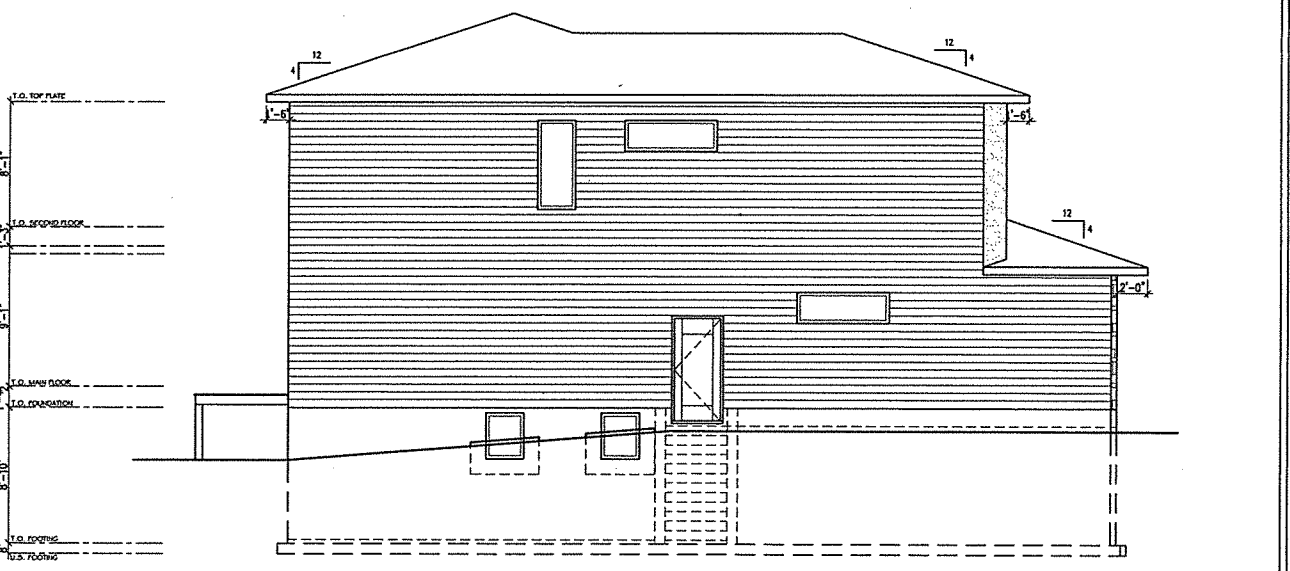


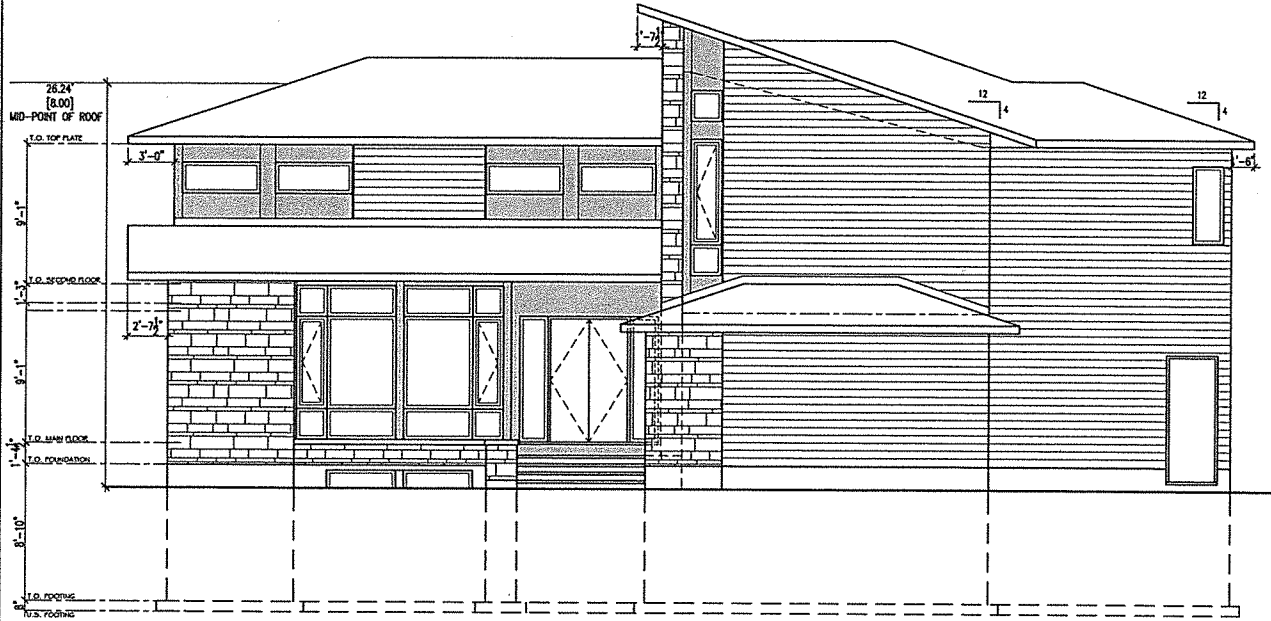
RIGHT SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

Committee of Adjustment
SEP 04 2020
City of Ottawa

<p>CLIENT 834 HARE AVENUE OTTAWA, ON. MINTY STEEL BUILDING</p>	<p>DATE AUGUST 2020</p>	<p>PROJECT NO. A2.2</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>DATE AUGUST 2020</p>	<p>PROJECT NO. A2.2</p>
<p>GENERAL NOTES</p> <p>1. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING BUILDING AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE ZONING BY-LAW.</p> <p>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND THE NATIONAL FIRE CODE OF CANADA (NFCC).</p> <p>3. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING BUILDING AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE ZONING BY-LAW.</p> <p>4. NO OTHER NOTES ARE APPLICABLE.</p>					
<p>GENERAL NOTES</p> <p>1. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING BUILDING AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE ZONING BY-LAW.</p> <p>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND THE NATIONAL FIRE CODE OF CANADA (NFCC).</p> <p>3. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING BUILDING AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE ZONING BY-LAW.</p> <p>4. NO OTHER NOTES ARE APPLICABLE.</p>					



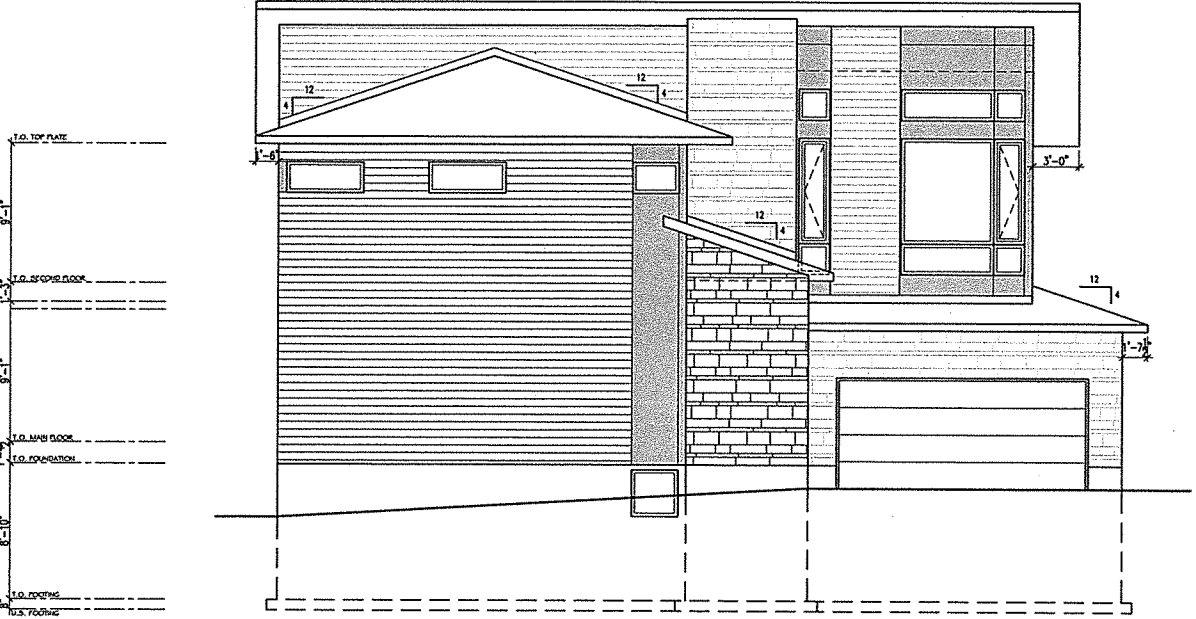
FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



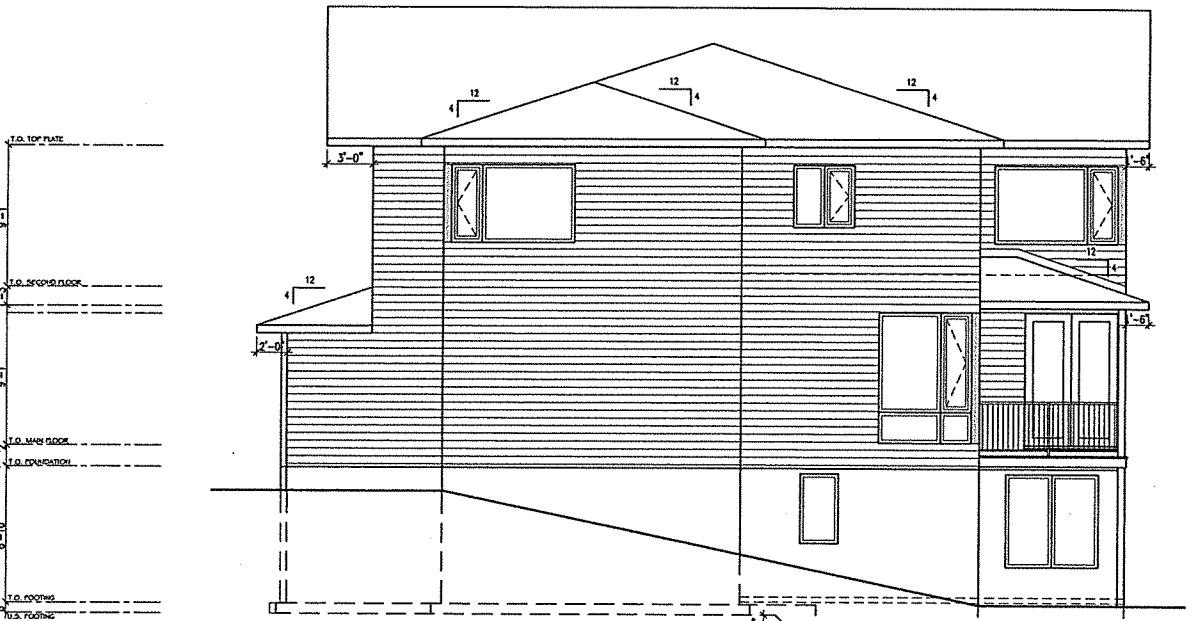
REAR ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

Committee of Adjustment
SEP 04 2020
City of Ottawa

<p>MD MIRQDA DESIGN CURRY HOVE DESIGN PROJECT MANAGER</p> <p>100 BROADVIEW EAST SUITE 401 OTTAWA, ONTARIO K1K 1R8 TEL: 613-775-8888 FAX: 613-775-8888 info@mirqda.com www.mirqda.com</p>	<p>DESIGN NOTES:</p> <p>1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY FOR THE PROPOSED WORK.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY FOR THE PROPOSED WORK.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY FOR THE PROPOSED WORK.</p> <p>4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OTTAWA'S ZONING BY-LAW.</p>	<p>CLIENT: 832 HARE AVENUE OTTAWA, ON</p> <p>PROJECT NAME: REAR ELEVATION (WEST)</p>	<p>DATE: A1.2</p>



LEFT SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



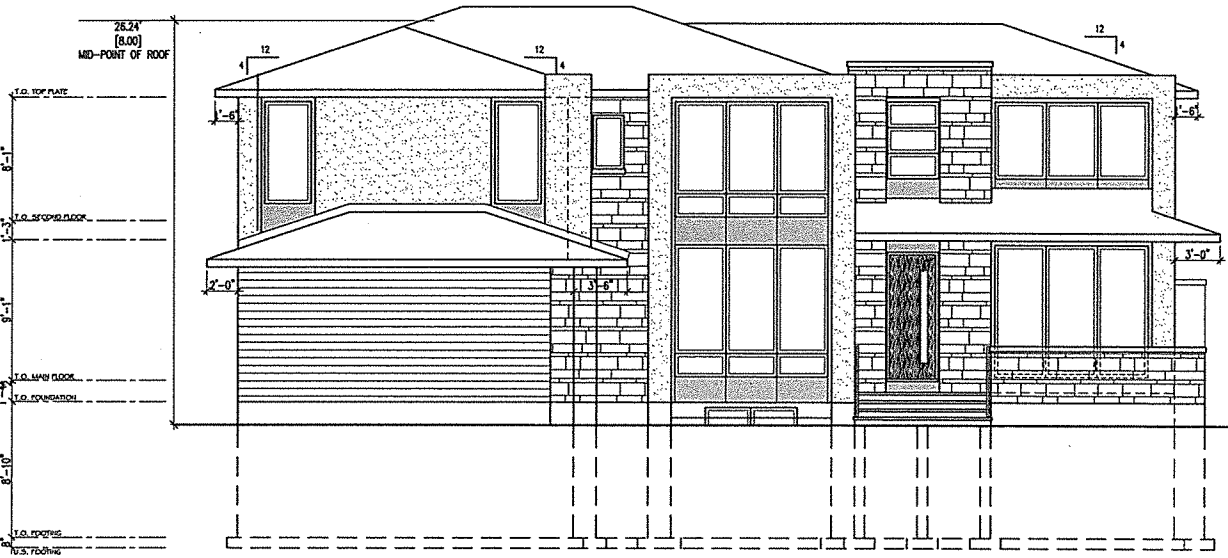
RIGHT SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

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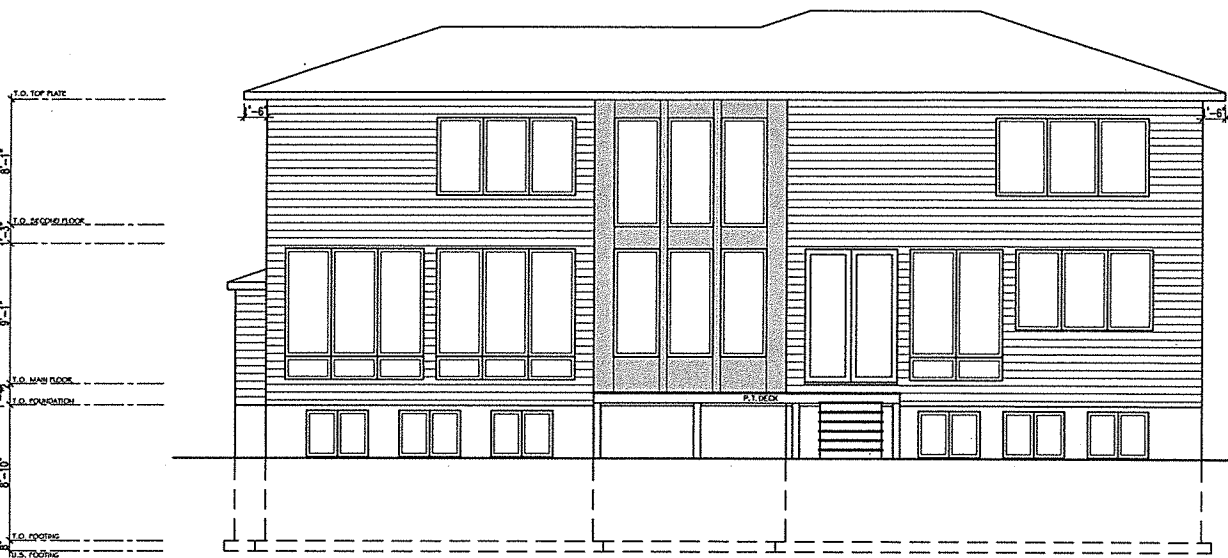
<p>PROFESSIONAL NOTICE: I, the undersigned, being a duly qualified Architect or Engineer, do hereby certify that I am the author of the design and description of the works shown on the drawings hereon, and that I am a duly Licensed Professional Engineer in the Province of Ontario, Canada, and that I am duly Licensed in the Province of Ontario, Canada, and that I am duly Licensed in the Province of Ontario, Canada, and that I am duly Licensed in the Province of Ontario, Canada.</p>	
<p>DATE: 09/04/2020</p>	<p>PROJECT: 832 HARE AVENUE SINGLE FAMILY DWELLING</p>
<p>CLIENT: MRS. J. SMITH</p>	<p>SCALE: 1/8" = 1'-0"</p>
<p>PROJECT NO.: A2.2</p>	<p>DATE: 09/04/2020</p>



MIROCCA DESIGN
INCORPORATED SINCE 1984
DUSTIN HYDE DESIGN
PROJECT MANAGEMENT
30 DUNDAS ST. W.
OTTAWA, ONTARIO
K2P 1Y7
TEL: 613-941-4438
FAX: 613-941-7288
Contact@miroccadesign.com
www.miroccadesign.com



FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

Committee of Adjustment
SEP 04 2020
City of Ottawa

PROJECT TITLE	834 HARE AVENUE
CLIENT	3150171
DATE	2020.08.20
SCALE	1/8" = 1'-0"
PROJECT NUMBER	A1.2

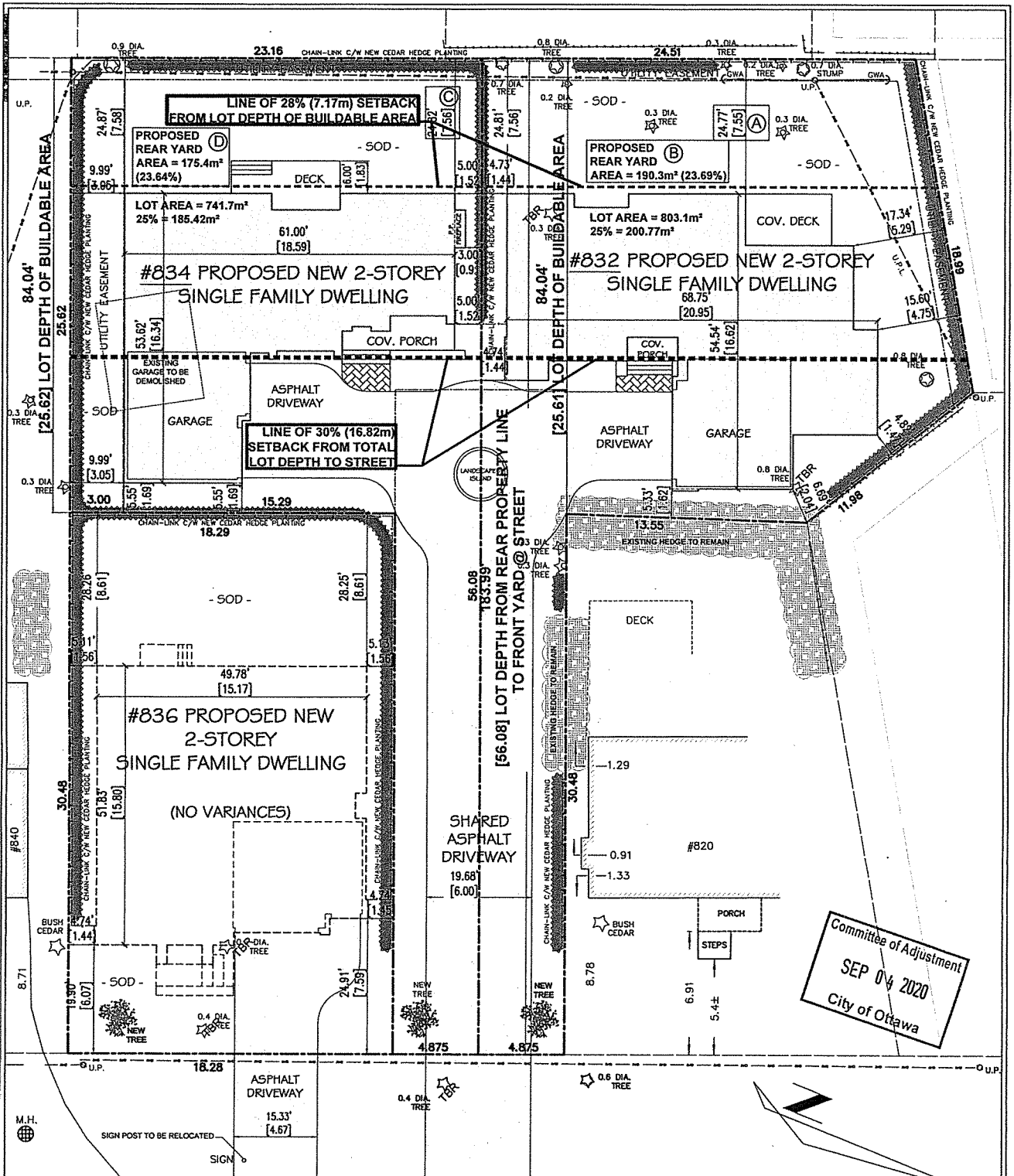
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CLIENT	3150171
DATE	2020.08.20
SCALE	1/8" = 1'-0"
PROJECT NUMBER	A1.2

PROJECT TITLE	834 HARE AVENUE
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DATE	2020.08.20
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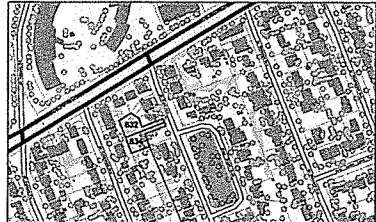
MD
MIRROCA DESIGN
DURABLE HOME DESIGN
PROJECT MANAGEMENT
1150 DUNDAS ST. W.
OTTAWA, ONTARIO
K1H 1P7
TEL: 613-993-8888
www.mirroca.com



Committee of Adjustment
 SEP 04 2020
 City of Ottawa

PROPOSED SITE PLAN
 SCALE: 1:200

HARE AVENUE



ZONING INFORMATION

ADDRESS	822 HARE AVENUE AND 834 HARE AVENUE	832 HARE AVE.	834 HARE AVE.
LEGAL DESCRIPTION	PT LOT 4 OF CONDOMINIUM 1234 AND 1238-1245 WARD 7, EAST	APPROVED FLAG LOT	APPROVED FLAG LOT
FORMING	CONDOMINIUM 1234-1245	RES-1	RES-1
DETACHED	2030sqm	4875 sqm	4875 sqm
MAX. LOT WIDTH	15m	15m	15m
MAX. BUILDING HEIGHT	12m	12m	12m
MAX. FRONT YARD SETBACK	3m	3m	3m
MAX. REAR YARD SETBACK	15m	15m	15m
MAX. REAR YARD SETBACK	15m	15m	15m
MAX. REAR YARD SETBACK	15m	15m	15m
MAX. REAR YARD SETBACK	15m	15m	15m

- MINOR VARIANCES REQUESTED**
- 832 HARE AVENUE**
- To permit a reduced rear yard setback of 7.55 metres or 13.46% of the lot depth, whereas the By-law requires a distance equal to 30 per cent of the lot depth, in this case 16.82 metres.
 - To permit a reduced rear yard area of 190.3 square metres or 23.69% of lot area, whereas the By-law requires a minimum rear yard area of 25% of the area of the lot, in this case 200.77 square metres.
- 834 HARE AVENUE**
- To permit a reduced rear yard setback of 7.56 metres or 13.48% of the lot depth, whereas the By-law requires a distance equal to 30 per cent of the lot depth, in this case 16.82 metres.
 - To permit a reduced rear yard area of 175.4 square metres or 23.64% of lot area, whereas the By-law requires a minimum rear yard area of 25% of the area of the lot, in this case 185.42 square metres.

MIRROTA DESIGN
 ARCHITECTURAL DESIGN
 1000 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T6
 TEL: 416-291-1111
 WWW.MIRROTADDESIGN.COM

MD