

Committee of Adjustment

Received | Reçu le

2026-03-24

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

O'KEEFE-FIORENZA  
DESIGN GROUP INC.

339 Sunnyside Ave  
Ottawa, Ontario K1S 0R9  
Tel: (613) 720-2772  
Tel: (613)-884-4453

DRAWING NOTES:

No.	REVISIONS	DATE
10	-	-
09	-	-
08	-	-
07	-	-
06	-	-
05	-	-
04	-	-
03	-	-
02	-	-
01	PRELIMINARY DESIGN	13.JAN.26

STAMP

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PROJECT TITLE:

205 CLEWOW AVE  
LAMBER/ GREGG-WALLACE RESIDENCE

DRAWING TITLE:

LEFT ELEVATION

PROJECT No:

17-1740

REVISED BY:

DO. HF

DATE:  
FEB 13, 2026

SCALE:  
AS NOTED

DRAWINGS BY:  
DO, HF

DRAWING No:

A1.0



DRAWING NOTES:

10	-	-
09	-	-
08	-	-
07	-	-
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05	-	-
04		
03		
02		
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PROJECT TITLE:  
**205 CLEWOW AVE**  
LAMBER/ GREGG-WALLACE RESIDENCE

DRAWING TITLE:  
**RIGHT ELEVATION**

PROJECT No: 17-1740

REVISED BY: DO. HF

DATE: FEB 13, 2026	DRAWING No: <b>A2.0</b>
SCALE: AS NOTED	
DRAWINGS BY: DO, HF	



T/O THIRD FLOOR

T/O SECOND FLOOR

T/O GROUND FLOOR

FINISHED GRADE

NEW ROOF TERRACE ABOVE  
ADDITION

2'-0 1/2"

12'-10 1/4"

15'-7 7/8" HEIGHT OF PROPOSED ADDITION

12'-2 1/4"  
DEPTH OF PROPOSED ADDITION

DRAWING NOTES:

10	-	-
09	-	-
08	-	-
07	-	-
06	-	-
05	-	-
04		
03		
02		
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PROJECT TITLE:  
**205 CLEWOW AVE**  
LAMBER/ GREGG-WALLACE RESIDENCE

DRAWING TITLE:  
**REAR ELEVATION**

PROJECT No: 17-1740

REVISED BY: DO. HF

DATE: FEB 13, 2026	DRAWING No: <b>A3.0</b>
SCALE: AS NOTED	
DRAWINGS BY: DO, HF	



15'-7 1/8" HEIGHT OF PROPOSED ADDITION

15'-6 3/8" WIDTH OF PROPOSED ADDITION

T/O THIRD FLOOR

T/O SECOND FLOOR

T/O GROUND FLOOR

NEW ROOF TERRACE ABOVE ADDITION

NEW ROOF OVERHANG

NEW REAR ENTRANCE

2'-5 1/2"



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PROJECT TITLE:  
**205 CLEWOW AVE**  
LAMBER/ GREGG-WALLACE RESIDENCE

DRAWING TITLE:  
**RENDERINGS OF  
PROPOSED  
ADDITION**

PROJECT No: 17-1740

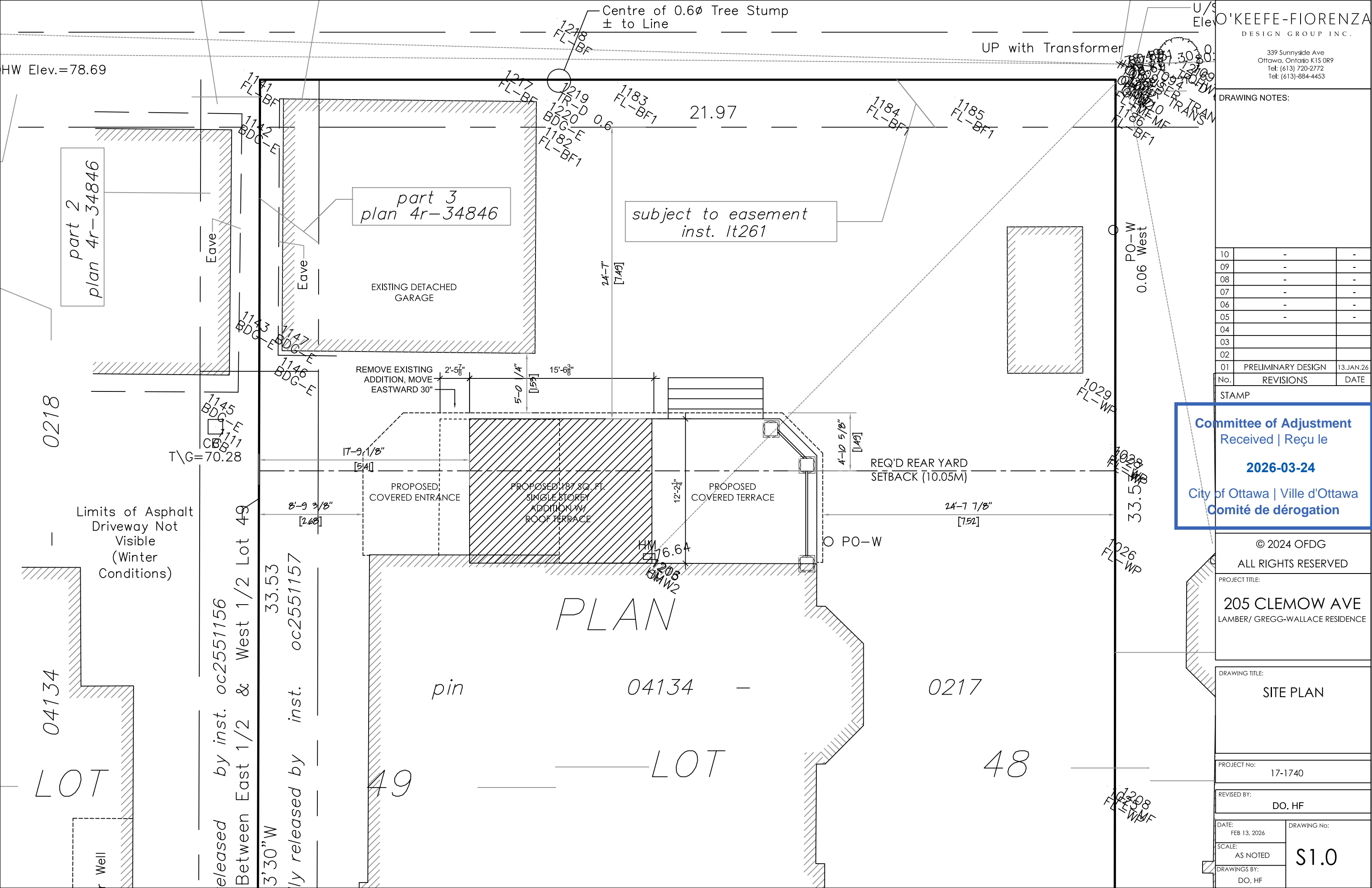
REVISED BY: DO, HF

DATE: FEB 13, 2026

SCALE: AS NOTED

DRAWINGS BY: DO, HF

DRAWING No:  
**A4.0**



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PROJECT TITLE:  
**205 CLEMOW AVE**  
LAMBER/ GREGG-WALLACE RESIDENCE

DRAWING TITLE:  
**SITE PLAN**

PROJECT No.:  
17-1740

REVISED BY:  
DO, HF

DATE:  
FEB 13, 2026  
SCALE:  
AS NOTED  
DRAWINGS BY:  
DO, HF  
DRAWING No.:  
**S1.0**

PLAN

pin 04134 - LOT 48

released by inst. oc2551156  
Between East 1/2 & West 1/2 Lot 49  
3'30"W  
ly released by inst. oc2551157

Limits of Asphalt  
Driveway Not  
Visible  
(Winter  
Conditions)

part 2  
plan 4r-34846

part 3  
plan 4r-34846

subject to easement  
inst. It261

EXISTING DETACHED  
GARAGE

REMOVE EXISTING  
ADDITION, MOVE  
EASTWARD 30"

PROPOSED  
COVERED ENTRANCE

PROPOSED 187 SQ. FT.  
SINGLE STOREY  
ADDITION W/  
ROOF TERRACE

PROPOSED  
COVERED TERRACE

REQ'D REAR YARD  
SETBACK (10.05M)

24'-7 1/8"  
[7.52]

HW  
1206  
GM W2

PO-W  
0.06 West

PO-W

0218

04134

LOT

49

LOT

0217

48

HW Elev.=78.69

T\G=70.28

24'-7"  
[7.49]

15'-6 3/8"

17'-9 1/8"  
[5.41]

8'-9 3/8"  
[2.68]

33.53

3'30"W

24'-7"  
[7.49]

5'-0 1/4"  
[1.53]

17'-9 1/8"  
[5.41]

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8'-

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**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**LOTS 48 AND 49**  
**(North Clemow Avenue)**  
**REGISTERED PLAN 4M-8**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150  
0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 Metres

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

**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 28th day of January, 2026.

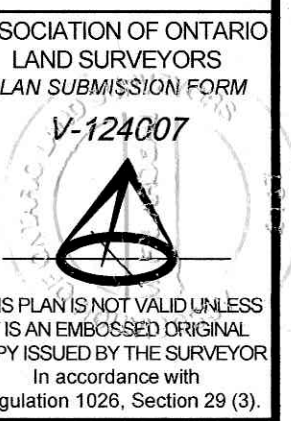
Feb 9, 2026  
Date  
Michaël L. Falardeau  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED: February 9, 2026

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to O'Keefe Florenza Design Group Inc., ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

**Notes & Legend**

Denotes	
—○—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
IB#	Round Iron Bar
CP	Concrete Pin
(WIT)	Witness
Mees.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 4M-8
(P2)	(AOG) Plan May 25, 2020
(P3)	(AOG) Plan April 12, 2024
(P4)	Plan 4R-34846
(P5)	(725) Plan September 11, 1962
U/S	Underside
— OHW —	Overhead Wires
— O P —	Utility Pole
□ CB	Catch Basin
T/G	Top of Grate
MF	Metal Fence
BF	Board Fence
○ PC-W	Wooden Pole
∅	Diameter
+ 69.00	Location of Elevations
+ 69.50	Top of Concrete Curb Elevation
C/L	Centreline
Elev.	Elevation
○	Deciduous Tree
□ GM	Gas Meter
□ HM	Hydro Meter
○ B	Bollard



**SITE AREA = 737.6 Sq.m.**

Bearings are grid, derived from the northerly limit of Clemow Avenue, shown to be N59°07'40"E on Plan 4R-34846 and are referenced to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°33'23" counter-clockwise was applied to bearings on plans P1 & P3.

**ELEVATION NOTES**

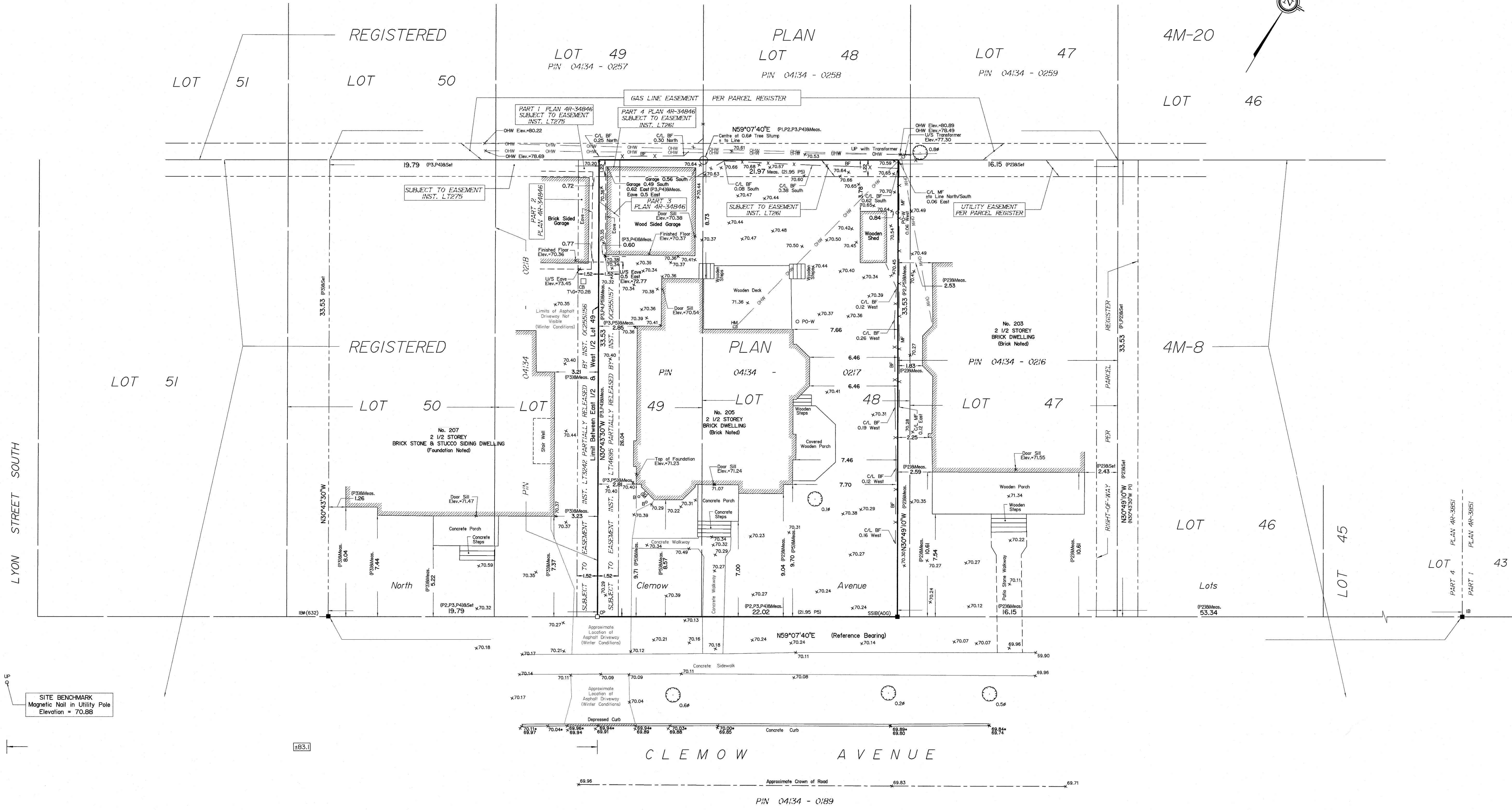
- Elevations shown are derived from City of Ottawa Monument No. 3625, Index No. 217 having an elevation of 69.277 metres referred to the CGVD28 geoidic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

**UTILITY NOTES**

- 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.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Topographic data was collected under 'Winter' Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

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**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
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Nepean, Ont. K2E 7S6  
Phone: (613) 727-8850 / Fax: (613) 727-1079  
Email: Nepean@osvl.com  
Ontario Land Surveyors  
Job No. N-26290-26 O'Keefe P/L 47 4M-8 O.F.



SITE BENCHMARK  
Magnetic Nail in Utility Pole  
Elevation = 70.88

±B3.1

CLEWOW AVENUE  
PIN 04134 - 0189