

Committee of Adjustment
Received | Reçu le

2025-12-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

| 50 GARLAND AVENUE - PROPOSED 6 UNIT RESIDENTIAL BUILDING | | | |
|--|-----------------------------------|--|---|
| ZONING BY - LAW 2008-250 LC1 [2256] | | | |
| PERFORMANCE STANDARD | BY-LAW REQUIRED | PROVIDED | MINOR VARIANCE |
| MINIMUM LOT AREA | N/A | 181.08 m ² | |
| MINIMUM LOT WIDTH | N/A | 6.00 m | |
| MINIMUM FRONT YARD SETBACK | 3.00 m | 1.50 m 1st. FLOOR | (-1.50 m RELIEF ON B. & 1st FLOORS F/Y S/B) |
| MINIMUM INTERIOR SIDE YARD SETBACK | RESIDENTIAL USE: 1.20 m S/E & N/W | 0.00 m S/E and N/W | (-1.20 m RELIEF ON S/E & N/W) |
| MINIMUM REAR YARD SETBACK | RESIDENTIAL USE: 7.50 m | 7.50 m 1st. FLOOR, 6.30 m 2nd & 3rd FLOORS | (-1.20 m RELIEF ON 2nd & 3rd FLOORS) |
| MAXIMUM BUILDING HEIGHT | 75.66 m (+ 12.50 m) | 73.96 m (+ 10.80 m) | |
| SOFT LANDSCAPE WIDTHS | | | |
| ABUTTING A STREET (FRONT YARD) | 3.00 m | 1.50 m | (-1.50 m RELIEF ON FRONT YARD SETBACK) |
| ABUTTING A RESIDENTIAL ZONE (REAR YARD) | 3.00 m | 3.00 m | |
| OTHER CASES (SIDE YARDS) | N/A | 0.00 m | |



| 50 GARLAND AVENUE - PROPOSED BUILDING INFORMATION | | | |
|---|--|-----------------|--|
| BASEMENT FLOOR AREA | | | |
| ... O/S FOUNDATION | 99.98 m ² / (1076.19 ft ²) | ... I/S FRAMING | 85.56 m ² / (921 ft ²) |
| FIRST FLOOR AREA | | | |
| ... O/S FRAMING | 93.81 m ² / (1009.81 ft ²) | ... I/S FRAMING | 82.39 m ² / (886.83 ft ²) |
| SECOND FLOOR AREA | | | |
| ... O/S FRAMING | 120.90 m ² / (1301.40 ft ²) | ... I/S FRAMING | 110.54 m ² / (1189.88 ft ²) |
| THIRD FLOOR AREA | | | |
| ... O/S FRAMING | 112.41 m ² / (1209.98 ft ²) | ... I/S FRAMING | 101.52 m ² / (1092.74 ft ²) |

50 Garland St., Ottawa, On., K1Y 2A7



Committee of Adjustment
 DEC 12 2025
 City of Ottawa

No. 52:
 UNDER CONSTRUCTION

No. 50: (T.B.D.)
 PROPOSED THREE-STOREY,
 6-PLEX DWELLING

No. 46:
 EXISTING TO REMAIN

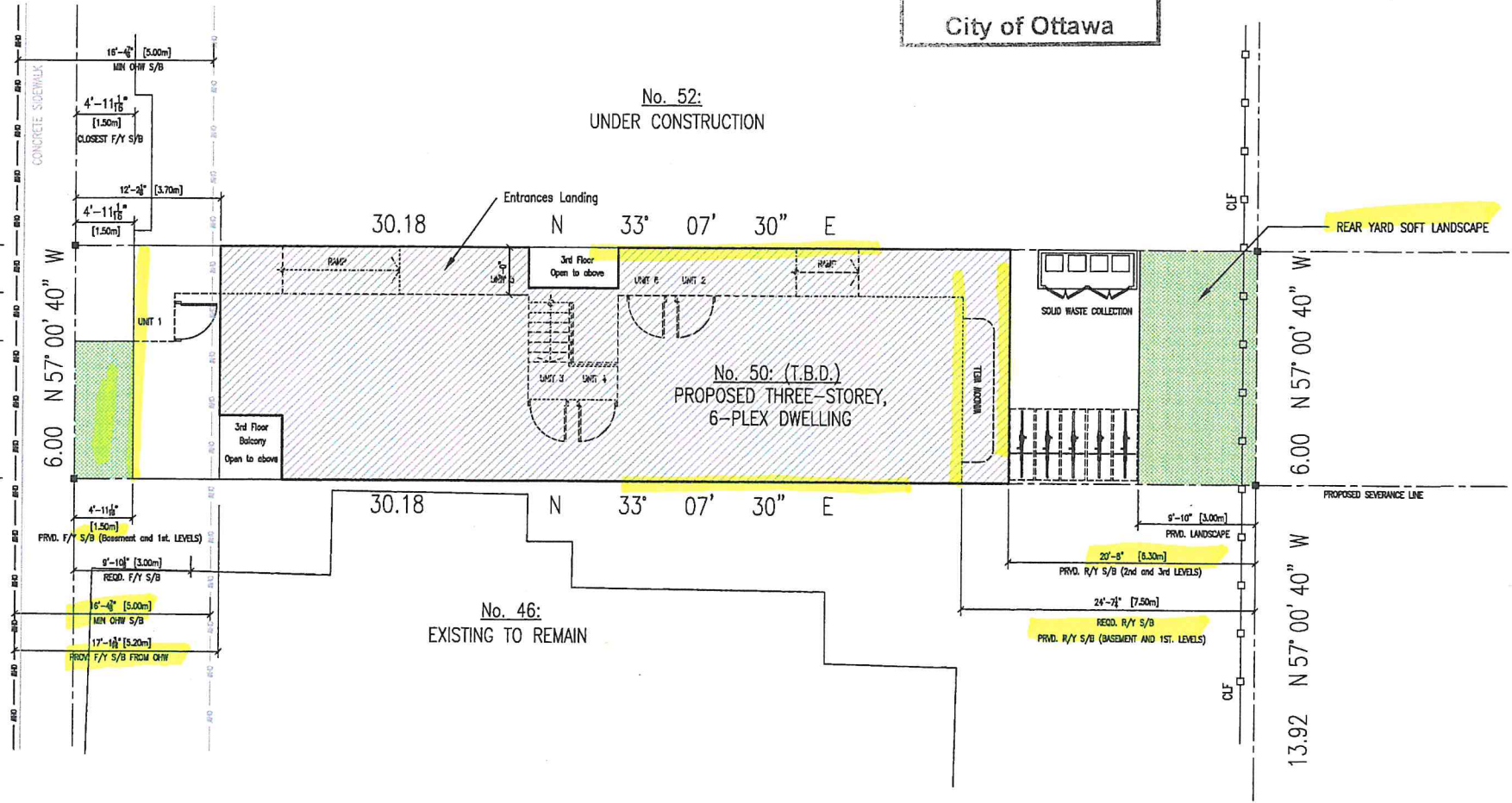
SITE PLAN
 3/8"=1' 0"

GARLAND STREET

APPROXIMATE CROWN ASPHALT ROAD

6.00m LOT WIDTH
 11'-2 1/2" 4'-1" 4'-0"

6.00 N 57° 00' 40" W



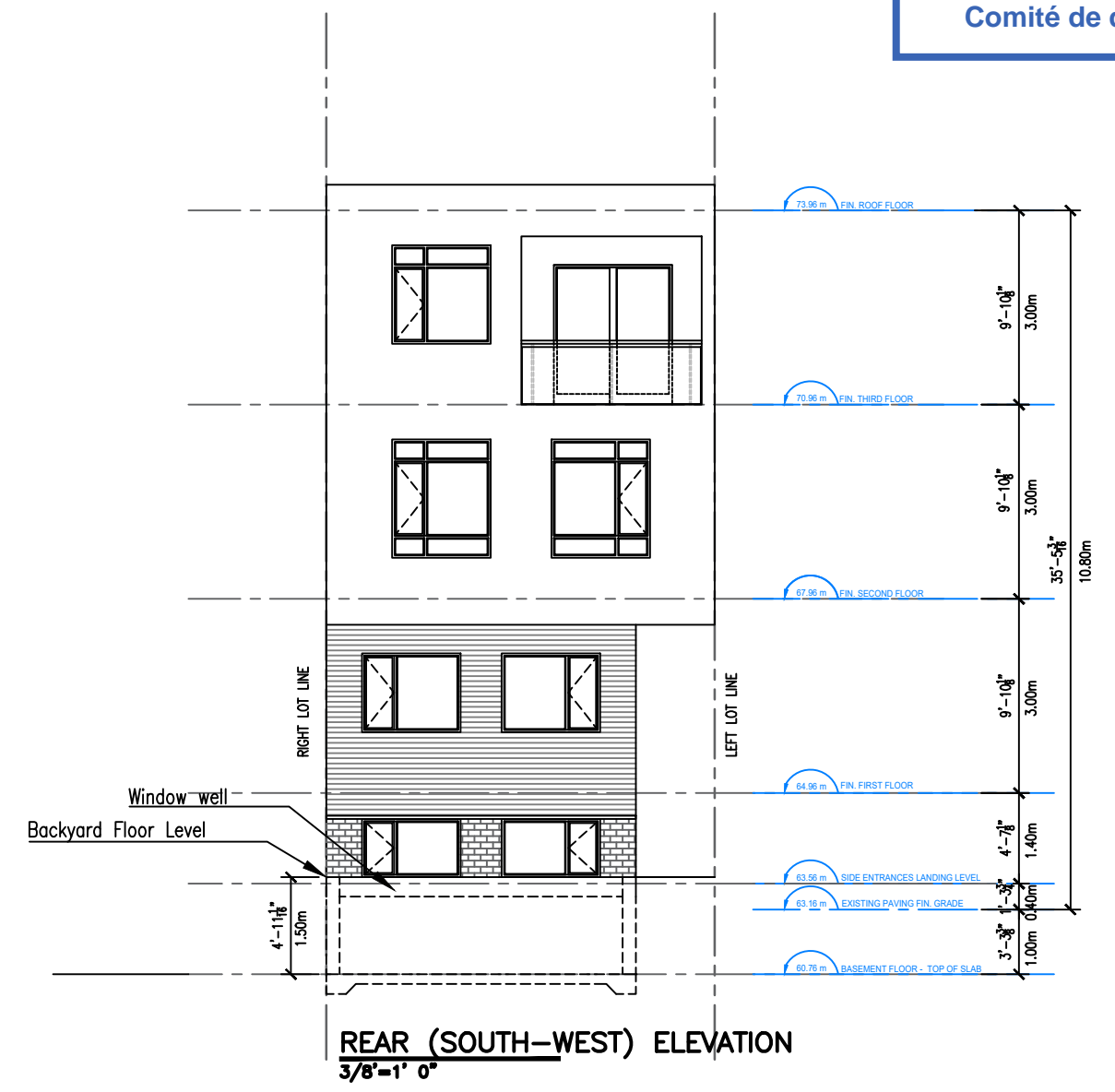
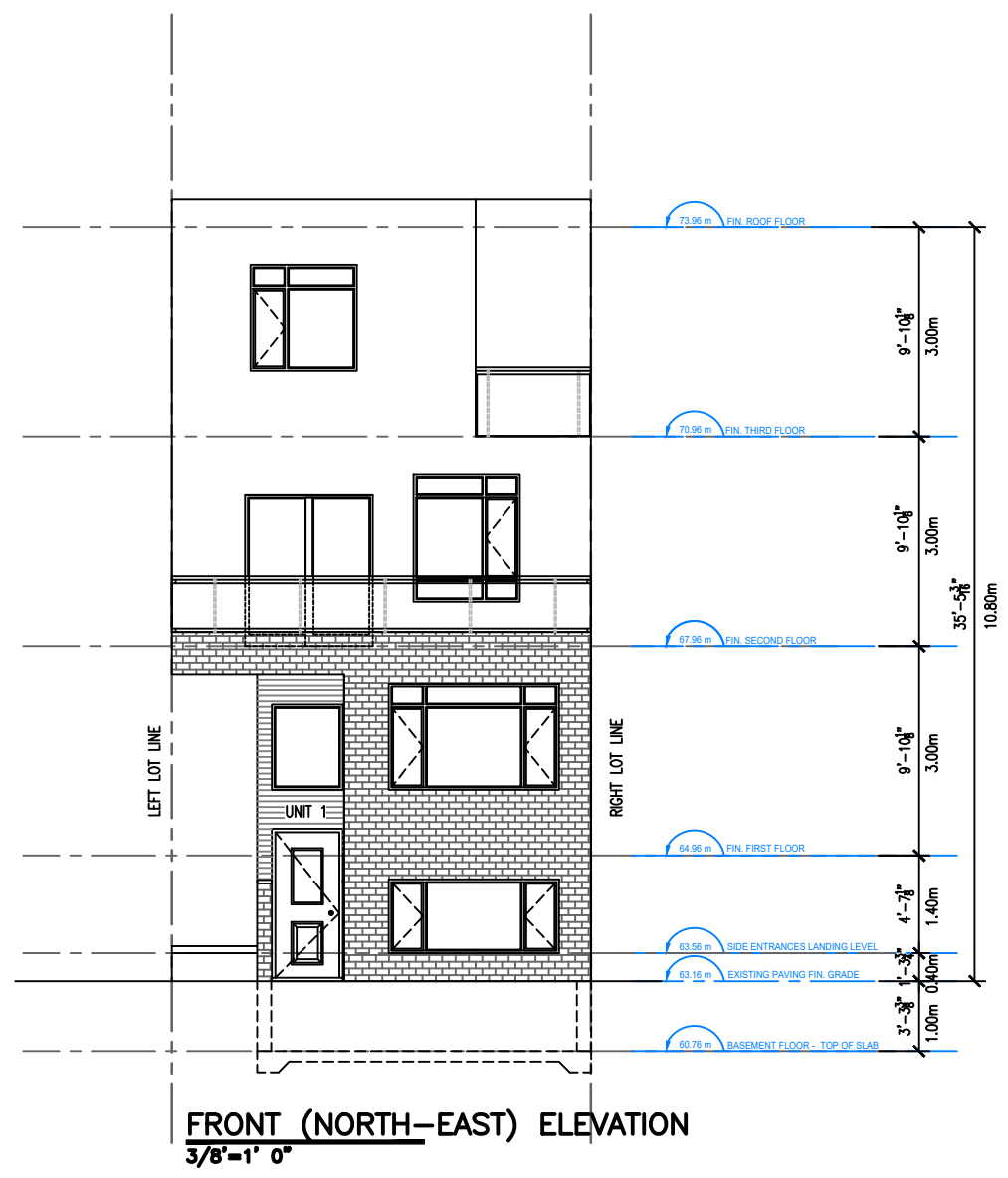
REAR YARD SOFT LANDSCAPE

6.00 N 57° 00' 40" W

13.92 N 57° 00' 40" W

46
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