

Committee of Adjustment  
Received | Reçu le  
**2022-12-20**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

DARK BROWN METAL INSERT  
MATCHING WINDOW FRAMES

WOOD SIDING TO REPLACE  
EXISTING VINYL SIDING MATCHING  
THE COLORS OF THE STONE ON  
THE MAIN LAKEHURST ELEVATION

OFF WHITE STUCCO TO REPLACE  
EXISTING VINYL SIDING

DARK BROWN METAL INSERT  
MATCHING WINDOW FRAMES



EXISTING ROOF PEAK 64.5= 7.12m

NEW ROOF OVER  
ENTIRE ADDITION

UNDERSIDE OF 2ND FL. CEILING 59.83  
NEW PROPOSED EXTENSION  
OVER EXISTING FLAT ROOF  
24'-5" X 14'7"

GLASS GUARDRAIL  
/BALCONY

SHADE OVERHANG

UNDERSIDE OF  
GROUND FLOOR CEILING 59.83

EXISTING TOP OF FOUND 57.39  
AVERAGE GRADE 57.3

12'-1"

23'-4 1/4" [7.12]

9'-4"

8'-0"

9'-0"

**ZONING: CITY OF OTTAWA, ROCKCLIFFE PARK R1-B [1259] RESIDENTIAL**

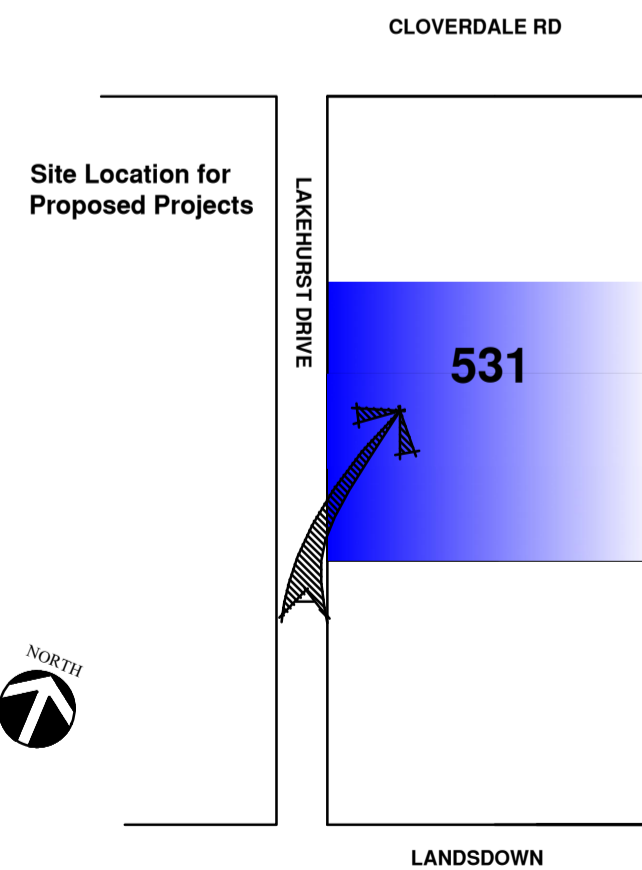
**LOT DESCRIPTION: 531 LAKEHURST ROAD**

**PROPERTY AREAS: 1206.4m2 (13,000 SF)**  
**FRONTAGE: 39.59m (130'-0")**  
**DEPTH 30.46m (100'-0")**  
**BUILDING AREA: 406.93 m2 (4380 S.F.) INCL. Garage**  
**GROUND FL.: 406.93 m2 (4380 S.F.)**  
**2ND FL. (EXISTING): 46.45 m2 (500 S.F.)**  
**TOTAL (EXISTING): 453.4m2 (4880.36 S.F.)**  
**2nd ADDITION: 33.12 m2 (356.49 S.F.)**  
**EXISTING Building Area: 453.4 m2 (4880.36) INCL. Garage**  
**NEW Building Area: 486.52m2 (5236.85 S.F.) INCL. Garage**

**FSI=0.375 MAX ALLOWABLE (per Exception 1259)**  
**FSI=0.3758 EXISTING (486.52m2/1206.4m2)**  
**FSI=0.405 REQUESTED MINOR VARIANCE (486.52m2/1206.4m2)**

BUILDING SETBACKS:	REQUIRED	EXISTING	PROPOSED CHANGE:
FRONT YARD:	4.5m	5.66m	GROUND FLOOR
MIN. INTERIOR SIDE YARD:	4.5m	3.15m	
MIN. SIDE YARD:	4.5m	7.07m	
REAR YARD:	12m	4.21m	
HEIGHT:	11m	7.12m	
MAX LOT COVERAGE	30%	33% Existing building (4415SF/13,000SF)	no change proposed but Variance needed
MIN. LOT WIDTH	27.0m		
MIN LOT AREA	925m2		

**VICINITY MAP**



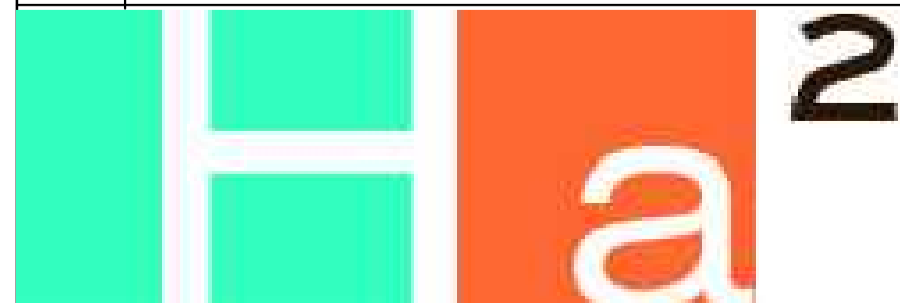
**SHEET INDEX**

Sheet Number	Sheet Description
T-01	SHEET INDEX, VICINITY MAP, ZONING VARIANCE DESCRIPTION, PERSPECTIVE
AS-01	EXISTING SITE PLAN
A-01	FOUNDATION PLAN
A-02	EXISTING GROUND FLOOR PLAN
A-03	EXISTING SECOND FLOOR PLAN
A-04	EXISTING ROOF PLAN
AS-02	PROPOSED SITE PLAN
A-05	PROPOSED GROUND FLOOR PLAN
A-06	PROPOSED SECOND FLOOR PLAN
A-07	PROPOSED ROOF PLAN
A-08	PROPOSED LAKEHURST DRIVE & REAR ELEVATIONS
A-09	PROPOSED EAST & WEST ELEVATIONS (SIDE)
A-10	PROPOSED LAKEHURST DRIVE & REAR ELEVATIONS
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A-12	
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NO.	DATE	REVISION
4	Dec 16-22	Issued for COA
3	March 7-22	Issued for COA Review
2	Feb 18-22	Issued for Heritage Review
1	April 28-21	Issued for Schematic Design

PROJECT  
**Lakehurst Residence**  
531 Lakehurst Road  
Ottawa, Ontario  
K1M 0Y2

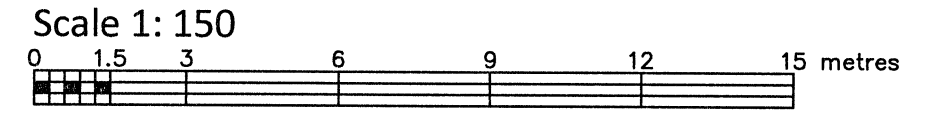
DRAWING TITLE	
TITLE PAGE	
DATE	SCALE
April 2021	1/4"=1'-0"
	PROJECT
	2101
	DRAWING no.
	T-01



**Houry avedissian architectural Design**

613.883.3830 . houry@ha2d.com . @Ha2ArchitecturalDesign . www.ha2d.com

LOT 7 AND PART OF DEVONSHIRE ROAD (CLOSED BY JUDGE'S ORDER INST. LT30380) REGISTERED PLAN 4M-61 CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2022



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, referred to the easterly limit of Cloverdale Road having a bearing of N8°34'00"W 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°00'20" counter-clockwise was applied to bearings on P3. For bearing comparisons, a rotation of 9°00'00" counter-clockwise was applied to bearings on P4.

Elevation Notes: 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 198434761) 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: A-16-39, 7561, Contract No. ISD12-5257 DWG. No. 014, 015. 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 plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend table listing symbols for Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Iron Bar, Standard Iron Bar, Witness, Measured, Origin Unknown, Registered Plan 4M-61, Plan 4R-33510, Plan by (1692) dated November 4, 2016 (File No. 433-16), Plan by (1287) dated May 26, 2001 (Job No. 162-01), Maintenance Hole (Storm), Maintenance Hole (Sanitary), Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Underground Gas, Overhead Wires, Utility Pole, Anchor, Catch Basin, Gas Meter, Air Conditioner, Diameter, Chain Link Fence, Board Fence, Metal Fence, Concrete Retaining Wall, Timber Retaining Wall, Invert, Top of Grate, Underside of Eave, Top of Foundation, Foundation, Centreline, Elevation, Window Well, Location of Elevations, Top of Concrete Curb Elevation, Property Line, Deciduous Tree, Coniferous Tree.

Site Area=1206.4 sq.m.

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2022.

Surveyor's Certificate

- 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Regulations made under them. 2. The survey was completed on the 10th day of June, 2022.

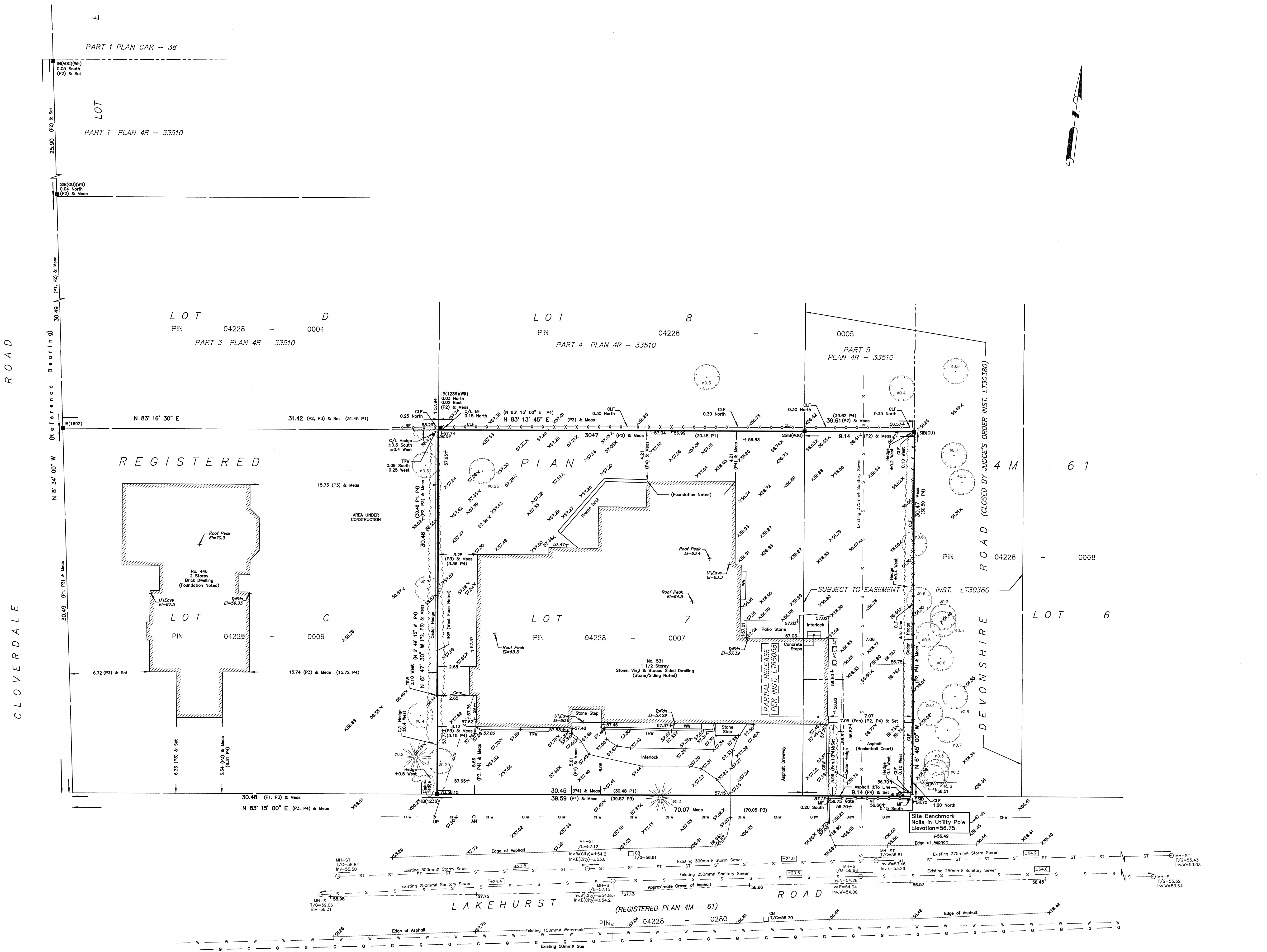
Date: June 13/22, Signature: Jamie Leslie, Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-25620.

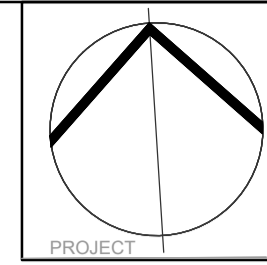
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6 TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca







EXISTING BUILDING FOOTPRINT REAR SETBACK LINE 4.21M

EXISTING BUILDING FOOTPRINT MID BUILDING SETBACK LINE 6.8M

EXISTING BUILDING FOOTPRINT SETBACK LINE 10.76M

R1 B ZONING SETBACK LINE REAR SETBACK LINE 12M

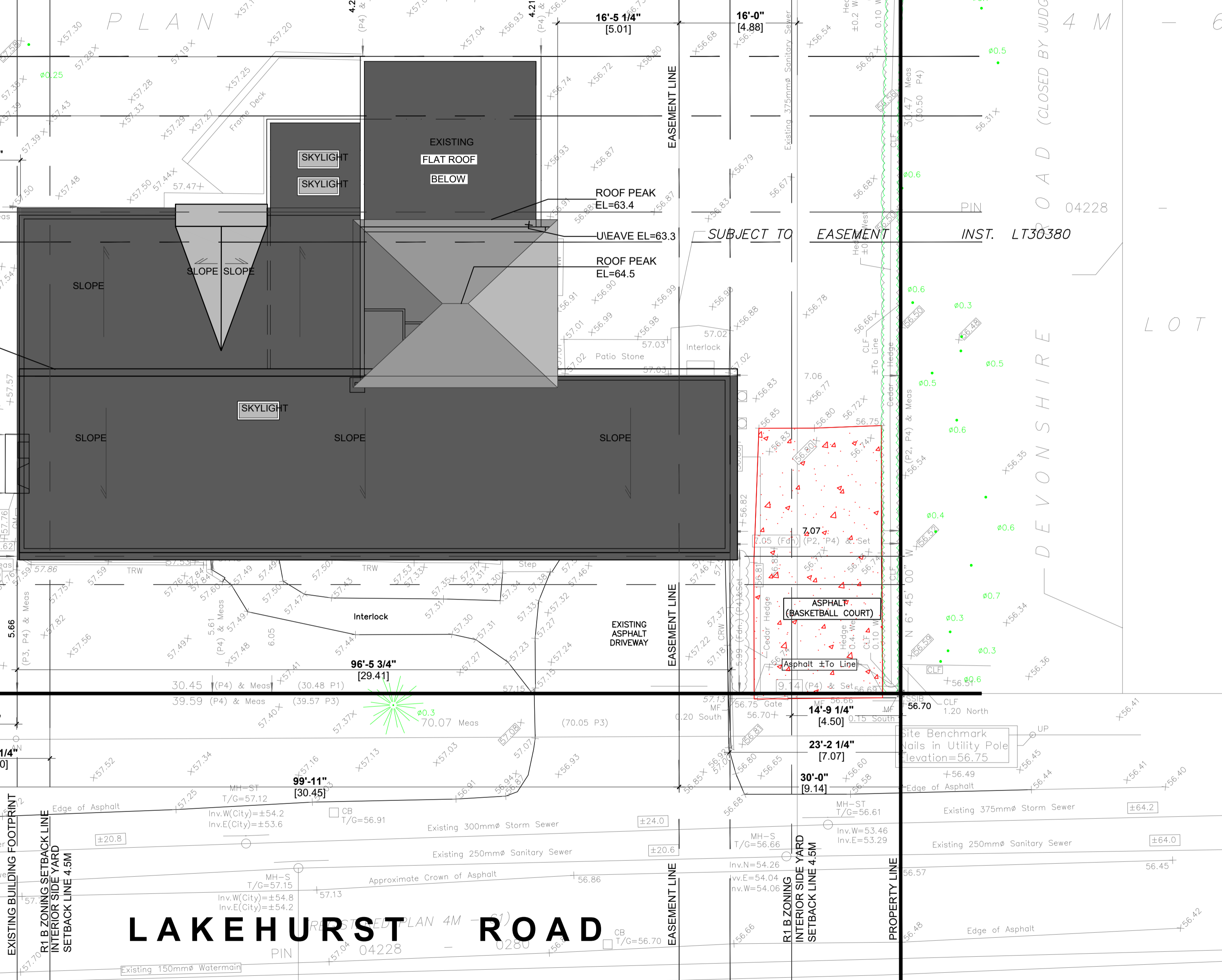
ROOF PEAK EL=63.3

EXISTING BUILDING FOOTPRINT FRONT SETBACK LINE 5.66M

R1 B ZONING SETBACK LINE FRONT SETBACK LINE 4.5M

1 | EXISTING SITE PLAN

AS-01 | SCALE 1/8"=1'-0"



# LAKEHURST ROAD

## Houry avedissian architectural Design

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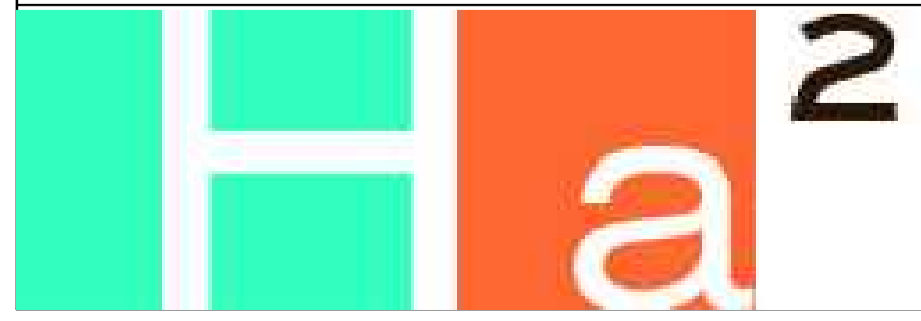
NO.	DATE	REVISION
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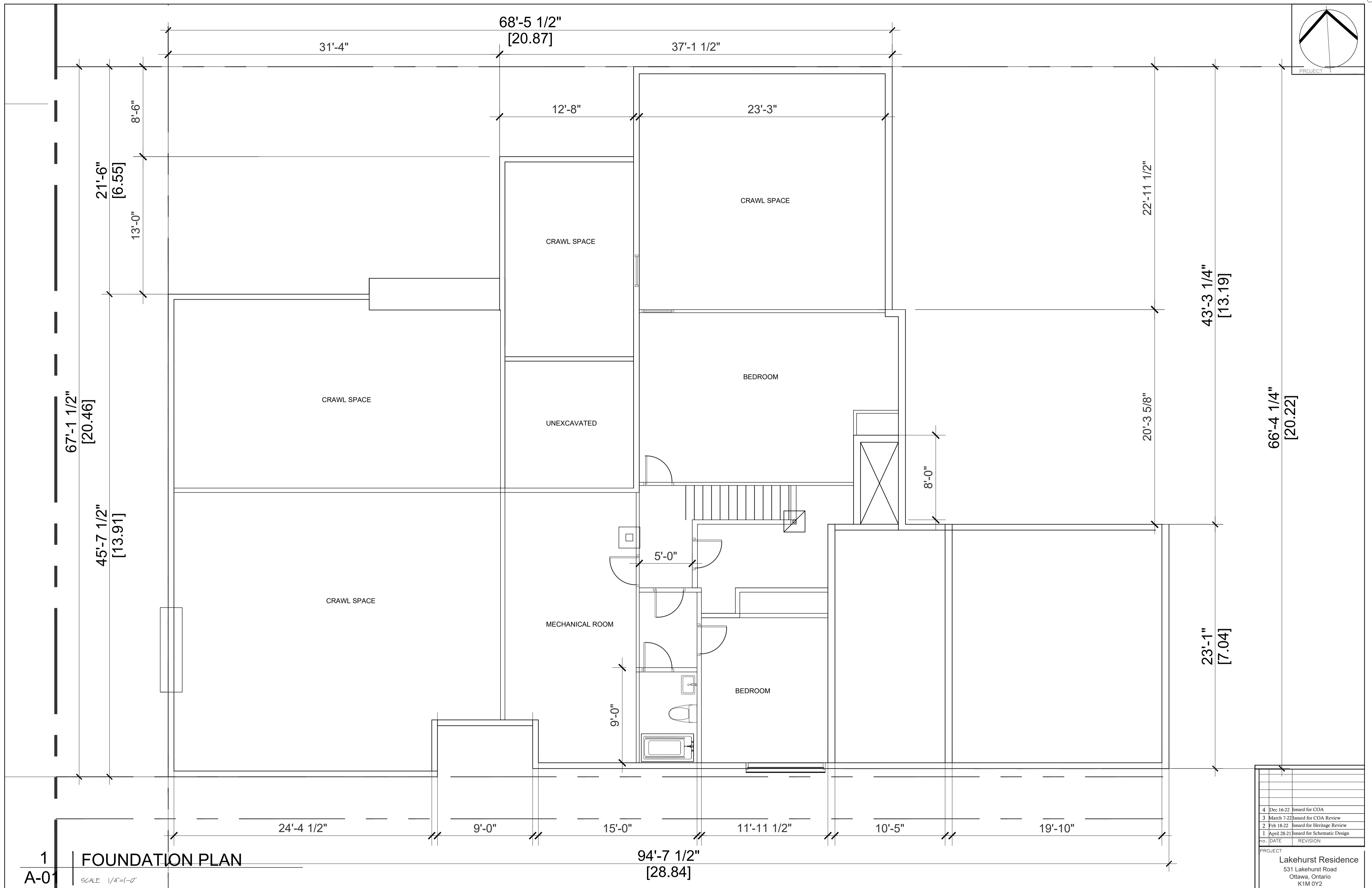
PROJECT  
Lakehurst Residence  
531 Lakehurst Road  
Ottawa, Ontario  
K1M 0Y2

DRAWING TITLE  
EXISTING SITE PLAN

DATE	SCALE
April 2021	3/16"=1'-0"

PROJECT	DRAWING NO.
2101	AS-01

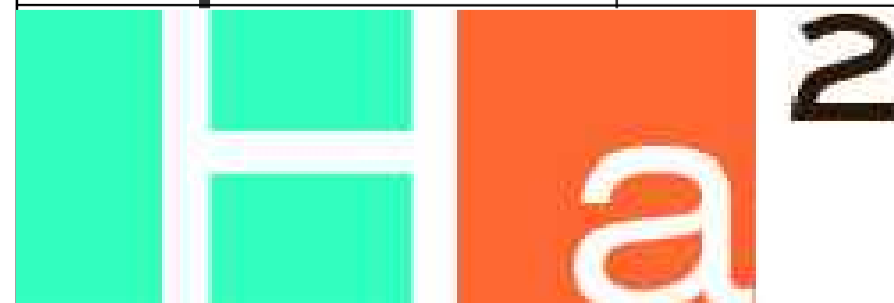




1 FOUNDATION PLAN  
A-01

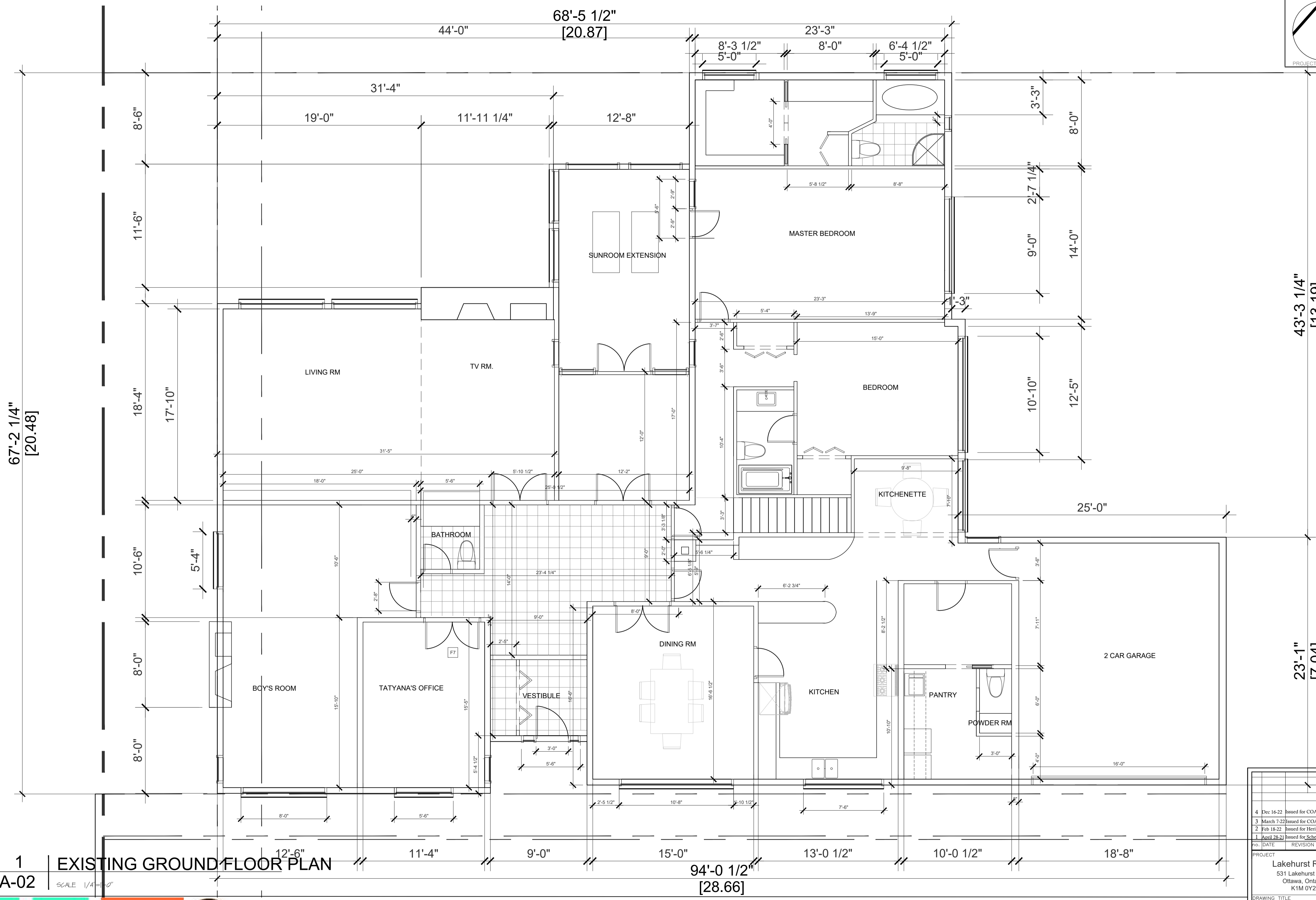
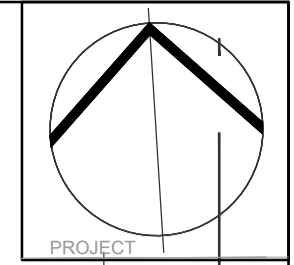
SCALE 1/4"=1'-0"

4	Dec 16-22	Issued for COA
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1	April 28-21	Issued for Schematic Design
NO.	DATE	REVISION
PROJECT		
Lakehurst Residence		
531 Lakehurst Road		
Ottawa, Ontario		
K1M 0Y2		
DRAWING TITLE		
FOUNDATION PLAN		
DATE	SCALE	
April 2021	1/4"=1'-0"	
	PROJECT	
	2101	
	DRAWING no.	
	A-01	



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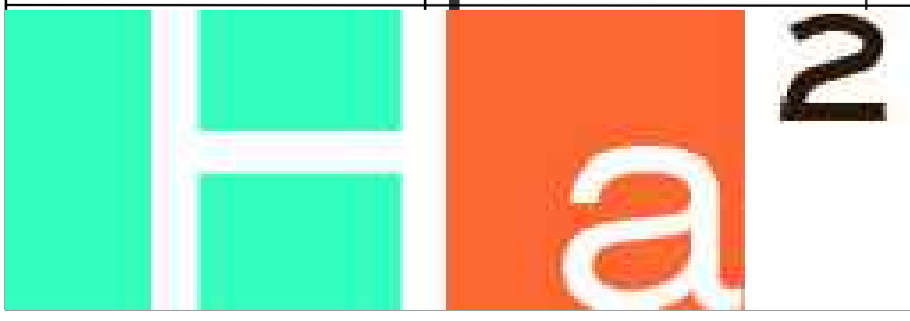
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1 EXISTING GROUND FLOOR PLAN

A-02 SCALE 1/4"=1'-0"

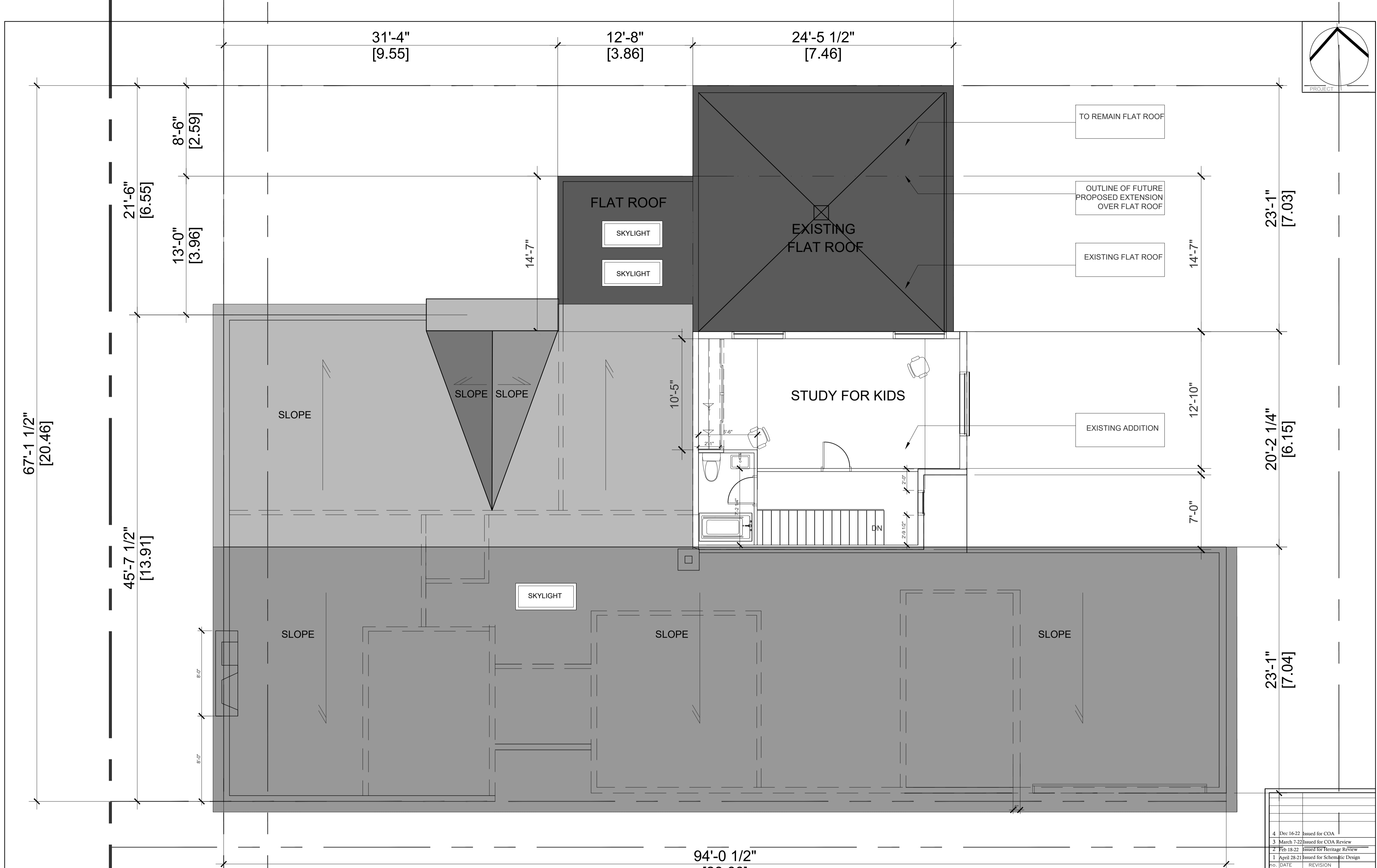
4	Dec 16-22	Issued for COA
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1	April 28-21	Issued for Schematic Design
NO.	DATE	REVISION
PROJECT		
Lakehurst Residence		
531 Lakehurst Road		
Ottawa, Ontario		
K1M 0Y2		
DRAWING TITLE		
EXISTING		
GROUND FLOOR PLAN		
DATE	SCALE	
April 2021	1/4"=1'-0"	
	PROJECT	
	2101	
	DRAWING no.	
	A-02	



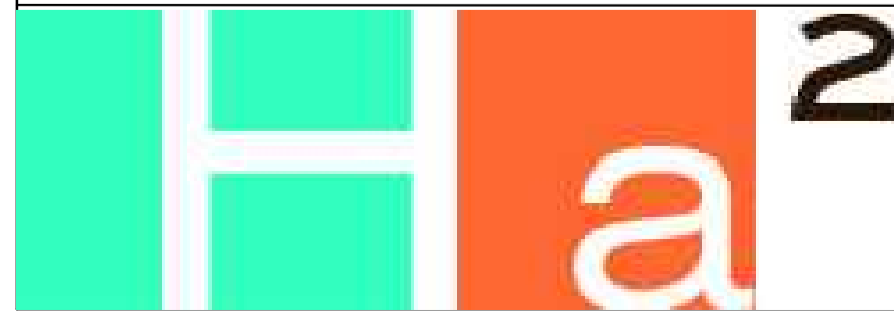
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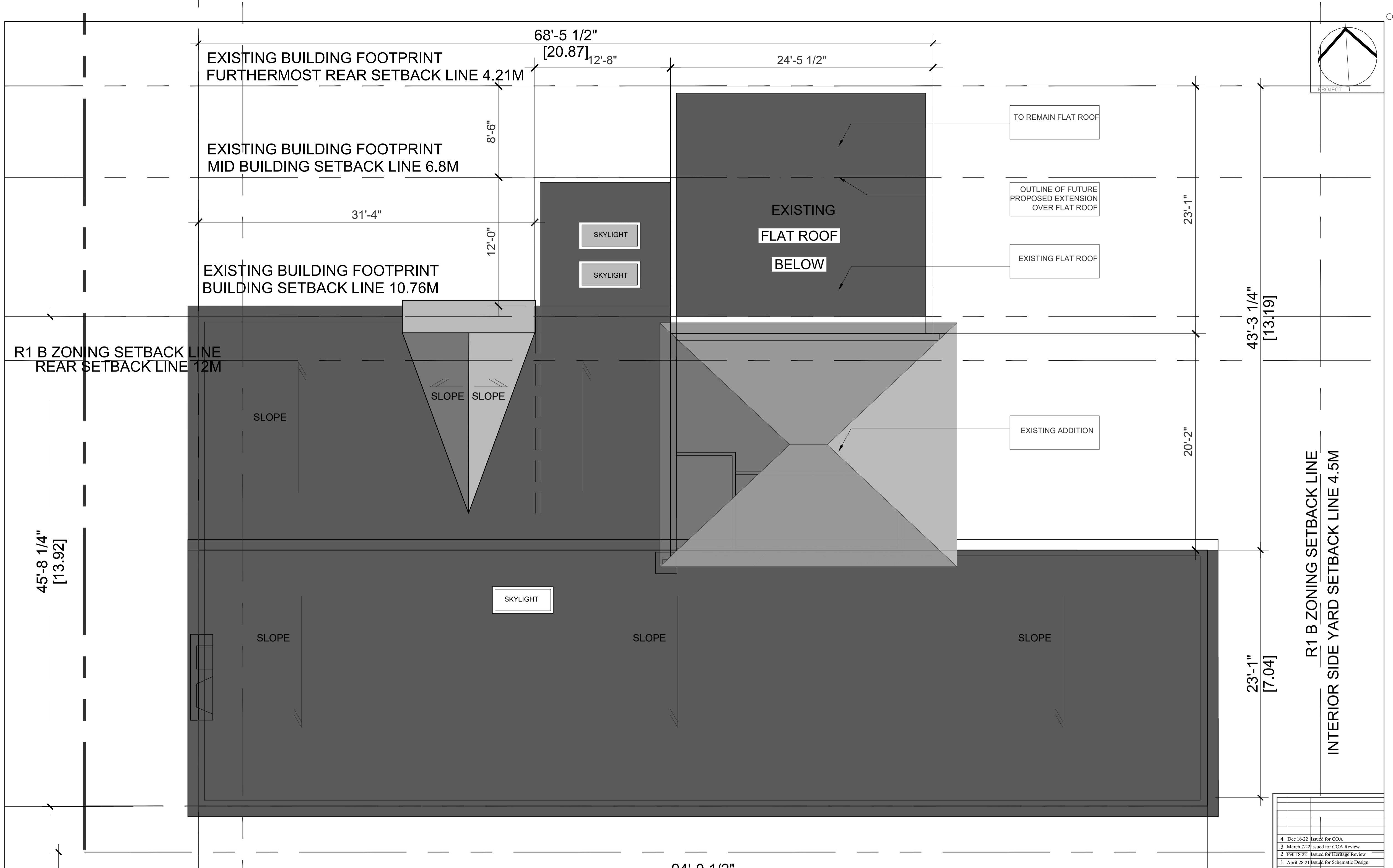
1 | EXISTING SECONDFLOOR PLAN  
A-03 | SCALE 1/4"=1'-0"



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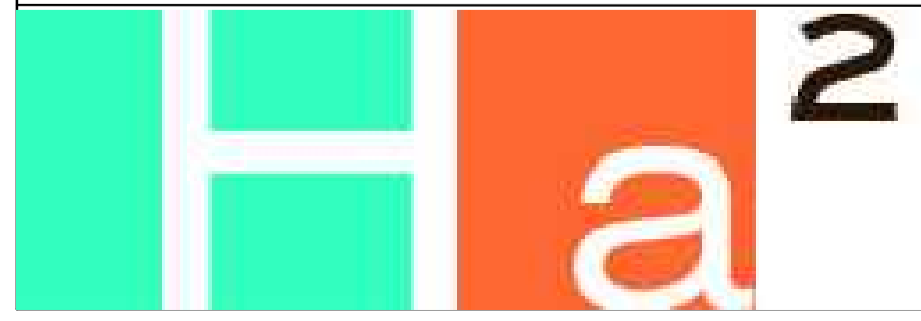
4	Dec 16-22	Issued for COA
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2	Feb 18-22	Issued for Heritage Review
1	April 28-21	Issued for Schematic Design
NO.	DATE	REVISION
PROJECT		
Lakehurst Residence 531 Lakehurst Road Ottawa, Ontario K1M 0Y2		
DRAWING TITLE		
EXISTING SECONDFLOOR PLAN		
DATE	SCALE	
April 2021	1/4"=1'-0"	
	PROJECT	
	2101	
	DRAWING no.	
	A-03	



1 EXISTING ROOF PLAN

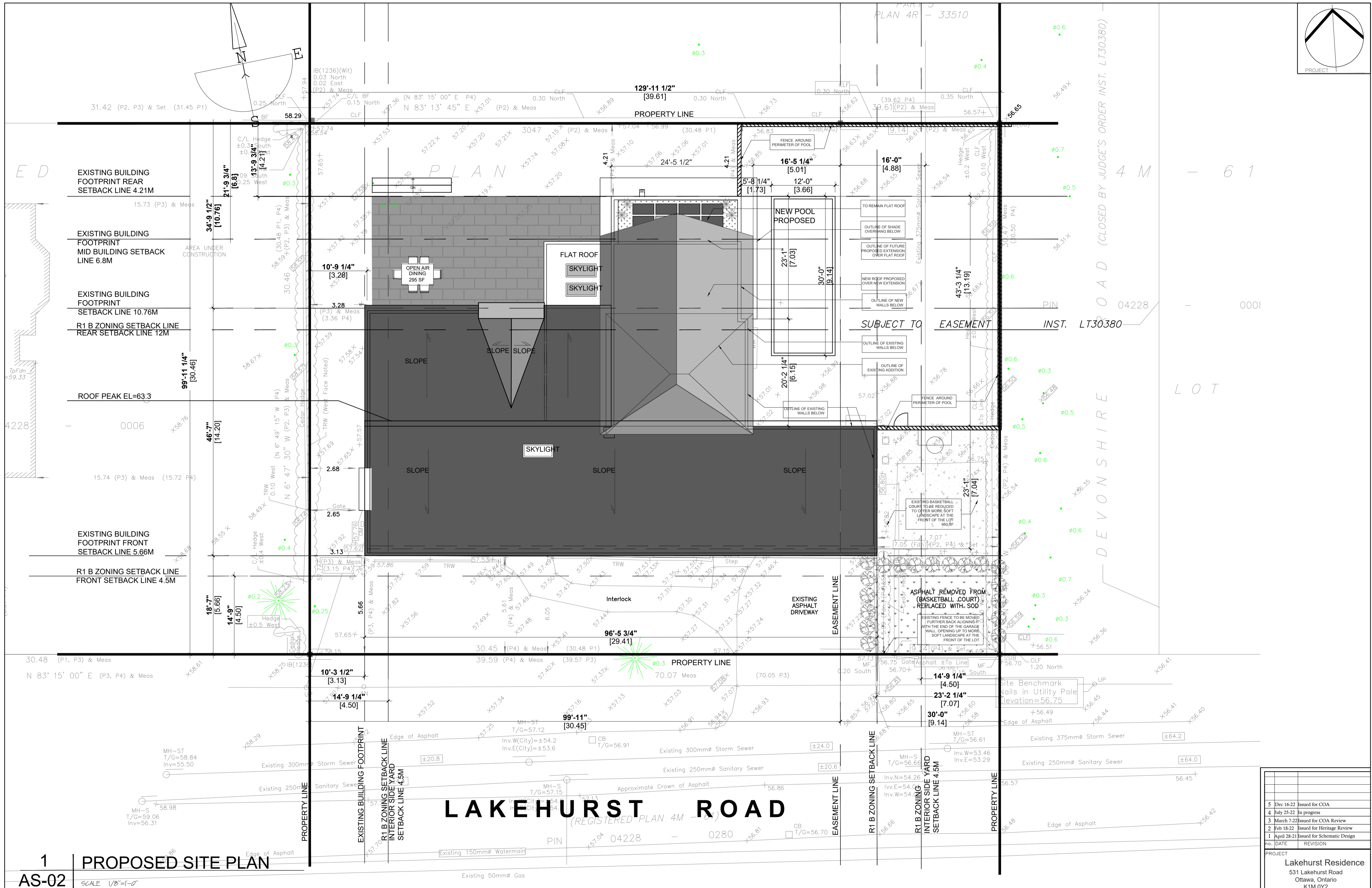
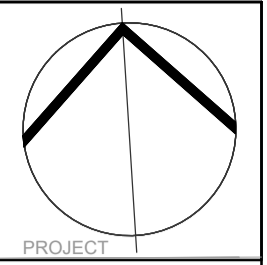
A-04 SCALE 3/16"=1'-0"

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3	March 7-22	Issued for COA Review
2	Feb 18-22	Issued for Heritage Review
1	April 28-21	Issued for Schematic Design
NO.	DATE	REVISION
PROJECT		
Lakehurst Residence		
531 Lakehurst Road		
Ottawa, Ontario		
K1M 0Y2		
DRAWING TITLE		
EXISTING ROOF PLAN		
DATE	SCALE	
April 2021	3/16"=1'-0"	
	PROJECT	
	2101	
	DRAWING no.	
	A-04	



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1 | PROPOSED SITE PLAN  
AS-02 | SCALE 1/8"=1'-0"

# LAKEHURST ROAD

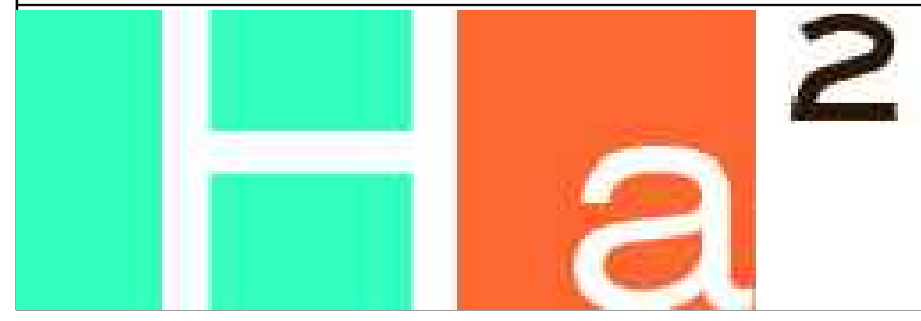
(REGISTERED PLAN 4M - 0280)

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NO.	DATE	REVISION
5	Dec 16-22	Issued for COA
4	July 25-22	In progress
3	March 7-22	Issued for COA Review
2	Feb 18-22	Issued for Heritage Review
1	April 28-21	Issued for Schematic Design

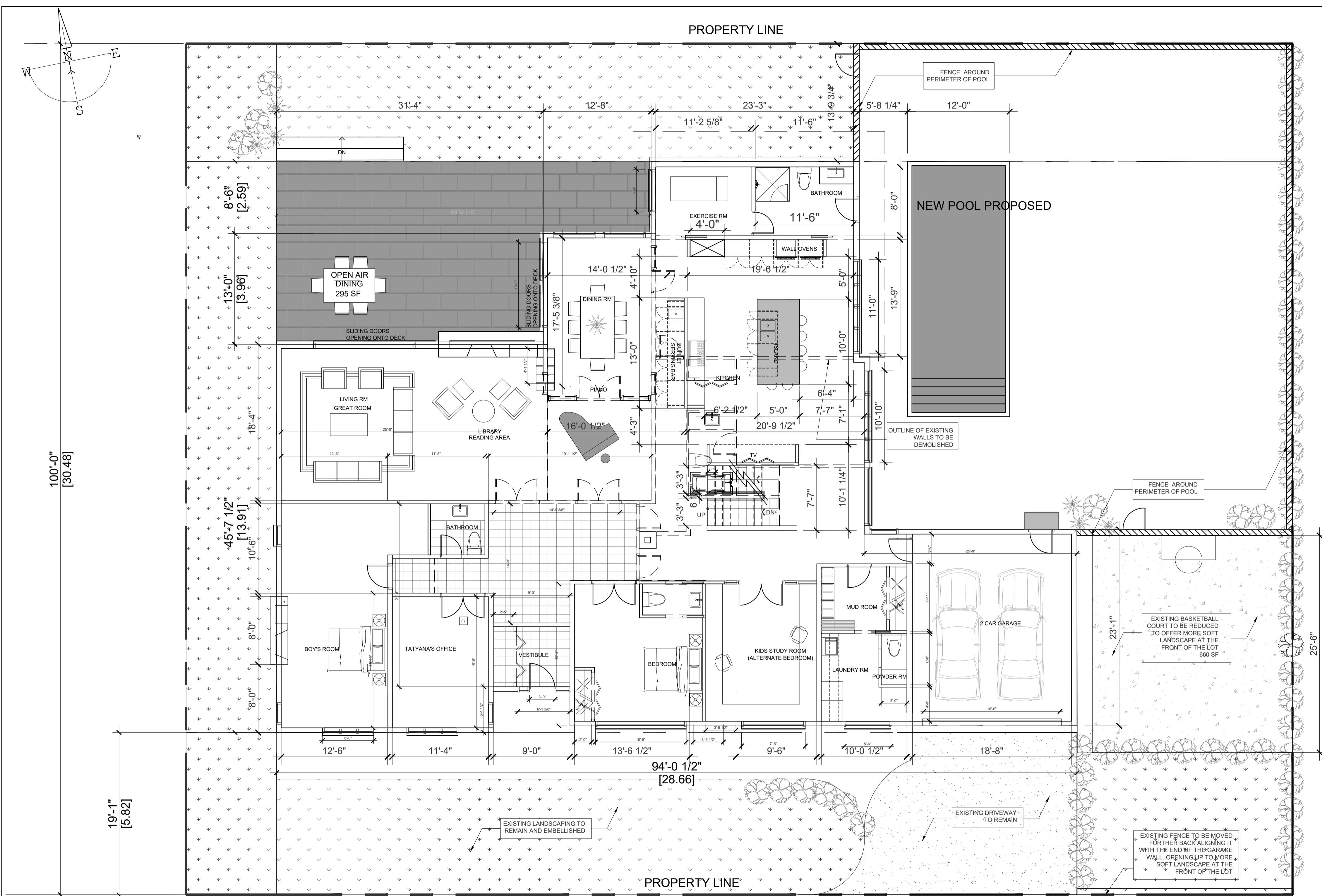
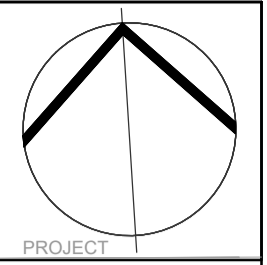
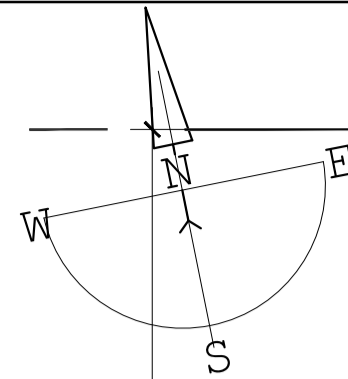
  

PROJECT	Lakehurst Residence 531 Lakehurst Road Ottawa, Ontario K1M 0Y2
DRAWING TITLE	PROPOSED SITE PLAN
DATE	April 2021
SCALE	1/8"=1'-0"
PROJECT	2101
DRAWING NO.	AS-02



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100'-0" [30.48]

19'-1" [5.82]

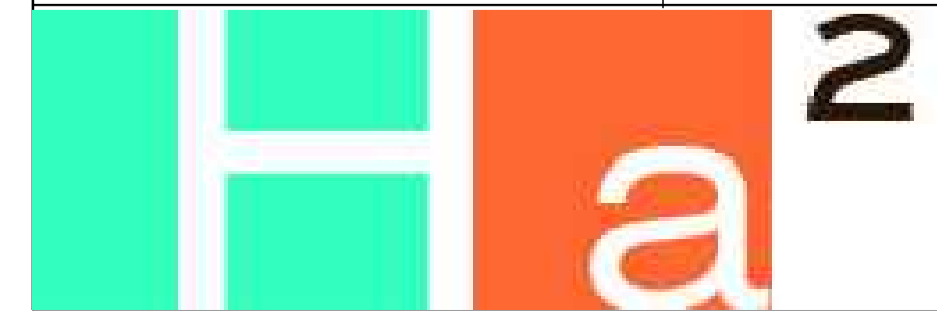
PROPERTY LINE

PROPERTY LINE

LAKEHURST ROAD

# 1 | PROPOSED GROUND FLOOR PLAN

A-05 SCALE 3/16"=1'-0"

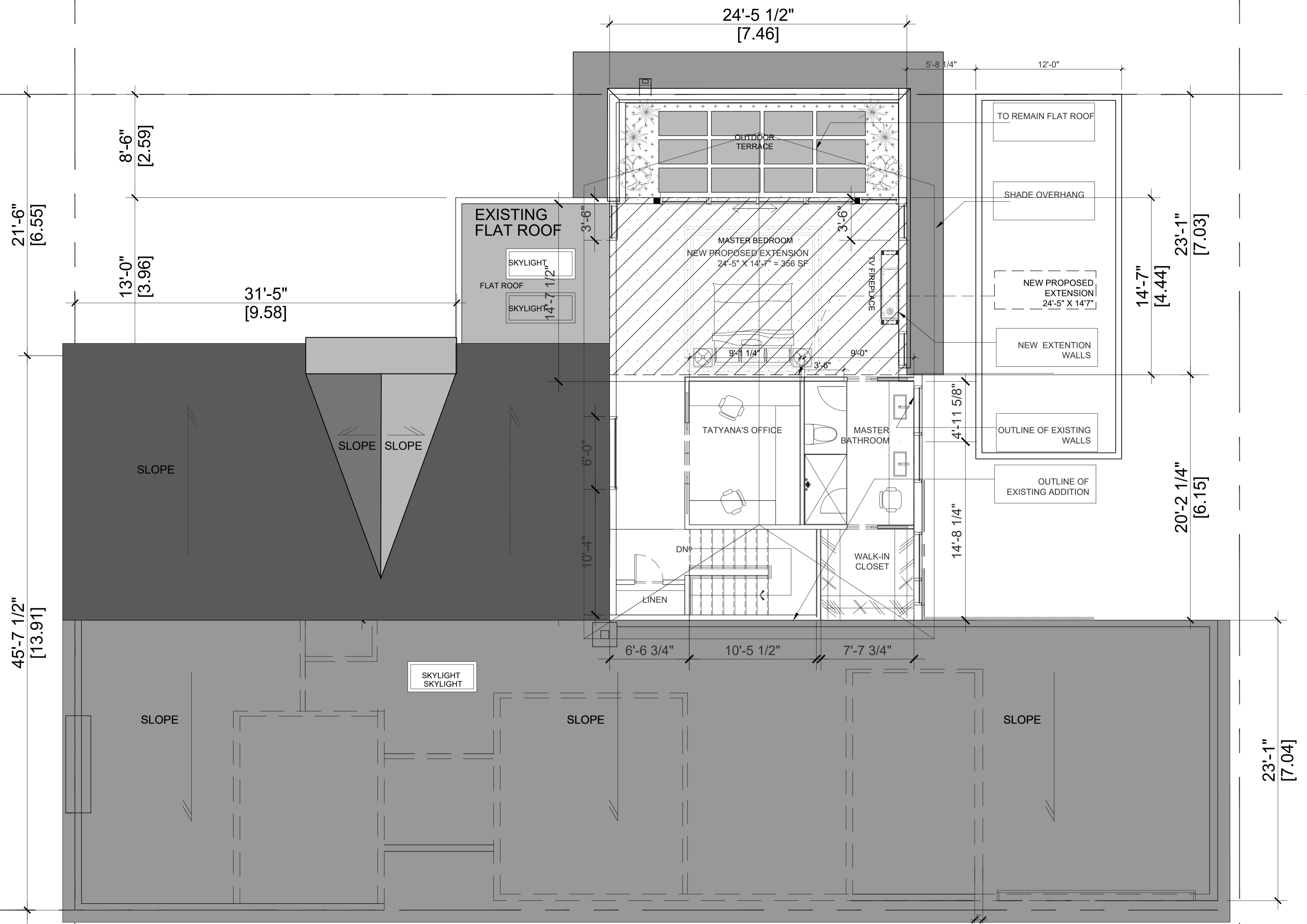
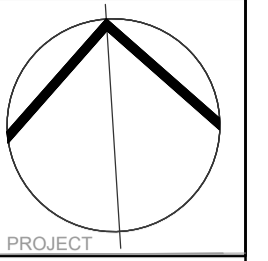


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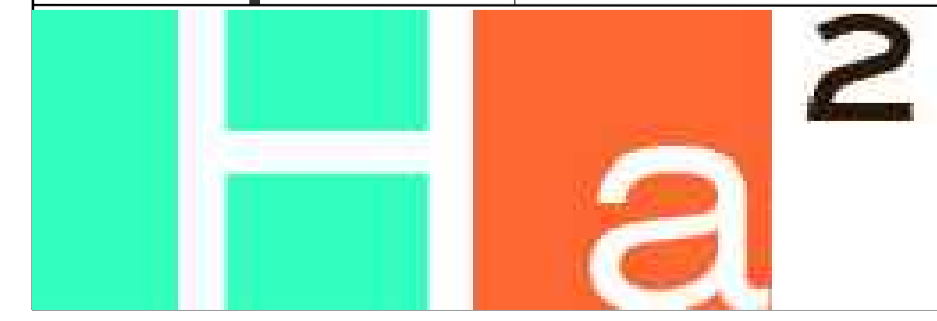
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NO.	DATE	REVISION
7	Dec 16-22	Issued for COA
6	March 2-22	Issued for Heritage Review #2
5	Feb 23-22	Issued for Heritage Review #1
4	Feb 18-22	Issued for Heritage Review
3	May 15-21	Issued for Schematic Design
2	May 14-21	Issued for Schematic Design
1	April 28-21	Issued for Schematic Design

PROJECT	
Lakehurst Residence 531 Lakehurst Road Ottawa, Ontario K1M 0Y2	
DRAWING TITLE	
PROPOSED SITE PLAN/GROUND FL.	
DATE	SCALE
April 2021	1/4"=1'-0"
PROJECT	DRAWING NO.
2101	A-05



1 | PROPOSED SECOND FLOOR PLAN  
 A-06 | SCALE 1/4"=1'-0"



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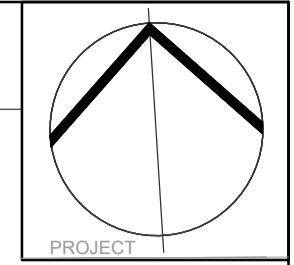
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2	May 14-21	Issued for Schematic Design
1	April 28-21	Issued for Schematic Design

PROJECT  
 Lakehurst Residence  
 531 Lakehurst Road  
 Ottawa, Ontario  
 K1M 0Y2

DRAWING TITLE  
 PROPOSED  
 SECOND FLOOR PLAN

DATE	SCALE
April 2021	1/4"=1'-0"
PROJECT	DRAWING no.
2101	A-06

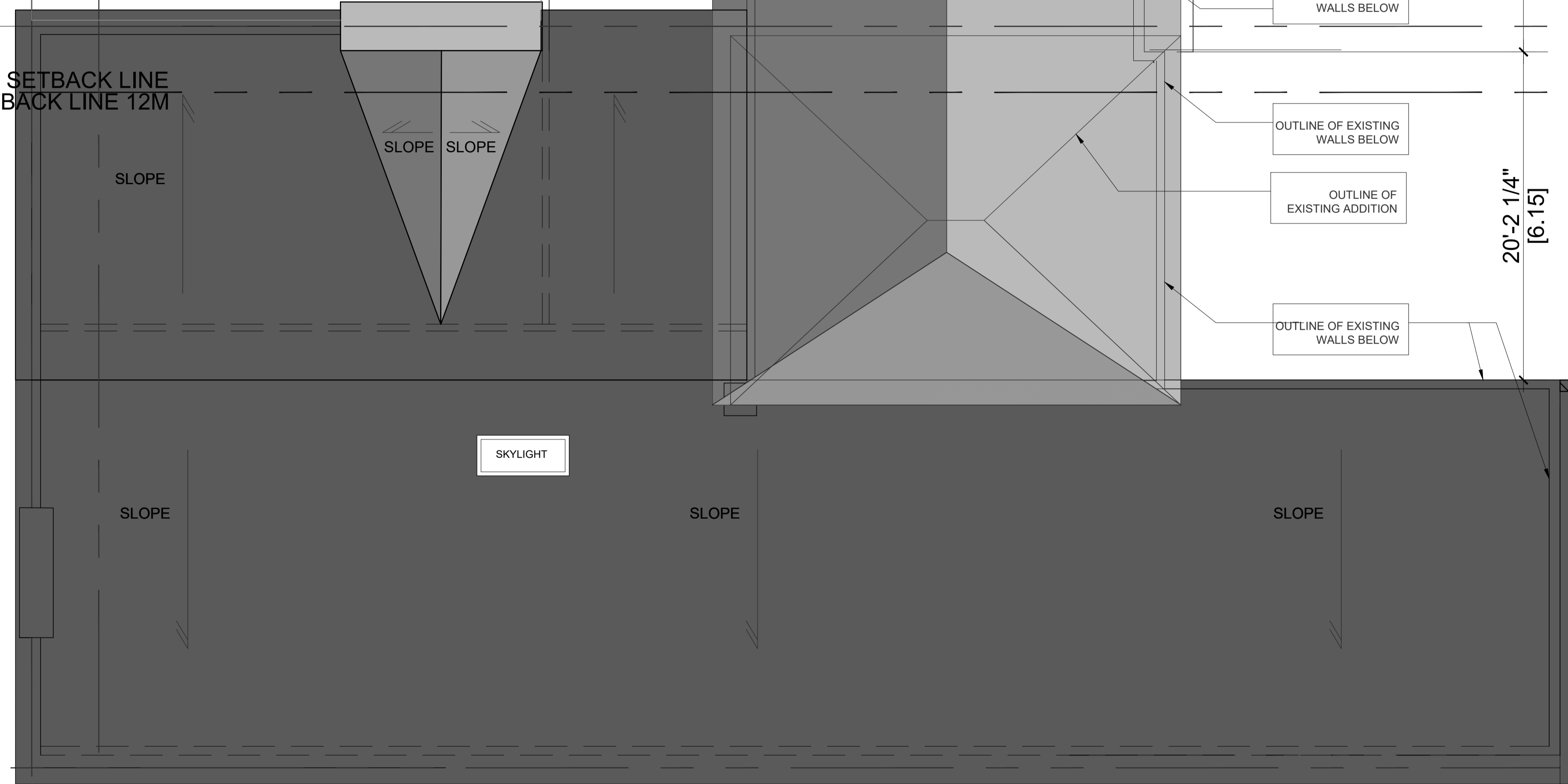


EXISTING BUILDING FOOTPRINT - VOL. B  
FURTHERMOST REAR SETBACK LINE 4.21M

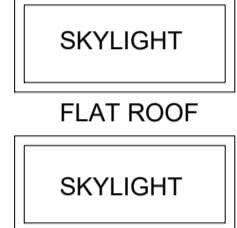
EXISTING BUILDING FOOTPRINT - VOL. C  
MID BUILDING SETBACK LINE 6.8M

EXISTING BUILDING FOOTPRINT-VOL. A  
BUILDING SETBACK LINE 10.76M

R1 B ZONING SETBACK LINE  
REAR SETBACK LINE 12M



FLAT ROOF



TO REMAIN FLAT ROOF

OUTLINE OF SHADE  
OVERHANG BELOW

OUTLINE OF FUTURE  
PROPOSED EXTENSION  
OVER FLAT ROOF

NEW ROOF PROPOSED  
OVER NEW EXTENSION

OUTLINE OF NEW  
WALLS BELOW

OUTLINE OF EXISTING  
WALLS BELOW

OUTLINE OF  
EXISTING ADDITION

OUTLINE OF EXISTING  
WALLS BELOW

23'-1"  
[7.03]

43'-3 1/4"  
[13.19]

20'-2 1/4"  
[6.15]

23'-1"  
[7.04]

R1 B ZONING SETBACK LINE  
INTERIOR SIDE YARD SETBACK LINE 4.5M

4	Dec 16-22	Issued for COA
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1	April 28-21	Issued for Schematic Design
NO.	DATE	REVISION

PROJECT  
Lakemhurst Residence  
531 Lakemhurst Road  
Ottawa, Ontario  
K1M 0Y2

DRAWING TITLE  
PROPOSED  
ROOF PLAN

DATE	SCALE
April 2021	3/16"=1'-0"
PROJECT	2101
DRAWING no.	A-07

1 PROPOSED ROOF PLAN  
A-07

SCALE 3/16"=1'-0"

R1 B ZONING SETBACK LINE  
FRONT SETBACK LINE 4.5M



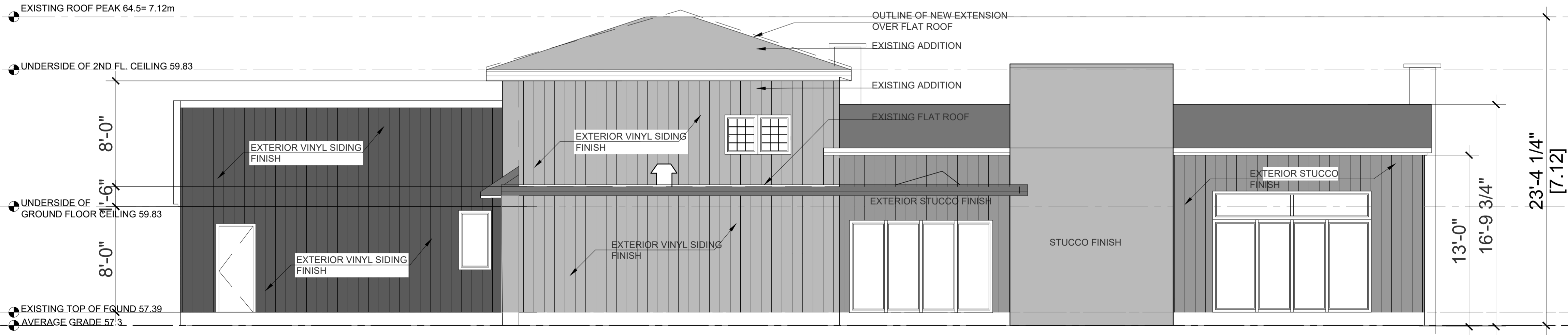
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**1 | EXISTING FRONT ELEVATION**  
 A-08 | SCALE 1/4"=1'-0"



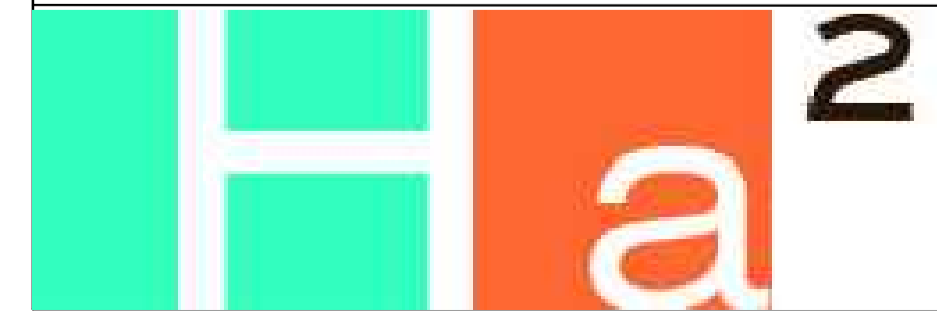
**2 | EXISTING REAR ELEVATION**  
 A-08 | SCALE 1/4"=1'-0"

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1	April 28-21	Issued for Schematic Design

PROJECT  
 Lakehurst Residence  
 531 Lakehurst Road  
 Ottawa, Ontario  
 K1M 0Y2

DRAWING TITLE  
 EXISTING  
 ELEVATIONS

DATE	SCALE
April 2021	1/4"=1'-0"
PROJECT	DRAWING no.
2101	A-08

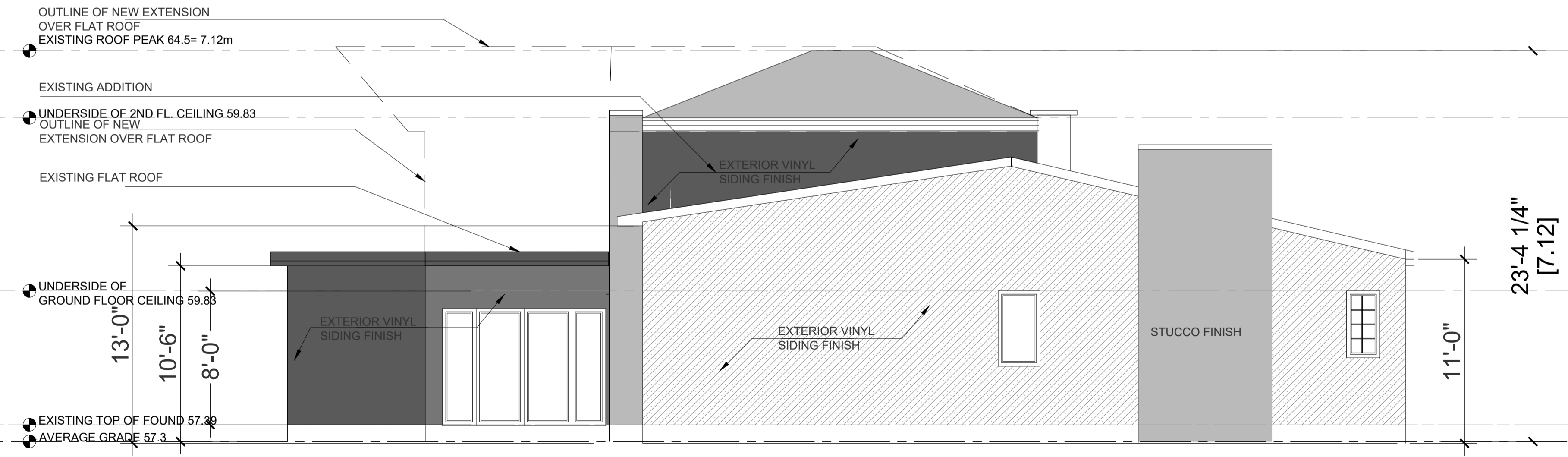


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1 | EXISTING SIDE ELEVATION- POOLSIDE  
 A-09 | SCALE 1/4"=1'-0"



2 | EXISTING SIDE ELEVATION- PATIO SIDE  
 A-09 | SCALE 1/4"=1'-0"

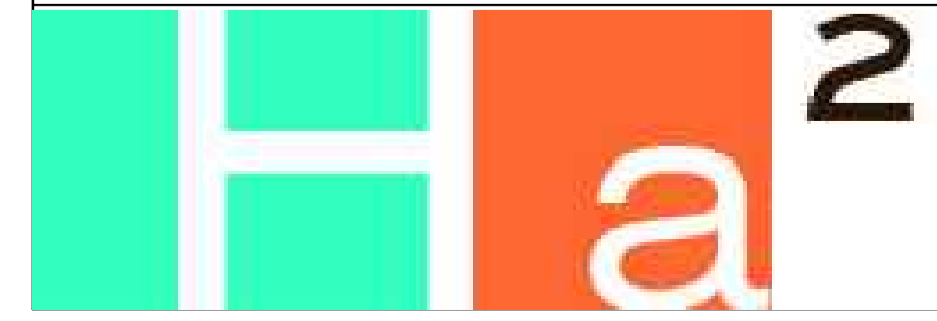
NO.	DATE	REVISION
5	Dec 6-22	Issued for COA
4	March 7-22	Issued for COA Review
3	Feb 18-22	Issued for Heritage Review
2	June 22-21	Issued for Schematic Design
1	April 28-21	Issued for Schematic Design

PROJECT  
 Lakehurst Residence  
 531 Lakehurst Road  
 Ottawa, Ontario  
 K1M 0Y2

DRAWING TITLE  
 EXISTING ELEVATIONS

DATE	SCALE
April 2021	1/4"=1'-0"

DRAWING no.  
 A-09

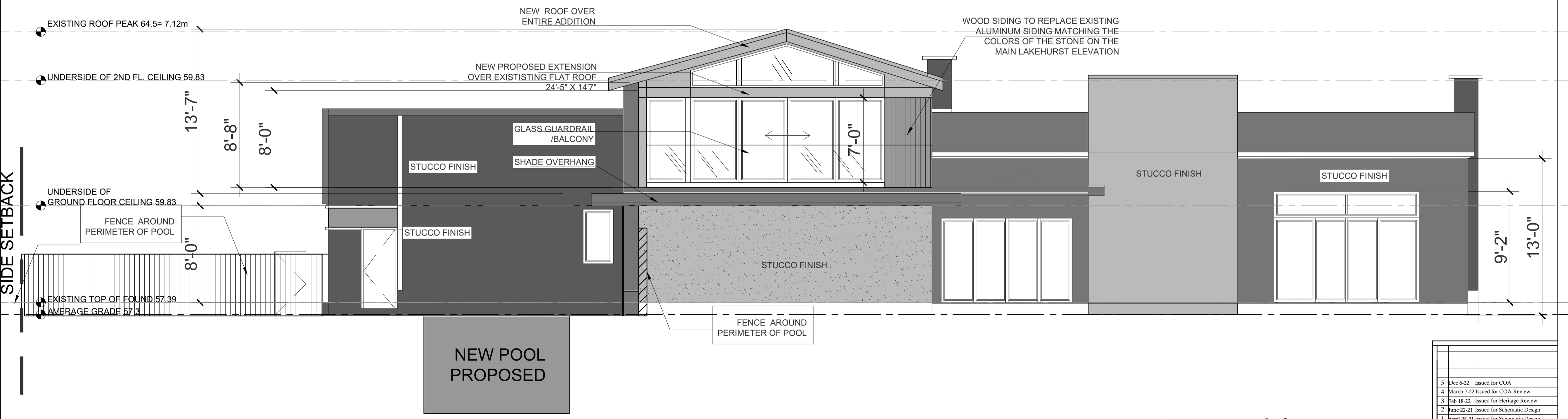


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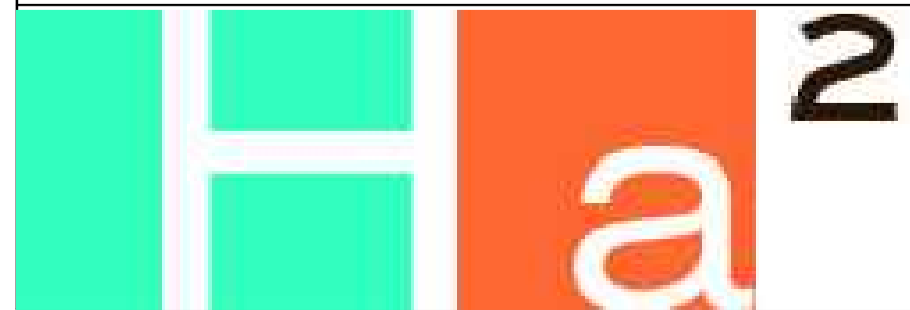
613.883.3830 . houry@ha2d.com . @Ha2ArchitecturalDesign . www.ha2d.com



1 | NEW FRONT ELEVATION  
A-10



2 | NEW REAR ELEVATION  
A-10



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PROJECT  
Lakehurst Residence  
531 Lakehurst Road  
Ottawa, Ontario  
K1M 0Y2

DRAWING TITLE  
NEW ELEVATIONS

DATE	SCALE
April 2021	1/4"=1'-0"

DRAWING no.  
A-10



DARK BROWN METAL INSERT  
MATCHING WINDOW FRAMES

WOOD SIDING TO REPLACE  
EXISTING VINYL SIDING MATCHING  
THE COLORS OF THE STONE ON  
THE MAIN LAKEHURST ELEVATION

OFF WHITE STUCCO TO REPLACE  
EXISTING VINYL SIDING

DARK BROWN METAL INSERT  
MATCHING WINDOW FRAMES

10'-6"

9'-0"

FENCE AROUND  
PERIMETER OF POOL

EXISTING ROOF PEAK 64.5= 7.12m

NEW ROOF OVER  
ENTIRE ADDITION

UNDERSIDE OF 2ND FL. CEILING 59.83  
NEW PROPOSED EXTENSION  
OVER EXISTING FLAT ROOF  
24'-5" X 14'7"

GLASS GUARDRAIL  
/BALCONY

SHADE OVERHANG

UNDERSIDE OF  
GROUND FLOOR CEILING 59.83

9'-4"

8'-0"

EXISTING TOP OF FOUND 57.39  
AVERAGE GRADE 57.3

12'-1"

23'-4 1/4"  
[7.12]

1 | NEW SIDE ELEVATION- POOLSIDE

A-11 | SCALE 1/4"=1'-0"

NEW ROOF OVER ENTIRE ADDITION

WOOD SIDING TO REPLACE EXISTING ALUMINUM SIDING  
MATCHING THE COLORS OF THE STONE ON THE MAIN  
LAKEHURST ELEVATION  
EXISTING ROOF PEAK 64.5= 7.12m

NEW EXTENSION OVER EXISTING FLAT ROOF  
UNDERSIDE OF 2ND FL. CEILING 59.83

GLASS GUARDRAIL /BALCONY

SHADE OVERHANG

EXISTING ROOF OVER  
FIRST ADDITION

STUCCO FINISH

STUCCO FINISH

STUCCO FINISH

STUCCO  
FINISH

23'-4 1/4"  
[7.12]

8'-0"

10'-6"

UNDERSIDE OF  
GROUND FLOOR CEILING 59.83

13'-0"

9'-6"

EXISTING TOP OF FOUND 57.39  
AVERAGE GRADE 57.3

11'-0"

2 | NEW SIDE ELEVATION- PATIO SIDE

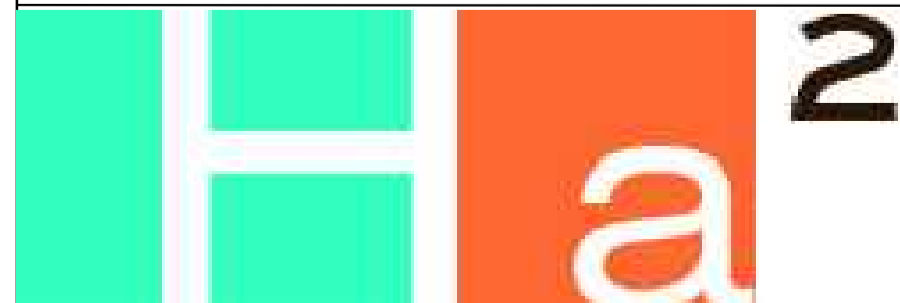
A-11 | SCALE 1/4"=1'-0"

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PROJECT  
Lakehurst Residence  
531 Lakehurst Road  
Ottawa, Ontario  
K1M 0Y2

DRAWING TITLE  
NEW  
ELEVATIONS

DATE	SCALE
April 2021	1/4"=1'-0"
	PROJECT 2101
	DRAWING no. A-11



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