



**Land Surveyors**  
Stefan Bazar O.L.S.  
Jake Anderson, O.L.S.  
Coel Storey, O.L.S.  
Bill Webb, O.L.S.  
Dave Urso, O.L.S., C.L.S.

**Date: June 29, 2026**

**Re: Revised Existing Average Grade Determination – 71 Russell Avenue, Ottawa, Ontario**

This letter supersedes the Revised Existing Average Grade Determination dated May 27, 2026 issued for the subject property, which in turn superseded the determination dated May 11, 2026. Following its review of the May 27, 2026 determination, the City of Ottawa, Zoning Interpretations, confirmed that the existing average grade for the subject lot is to be calculated using a rear yard setback of 7.5 m rather than the 11.27 m previously applied, and requested that the calculation be revised and resubmitted to ensure zone compliance. The revised determination below applies the prescribed four-point method, using pre-site-alteration elevations from the 2018 Topographic Plan of Survey, with the two rear points measured at the 7.5 m rear yard setback.

#### **Applicable Zoning and Methodology**

The subject property is zoned R4UD[480] under City of Ottawa Zoning By-law 2008-250 and is located within Area A of Schedule 342 (inside the Greenbelt). Pursuant to Section 139(5) of By-law 2008-250, and despite the definition of grade in Section 54, the definition of “existing average grade” is used for calculations referring to grade for lots in the R1, R2, R3 and R4 zones within Area A of Schedule 342.

Section 139(5) defines existing average grade, for an interior lot, as the average of grade elevations calculated prior to any site alteration at the intersection of the interior side lot lines with the minimum required front yard and rear yard setbacks of the zone in which the lot is located.

The setbacks applicable to the subject lot for the purpose of this determination are:

- Front yard setback: 1.5 m. Pursuant to Section 144(1)(a) of By-law 2008-250, the front yard setback for an interior lot inside the Greenbelt must align with the average of the abutting lots’ corresponding front yard setbacks. Where, as in the present case, that contextual average is less than 1.5 m, Section 144(1)(d) imposes a floor such that the



Ottawa  
1755 Woodward Drive Suite, 200  
Ottawa, Ontario, K2C 0P9  
1.613.800.1583



info@monument-urso.ca



Sault Ste. Marie  
536C Fourth Line East  
Sault Ste. Marie, Ontario, P6A 6J8  
1.705.524.7851

minimum required front yard setback may in no case be less than 1.5 m. The 1.5 m floor accordingly applies.

- Rear yard setback: 7.5 m. The subject lot is zoned R4UD[480]. For the R4-UD subzone, the minimum rear yard setback is prescribed by Table 162B, Endnote 4 of By-law 2008-250, which sets the rear yard setback at 25 per cent of the lot depth, to a maximum of 7.5 m, except where the rear lot line abuts an R1, R2, R3 or R4 zone, in which case Section 144 and Table 144A apply. The City of Ottawa, Zoning Interpretations, has confirmed that the existing average grade for the subject lot is to be calculated using a rear yard setback of 7.5 m. As 25 per cent of the lot depth exceeds 7.5 m, the 7.5 m maximum applies, and is adopted here in place of the 11.27 m value (30 per cent of lot depth under Section 144(3)(a)(i) and Table 144A) used in the prior determination.

Pre-site-alteration elevations at the four required intersection points were derived by interpolation from the spot elevations and topographic features shown on the Topographic Plan of Survey of Lot 14, Registered Plan 58319, City of Ottawa, prepared by Farley, Smith & Denis Surveying Ltd., dated 2018 (File No. 591-17) (the “2018 Farley Plan”). The 2018 Farley Plan was selected as the source of pre-site-alteration grade as it represents the topographic condition of the property prior to any subsequent site alteration. Elevations are referenced to Geodetic Datum CGVD-1928, as set out in the Elevation Notes on the 2018 Farley Plan.

#### Calculation

| Point | Location                                                                        | Elevation (m) |
|-------|---------------------------------------------------------------------------------|---------------|
| 1     | Intersection of west interior side lot line with the front yard setback (1.5 m) | 67.45         |
| 2     | Intersection of east interior side lot line with the front yard setback (1.5 m) | 64.13         |
| 3     | Intersection of west interior side lot line with the rear yard setback (7.5 m)  | 64.25         |
| 4     | Intersection of east interior side lot line with the rear yard setback (7.5 m)  | 59.39         |

Calculated arithmetic mean =  $(67.45 + 64.13 + 64.25 + 59.39) / 4 = 63.81$  m

Existing Average Grade adopted for this determination: **63.81 m.**



The arithmetic mean of the four interpolated elevations is 63.81 m, which is adopted as the existing average grade for this determination. The accompanying marked-up extract of the 2018 Farley Plan illustrates the location of the four points and the corresponding interpolated elevations.

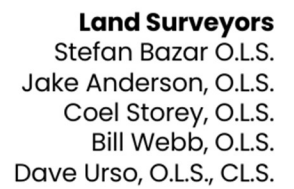
#### Limitations and Qualifications

1. This determination was prepared using the topographic data shown on the 2018 Farley Plan (File No. 591-17). No independent field survey or site visit was conducted as part of this revised determination.
2. The accuracy of the result is contingent upon the accuracy and completeness of the topographic data depicted on the 2018 Farley Plan.
3. All elevations are referenced to Geodetic Datum CGVD-1928.
4. The 2018 Farley Plan was used as the source of pre-site-alteration grade. Section 139(5) requires that existing average grade be calculated prior to any site alteration; subsequent topographic surveys of the property are not relied upon for this determination.
5. The location of the four points used in this determination, together with the corresponding interpolated elevations, is shown on the marked-up extract of the 2018 Farley Plan accompanying this letter.

This determination is prepared for the purpose stated herein and shall not be relied upon for any other purpose without the prior written consent of the undersigned.



Coel Storey, O.L.S.  
Monument-Urso Surveying Ltd.

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Sault Ste. Marie  
536C Fourth Line East  
Sault Ste. Marie, Ontario, P6A 6J8  
1.705.524.7851