

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: ZONING BYLAW 2008-250 | R1WW SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 140 - LOW-RISE RESIDENTIAL DEVELOPMENT WITHIN THE MATURE NEIGHBOURHOODS OVERLAY 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

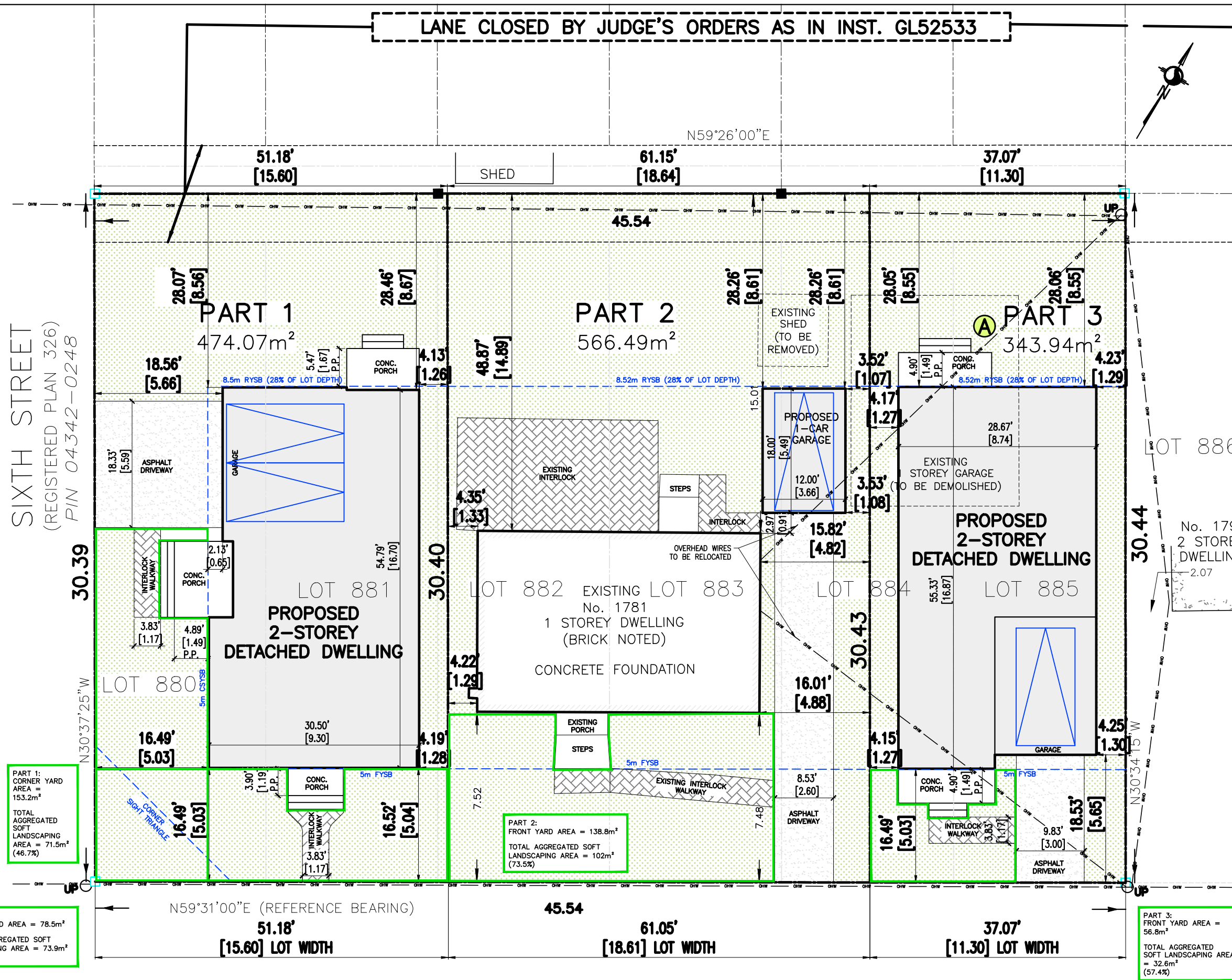
PART 3: A) To permit a reduced lot area of 343.94m², whereas the By-law requires a minimum lot area of 450m².

LEGEND

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

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le: 2026-01-26
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SITE PLAN
 SCALE = 1:175



- GENERAL NOTES:**
- THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DIMENSIONS TO THE CONSULTANT.
 - ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
 - FOUNDATIONS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTED 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: JANUARY 2026	
PRINT DATE:	