yes

Reference Number D07-12-22-0094 Reference Name (e.g. Site Plan Application) Site Plan Application Note  
Have any permits been previously issued: No

Description: Demolition of existing duplex and detached 2 car garage and construction of a 3 storey, 12 unit rental apartment building with an accessory building in the rear yard.

**Uploaded files**

- 211320 78 Rosemount Site Plan.pdf - Site Plan
- 603-21\_78 Rosemount Av\_Ptl20 RP94\_T\_F.pdf - Drawing - Note: Property Survey

**Invoicing**

<b>One Time Fee</b>	Registered Property Owner
<b>Primary Contact</b>	Application Contact

**Declarations by applicant**

**Name of person submitting application: N/A**

- ✓ I am the person named indicated above.
- ✓ The information contained in this application and any uploaded documentation are to the best of my knowledge accurate and complete.
- ✓ I have been authorized by the REGISTERED PROPERTY OWNER identified in this application (or in the case of applications for work on highway property by the TENANT/APPLICANT) to submit this application on his/her/their behalf.
- ✓ I acknowledge that the ministry may issue permits upon such terms and conditions as deemed proper and may cancel a permit at any time.
- ✓ I acknowledge that the ministry will charge a fee for the permit issued should this application be approved.