

**Committee of Adjustment**  
 Received | Reçu le  
 2023-12-18  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

| PROJECT DATA                                    |                     |
|---|---------------------|
| CIVIC ADDRESS:<br>577 MELBOURNE AVE, OTTAWA, ON |                     |
| PROPERTY ZONING: R3R[2687] H(8.5)               |                     |
| LOT AREA MINIMUM:                               | 360m <sup>2</sup>   |
| LOT AREA EXISTING:                              | 617.2m <sup>2</sup> |
| PROPOSED LOT AREA:                              | 308.6m <sup>2</sup> |
| MINIMUM LOT WIDTH:                              | 12m                 |
| PROPOSED LOT WIDTH:                             | 10.06m              |
| <b>SETBACKS</b>                                 |                     |
| FRONT YARD MINIMUM:                             | 6.0m                |
| PROPOSED FRONT YARD:                            | 6.0m                |
| INTERIOR SIDE YARD MINIMUM:                     | 1.5m                |
| PROPOSED INTERIOR SIDE YARD:                    | 1.2m                |
| INTERIOR SIDE YARD MINIMUM:                     | 1.5m                |
| PROPOSED INTERIOR SIDE YARD:                    | 1.2m                |
| REAR YARD MINIMUM:                              | 8.59m               |
| PROPOSED REAR YARD:                             | 7.5m                |
| MAXIMUM BUILDING HEIGHT:                        | 8.5 m               |
| PROPOSED BUILDING HEIGHT:                       | 8.5 m               |
| <b>ATTACHED GARAGE (SCA):</b>                   |                     |
| PROPOSED ATTACHED GARAGE:                       | NOT DOMINANT        |
| MAXIMUM DRIVEWAY WIDTH:                         | YES                 |
| PROPOSED DRIVEWAY WIDTH:                        | SINGLE CAR (3m)     |
| MAXIMUM PATHWAY WIDTH:                          | SINGLE CAR (3m)     |
| PROPOSED PATHWAY WIDTH:                         | 1.2m                |
| PROPOSED PATHWAY WIDTH:                         | 0m                  |
| <b>SECTION 146:</b>                             |                     |
| MIN. % FRONT FACADE SETBACK:                    | 20%                 |
| PROPOSED % FACADE SETBACK:                      | 23.8%               |
| MIN SOFT LANDSCAPING REAR BUFFER:               | 4.5m                |
| PROPOSED REAR LANDSCAPE BUFFER:                 | 4.5m                |
| MIN % SOFT LANDSCAPING AT FRONT:                | 35%                 |
| PROPOSED % SOFT LANDSCAPING:                    | 50%                 |
| REQ. LANDSCAPED DRIVEWAY BUFFER:                | N/A                 |
| PROP. LANDSCAPED DRIVEWAY BUFFER:               | N/A                 |

### GENERAL NOTES

- A THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- B DO NOT SCALE DRAWINGS.
- C ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- D THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT INC. COPYRIGHT RESERVED.

|    |            |                |
|----|------------|----------------|
| 01 | 2023-10-26 | ISSUED FOR CoA |
|----|------------|----------------|

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

ARCHITECT'S SEAL: PROJECT NORTH:

**simmonds**  
ARCHITECTURE

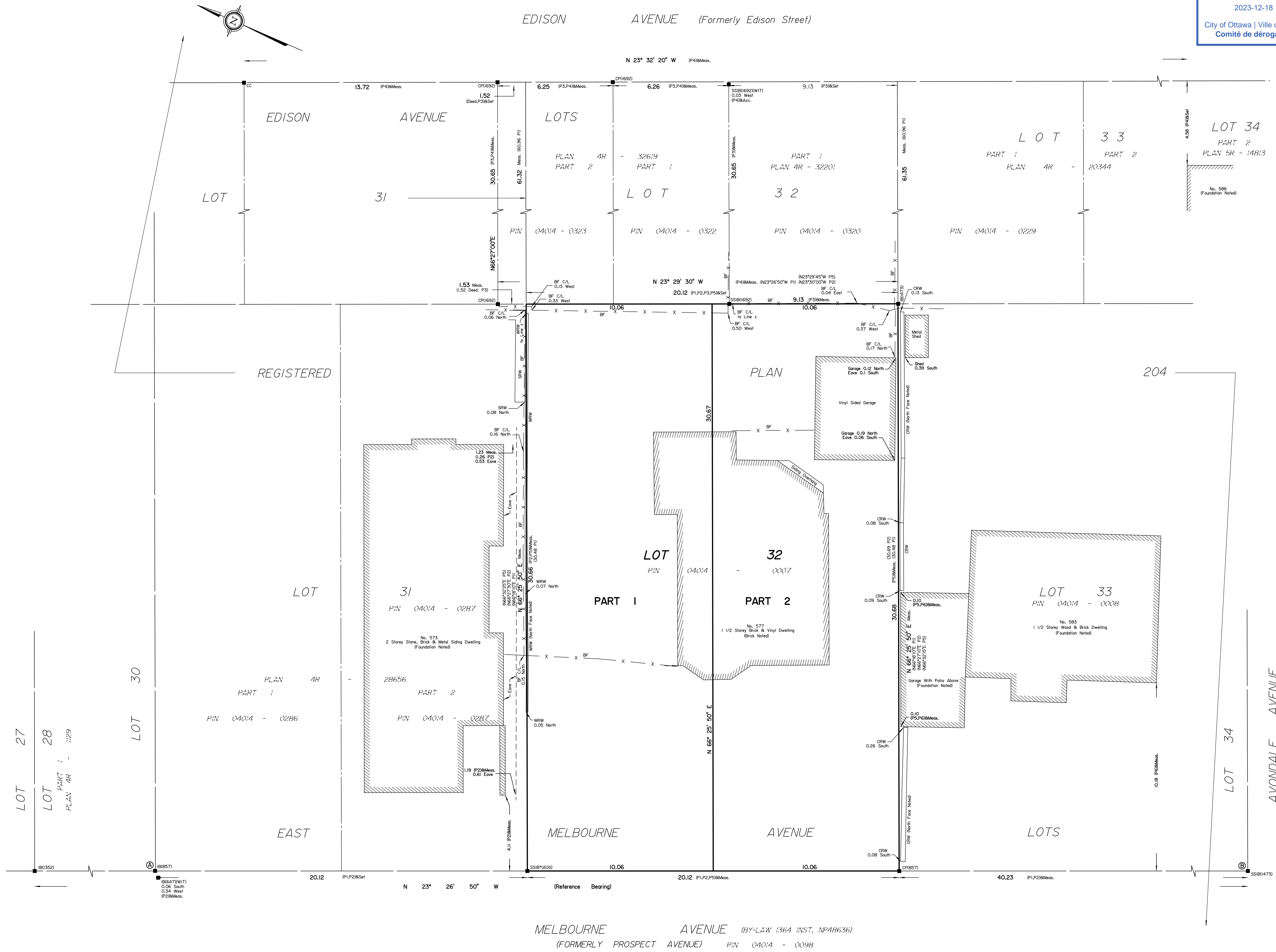
340 Catherine Street  
Ottawa, ON K1R 1C4  
613.567.7888  
simmondsarch.com

PROJECT:  
**577A & 577B MELBOURNE AVE  
OTTAWA, ON**

DRAWING TITLE:  
**SITE PLAN**

|           |            |             |
|-----------|------------|-------------|
| DATE:     | 11.02.2023 | DRAWING No: |
| SCALE:    | 1:100      |             |
| DRAWN BY: | ---        |             |
| JOB No:   | 833-22     |             |

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| SCHEDULE      |      |                       |      |                   |
|---------------|------|-----------------------|------|-------------------|
| AREA (Sq. m.) | PART | LOT                   | PLAN | PIN               |
| 308.5         | 1    | 32                    |      |                   |
| 308.6         | 2    | EAST MELBOURNE AVENUE | 204  | ALL OF 04014-0007 |

PLAN OF SURVEY OF  
LOT 32  
(EAST MELBOURNE AVENUE)  
REGISTERED PLAN 204  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



The intended plot size of this plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:100

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 Surveys Act and the Land Titles Act and the regulations made under them.  
2. The survey was completed on the \_\_\_ day of \_\_\_\_\_, 2022.

Date \_\_\_\_\_  
E.H. Herweyer  
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: \_\_\_\_\_

Notes & Legend

- Denotes
- Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - CC Cut Cross
  - CP Concrete Pin
  - IB# Round Iron Bar
  - S&W Spike & Washer
  - SSIB\* Short Standard Iron Bar (0.3 Long)
  - (WIT) Witness
  - Meas. Measured
  - (AOG) Annis, O'Sullivan, Vollebek Ltd.
  - (PI) Registered Plan 204
  - (P2) (857) Plan July 22, 2015
  - (P3) Plan 4R-32619
  - (P4) (AOG) Plan January 13, 2022
  - (P5) (AOG) Plan August 5, 1986
  - (P6) (857) Plan April 28, 1975
  - (NI) (AOG) Field Notes Ref. 204-17
  - BF Board Fence
  - C/L Centreline
  - CRW Concrete Retaining Wall
  - SRW Stone Retaining Wall
  - WRW Wooden Retaining Wall

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N23°26'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°26'20" counter-clockwise was applied to bearings on P1, a rotation of 0°03'05" counter-clockwise was applied to bearings on P5.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/01.

|              |          |            |          |           |
|--------------|----------|------------|----------|-----------|
| .01919680005 | Northing | 5027191.26 | Eastings | 361496.76 |
| .01919680105 | Northing | 5024915.16 | Eastings | 373971.65 |
| .Point A     | Northing | 5027606.60 | Eastings | 363362.06 |
| .Point B     | Northing | 5027532.77 | Eastings | 363394.08 |

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
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Email: nepean@avot.com

Ontario  
Land Surveyors  
Reg. No. 22382-22 L182, East Melbourn Ave. PL204, R. D1 FS



FRONT (WEST) ELEVATION



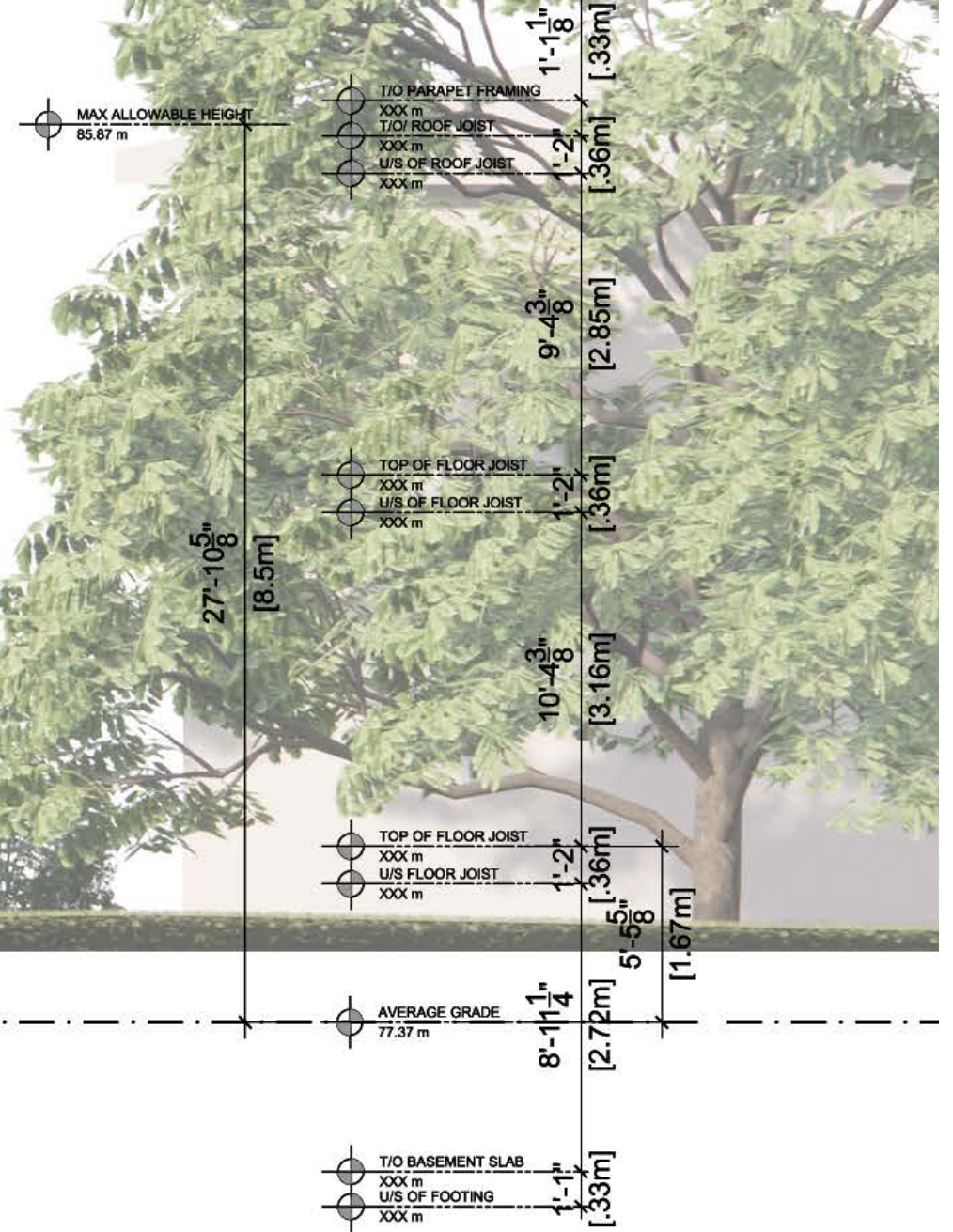
**577-A**  
FRONT (WEST) ELEVATION

577A Melbourne Avenue  
Minor Variance Application

November 30, 2023



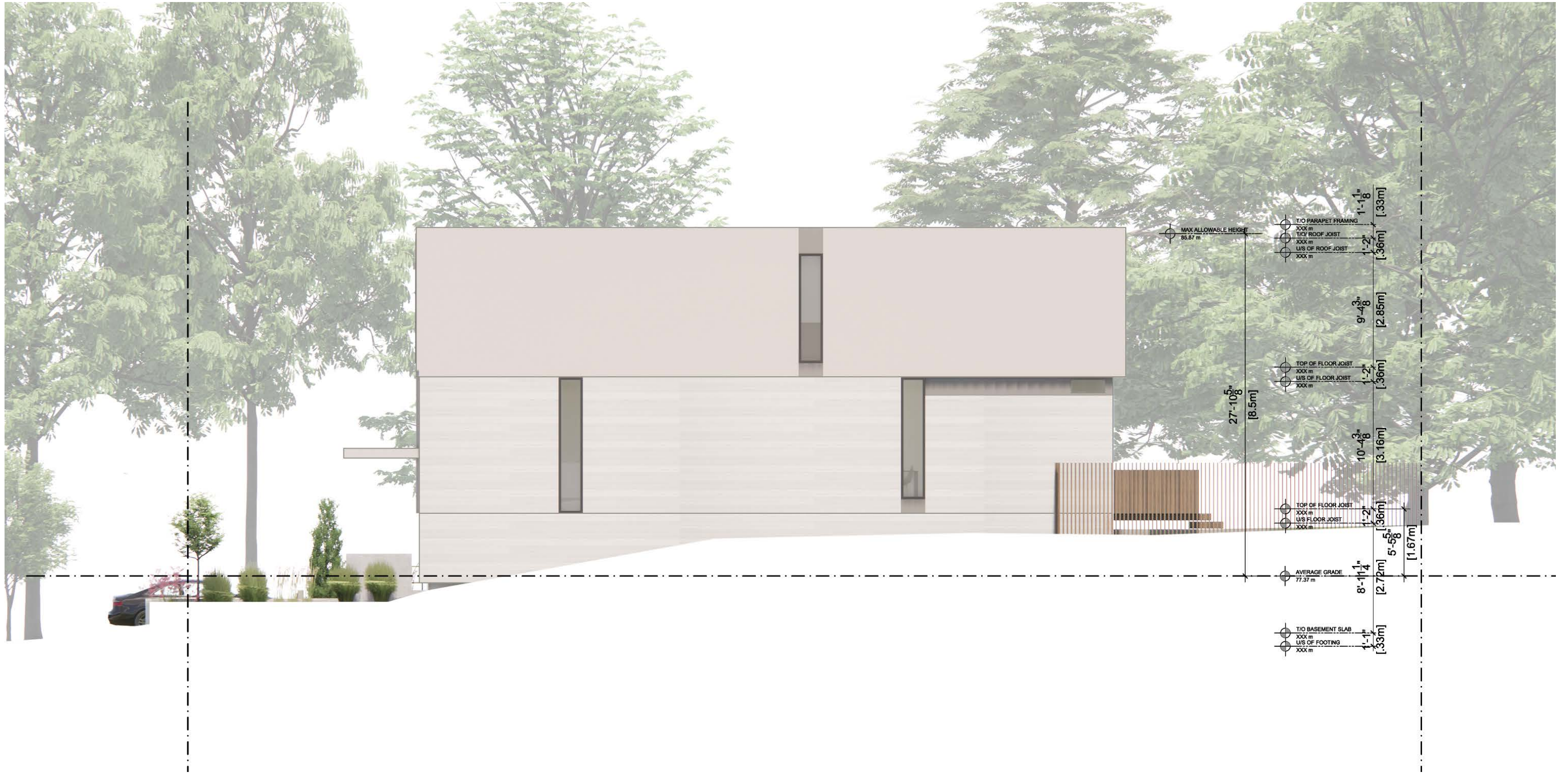
REAR (EAST) ELEVATION



**577-A**  
**REAR (EAST) ELEVATION**

577A Melbourne Avenue  
 Minor Variance Application

November 30, 2023

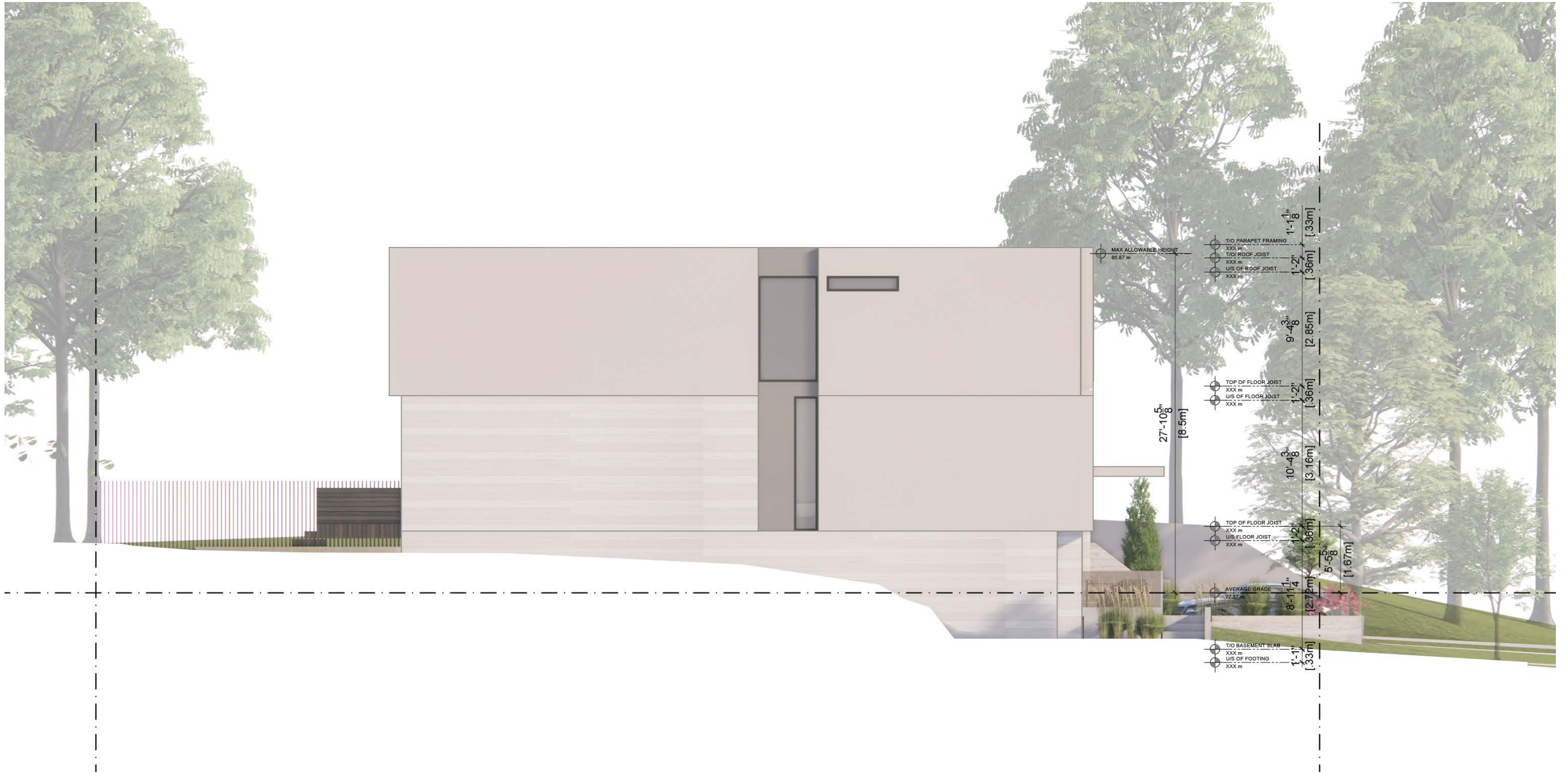


**577-A**

**RIGHT SIDE (SOUTH) ELEVATION**

577A Melbourne Avenue  
Minor Variance Application

November 30, 2023



**577-A**  
**LEFT SIDE (NORTH) ELEVATION**





FRONT (WEST) ELEVATION





### REAR (EAST) ELEVATION



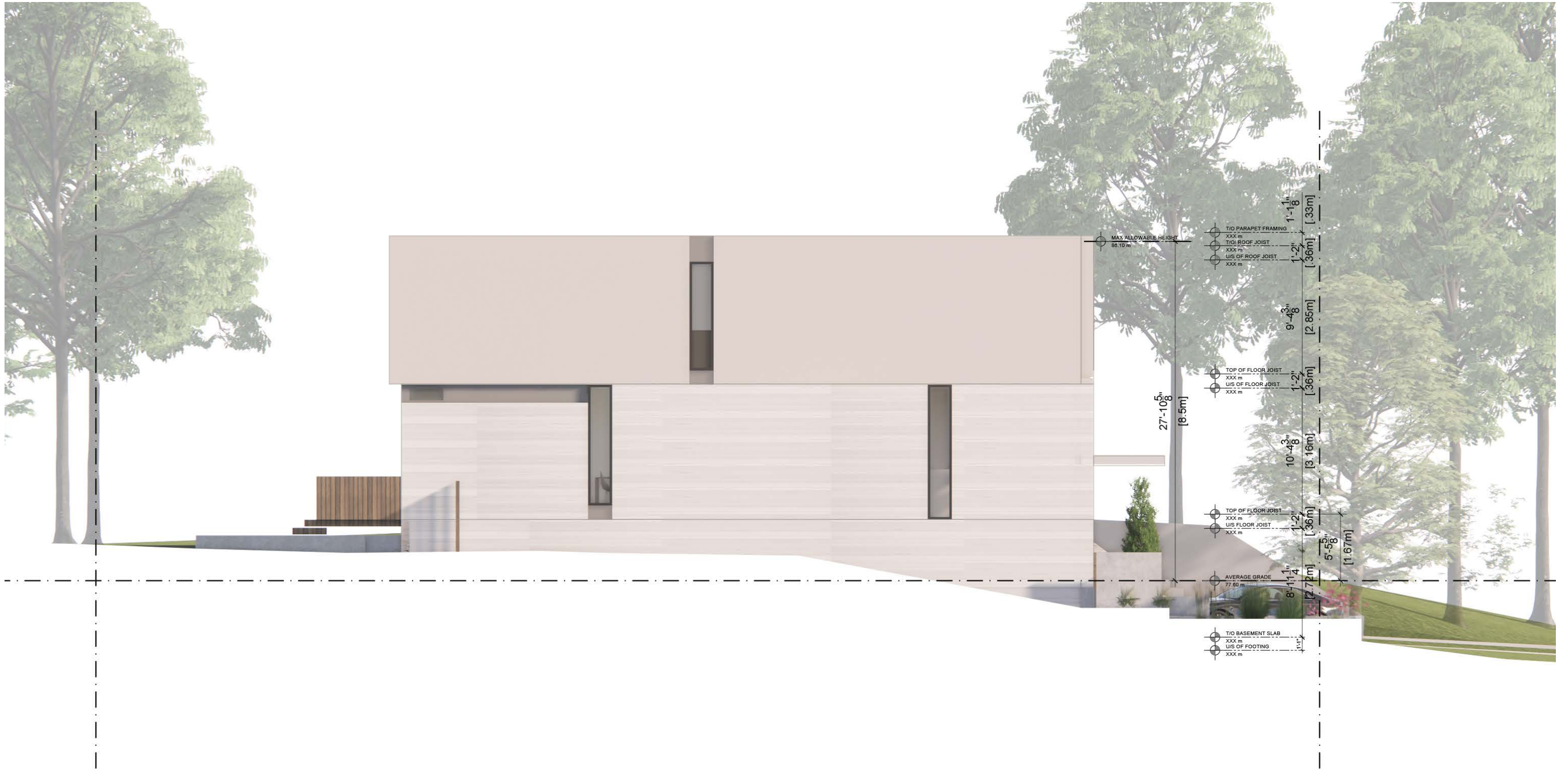


# 577-B

## RIGHT SIDE (SOUTH) ELEVATION

577B Melbourne Avenue  
Minor Variance Application

November 30, 2023



# 577-B

## LEFT SIDE (NORTH) ELEVATION



RENDERING - Front Elevation



RENDERING - Street View





RENDERING - Street View



RENDERING - Rear View