

**ZONING FOR LONG SEMI:**

- R4H ZONING DESIGNATION
- 10m REQUIRED LOT WIDTH, 10m PROVIDED
- 270m<sup>2</sup> REQUIRED LOT AREA, 257.5m<sup>2</sup> PROVIDED
- 11m HEIGHT LIMIT (w/ SLOPED ROOF), 8m PROPOSED
- 30% REQ'D REAR YARD SETBACK, PROVIDED
- 1.2m MIN. SIDE YARD SETBACK, 0.6m PROVIDED
- FRONT YARD SETBACK AVG. OF NEIGHBOURS

**EXISTING BUILDING:**

- 1 STOREY DWELLING AND DETACHED GARAGE TO BE DEMOLISHED

**PROPOSED BUILDING:**

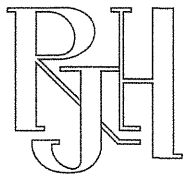
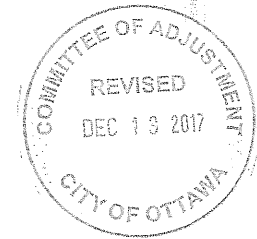
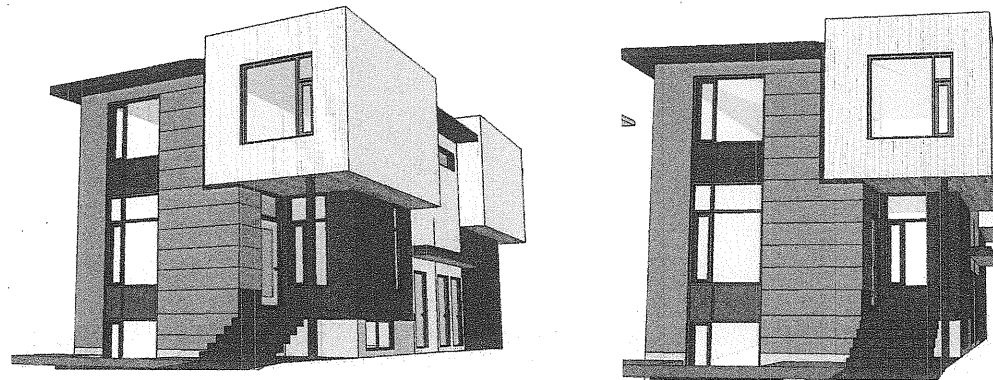
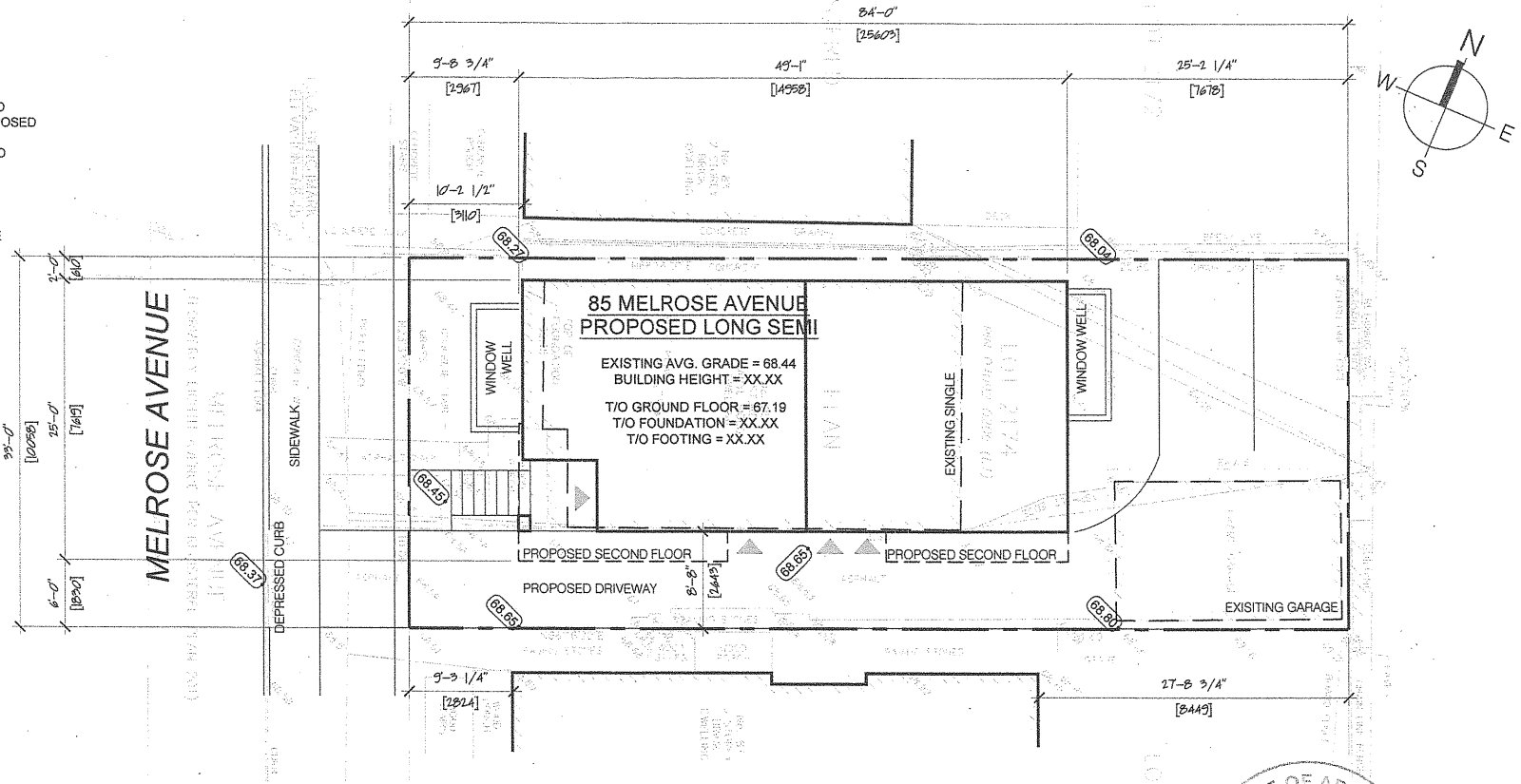
- LONG SEMI WITH TWO PRIMARY UNITS
- 2 STOREYS
- SECONDARY DWELLING UNITS IN BASEMENTS
- REAR YARD PARKING

**AVERAGE GRADE:**

- 68.27
- 68.65
- 68.80
- 68.04
- 273.76 / 4 = 68.44

**REQUIRED VARIANCES**

1. LOT AREA
2. SIDE YARD SETBACK



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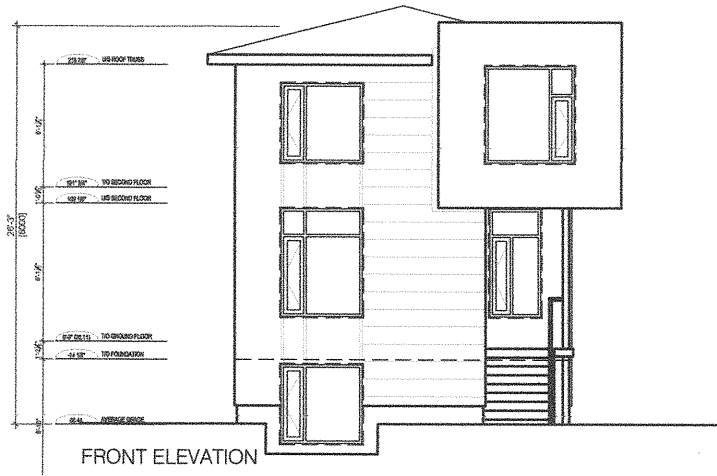
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MELROSE LONG SEMI

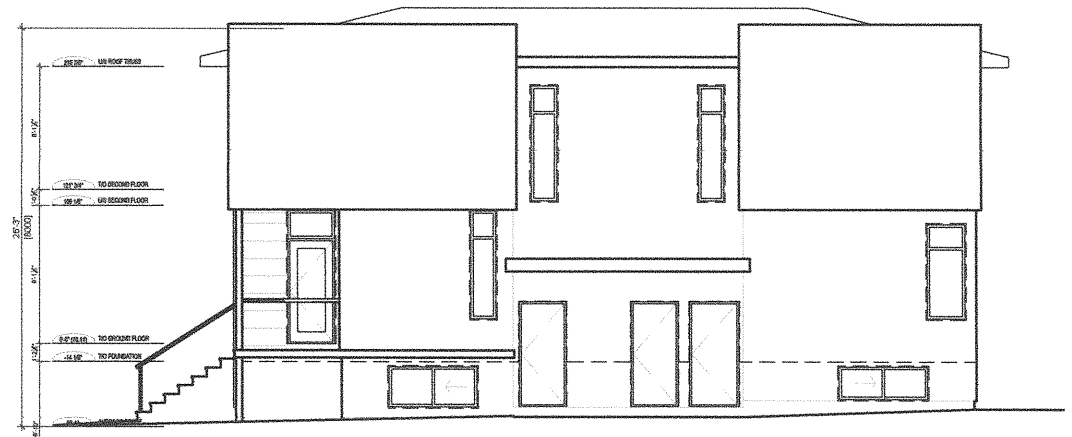
85 Melrose Avenue, Ottawa

November 2017 SCALE: 1:125

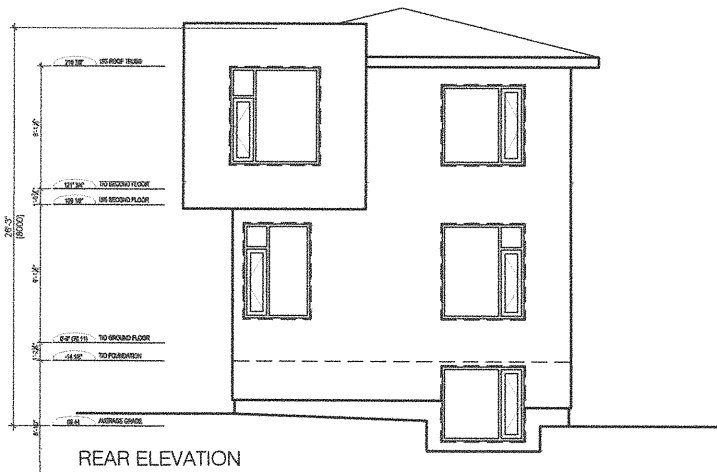
SITE PLAN



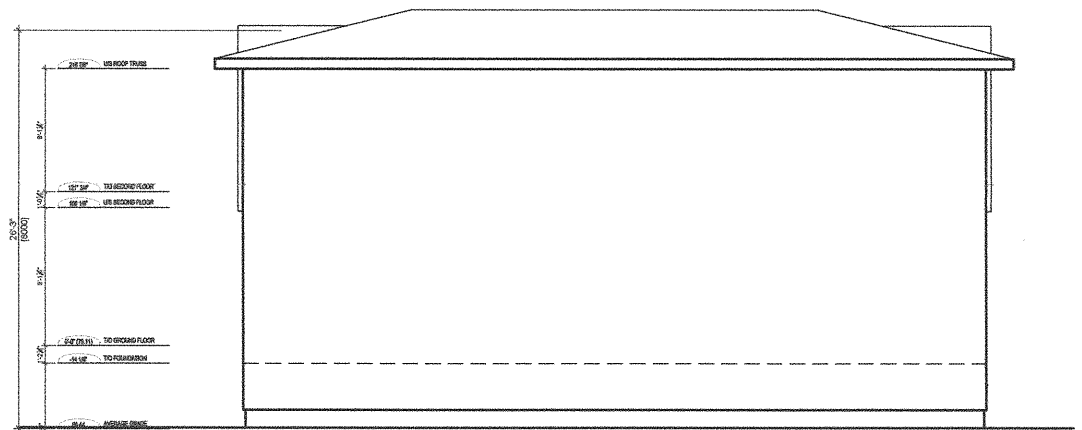
FRONT ELEVATION



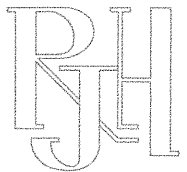
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



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