



Committee of Adjustment

JUN 15 2023

City of Ottawa

simmonds
ARCHITECTURE

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

PROJECT:
577 MELBOURNE AVE

DRAWING TITLE:
SEVERANCE PLAN 1

DATE: 2022-11-03

SCALE: 1:200

DRAWN BY: SS

JOB No: 832-22

DRAWING No:

SEV01



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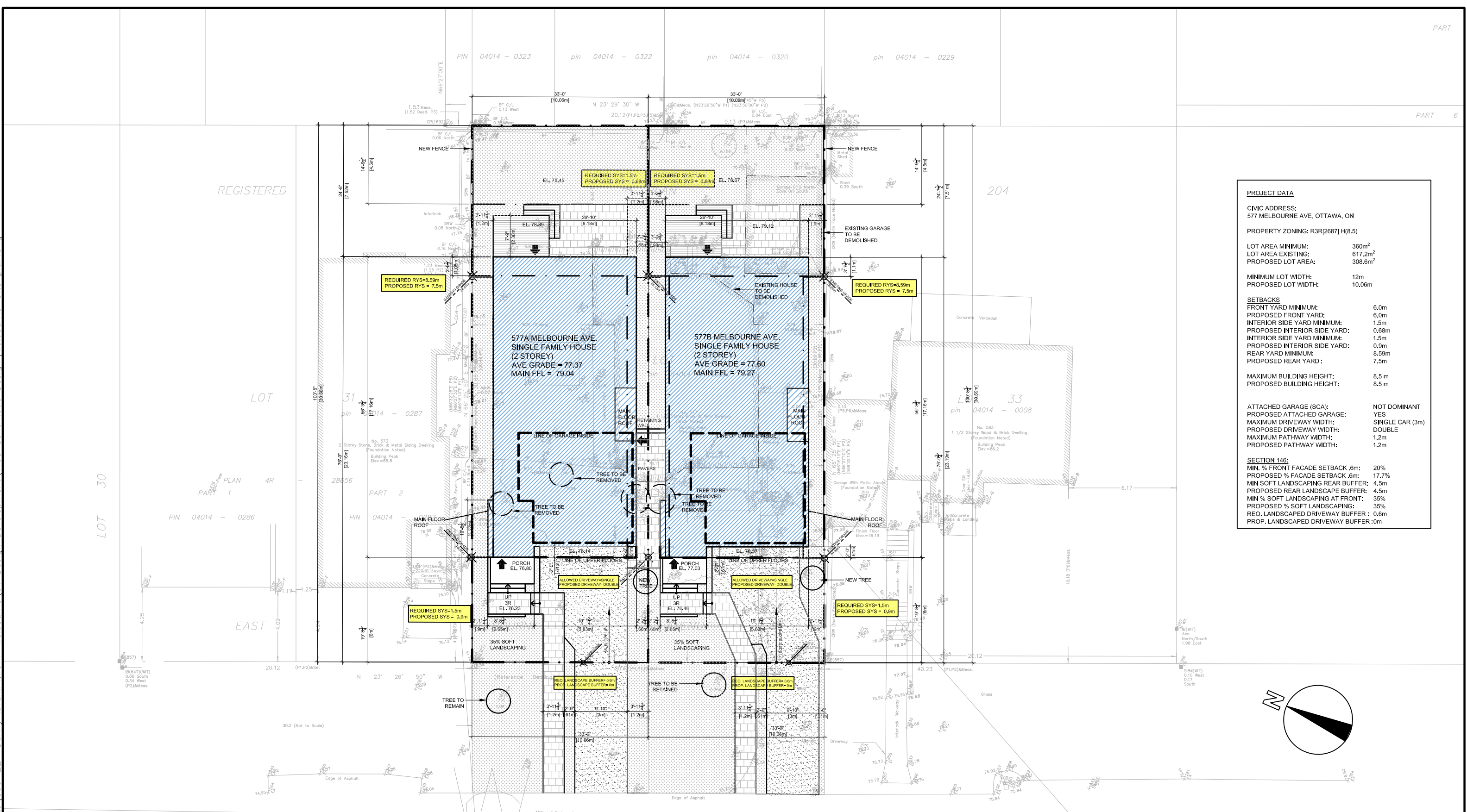
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PROJECT:
 577 MELBOURNE AVE

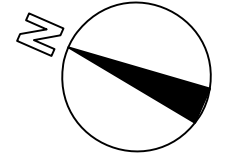
DRAWING TITLE:
 SEVERANCE PLAN 2

DATE: 2022-11-03
 SCALE: 1:200
 DRAWN BY: SS

JOB No: 832-22
 DRAWING No:
SEV02



PROJECT DATA	
CIVIC ADDRESS: 577 MELBOURNE AVE, OTTAWA, ON	
PROPERTY ZONING: R3R(2687) H(8.5)	
LOT AREA MINIMUM:	360m ²
LOT AREA EXISTING:	617.2m ²
PROPOSED LOT AREA:	308.6m ²
MINIMUM LOT WIDTH:	12m
PROPOSED LOT WIDTH:	10.06m
SETBACKS	
FRONT YARD MINIMUM:	6.0m
PROPOSED FRONT YARD:	6.0m
INTERIOR SIDE YARD MINIMUM:	1.5m
PROPOSED INTERIOR SIDE YARD:	0.68m
INTERIOR SIDE YARD MINIMUM:	1.5m
PROPOSED INTERIOR SIDE YARD:	0.9m
REAR YARD MINIMUM:	8.59m
PROPOSED REAR YARD:	7.5m
MAXIMUM BUILDING HEIGHT:	8.5 m
PROPOSED BUILDING HEIGHT:	8.5 m
ATTACHED GARAGE (SCA):	NOT DOMINANT
PROPOSED ATTACHED GARAGE:	YES
MAXIMUM DRIVEWAY WIDTH:	SINGLE CAR (3m)
PROPOSED DRIVEWAY WIDTH:	DOUBLE
MAXIMUM PATHWAY WIDTH:	1.2m
PROPOSED PATHWAY WIDTH:	1.2m
SECTION 146:	
MIN. % FRONT FACADE SETBACK .6m:	20%
PROPOSED % FACADE SETBACK .6m:	17.7%
MIN SOFT LANDSCAPING REAR BUFFER:	4.5m
PROPOSED REAR LANDSCAPE BUFFER:	4.5m
MIN % SOFT LANDSCAPING AT FRONT:	35%
PROPOSED % SOFT LANDSCAPING:	35%
REQ. LANDSCAPED DRIVEWAY BUFFER:	0.6m
PROP. LANDSCAPED DRIVEWAY BUFFER:	0m



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PROJECT:
577 MELBOURNE AVE

DRAWING TITLE:
SITE PLAN

DATE:	2023-02-23
SCALE:	1:200
DRAWN BY:	SS
JOB No:	832-22
DRAWING No:	SP01