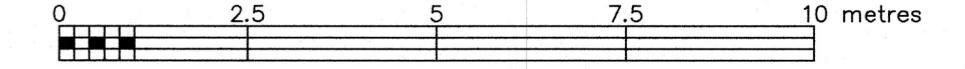


PART OF LOT 65 REGISTERED PLAN 101 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 100



Metric Note

Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

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).

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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Not all overhead wires/transmitters adjacent to the property have been located, the nearest overhead wire locations are shown on the plan.

Notes & Legend

Legend table with symbols and descriptions: Denotes Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Measured, Registered Plan 101, Plan by (1990) dated January 29, 1988, Plan by (1175) dated December 10, 2007 (File No. 07-8-8908), Plan by (990) dated March 19, 1987, Maintenance Hole (Storm), Maintenance Hole (Sanitary), Underground Storm Sewer, Underground Sanitary Sewer, Overhead Wires, Utility Pole, Fire Hydrant, Gas Meter, Diameter, Chain Link Fence, Metal Fence, Board Fence, Stone Retaining Wall, Top of Grate, Underside of Eave, Top of Foundation, Centreline, Subject To, Location of Elevations, Top of 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.

Site Area=304.1 sq.m.

Committee of Adjustment Received | Reçu le 2025-12-12 City of Ottawa | Ville d'Ottawa Comité de dérogation

This document is presented in the language it was provided. Ce document est présenté dans la langue dans laquelle il a été fourni.

Surveyor's Certificate

- 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 26th day of February, 2025.

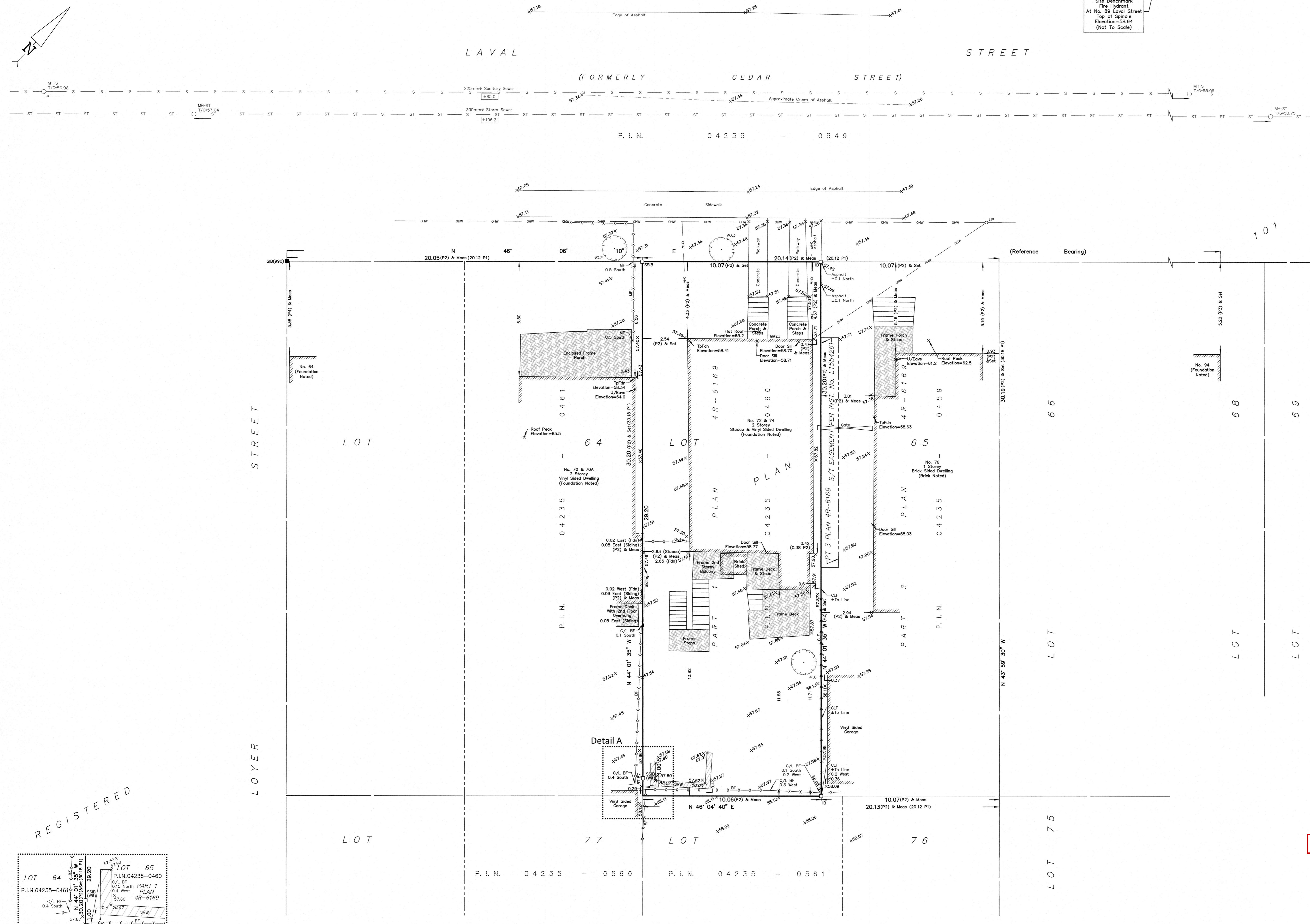
Feb 27/2025 Date Emad Alrefaai Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-98735 FARLEY, SMITH & DENIS SURVEYING LTD.

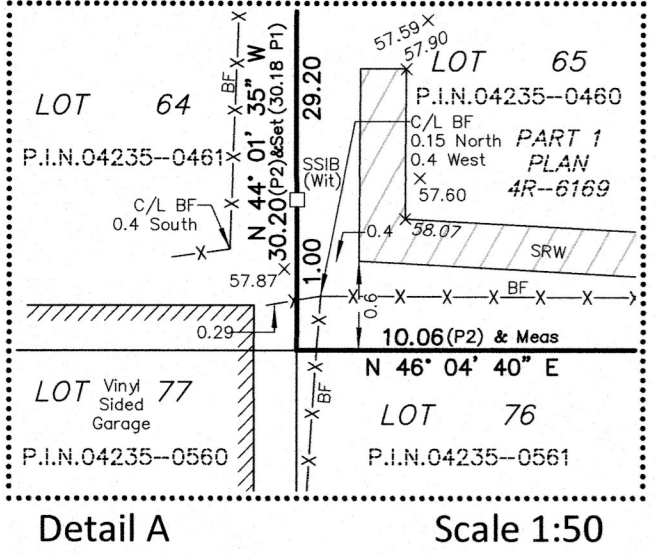
ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6 TEL. (613) 727-8226 E-mail: info@fdsurveys.ca

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

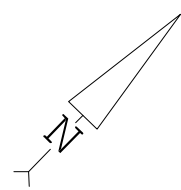
WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2025.



REGISTERED



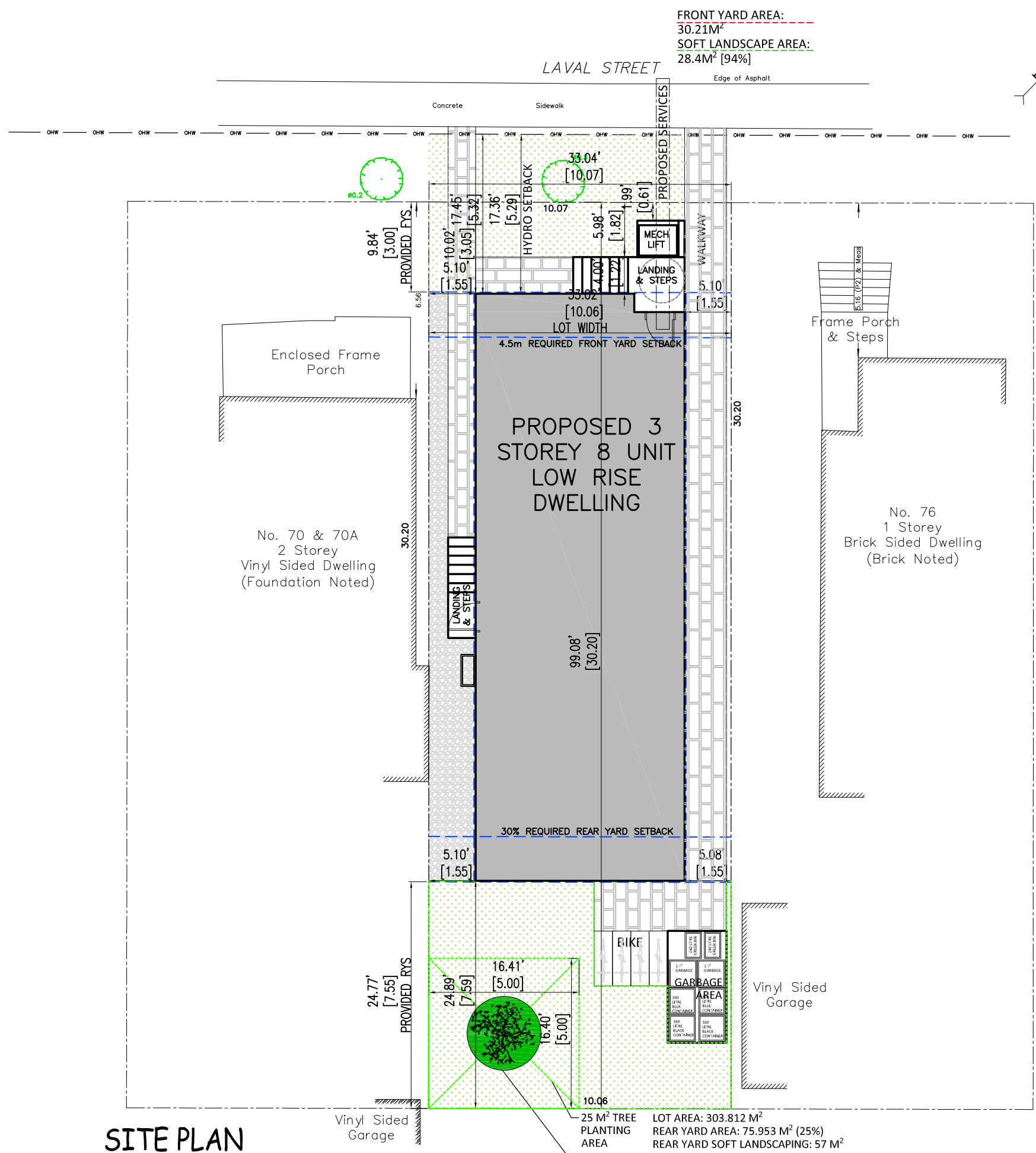
Detail A Scale 1:50



PROJECT INFORMATION	
ADDRESS	72-74 LAVAL ST OTTAWA, ON. K1L 7Z3
LEGAL DESCRIPTION	PART OF LOT 65 REGISTERED PLAN 101 PIN: 04235-0460 WARD 12, RIDEAU-VANIER
ZONING	ZONING BYLAW 2008-250 R4UA 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 PARCEL A
MIN. LOT WIDTH	12m	10.06m
LOT DEPTH	-	30.20m
MIN. LOT AREA	360m ²	303.812m ²
MAX. BUILDING HEIGHT	11m	10.95m
MIN. FRONT YARD SETBACK	4.5m	3m
MIN. CORNER YARD SETBACK	4.5m	N/A
MIN. REAR YARD SETBACK	30% (9.06m)	25% (7.55m)
MIN. REAR YARD AREA	25% (75.953m ²)	25% (75.953m ²)
MIN. INTERIOR YARD SETBACK	1.5m	1.55m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	94%
MIN. REAR YARD SOFT LANDSCAPING	50M ²	57M ²
MAXIMUM DRIVEWAY WIDTH	3m	N/A

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



FRONT YARD AREA:
30.21M²
SOFT LANDSCAPE AREA:
28.4M² [94%]

No. 70 & 70A
2 Storey
Vinyl Sided Dwelling
(Foundation Noted)

No. 76
1 Storey
Brick Sided Dwelling
(Brick Noted)

PROPOSED 3
STOREY 8 UNIT
LOW RISE
DWELLING

SITE PLAN
SCALE 1:150

- 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 BY-LAWS.
 3. SEE STRUCTURAL ENGINEER LETTER FOR FOOTING DESIGN, BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
**PROPOSED
THREE STOREY 8 UNIT
LOW RISE
72-74 LAVAL ST
CITY OF OTTAWA**

SHEET TITLE:
SITE/LANDSCAPE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	
CHECKED:	
DATE: MARCH 2025	S1.1
PRINT DATE:	

LOT AREA: 303.812 M²
REAR YARD AREA: 75.953 M² (25%)
REAR YARD SOFT LANDSCAPING: 57 M²

25 M² TREE
PLANTING
AREA
NEW TREE

PROJECT INFORMATION

ADDRESS 72-74 LAVAL ST
OTTAWA, ON, K1L 7Z3

LEGAL DESCRIPTION PART OF LOT 65
REGISTERED PLAN 101
PIN:04235-0460
WARD 12, RIDEAU-VANIER

ZONING ZONING BYLAW 2008-250 | R4UA
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

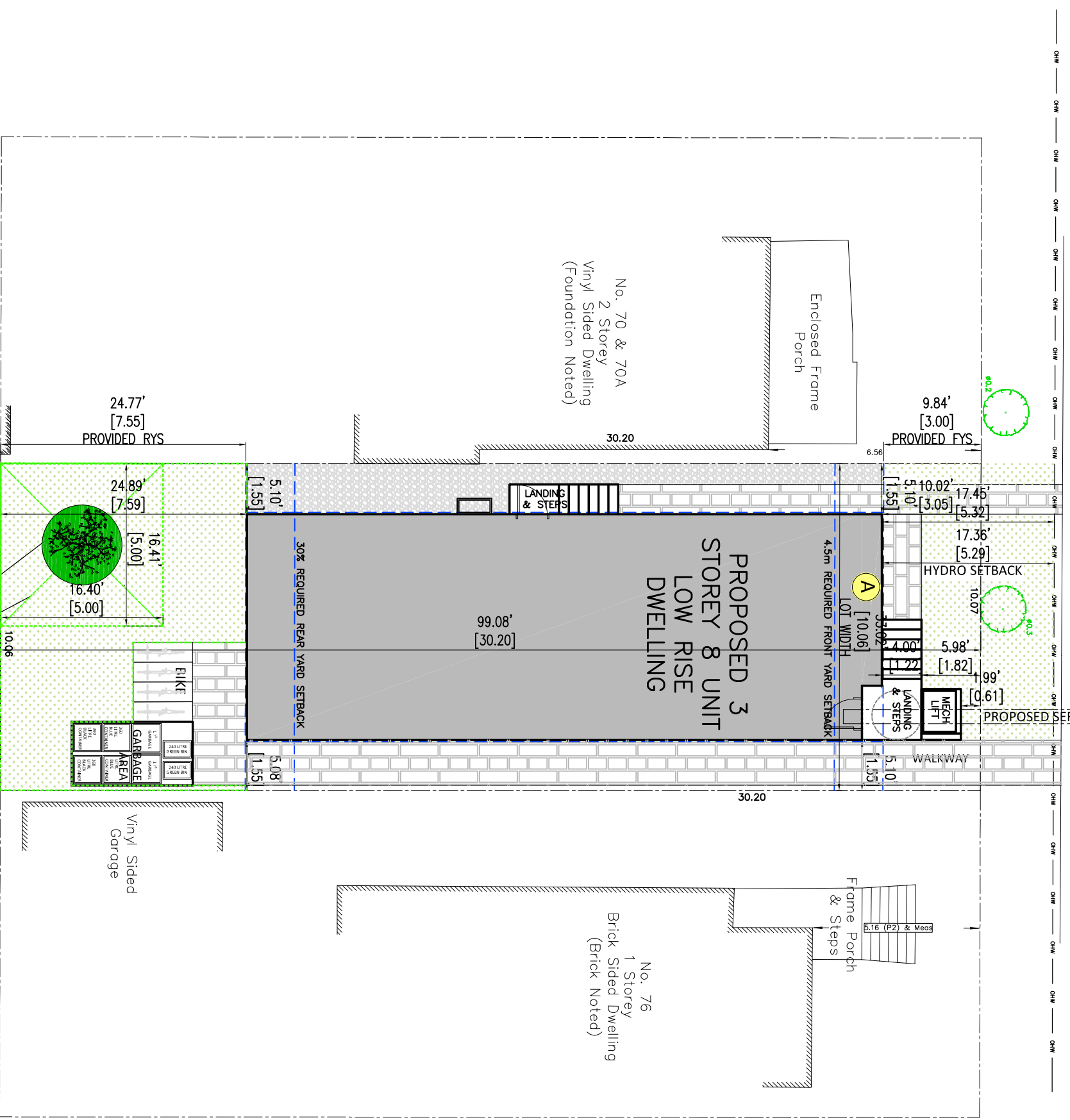
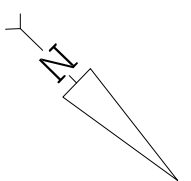
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PARCEL A
MIN. LOT WIDTH	12m	10.06m
LOT DEPTH	-	30.20m
MIN. LOT AREA	360m ²	303,812m ²
MAX. BUILDING HEIGHT	11m	10.95m
MIN. FRONT YARD SETBACK	4.5m	3m
MIN. CORNER YARD SETBACK	4.5m	N/A
MIN. REAR YARD SETBACK	30% (9.06m)	25% (7.55m)
MIN. REAR YARD AREA	25% (75.953m ²)	25% (75.953m ²)
MIN. INTERIOR YARD SETBACK	1.5m	1.55m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	94%
MIN. REAR YARD SOFT LANDSCAPING	50M ²	57M ²
MAXIMUM DRIVEWAY WIDTH	3m	N/A

LEGEND

PROPOSED BUILDING	SOFT LANDSCAPING AREA	
RIVER WASH	LINE OF REQUIRED SETBACK	
WALKWAY	OVERHEAD WIRES	
SOD	EXISTING TO BE DEMOLISHED	

LAVAL STREET

FRONT YARD AREA: 30.21M²
SOFT LANDSCAPE AREA: 28.4M² [94%]
Edge of Asphalt



SITE PLAN
SCALE 1:150

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL 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 STANDARDS.
3. SEE STRUCTURAL ENGINEER LETTER FOR GRANULAR MATERIAL AND COMPACTION TO BE SUBMITTED AND APPROVED PRIOR TO CONCRETE POURING.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
PROPOSED
THREE STOREY 8 UNIT
LOW RISE
72-74 LAVAL ST
CITY OF OTTAWA

SHEET TITLE:
SITE/LANDSCAPE PLAN

SCALE: AS SHOWN DWG NO.
DRAWN: C.E.
CHECKED:
DATE: MARCH 2025
PRINT DATE:
51.1

MD
MIRROCA DESIGN
INCORPORATED SINCE 1988
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

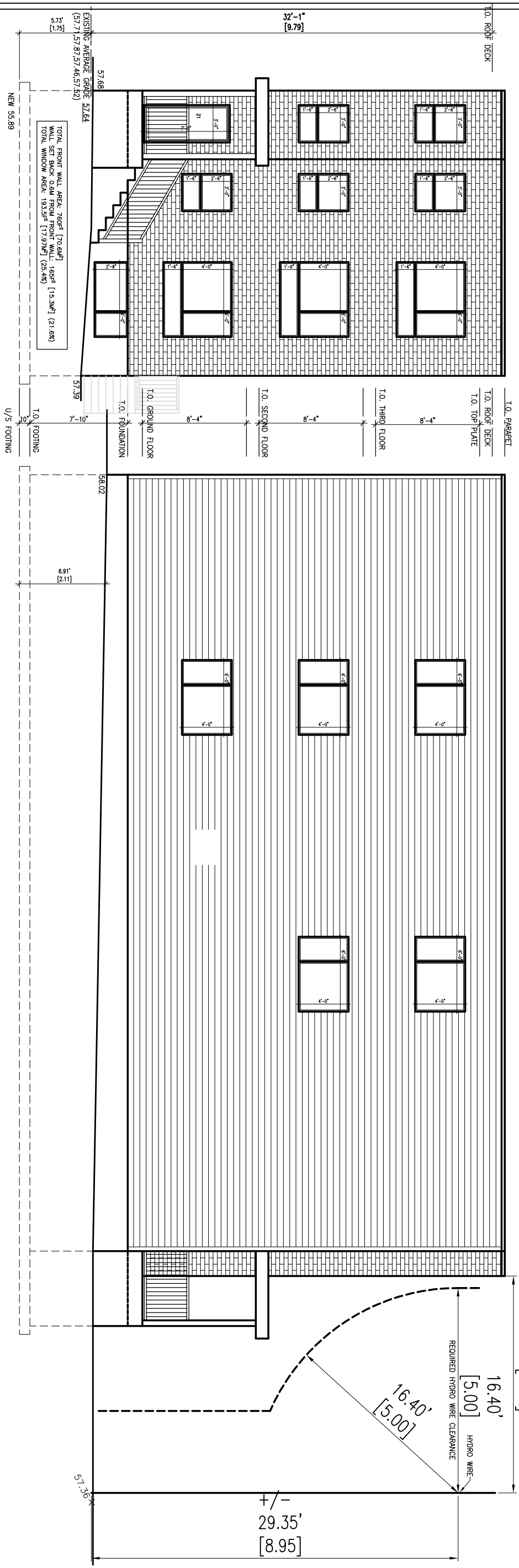
30 DUNDAS STREET GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7
TEL: 613-274-5653
FAX: 613-274-7085
CONTACT@MIRROCADESIGN.COM
WWW.MIRROCADESIGN.COM

17.36'
 [5.29] PROVIDED HYDRO WIRE CLEARANCE

16.40'
 [5.00] HYDRO WIRE
 REQUIRED HYDRO WIRE CLEARANCE

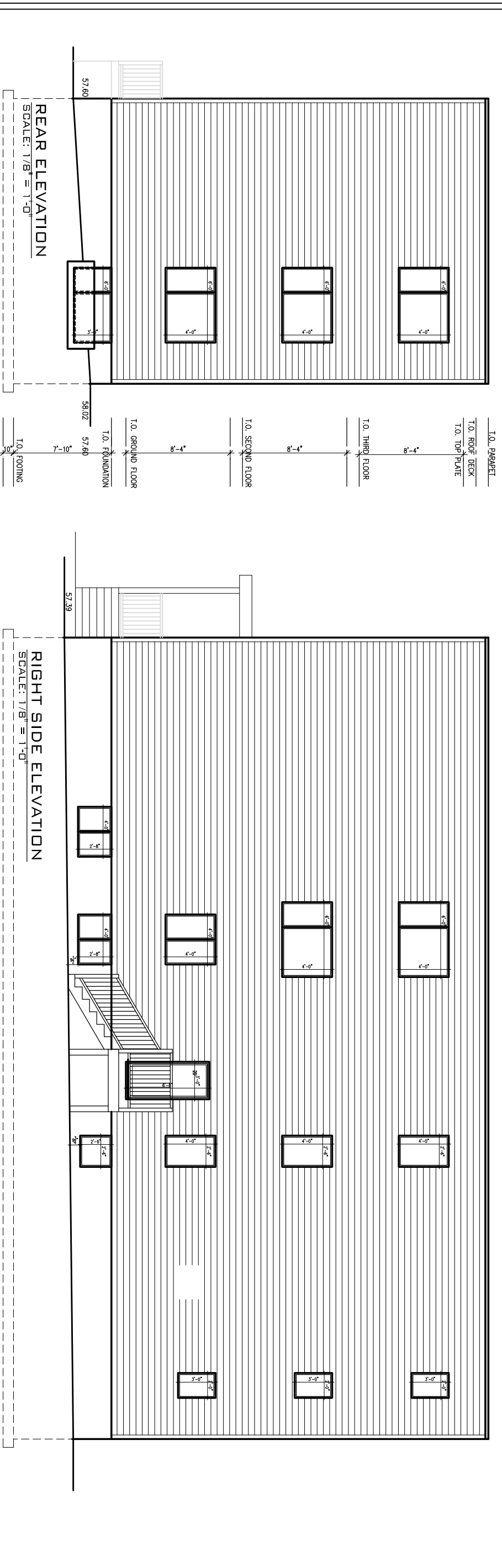
16.40'
 [5.00]

+/-
 29.35'
 [8.95]



FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



REAR ELEVATION
 SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CANADIAN REGULATIONS AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F. CONCRETE SHALL BE USED UNLESS OTHERWISE SPECIFIED. ALL MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CANADIAN REGULATIONS AND BY-LAWS.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
**PROPOSED TWO 3-STORY
 B-UNIT LOW RISE DWELLING
 72 LAVAL STREET
 OTTAWA, ON.**

SHEET TITLE:
ELEVATIONS

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	
CHECKED:	
DATE:	
A1.1	

Replacement Tree Specifications

Trees 1 and 2, medium to large trees at maturity, species suggestions include:

- Sugar maple (*Acer saccharum*)*
- Black maple (*Acer nigrum*)*
- Hackberry (*Celtis occidentalis*)*
- Katsura (*Cercidiphyllum japonicum*)
- Black walnut (*Juglans nigra*)* – nuts
- Black cherry (*Prunus serotina*)*
- White oak (*Quercus alba*)*
- Bur oak (*Quercus macrocarpa*)*
- Pin Oak (*Quercus palustris*)
- English oak (*Quercus robur*)
- Red oak (*Quercus rubra*)*
- Basswood (*Tilia americana*)*
- Ginkgo (*Ginkgo biloba*)
- Kentucky coffeetree (*Gymnocladus dioica*) – has pods
- Liberty elm (*Ulmus americana* "Libertas")
- White spruce (*Picea glauca*)*
- Norway spruce (*Picea abies*)
- Eastern white cedar (*Thuja occidentalis*)*
- Canadian hemlock (*Tsuga canadensis*)*

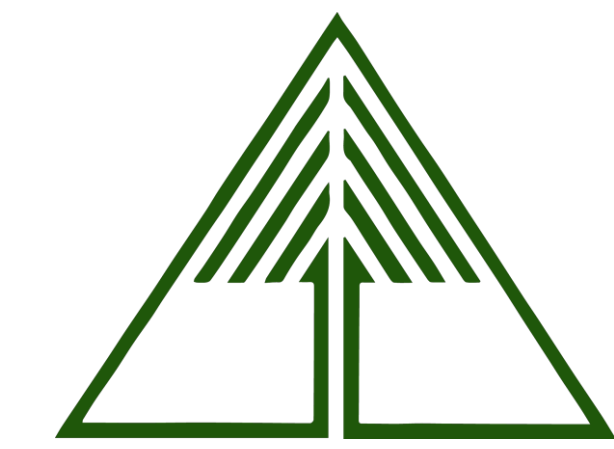
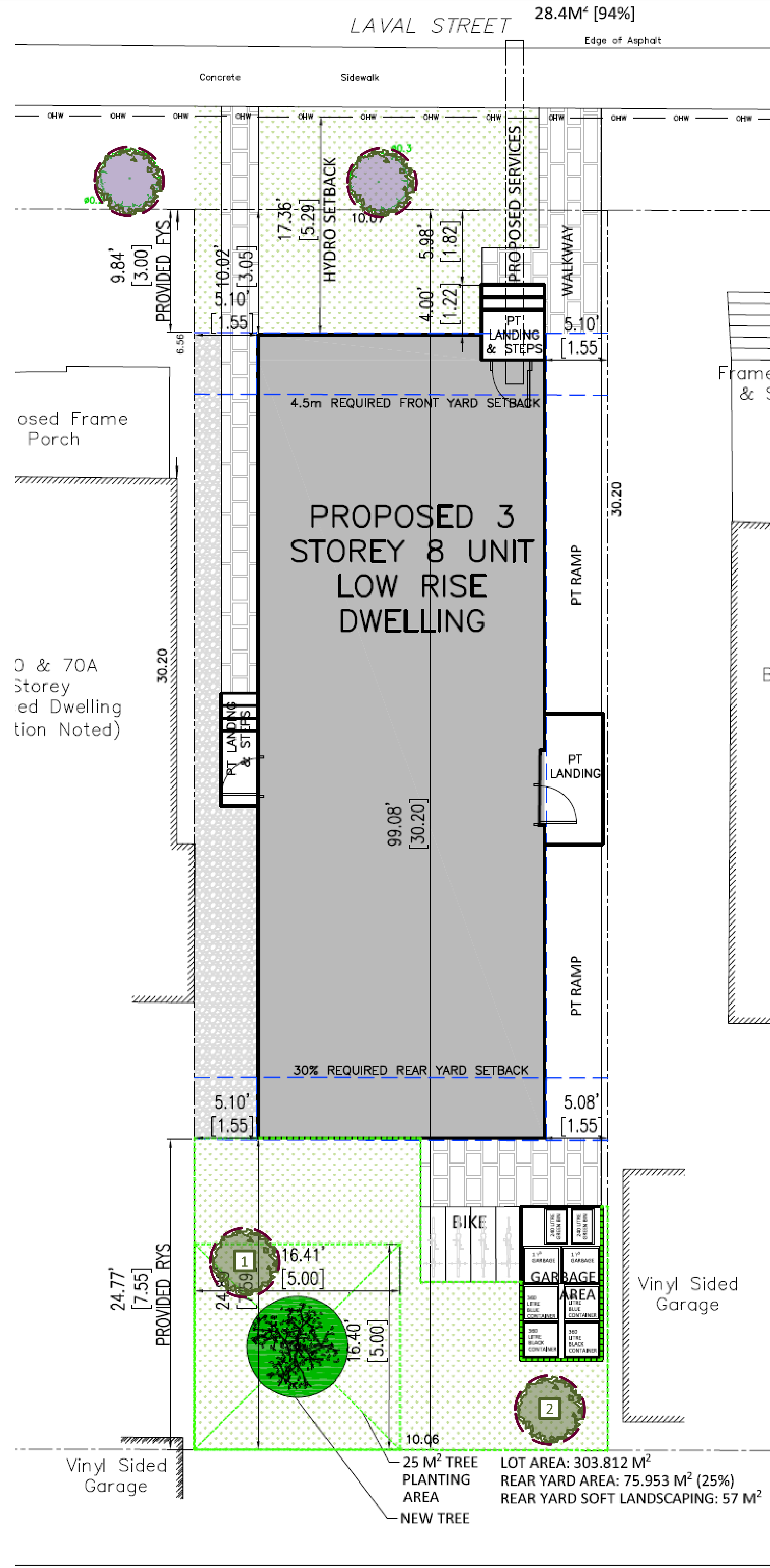
Note: Proposed tree locations are suggestions only and should be finalized only once construction is complete and should adhere to City of Ottawa Tree Planting Guidelines

*Native to Ottawa region: Planting species native to a region can help maintain and enhance biodiversity.

Note: Norway maple (*Acer platanoides*) is not recommended as it is highly invasive and not a suitable tree for urban planting.

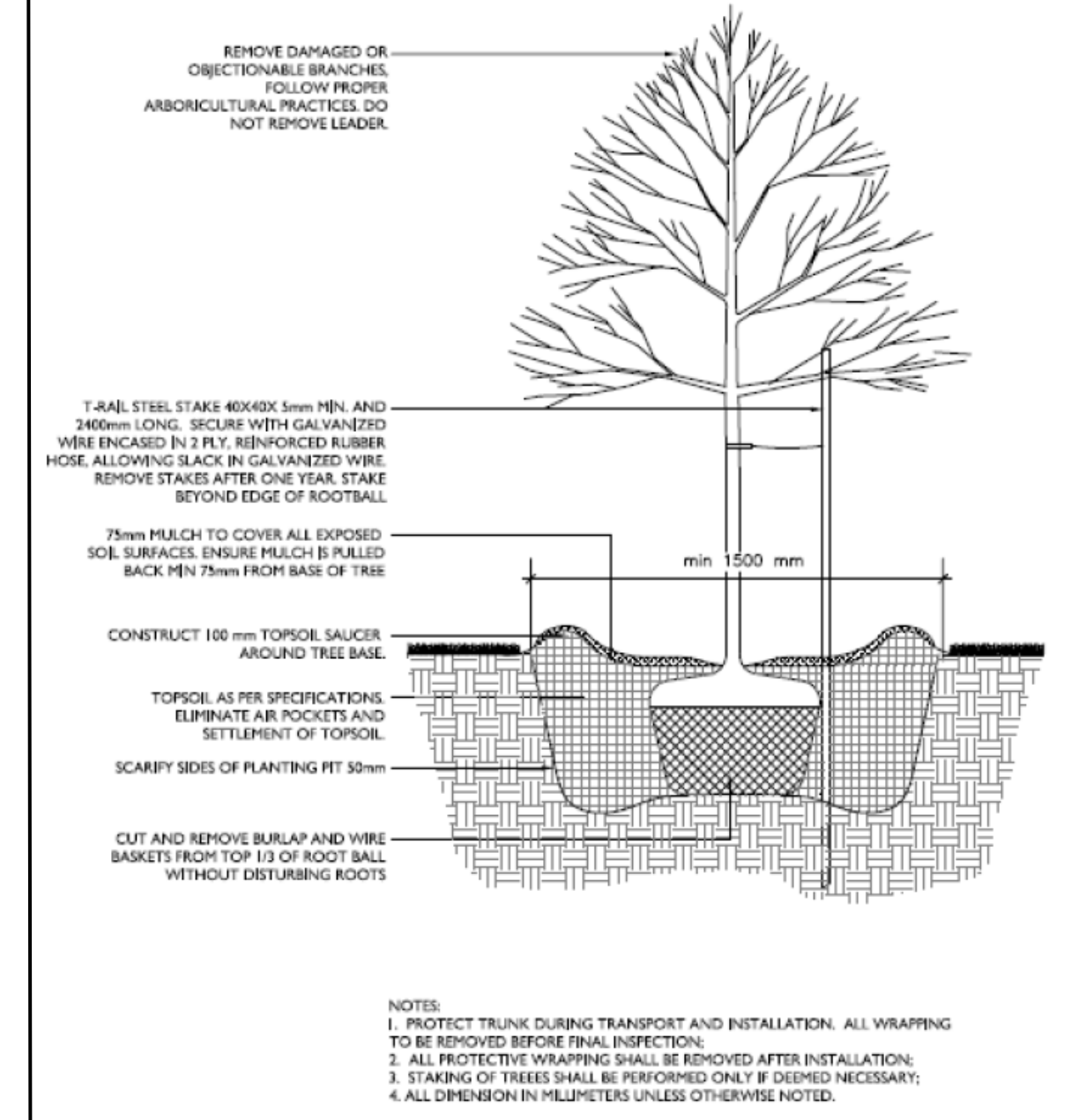
The species recommended herein are the most suitable species based on the existing plans. For best success, tree species should be matched to site conditions.

All deciduous trees must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level. Coniferous trees must be no less than 200 cm in height.



Tree Planting Plan – 72 Laval
 Prepared by Dendron Forestry Services
 Version 1.0, April 11, 2025
 For more information, please contact:
info@dendronforestry.ca

Note: the tree layer has been added to the original grading plan supplied by the client in pdf format. This layer refers to the trees only, and the original grading plan has not been altered in the process. Refer to the original plan for details as quality is lost when importing the plan into the mapping software used to create the tree layer.



- KEY SPACING GUIDELINES**
- For Deciduous Trees:**
- Minimum 50mm caliper stock
 - 1.5m from sidewalks, driveways, walkways, fences, sound walls, and old stumps.
 - 2.5m from curbs, hydro transformers, or behind fire hydrants
 - 4-7m from any part of an existing tree, depending on canopy width
 - 10m from bus shelters and community mailboxes
- For Coniferous Trees:**
- Follow same setbacks as deciduous, but due to the widest branching being at the base of the tree, conifers need greater setbacks for ground-level obstacles.
 - Minimum 200cm height stock
 - 4.5m setbacks from sidewalks, walkways, driveways, and curbs.
 - Do not plant on corners where sight lines will be compromised.

TREES MUST BE WATERED REGULARLY FOLLOWING PLANTING TO ENSURE PROPER ESTABLISHMENT.
 On average, a young tree needs 6 gallons (24 liters) of water twice per week. (Do not water using a sprinkler as water on the foliage can lead to fungal infection)
 Placing a ring of mulch around the planting hole will help reduce water loss. Ensure no mulch is touching the base of the tree.

Legend

- New Private Tree
- New Tree either fully or partly on city property
- Existing Tree to be retained