

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

PLAN PREPARED FOR  
COMMITTEE OF ADJUSTMENT  
FEBRUARY 23, 2024

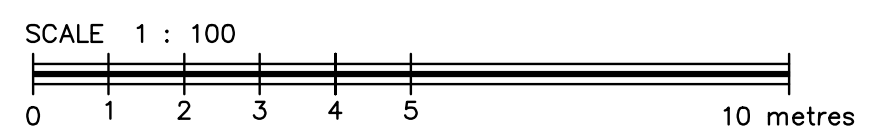
SCHEDULE					
LOT WIDTH	PART	LOT	REGISTERED PLAN	PIN	AREA (SQ.M.)
8.23	1	PART OF LOTS 1111 & 1112	346	ALL OF 04000-0159	245
8.23	2	PART OF LOTS 1110 & 1111			245

NOTE: LOT WIDTHS AS SHOWN HAVE BEEN CALCULATED  
PER CITY OF OTTAWA ZONING BYLAW 2008-250  
CONSOLIDATION (PART 1, DEFINITIONS-SEC. 54).

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT.  
  
DATE \_\_\_\_\_  
  
\_\_\_\_\_  
JOHN H. GUTRI, O.L.S.

PLAN 4R-  
RECEIVED AND DEPOSITED  
  
DATE \_\_\_\_\_  
  
\_\_\_\_\_  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA - CARLETON (N° 4)

PLAN OF SURVEY OF  
LOT 1111 AND  
PART OF LOTS 1110 & 1112  
REGISTERED PLAN 346  
CITY OF OTTAWA



FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

- NOTES**
- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF WOODWARD AVENUE (FORMERLY FISSIAULT AVENUE) AS SHOWN ON PLAN OF SURVEY BY FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. REF. 82-346 NP, HAVING A BEARING OF N 58°25'40" E.
  - BEARINGS CAN BE CONVERTED TO GRID BY APPLYING ROTATION OF \*\*\*\*\* COUNTERCLOCKWISE. EG. REFERENCE BEARING BECOMES N \*\*\*\*\* E.
  - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR \*\*\*\*\*.

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 ORIGINAL.  
COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
*	*	*
*	*	*
*	*	*
*	*	*

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- - SURVEY MONUMENT FOUND
  - △ - MAGNETIC NAIL & WASHER
  - PCM - PROJECT CONTROL MONUMENT
  - IB - IRON BAR
  - SSIB - SHORT STANDARD IRON BAR
  - CP - CONCRETE PIN
  - (725) - ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., O.L.S.
  - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S., REF. 82-346 NP
  - (948) - H. J. MARTIN, O.L.S.
  - (1287) - FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S.
  - (M) - MEASURED
  - (S) - SET
  - PIN - PROPERTY IDENTIFIER NUMBER
  - BF - BOARD FENCE
  - CLF - CHAIN LINK FENCE
  - EOA - EDGE OF ASPHALT
  - PWF - POST & WIRE FENCE
  - WRW - WOODEN RETAINING WALL
  - CRW - CONCRETE RETAINING WALL (STACKABLE PRECAST)
  - - OVERHEAD UTILITY WIRES
  - 99 - POINT IDENTIFICATION NUMBER

**SURVEYOR'S CERTIFICATE**

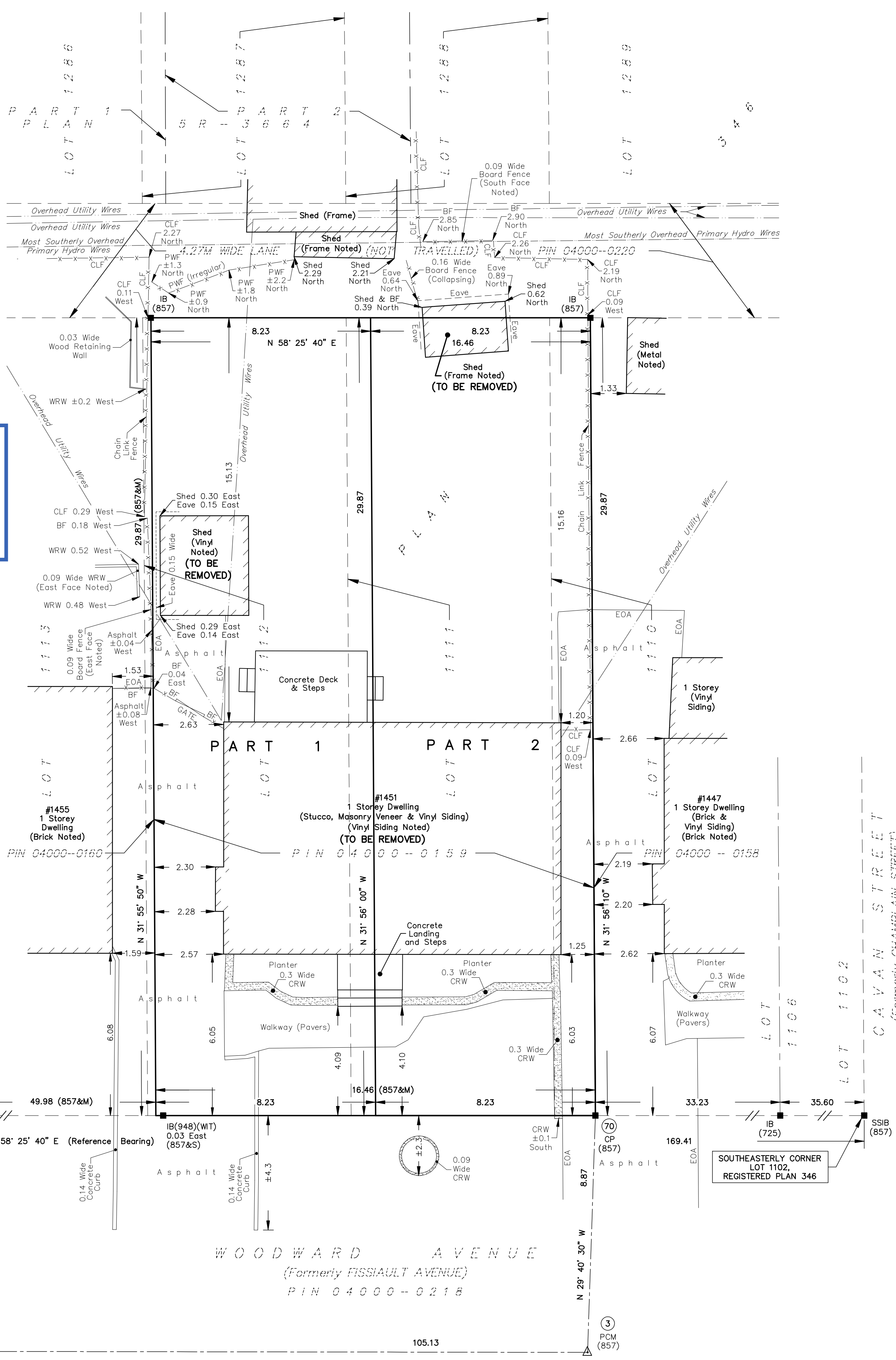
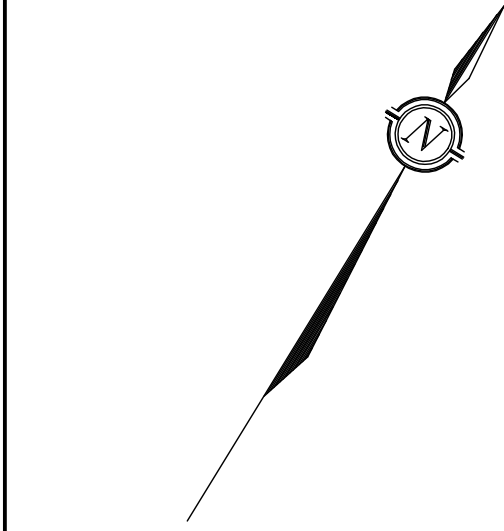
I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON \_\_\_\_\_

DATE \_\_\_\_\_ JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER .....

<b>Fairhall Moffatt &amp; Woodland</b> LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca	JOB No. A D 3 1 7 0 0
	E 364352 , N 5026782
	REFERENCE No. 82(a) - 346 NP
	S:\JOBS\AD31700\DWG\ (cnr) drp317ad.dwg (brd)



Committee of Adjustment  
Received | Reçu le  
2024-04-18  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

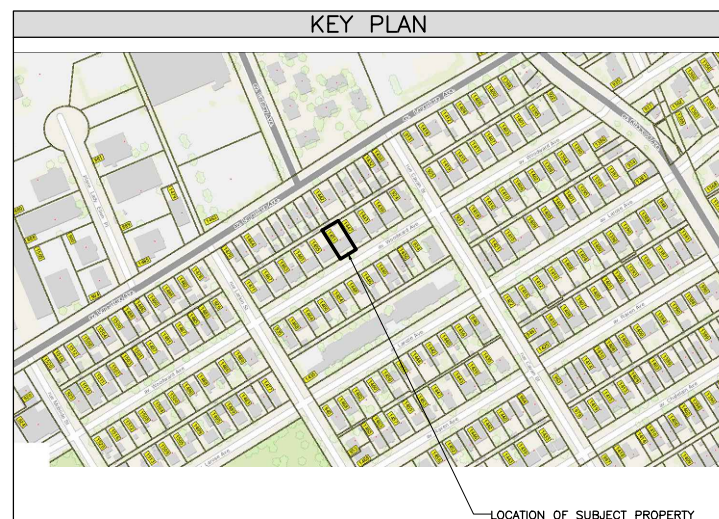
LARKIN STREET  
(Formerly LAURIER STREET)

CAVAN STREET  
(Formerly CHAMPLAIN STREET)

WOODWARD AVENUE  
(Formerly FISSIAULT AVENUE)  
PIN 04000-0218

②  
PCM  
(857)  
N 58° 31' 20" E

③  
PCM  
(857)



NOT TO SCALE

PROJECT INFORMATION	
ADDRESS	1451 Woodward Ave Ottawa, ON K1Z 7W4
LEGAL DESCRIPTION	LOT 1111 AND PARTS OF LOT 1110 & 1112 REGISTERED PLAN 346 CITY OF OTTAWA WARD 16, RIVER
ZONING	ZONING BYLAW 2008-250   R2H SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

DEVELOPMENT STANDARDS			
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PART 1	PROVIDED PART 2
MIN. LOT WIDTH	9.0m	8.23m	8.23m
LOT DEPTH	-	29.87m	29.87m
MIN. LOT AREA	270m <sup>2</sup>	245m <sup>2</sup>	245m <sup>2</sup>
MAX. BUILDING HEIGHT	8.0m	8.0m	8.0m
MIN. FRONT YARD SETBACK	6m	6.03m	6.08m
MIN. REAR YARD SETBACK	28%	28.22% (8.43m)	28.05% (8.38m)
MIN. REAR YARD AREA	25%	28.28% (61.25m <sup>2</sup> )	28.36% (69.49m <sup>2</sup> )
MIN. INTERIOR YARD SETBACK	1.5m	1.20m	1.20m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	30%	32.95%	32.96%
MAXIMUM DRIVEWAY WIDTH	2.75m	2.60m	2.60m

MINOR VARIANCES REQUESTED	
PART 1	A) To permit a reduced lot width of 8.23 metres, whereas the By-law requires a minimum lot width of 9.0 metres. [Table 158A] B) To permit a reduced lot area of 245 square metres, whereas the By-law requires a minimum lot area of 270 square metres. [Table 158A] C) To permit a reduced interior side yard of 1.20 metres, whereas the By-law requires a minimum interior side yard of 1.50 metres. [Table 158A]
PART 2	D) To permit a reduced lot width of 8.23 metres, whereas the By-law requires a minimum lot width of 9.0 metres. [Table 158A] E) To permit a reduced lot area of 245 square metres, whereas the By-law requires a minimum lot area of 270 square metres. [Table 158A] F) To permit a reduced interior side yard of 1.20 metres, whereas the By-law requires a minimum interior side yard of 1.50 metres. [Table 158A]

LEGEND			
PROPOSED BUILDING		SOFT LANDSCAPING AREA	
DRIVEWAY		LINE OF REQUIRED SETBACK	
WALKWAY		OVERHEAD WIRES	
		EXISTING TO BE DEMOLISHED	

**Committee of Adjustment**  
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**2024-04-18**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

LOT WIDTH		PART		LOT		REGISTERED PLAN		PIN		AREA (SQ.M.)	
8.23		1		PART OF LOTS 1111 & 1112		346		ALL OF 04000-0159		245	
8.23		2		PART OF LOTS 1110 & 1111						245	

NOTE: LOT WIDTHS AS SHOWN HAVE BEEN CALCULATED PER CITY OF OTTAWA ZONING BYLAW 2008-250 CONSOLIDATION (PART 1, DEFINITIONS-SEC. 54).

**MD**

**MIROCA DESIGN**  
INCORPORATED SINCE 1986

CUSTOM HOME DESIGN  
PROJECT MANAGEMENT

30 CONDOURSE GATE  
UNIT 47  
OTTAWA, ONTARIO  
K2E 7V7

TEL: 613-274-2653  
FAX: 613-274-7085

CONTACT@MIROCADESIGN.COM  
WWW.MIROCADESIGN.COM

CELEBRATING  
**35**  
YEARS  
DESIGN • BUILD

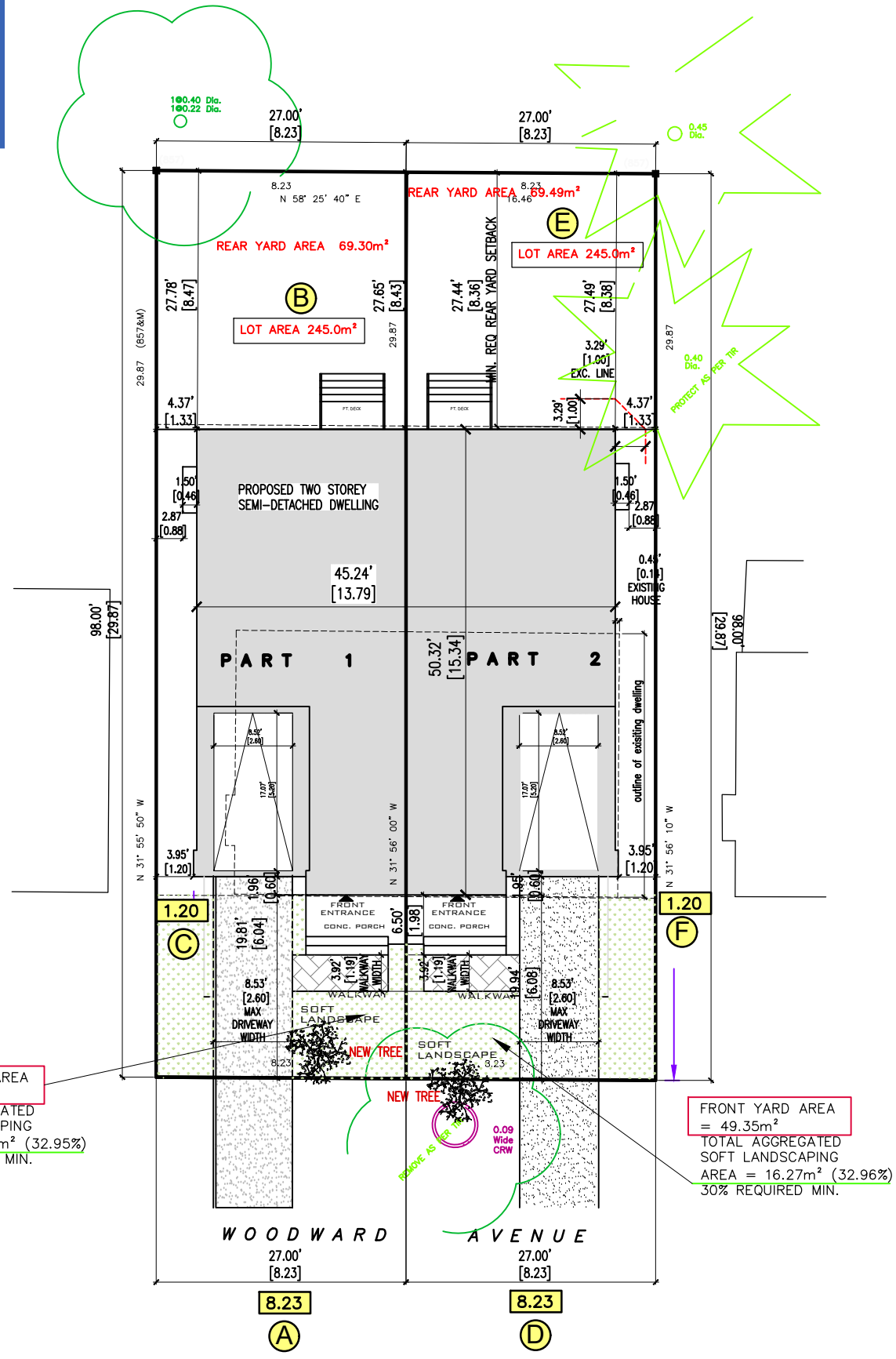
- GENERAL NOTES:**
- THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
  - ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
  - FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
  - DO NOT SCALE THE DRAWINGS.

No.	DESCRIPTION & DATE
REVISIONS	

JOB TITLE:  
PROPOSED TWO STOREY SEMI DETACHED DWELLING  
1451 WOODWARD AVENUE  
LOT 1111 AND PART OF LOTS 1110 & 1112  
REG'S PLAN 346  
PARTS 1 & PARTS 2  
CITY OF OTTAWA

SHEET TITLE:  
SITE PLAN

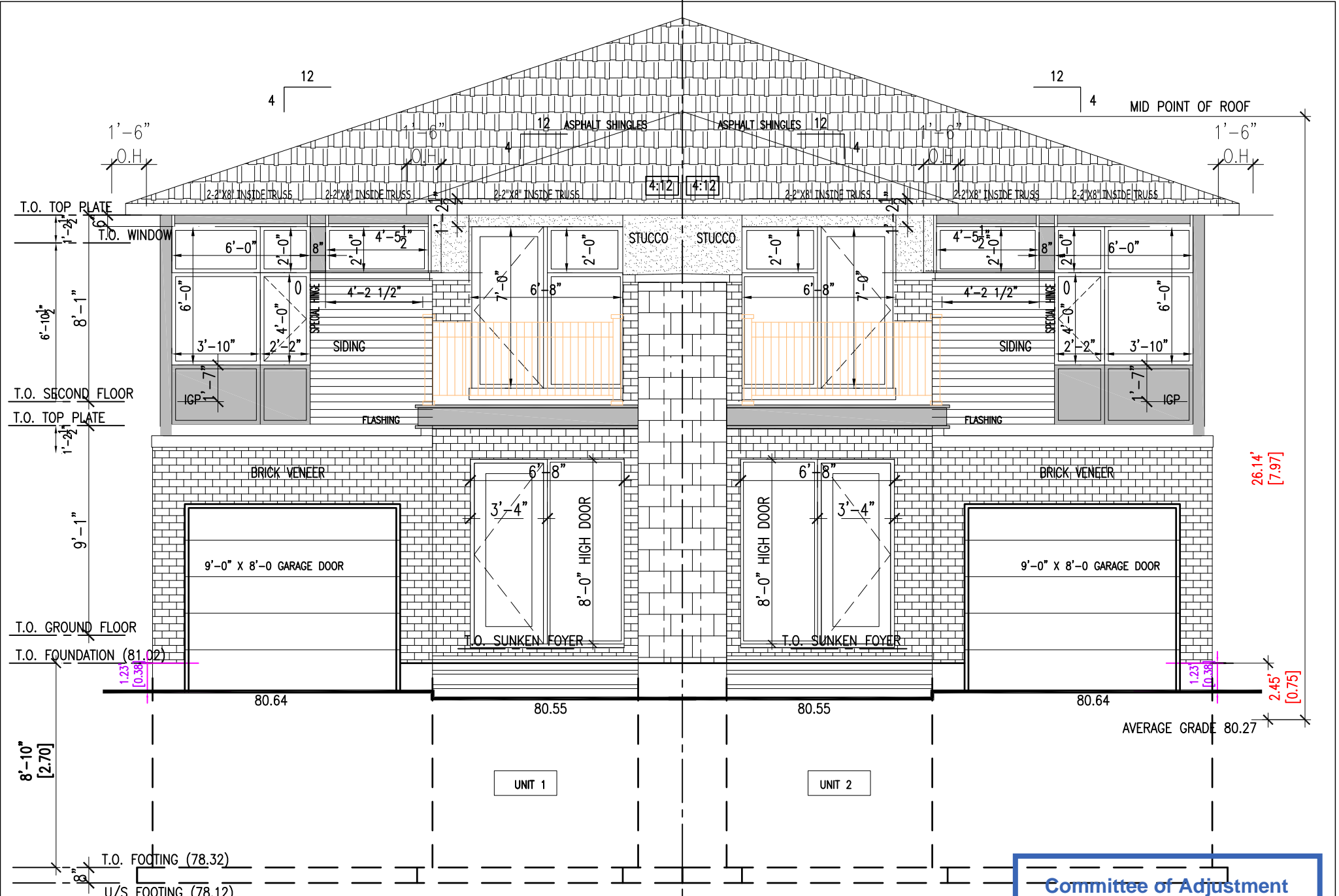
SCALE: AS SHOWN	DWG NO.
DRAWN: T.S	<b>S1.1</b>
CHECKED:	
DATE: JAN 2023	
PRINT DATE:	



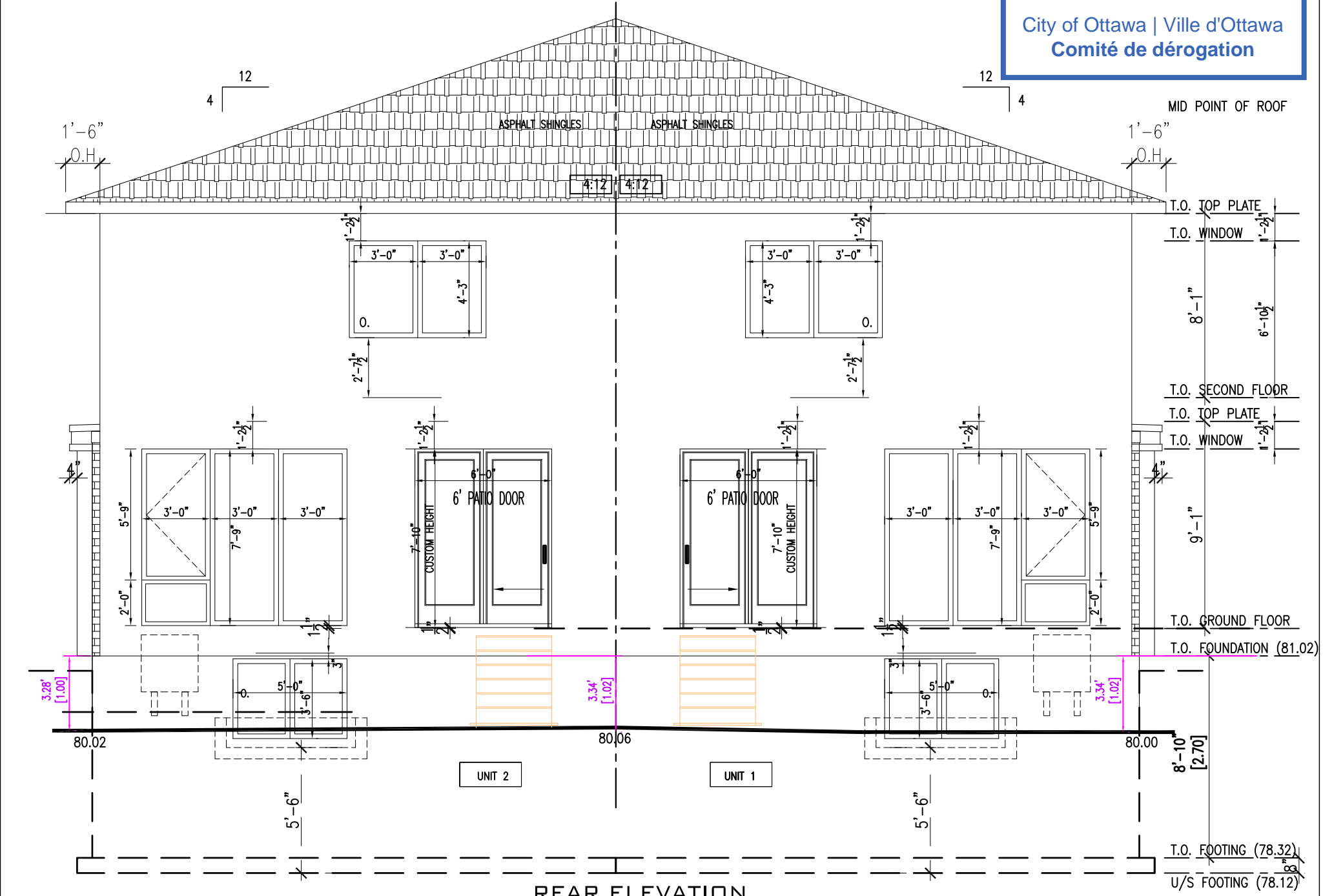
FRONT YARD AREA = 49.33m<sup>2</sup>  
TOTAL AGGREGATED SOFT LANDSCAPING AREA = 16.25m<sup>2</sup> (32.95%)  
30% REQUIRED MIN.

FRONT YARD AREA = 49.35m<sup>2</sup>  
TOTAL AGGREGATED SOFT LANDSCAPING AREA = 16.27m<sup>2</sup> (32.96%)  
30% REQUIRED MIN.

**SITE PLAN**  
SCALE: 1:200



**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

**GENERAL NOTES:**

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.



30 CONDOURSE GATE TEL: 613-274-2653  
UNIT 47 FAX: 613-274-7085  
OTTAWA, ONTARIO CONTACT@MIROCADESIGN.COM  
K2E 7V7 WWW.MIROCADESIGN.COM

CARMEL DEVELOPMENT CORPORATION

NO.	DESCRIPTION & DATE

JOB TITLE:  
PROPOSED TWO STOREY SEMI DETACHED DWELLING  
1451 WOODWARD AVENUE LOT 1111 AND PART OF LOTS 1110 & 1112  
REG'S PLAN 346 PARTS 1 & PARTS 2 CITY OF OTTAWA

SHEET TITLE:  
**FRONT & REAR ELEVATION**

SCALE: AS SHOWN  
DRAWN: T.S.  
DATE: MAY-2024  
PRINT DATE:      DWG No. **A4.8**

**Committee of Adjustment**  
 Received | Reçu le  
 2024-04-18  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

DRAWN:	T.S.
DATE:	MAY-2024
PRINT DATE:	

**LEFT SIDE ELEVATION**

JOB TITLE: REDESIGNED TWO STOREY SEMI-DETACHED DWELLING 1451 WOODWARD AVENUE LOT 1111 AND PART OF LOTS 1110 REFS PLAN 346 PARTS 1 & PARTS 2 CITY OF OTTAWA

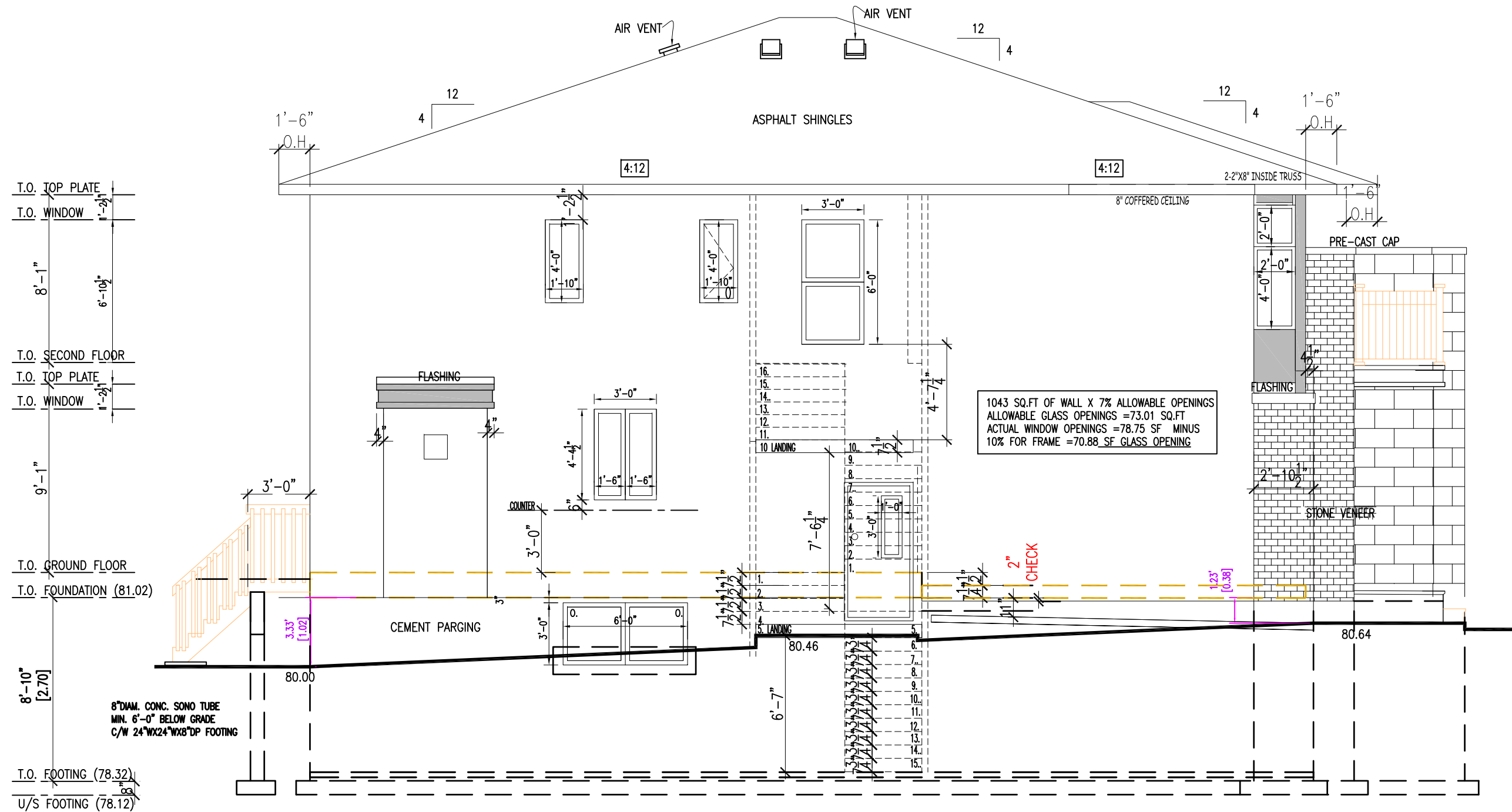
NO.	DESCRIPTION & DATE	REVISIONS

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 K2E 7V7 WWW.MIROCADSIGN.COM

CARMEL DEVELOPMENT CORPORATION

**MD**  
**MIROCA DESIGN**  
 INCORPORATED SINCE 1986

**GENERAL NOTES:**  
 1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS TO BE INSPECTED AND APPROVED BY THE CONSULTANT.  
 2. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND BY-LAWS.  
 3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.  
 4. DO NOT SCALE THE DRAWINGS.



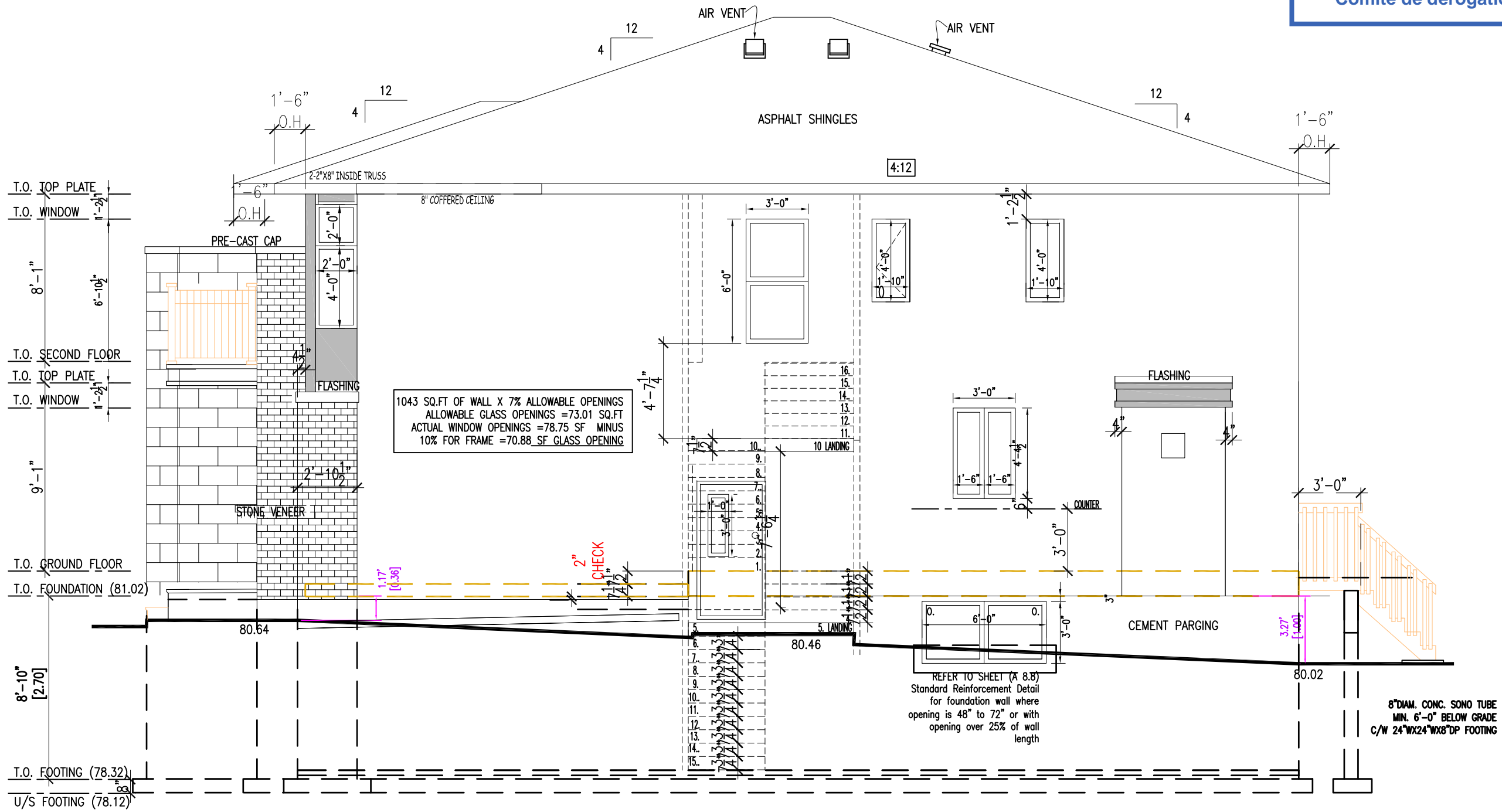
1043 SQ.FT OF WALL X 7% ALLOWABLE OPENINGS  
 ALLOWABLE GLASS OPENINGS = 73.01 SQ.FT  
 ACTUAL WINDOW OPENINGS = 78.75 SF MINUS  
 10% FOR FRAME = 70.88 SF GLASS OPENING

**LEFT SIDE ELEVATION**  
 SCALE: 3/16" = 1'-0"

UNIT 1

T.O. TOP PLATE  
 T.O. WINDOW  
 8'-1"  
 6'-10 1/2"  
 T.O. SECOND FLOOR  
 T.O. TOP PLATE  
 T.O. WINDOW  
 9'-1"  
 1'-2 1/4"  
 T.O. GROUND FLOOR  
 T.O. FOUNDATION (81.02)  
 8'-10" [2.70]  
 8" DIAM. CONC. SONO TUBE  
 MIN. 6'-0" BELOW GRADE  
 C/W 24" WX 24" WX 8" DP FOOTING  
 T.O. FOOTING (78.32)  
 U/S FOOTING (78.12)

**Committee of Adjustment**  
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 2024-04-18  
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**RIGHT SIDE ELEVATION**  
 SCALE: 3/16" = 1'-0"

SCALE: AS SHOWN DRAWN: T.S. DATE: MAY-2024	DWG NO.: <b>A5.8</b>
SHEET TITLE: <b>RIGHT SIDE ELEVATION</b>	
JOB TITLE: BASED TWO STOREY SEMI-DETACHED DWELLING 1451 WOODWARD AVENUE LOT 1111 AND PART OF LOTS 1110 REG'S PLAN 346 PARTS 1 & PARTS 2 CITY OF OTTAWA	
NO. DESCRIPTION & DATE REVISIONS	
3D CONCOURSE GATE TEL: 613-274-2653 UNIT 47 FAX: 613-274-7085 OTTAWA, ONTARIO CONTACT@MIROCADESIGN.COM K2E 7V7 WWW.MIROCADESIGN.COM	
<b>MD</b> <b>MIROCA DESIGN</b> INCORPORATED SINCE 1986	
GENERAL NOTES: 1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS TO BE USED IN CONFORMANCE WITH THE DRAWINGS AND SPECIFICATIONS TO THE CONSULTANT. 2. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND BY-LAWS. 3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING CAPACITY. STRUTS TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE. 4. DO NOT SCALE THE DRAWINGS.	

Committee of Adjustment  
APR 18 2024  
City of Ottawa

### LOT FABRIC MAP

SIMILAR REDUCED LOT WIDTHS AND AREAS FOUND THROUGHOUT THE NEIGHBOURHOOD INDICATED IN BLUE:

1481 LAROSE AVENUE  
LW = 7.62M, LA = 227.58M<sup>2</sup>

1462 LAPERRIERE AVENUE  
LW = 9.18M, LA = 281.22M<sup>2</sup>

1460 LAPERRIERE AVENUE  
LW = 9.13M, LA = 281.91M<sup>2</sup>

1456 LAPERRIERE AVENUE  
LW = 9.15M, LA = 283.92M<sup>2</sup>

1454 LAPERRIERE AVENUE  
LW = 9.14M, LA = 285.13M<sup>2</sup>

1448 LAPERRIERE AVENUE  
LW = 9.26M, LA = 287.84M<sup>2</sup>

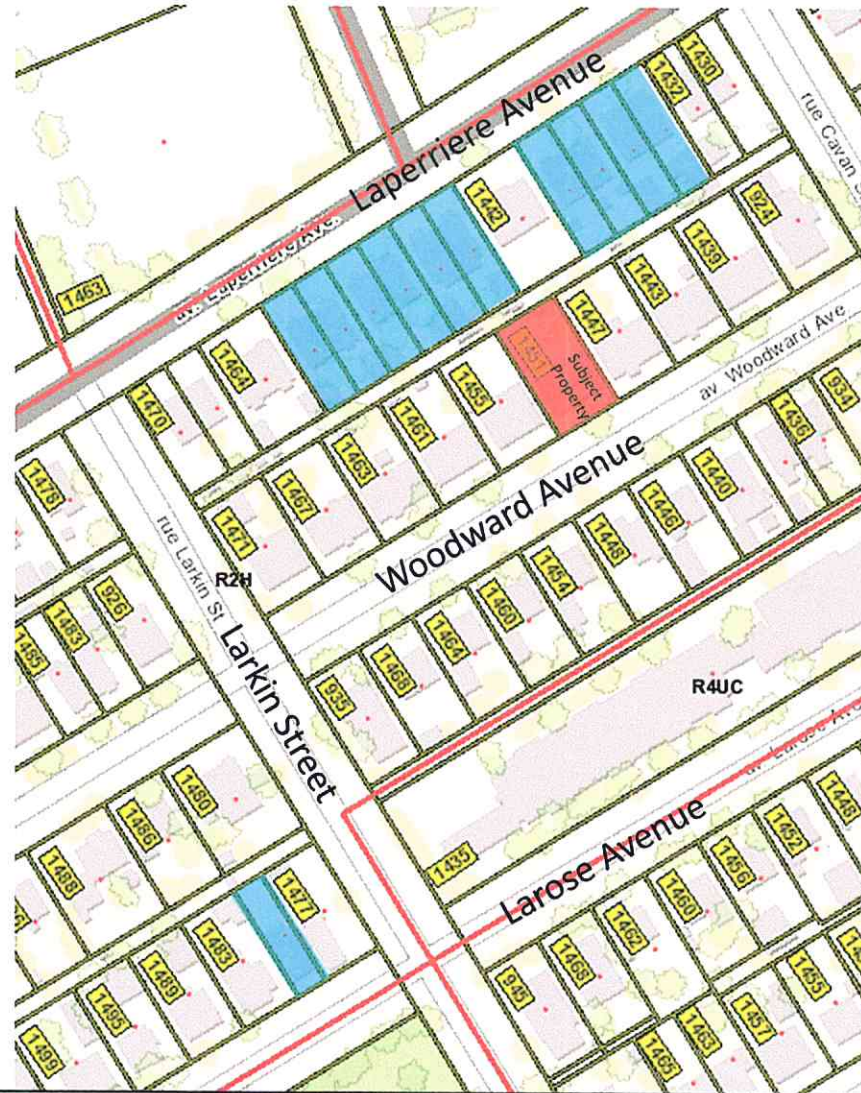
1446 LAPERRIERE AVENUE  
LW = 9.03M, LA = 287.00M<sup>2</sup>

1440 LAPERRIERE AVENUE  
LW = 9.13M, LA = 292.99M<sup>2</sup>

1438 LAPERRIERE AVENUE  
LW = 9.17M, LA = 294.30M<sup>2</sup>

1436 LAPERRIERE AVENUE  
LW = 9.09M, LA = 296.53M<sup>2</sup>

1434 LAPERRIERE AVENUE  
LW = 9.20M, LA = 297.01M<sup>2</sup>



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**SIMILAR LOTS**



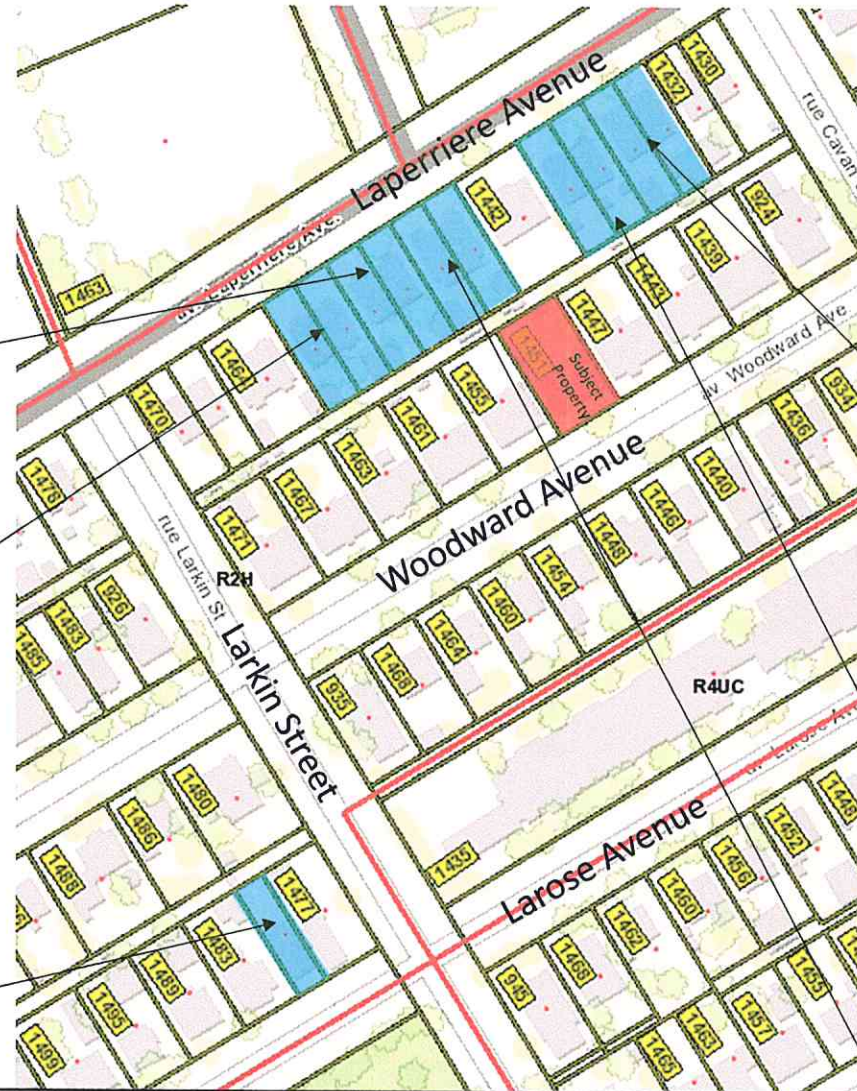
1454-1456 LAPERRIERE AVENUE



1460-1462 LAPERRIERE AVENUE



1481 LAROSE AVENUE



1434-1436 LAPERRIERE AVENUE



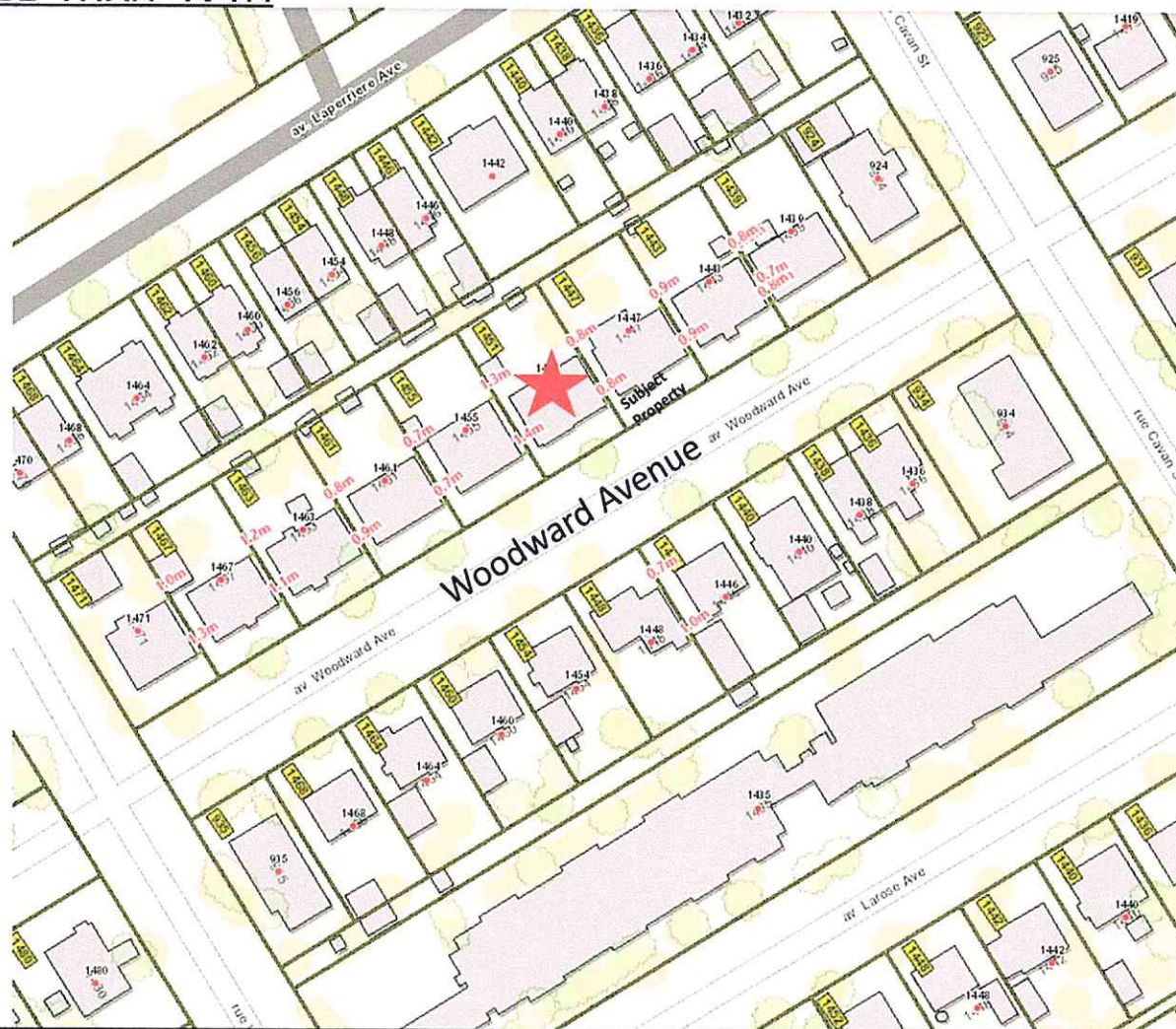
1438-1440 LAPERRIERE AVENUE



1446-1448 LAPERRIERE AVENUE

APR 18 2024

**SIDEYARD LOTS LESS THAN 1.4M**



MIROCA DESIGN  
INCORPORATED SINCE 1986

1451 WOODWARD AVENUE

APPLICATION FOR CONSENT AND MINOR VARIANCE | APRIL 2024



Committee of Adjustment  
APR 18 2024  
City of Ottawa

**EXISTING SUBJECT PROPERTY**

