

Committee of Adjustment
Received | Reçu le

2026-01-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

KINGSDALE AVENUE
(FORMERLY CENTRAL BOULEVARD)
(REGISTERED PLAN 326)
N59°24'40"E

SCHEDULE

PART	LOT	PLAN	AREA (m ²)	PIN
1	880, 881 & PART OF 882	R.P. 326	474.07	PART OF 04342-0161
2	ALL OF 883, PART OF 882 & 884		566.49	PART OF 04342-0161
3	PART OF 884, ALL OF 885		343.94	PART OF 04342-0161

DRAFT

PLAN OF SURVEY OF
**LOTS 880, 881, 882, 883, 884 AND 885
AND PART OF LANE (CLOSED BY
JUDGE'S ORDER GL52533)
REGISTERED PLAN 326
CITY OF OTTAWA**



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METRIC CONVERSION

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

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99995

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

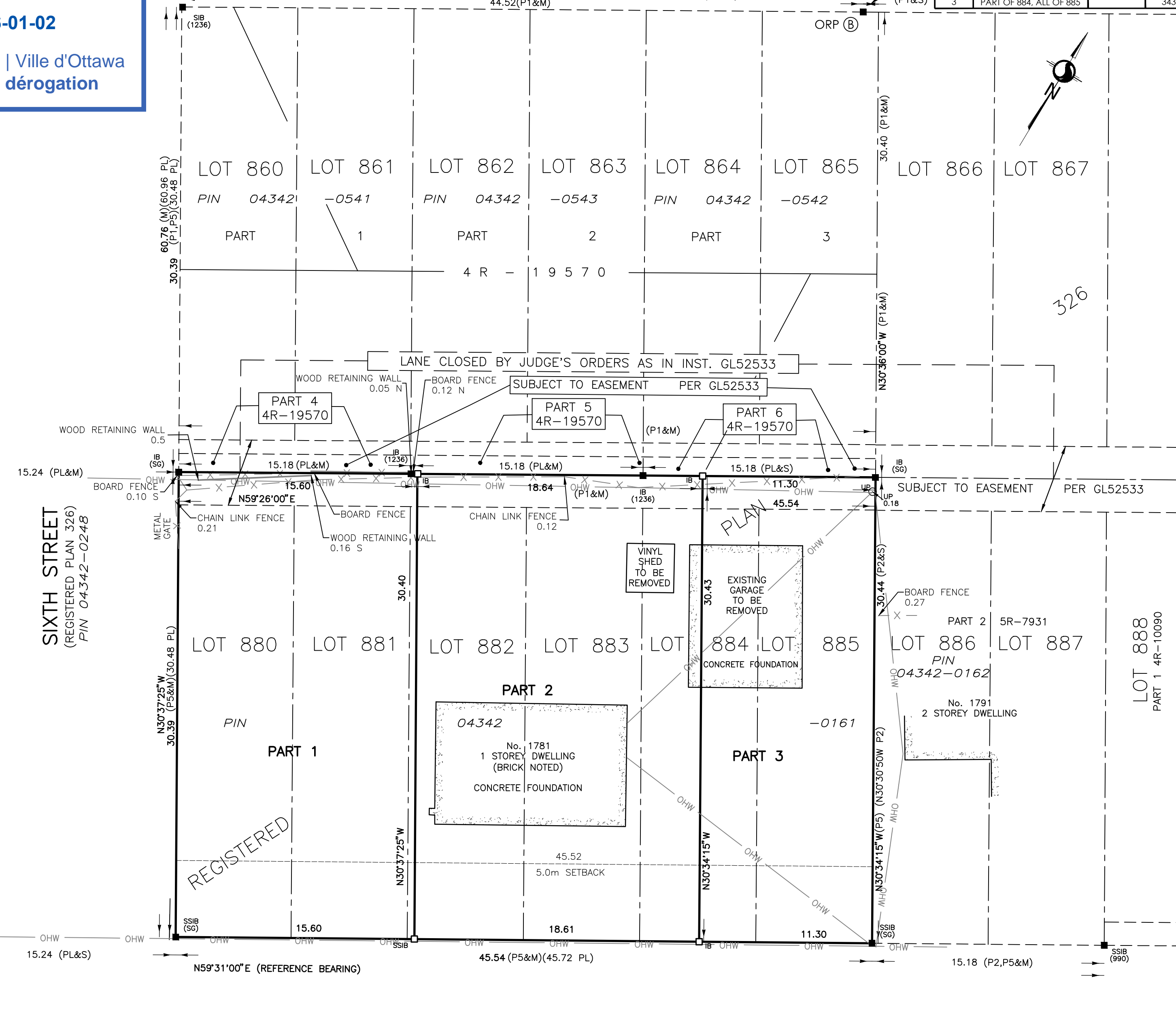
19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

MONUMENTATION NOTE

SSIB'S WERE SET DUE TO LACK OF OVERBURDEN AND/OR POSSIBLE UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF REG. 525/91.

LEGEND

Symbol	Denotes	Found Monuments
■	FOUND MONUMENTS	FOUND MONUMENTS
□	SET MONUMENTS	SET MONUMENTS
IB	IRON BAR	IRON BAR
IB ^Ø	ROUND IRON BAR	ROUND IRON BAR
SIB	STANDARD IRON BAR	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR	SHORT STANDARD IRON BAR
CC	CUT CROSS	CUT CROSS
CP	CONCRETE PIN	CONCRETE PIN
WIT	WITNESS	WITNESS
PIN	PROPERTY IDENTIFICATION NUMBER	PROPERTY IDENTIFICATION NUMBER
MEAS	MEASURED	MEASURED
INST	INSTRUMENT	INSTRUMENT
PROP	PROPORTIONED	PROPORTIONED
OU	ORIGIN UNKNOWN	ORIGIN UNKNOWN
SG	STANTEC GEOMATICS LTD.	STANTEC GEOMATICS LTD.
PL	REGISTERED PLAN 326	REGISTERED PLAN 326
P1	PLAN 4R-19570	PLAN 4R-19570
P2	PLAN 5R-7931	PLAN 5R-7931
P3	PLAN 4R-14756	PLAN 4R-14756
P4	SURVEYORS REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED FEBRUARY 24, 2021.	SURVEYORS REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED FEBRUARY 24, 2021.
P5	SURVEYORS REAL PROPERTY REPORT BY STANTEC GEOMATICS LTD., DATED NOVEMBER 14, 2025.	SURVEYORS REAL PROPERTY REPORT BY STANTEC GEOMATICS LTD., DATED NOVEMBER 14, 2025.



QUEENSDALE AVENUE
(FORMERLY LAURENCE AVENUE)
(REGISTERED PLAN 326)
PIN 04342-0243

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
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 XXX DAY OF XXX, 2026.

DATE _____ REID HALL
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-118074.

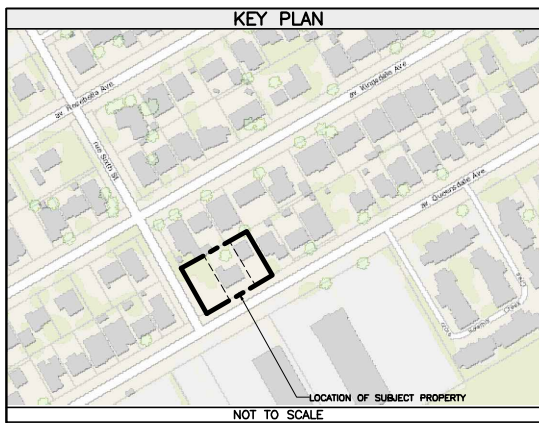
POINT ID	NORTHING	EASTING
Ⓐ	5023619.25	373613.34
Ⓑ	5023701.92	373633.87

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

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: CS CHECKED: RH PM: AK FIELD: RM PROJECT No.: 161650000

This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.



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City of Ottawa | Ville d'Ottawa
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LANE CLOSED BY JUDGE'S ORDERS AS IN INST. GL52533

MD
MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCORSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

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

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

NOT TO SCALE

PROJECT INFORMATION

ADDRESS: 1781 QUEENSDALE AVENUE
OTTAWA, ON.
K1T 1J7

LEGAL DESCRIPTION: LOTS 880, 881, 882, 883, 884, 885
REGISTERED PLAN 326
PIN: 04342-0248

ZONING: 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

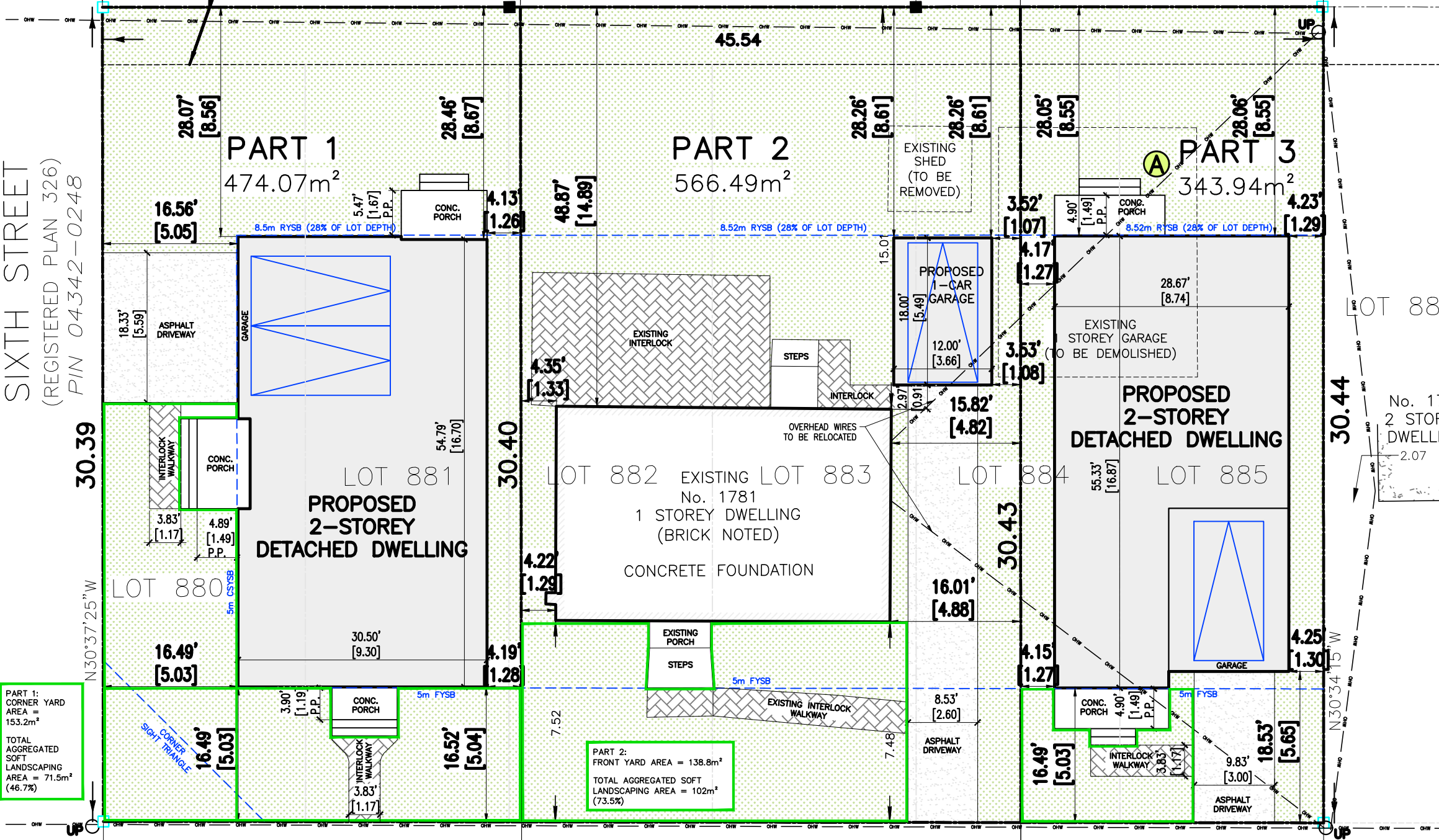
DEVELOPMENT STANDARDS				
SITE PROVISIONS	BY-LAW REQUIREMENT S	PROVIDED PART 1	PROVIDED PART 2	PROVIDED PART 3
MIN. LOT WIDTH	9.00m	15.60m	18.61m	11.30m
LOT DEPTH	N/A	30.39m	30.40m	30.43
MIN. LOT AREA	450m ²	474.07m ²	566.49m ²	343.94m ²
MAX. BUILDING HEIGHT	11m	7.99m	±5m	7.94m
MIN. FRONT YARD SETBACK	5m	5.03m	7.48m	5.03m
MIN. CORNER YARD SETBACK	5m	5.03m	N/A	N/A
MIN. REAR YARD SETBACK	28% OF LOT DEPTH	28% (8.56m)	49% (14.89m)	28% (8.55m)
MIN. REAR YARD AREA	25% OF LOT AREA	28% (133.56m ²)	49% (277.84m ²)	28% (96.63m ²)
MIN. INTERIOR YARD SETBACK	1m	1.26m	1.29m & 4.82m	1.27m & 1.29m
PERMITTED PROJECTION	2.0m	1.67m	N/A	1.49m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	PARTS 1&2: 40% PART 3: 35%	94.1%	73.5%	57.4%
MIN. SOFT LANDSCAPING OF THE CORNER YARD AREA	40%	46.7%	N/A	N/A
MAXIMUM DRIVEWAY WIDTH	LOT FRONTAGE: 18m OR GREATER: 6m DOUBLE 8.25m TO LESS THAN 15m: 3m SINGLE	5.59m	2.6m	3m

MINOR VARIANCES REQUESTED

PART 3 A) To permit a reduced lot area of 343.94m², whereas the By-law requires a minimum lot area of 450m².

LEGEND

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



N59°31'00"E (REFERENCE BEARING)

51.18' [15.60] LOT WIDTH

45.54

61.05' [18.61] LOT WIDTH

37.07' [11.30] LOT WIDTH

PART 1: CORNER YARD AREA = 153.2m²
TOTAL AGGREGATED SOFT LANDSCAPING AREA = 71.5m² (46.7%)

PART 2: FRONT YARD AREA = 138.8m²
TOTAL AGGREGATED SOFT LANDSCAPING AREA = 102m² (73.5%)

PART 3: FRONT YARD AREA = 56.8m²
TOTAL AGGREGATED SOFT LANDSCAPING AREA = 32.6m² (57.4%)

SITE PLAN
SCALE = 1:175



QUEENSDALE AVENUE
(FORMERLY LAURENCE AVENUE)
(REGISTERED PLAN 326)

GENERAL NOTES:

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- 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
1	

JOB TITLE:
PROPOSED SITE PLAN
1781 QUEENSDALE
CITY OF OTTAWA

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN	DWG No.
DRAWN: A.G.	S1.1
CHECKED:	
DATE: DECEMBER 2025	
PRINT DATE:	

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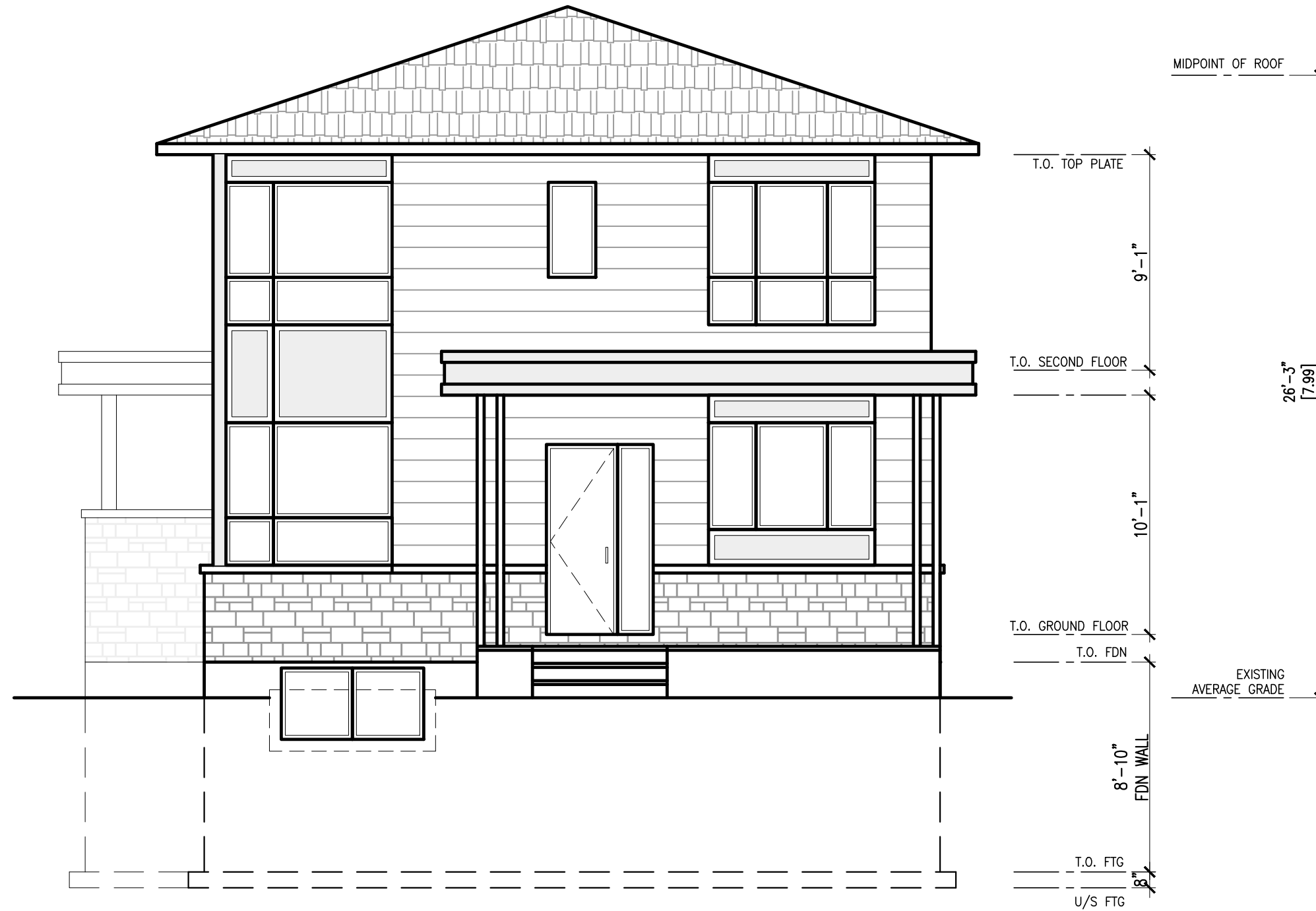
MD

MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

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WWW.MIROCADESIGN.COM



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4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	
	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY
DWELLING
1781 QUEENSDALE
PART 1
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION

SCALE: AS SHOWN	Dwg No.
DRAWN: A.G.	
CHECKED:	A1.9
DATE: DECEMBER 2025	
PRINT DATE:	

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

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NO.	DESCRIPTION & DATE
1	
	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY
DWELLING
1781 QUEENSDALE
PART 1
CITY OF OTTAWA

SHEET TITLE:
LEFT SIDE ELEVATION

SCALE: AS SHOWN Dwg No.
DRAWN: A.G.
CHECKED:
DATE: DECEMBER 2025
PRINT DATE:
A2.9

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

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T.O. TOP PLATE
9'-1"
T.O. SECOND FLOOR
10'-1"
T.O. GROUND FLOOR
T.O. FDN
8'-10"
FDN WALL
T.O. FTG
8"
U/S FTG

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NO.	DESCRIPTION & DATE
1	
	REVISIONS

JOB TITLE:
PROPOSED TWO STOREY
DWELLING
1781 QUEENSDALE
PART 1
CITY OF OTTAWA

SHEET TITLE:
REAR ELEVATION

SCALE: AS SHOWN
DRAWN: A.G.
CHECKED:
DATE: DECEMBER 2025
PRINT DATE:
Dwg No.
A3.9

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

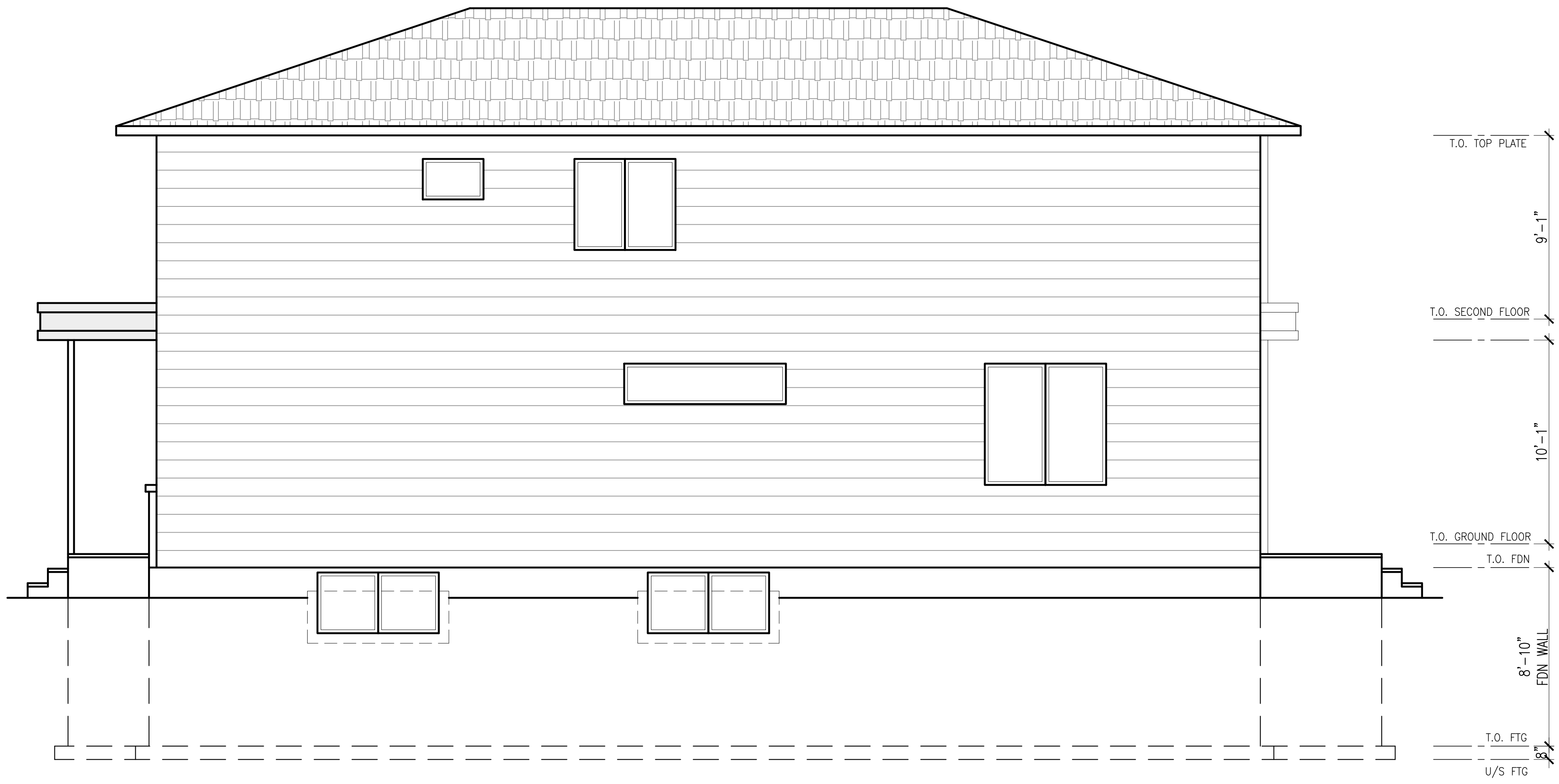
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PART 1 - RIGHT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

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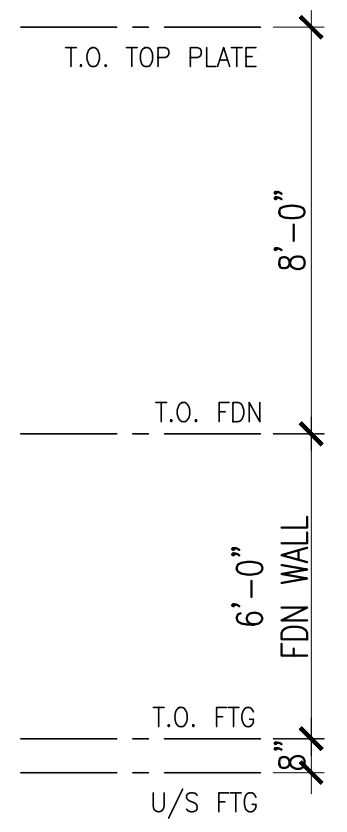
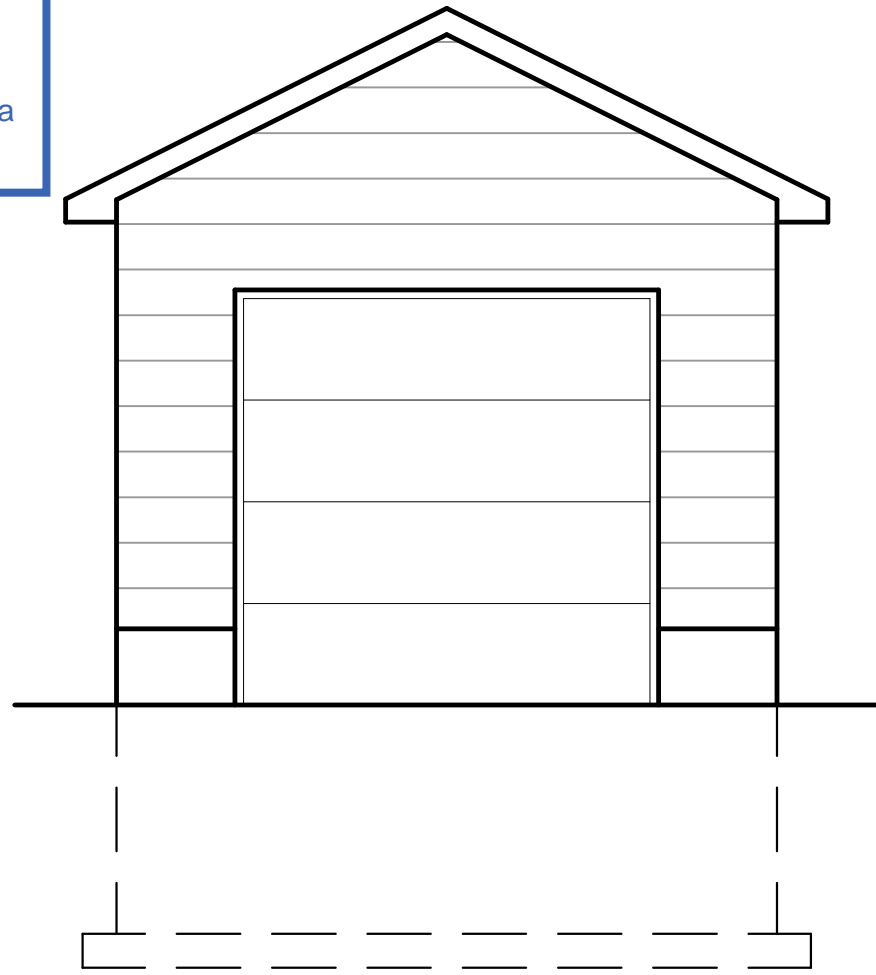
NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
 PROPOSED TWO STOREY DWELLING
 1781 QUEENSDALE
 PART 1
 CITY OF OTTAWA

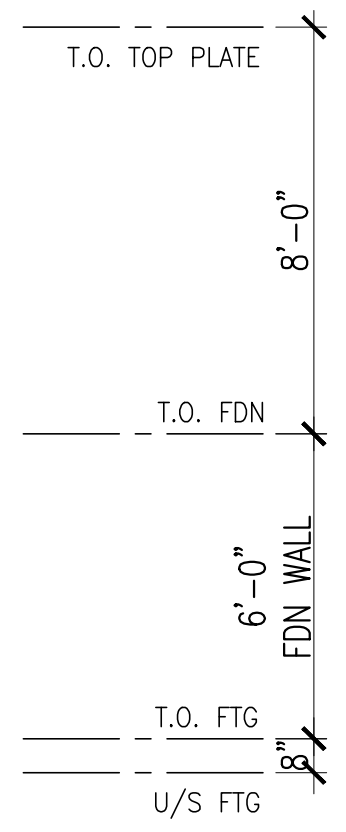
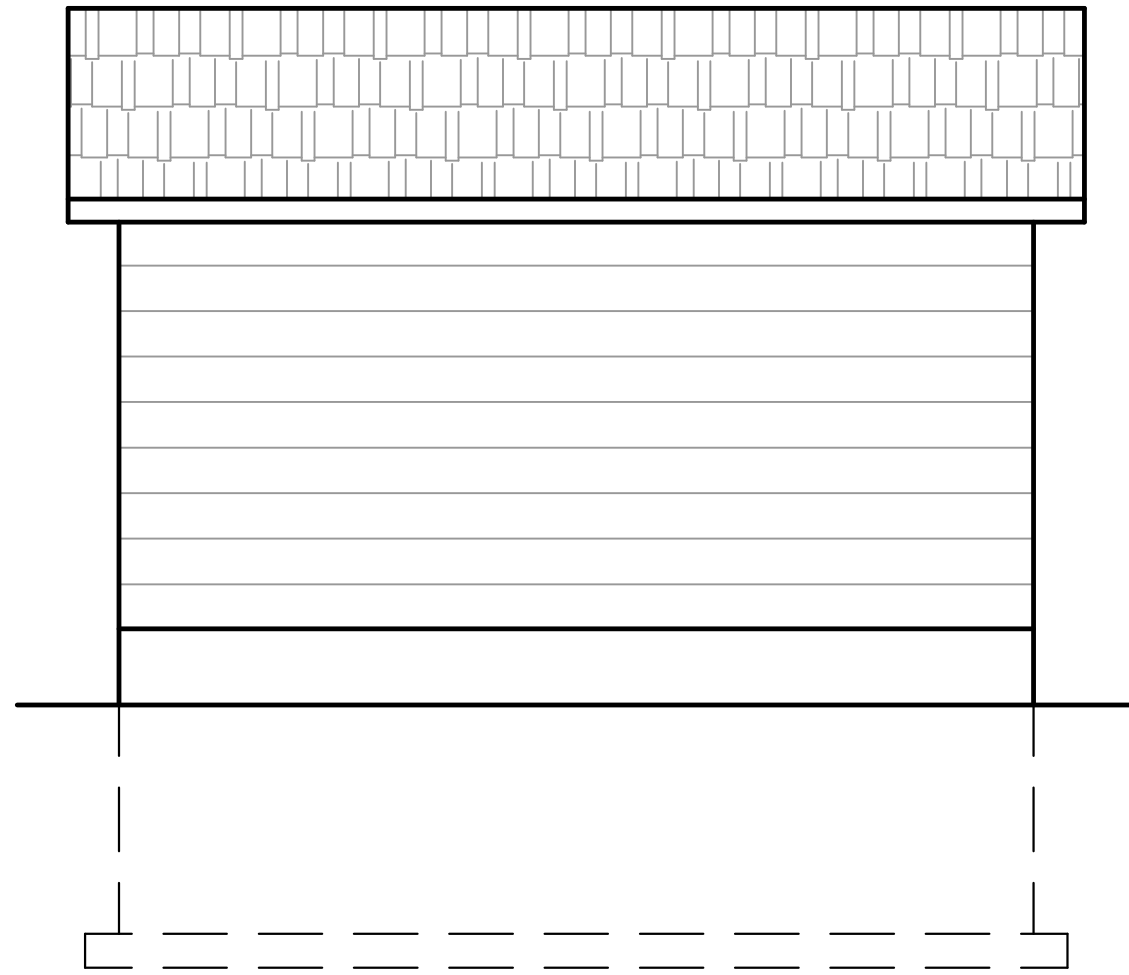
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 RIGHT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
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CHECKED:	
DATE: DECEMBER 2025	
PRINT DATE:	

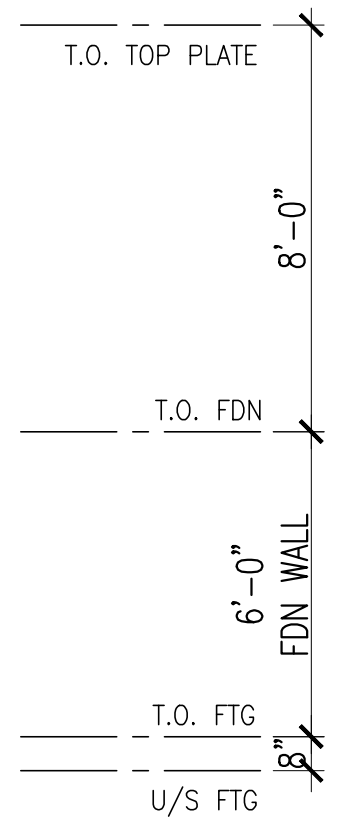
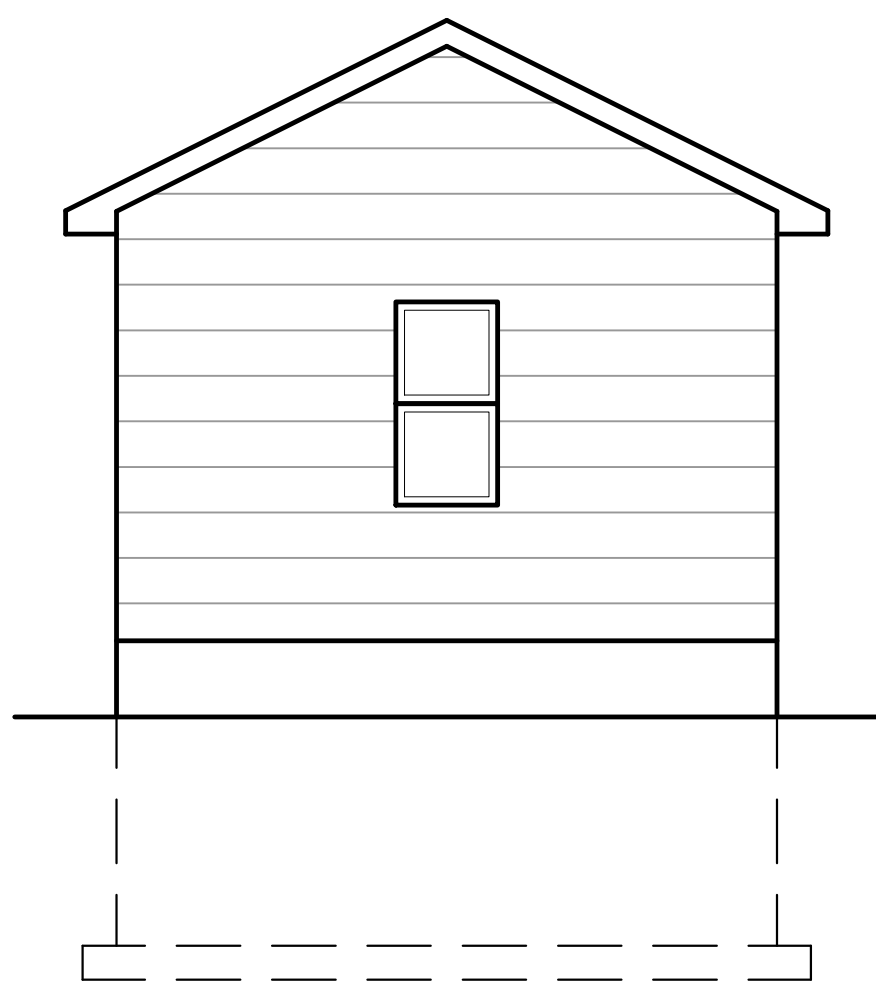
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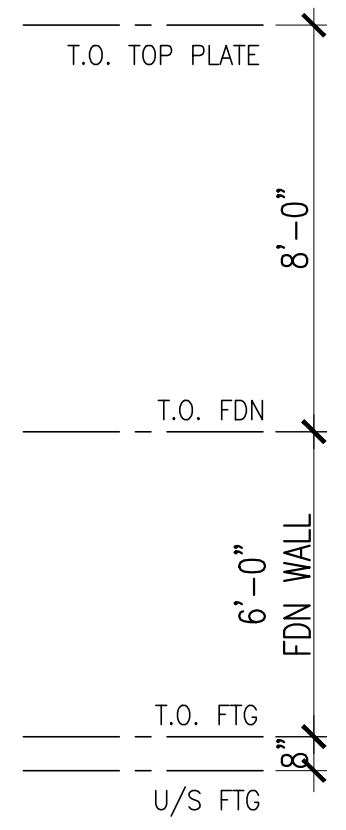
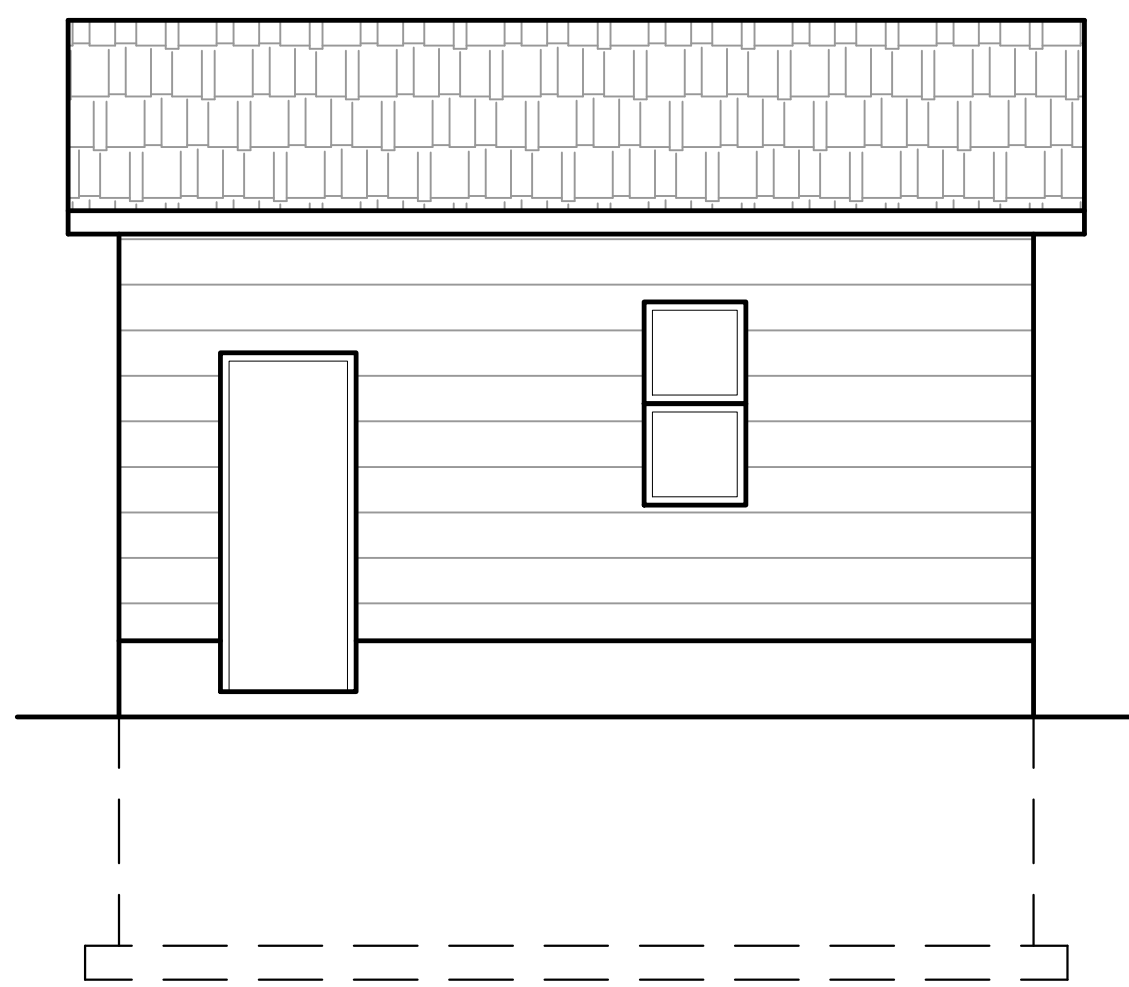
PART 2 - FRONT ELEVATION
SCALE: 3/16" = 1'-0"



PART 2 - RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



PART 2 - REAR ELEVATION
SCALE: 3/16" = 1'-0"



PART 2 - LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
PROPOSED ONE CAR GARAGE
1781 QUEENSDALE
PART 2
CITY OF OTTAWA

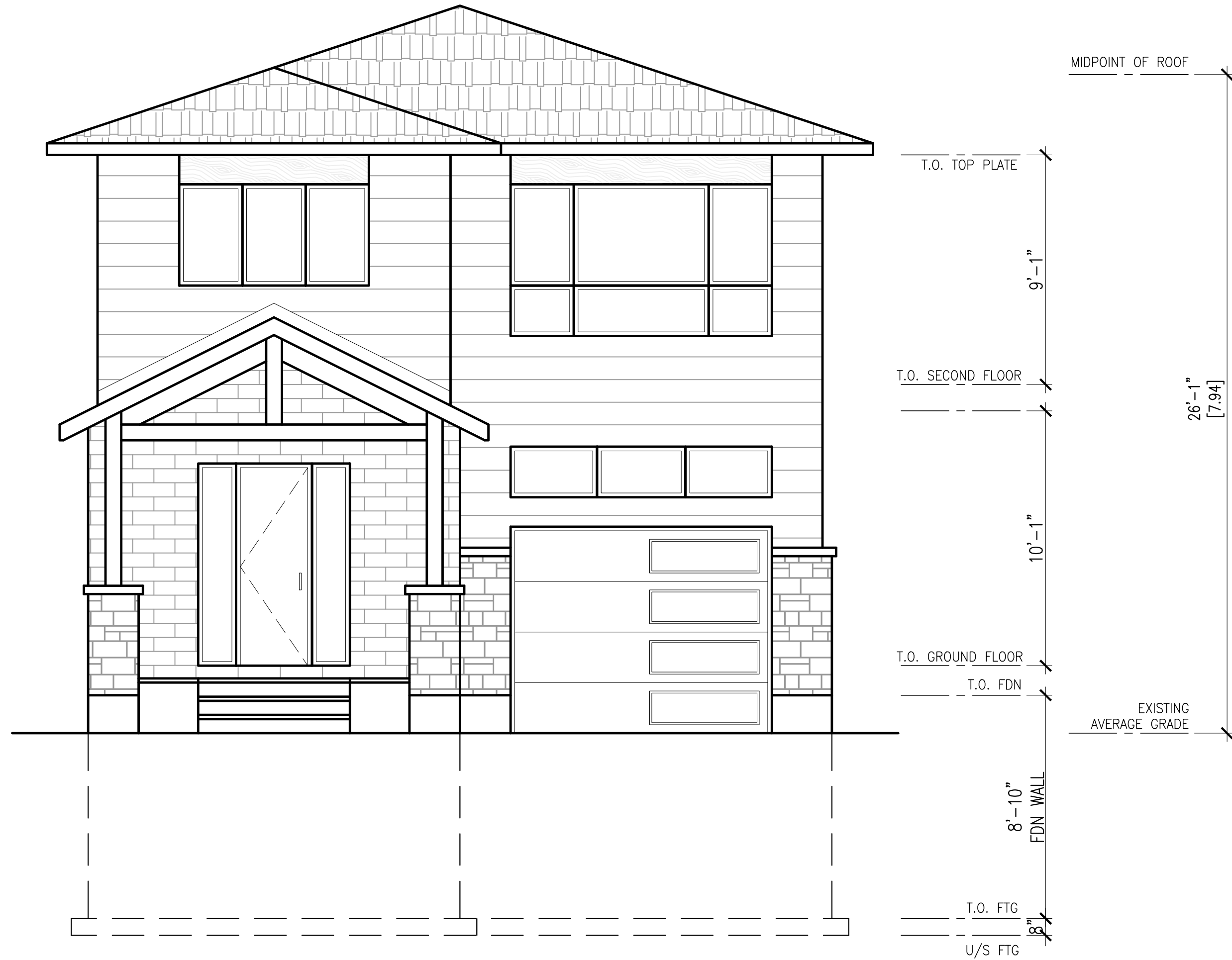
SHEET TITLE:
ONE CAR GARAGE
ELEVATIONS

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A5.9
CHECKED:	
DATE: DECEMBER 2025	
PRINT DATE:	

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

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NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
PROPOSED TWO STOREY DWELLING
1781 QUEENSDALE PART 3
CITY OF OTTAWA

SHEET TITLE:
FRONT ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A6.9
CHECKED:	
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PART 3 - LEFT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

GENERAL NOTES:
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1		

JOB TITLE:
 PROPOSED TWO STOREY DWELLING
 1781 QUEENSDALE
 PART 3
 CITY OF OTTAWA

SHEET TITLE:
 LEFT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A7.9
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PART 3 - REAR ELEVATION

SCALE: 3/16" = 1'-0"

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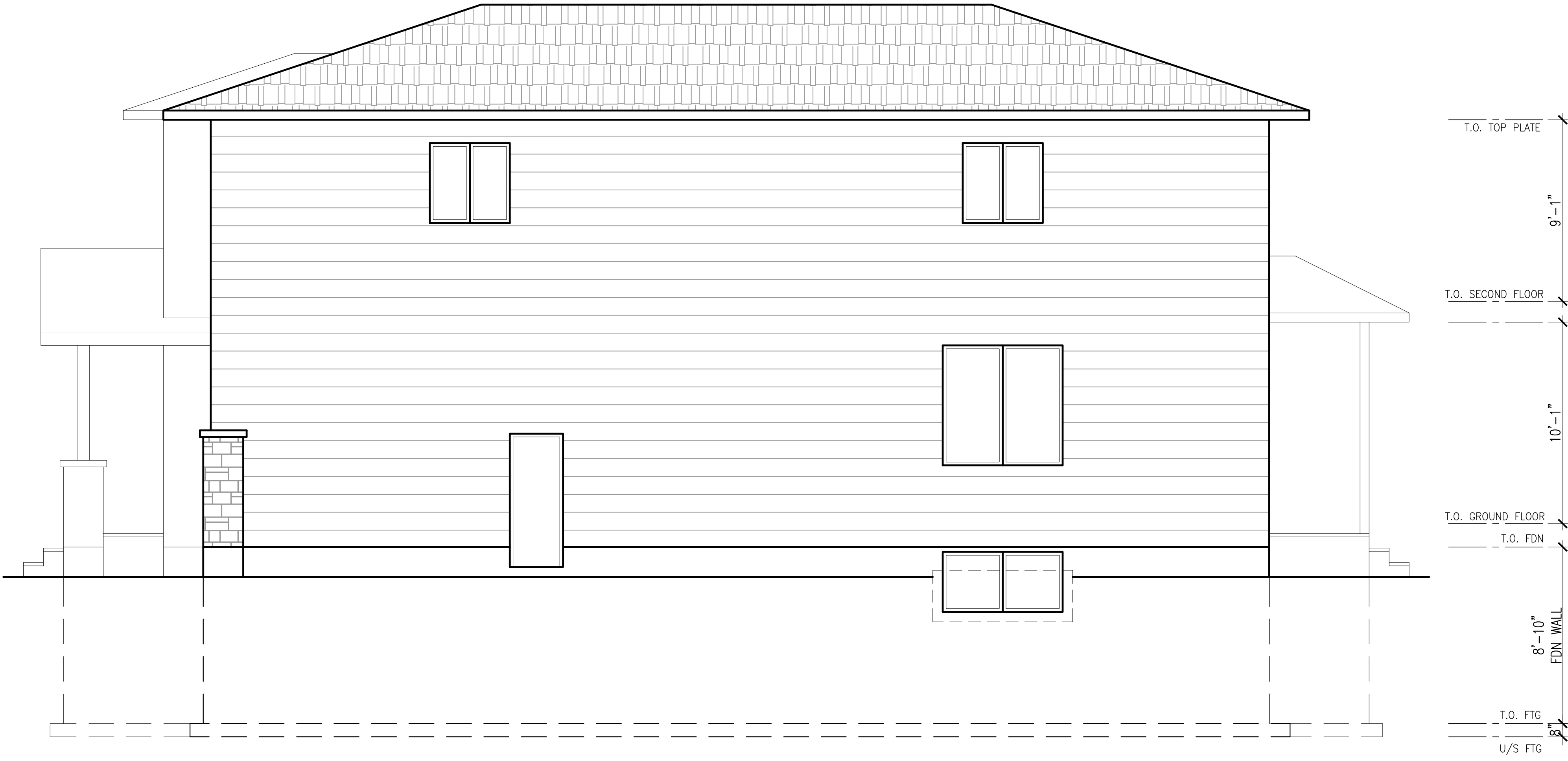
JOB TITLE:
PROPOSED TWO STOREY DWELLING
1781 QUEENSDALE PART 3
CITY OF OTTAWA

SHEET TITLE:
REAR ELEVATION

SCALE: AS SHOWN	DWG NO.
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CHECKED:	
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 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT
 30 CONCOURSE GATE
 UNIT 47
 OTTAWA, ONTARIO
 K2E 7V7
 TEL: 613-274-2653
 FAX: 613-274-7085
 CONTACT@MIROCADESIGN.COM
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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. 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.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
 PROPOSED TWO STOREY DWELLING
 1781 QUEENSDALE PART 3
 CITY OF OTTAWA

SHEET TITLE:
 RIGHT SIDE ELEVATION

SCALE: AS SHOWN
DWG NO.: A9.9
DRAWN: A.G.
CHECKED:
DATE: DECEMBER 2025
PRINT DATE:

PART 3 - RIGHT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"