

Glynn Residence, 305 Clare St., Ottawa, ON

MATURE NEIGHBOURHOODS OVERLAY - STREETSCAPE CHARACTER ANALYSIS (S.C.A.) TABLE. ZONING: R3R[2687]H(8.5)
(ADDITIONAL FORMAT FOR REVIEW. TO BE INCLUDED WITH S.C.A. FORM & REQUIRED STREETSCAPE PHOTOGRAPHS. REFER TO STREETSCAPE PLAN BELOW).

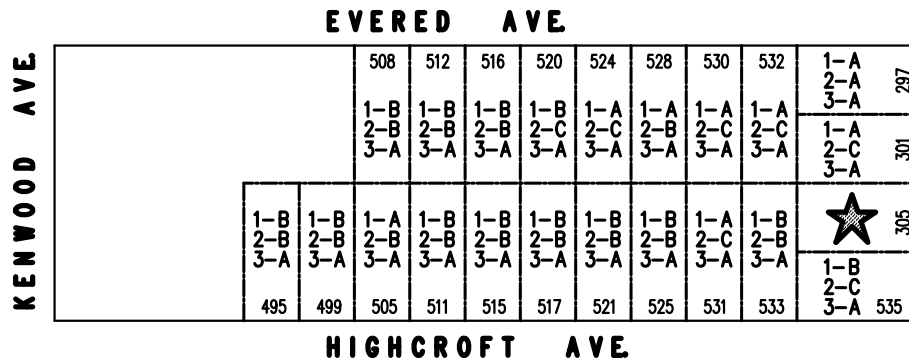
PHOTOS	LOT ADDRESS	LOT WIDTH (Metres)	DRIVEWAY WIDTH (Metres)	FRONT YARD SETBACK (Metres)		REFER TO S.C.A. FORM & MANUAL FOR DETAILED DESCRIPTION OPTIONS.								NOTES					
						TABLE 1		TABLE 2				TABLE 3							
				TO PORCH	TO HOUSE OR TO GARAGE	ATTACHED GARAGES & CARPORTS	ACCESS & PARKING CHARACTER				MAIN DOOR CHARACTER								
						CHARACTER GROUPS:	CHARACTER GROUPS:				CHARACTER GROUPS:								
						A	B	A	B	C	D	A	B						
1	535 HIGHCROFT AVE.	14.60	6.00	–	4.10		X			X		X		S.F.R.	A.G.	I.D.	C.L.	–	
2	533 HIGHCROFT AVE.	16.00	3.00	–	6.60		X		X			X		S.F.R.	A.G.	A.P.D.	–	–	
3	531 HIGHCROFT AVE.	16.20	6.00	–	4.20	X				X		X		S.F.R.	D.G.	A.P.D.	–	–	
4	525 HIGHCROFT AVE.	15.20	3.0	–	5.50		X		X			X		S.F.R.	A.G.	A.P.D.	–	–	
5	521 HIGHCROFT AVE.	20.10	3.00	–	5.90		X		X			X		S.F.R.	A.G.	A.P.D.	–	–	
6	517 HIGHCROFT AVE.	15.20	3.00	–	5.70		X		X			X		S.F.R.	A.G.	A.P.D.	–	–	
7	515 HIGHCROFT AVE.	15.20	3.00	5.40	6.30		X		X			X		S.F.R.	A.G.	A.P.D.	–	–	
8	511 HIGHCROFT AVE.	15.20	3.00	–	6.10		X		X			X		S.F.R.	A.G.	I.D.	–	–	
9	505 HIGHCROFT AVE.	20.00	3.00	4.90	6.20	X			X			X		S.F.R.	D.G.	A.P.D.	–	–	
10	499 HIGHCROFT AVE.	14.50	4.50	–	4.80		X		X			X		S.F.R.	A.G.	A.P.D.	–	–	
11	495 HIGHCROFT AVE.	16.00	4.50	–	10.80		X		X			X		S.F.R.	A.G.	A.P.D.	–	–	
12	301 CLARE ST.	15.20	4.50	–	6.20	X				X		X		M.U.	N.G.	A.P.D.	–	–	
13	297 CLARE ST.	15.40	3.00	–	8.30	X		X				X		M.U.	D.G.	A.P.D.	C.L.	–	
14	532 EVERED AVE.	15.20	6.00	4.50	5.20	X				X		X		S.F.R.	D.G.	A.P.D.	–	–	
15	530 EVERED AVE.	15.20	4.50	2.90	5.30	X				X		X		S.F.R.	D.G.	I.D.	–	–	
16	528 EVERED AVE.	15.20	3.00	3.70	5.20	X			X			X		S.F.R.	D.G.	A.P.D.	–	–	
17	524 EVERED AVE.	20.00	6.00	–	5.50	X				X		X		S.F.R.	D.G.	A.P.D.	–	–	
18	520 EVERED AVE.	15.20	4.50	–	6.20		X			X		X		S.F.R.	A.G.	I.D.	–	–	
19	516 EVERED AVE.	15.20	3.00	–	5.50		X		X			X		S.F.R.	A.G.	A.P.D.	–	–	
20	512 EVERED AVE.	15.20	3.60	3.50	6.60		X		X			X		S.F.R.	A.G.	A.P.D.	–	–	
21	508 EVERED AVE.	15.20	3.60	–	5.60		X		X			X		S.F.R.	A.G.	A.P.D.	–	–	
TOTALS						8	13	1	13	7	0	21	0						
THE DOMINANT CHARACTER GROUPS FOR 12 JAVA ST. ARE : B, B & A.																			
ABBREVIATIONS : A.C. ATTACHED CARPORT D.G. DETACHED GARAGE N.A. NOT APPLICABLE S.C.A. STREETSCAPE CHARACTER ANALYSIS A.G. ATTACHED GARAGE G.D. GRAVEL DRIVEWAY N.G. NO GARAGE S.D. SHARED DRIVEWAY A.P.D. ASPHALT PAVING DRIVEWAY I.D. INTERLOCKING DRIVEWAY N.R.P. NON RESIDENTIAL PROPERTY S.F.R. SINGLE FAMILY RESIDENCE C.L. CORNER LOT M.U. MULTIPLE UNIT BUILDING S.D.U. SEMI DETACHED UNIT T.R.U. TOWNHOUSE RESIDENTIAL UNIT																			

Glynn Residence, 305 Clare St., Ottawa, ON

STREETSCAPE PLAN FOR: STREETSCAPE CHARACTER ANALYSIS (S.C.A.) FORM

PROPERTY ZONING: R3R[2687]H(8.5), MATURE NEIGHBOURHOODS OVERLAY.
CHARACTER GROUP SITE PLAN

- FOR COMPLETE STREETSCAPE ANALYSIS DETAILS (LOT WIDTHS & YARD SETBACKS ETC.), SEE S.C.A. TABLE ABOVE.
- THIS PLAN IS FOR DEVELOPMENT REVIEW APPLICATION FOR BUILDING PERMIT AND IS NOT TO SCALE.



Committee of Adjustment
Received | Reçu le

2025-06-11

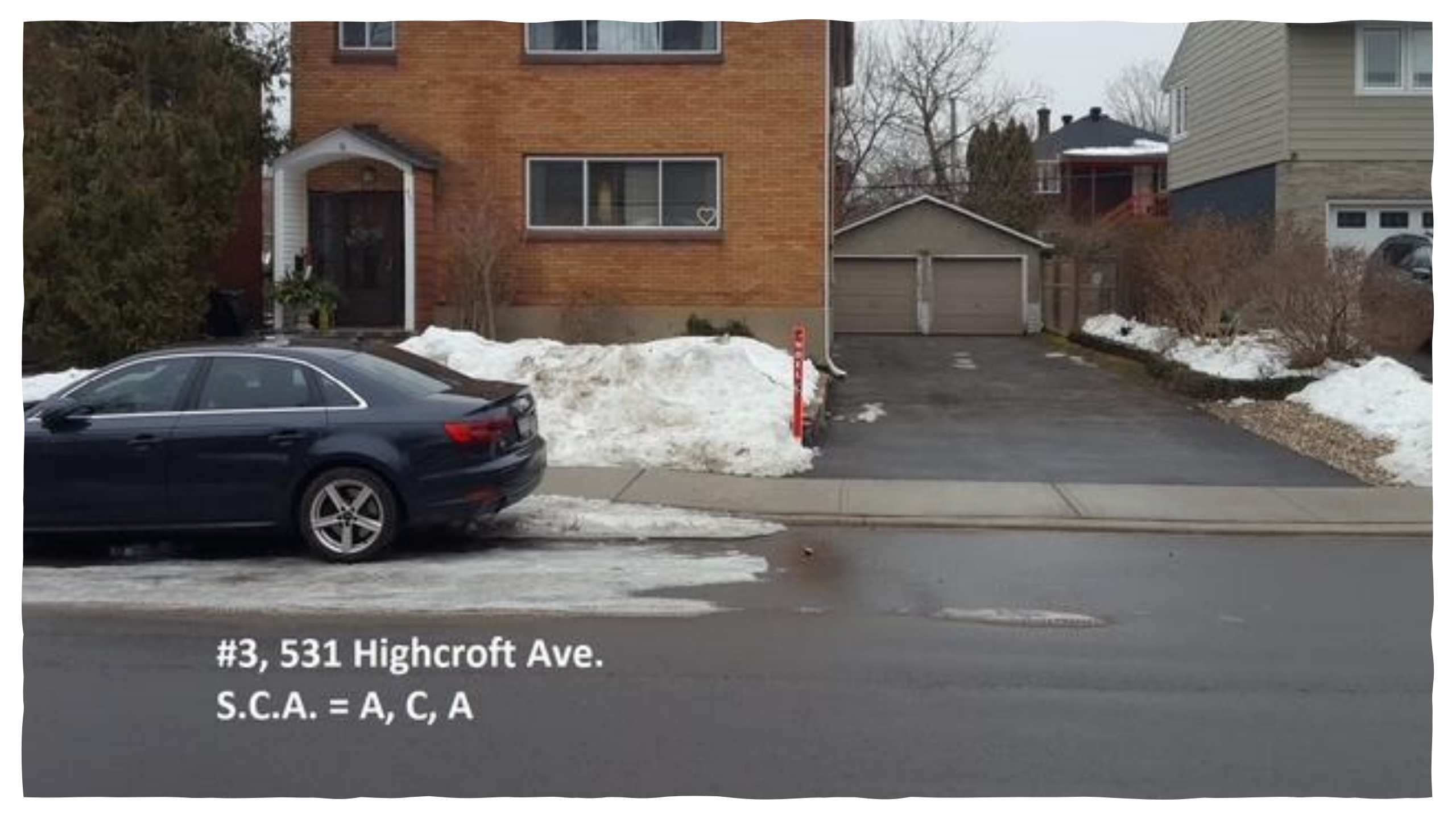
City of Ottawa | Ville d'Ottawa
Comité de dérogation

A photograph of a two-story house with a brown shingled roof and a chimney on the right side. The upper story is white with horizontal siding, featuring two windows with tan shutters and a small circular window in the center. The lower story is made of tan brick, with a large white-framed bay window on the right and a green garage door on the left. A dark blue SUV is parked in the driveway in front of the garage. The house is surrounded by bare trees and a wooden fence, with patches of snow on the ground.

#1, 535 Highcroft Ave.
S.C.A. = B, C, A

A photograph of a two-story house with a grey SUV parked in the driveway. The house has a light-colored upper story and a stone-textured lower story. There is a white garage door on the left and a front entrance with a small porch in the center. A large evergreen tree is on the right, and snow is piled up in the foreground and along the driveway. The sky is overcast.

#2, 533 Highcroft Ave.
S.C.A. = B, B, A



#3, 531 Highcroft Ave.
S.C.A. = A, C, A

A two-story red brick house with a dark grey roof. The front facade features a white garage door on the left, a central dark front door with a small overhang, and several windows. A dark car is parked in the driveway. The yard is covered in snow, and there are trees and bushes around the house.

#4, 525 Highcroft Ave.
S.C.A. = B, B, A



#5, 521 Highcroft Ave.
S.C.A. = B, B, A



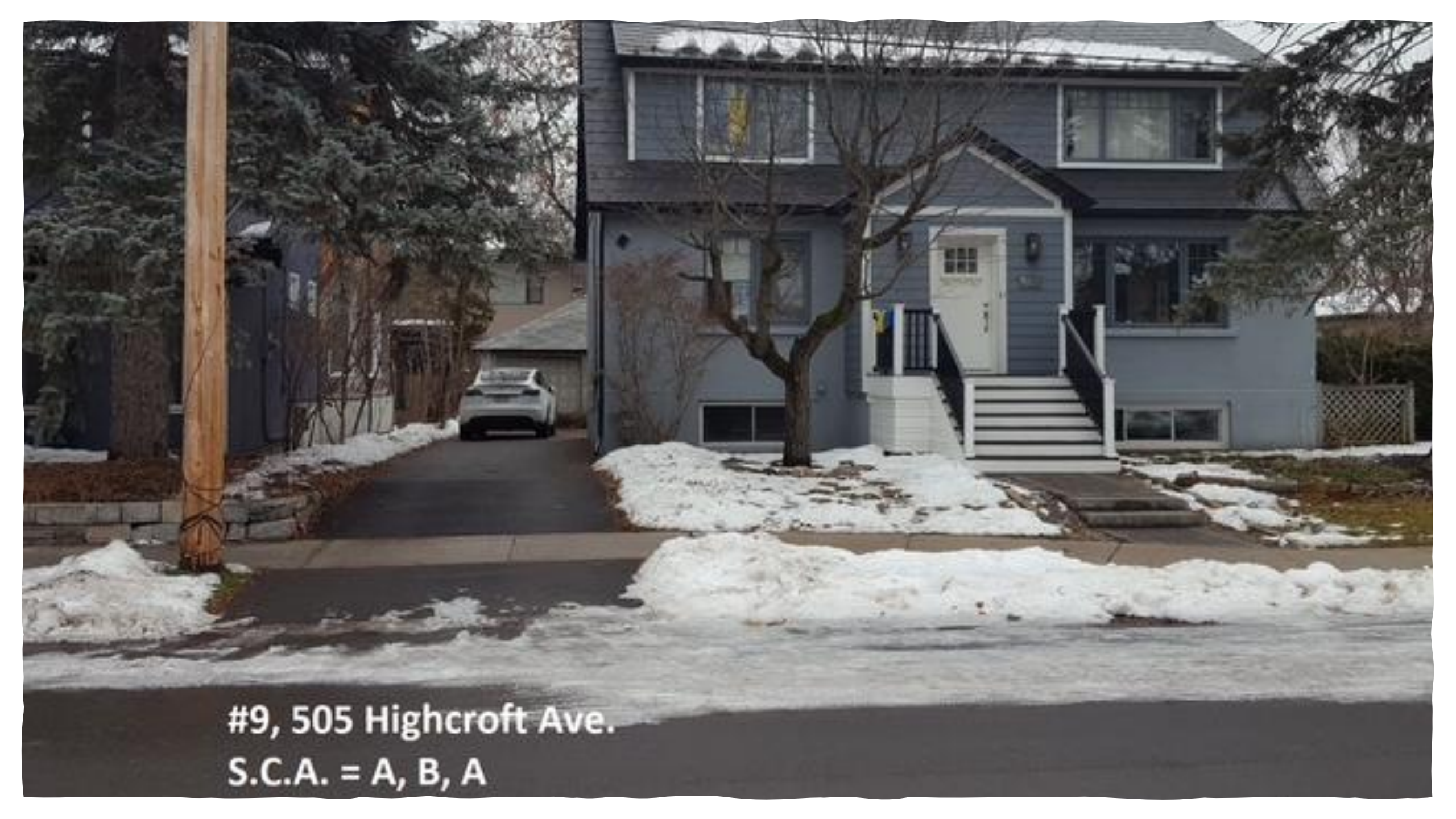
#6, 517 Highcroft Ave.
S.C.A. = B, B, A



#7, 515 Highcroft Ave.
S.C.A. = B, B, A



#8, 511 Highcroft Ave.
S.C.A. = B, B, A



#9, 505 Highcroft Ave.
S.C.A. = A, B, A



#10, 499 Highcroft Ave.
S.C.A. = B, B, A



#11, 495 Highcroft Ave.
S.C.A. = B, B, A



#12, 301 Clare St.
S.C.A. = A, C, A



#13, 297 Clare St.
S.C.A. = A, A, A



#14, 532 Evered Ave.
S.C.A. = A, C, A



#15, 530 Evered Ave.
S.C.A. = A, C, A



#16, 528 Evered Ave.
S.C.A. = A, B, A



#17, 524 Evered Ave.
S.C.A. = A, C, A



#18, 520 Evered Ave.
S.C.A. = B, C, A



#19, 516 Evered Ave.
S.C.A. = B, B, A



#20, 512 Evered Ave.
S.C.A. = B, B, A



#21, 508 Evered Ave.

S.C.A. = B, B, A