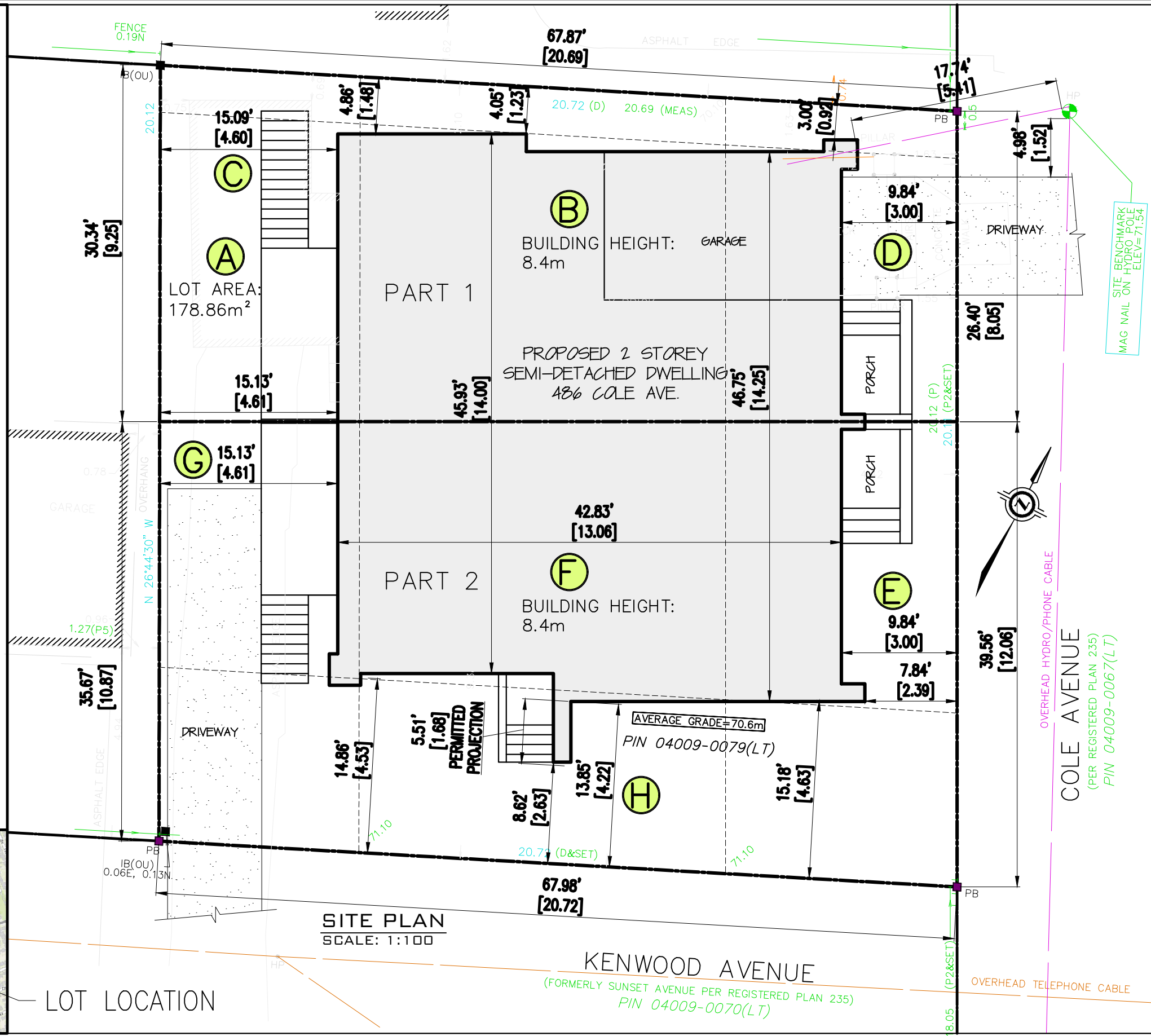
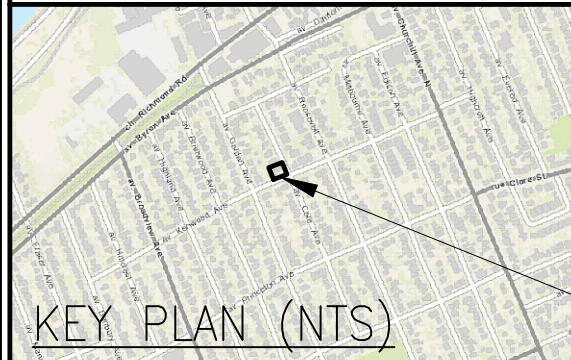


<u>ADDRESS</u>	486 COLE AVE. OTTAWA, ON. K2A 289		
<u>LEGAL DESCRIPTION</u>	PLAN 235 PART OF LOT 17 PIN: 04009-0079(LT) CITY OF OTTAWA		
<u>ZONING</u>	ZONING BYLAW: 2015-228 R3R		
	<u>ZONING</u>	<u>PROPOSED PART 1</u>	<u>PROPOSED PART 2</u>
<u>DETACHED</u>			
MIN. LOT WIDTH	6m	8.05m	12.06m
MIN. LOT AREA	180m <sup>2</sup>	178.86m <sup>2</sup>	209.2m <sup>2</sup>
MAX. BUILDING HEIGHT	8m	8.40m	8.40m
MIN. FRONT YARD SETBACK	6m	3m	3m
MIN. CORNER YARD SETBACK	4.5m	N/A	4.21m
MIN. REAR YARD SETBACK	5.18m & 25%*	4.60m & 24%	4.61m & 24%
MIN. INTERIOR YARD SETBACK	1.2m	1.23m	N/A
MAX. LOT COVERAGE	N/A	N/A	N/A
*BY-LAW 2008-462	<p>Alternative Setbacks for Urban Areas</p> <p>(9.1) Despite the minimum rear yard setback provision on column IX of Table 160A, the minimum required rear yard setback on through lots or interior lots where the rear lot line abuts R1, R2, R3, and R4 zones, and where the minimum front yard setback is greater than 4.5 metres in Area A on Schedule 342 are as follows:</p> <p>(a) for any lot with a depth:</p> <p>(i) up to and including 24 metres, except for a lot containing a Planned Unit Development: a distance equal to 25 percent of the lot depth which must comprise at least 25 percent of the area on the lot.</p>		

**Minor Variances Requested:**

- a) To permit a reduced lot area of 178.86 square metres, whereas the By-law requires that the lot area is greater than 180 square metres.
- b) To permit an increased building height of 8.4 metres, whereas the By-law requires that the maximum building height is 8 metres.
- c) To permit a reduced rear yard setback of 4.60 metres and 24% of lot area, whereas the By-law requires a rear yard setback of 5.18 metres and 25%.
- d) To permit a reduced front yard setback of 3 metres, whereas the By-law requires that the front yard setback be a minimum of 6 metres.
- e) To permit a reduced front yard setback of 3 metres, whereas the By-law requires that the front yard setback be a minimum of 6 metres.
- f) To permit an increased building height of 8.4 metres, whereas the By-law requires that the maximum building height is 8 metres.
- g) To permit a reduced rear yard setback of 4.61 metres and 24% of lot area, whereas the By-law requires a rear yard setback of 5.18 metres and 25%.
- h) To permit a reduced corner yard setback of 4.21 metres, whereas the By-law requires a minimum setback of 4.5 metres.



**MD**  
MIROCA DESIGN  
INCORPORATED SINCE 1986  
CUSTOM HOME DESIGN  
PROJECT MANAGEMENT

30 CONCOURSE GATE  
UNIT 47  
OTTAWA, ONTARIO  
K2E 7V7

TEL: 613-274-2653  
FAX: 613-274-7085

CONTACT@MIROCADESIGN.COM  
WWW.MIROCADESIGN.COM

SITE BENCHMARK  
MAG NAIL ON HYDRO POLE  
ELEV = 71.54

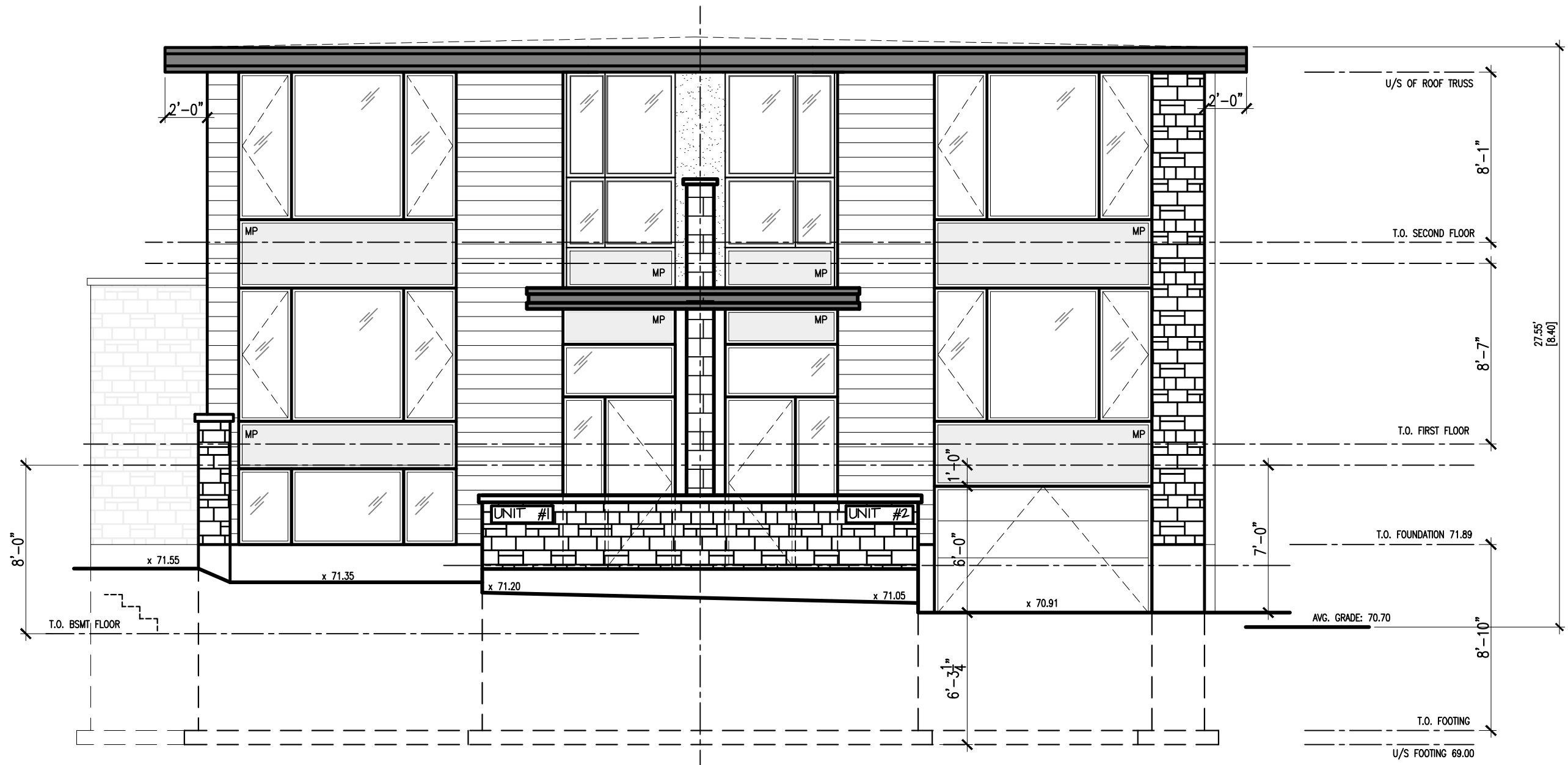
- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
  2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
  3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRIPS, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
  4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

**JOB TITLE:**  
PROPOSED TWO STOREY SEMI-DETACHED DWELLING 486 COLE AVE. CITY OF OTTAWA

**SHEET TITLE:**  
SITE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	S1.1
CHECKED:	
DATE: APRIL 2019	
PRINT DATE:	



**FRONT ELEVATION**  
 SCALE: 3/16" = 1'-0"

**GENERAL NOTES:**

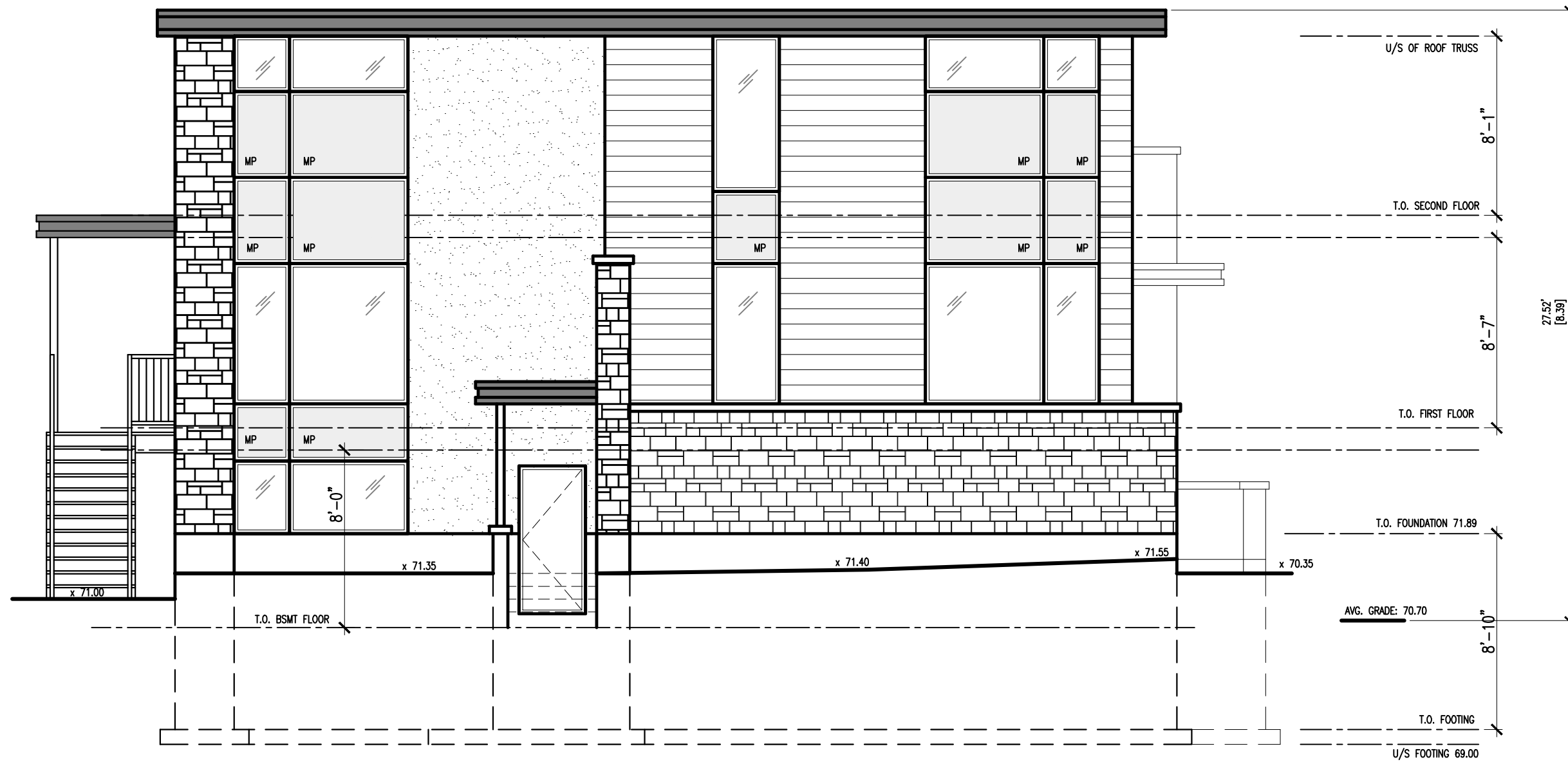
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4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

JOB TITLE:  
 PROPOSED SEMI-DETACHED  
 DWELLING  
 485 GLE AVE.  
 CITY OF OTTAWA

SHEET TITLE:  
 FRONT ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A1.4
CHECKED:	
DATE: APRIL 2019	
PRINT DATE:	



**LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"

**GENERAL NOTES:**

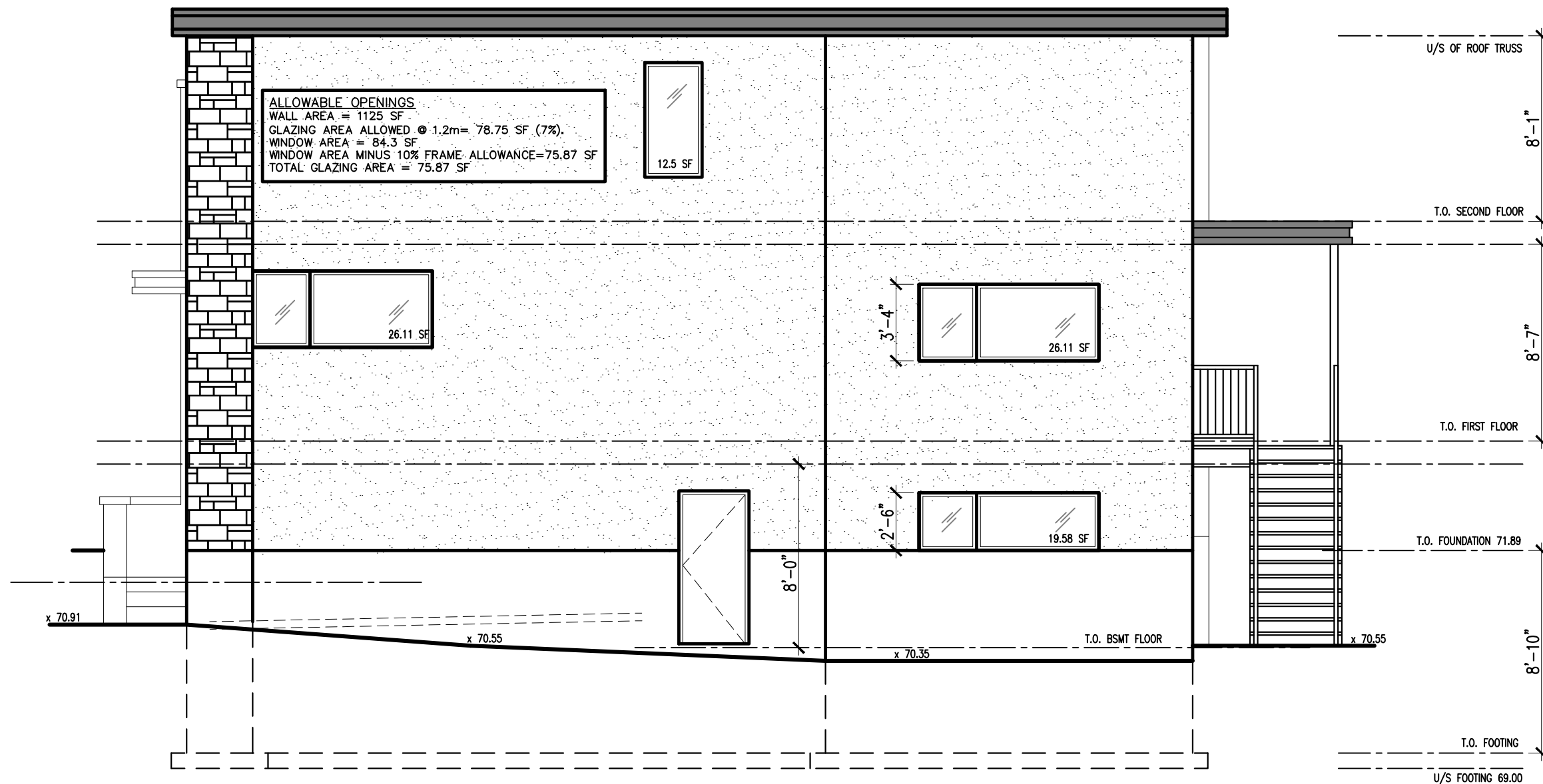
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4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

JOB TITLE:  
PROPOSED SEMI-DETACHED DWELLING  
485 DOLE AVE.  
CITY OF OTTAWA

SHEET TITLE:  
LEFT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A2.4
CHECKED:	
DATE: APRIL 2019	
PRINT DATE:	



**ALLOWABLE OPENINGS**  
WALL AREA = 1125 SF  
GLAZING AREA ALLOWED @ 1.2m = 78.75 SF (7%)  
WINDOW AREA = 84.3 SF  
WINDOW AREA MINUS 10% FRAME ALLOWANCE = 75.87 SF  
TOTAL GLAZING AREA = 75.87 SF

**RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"

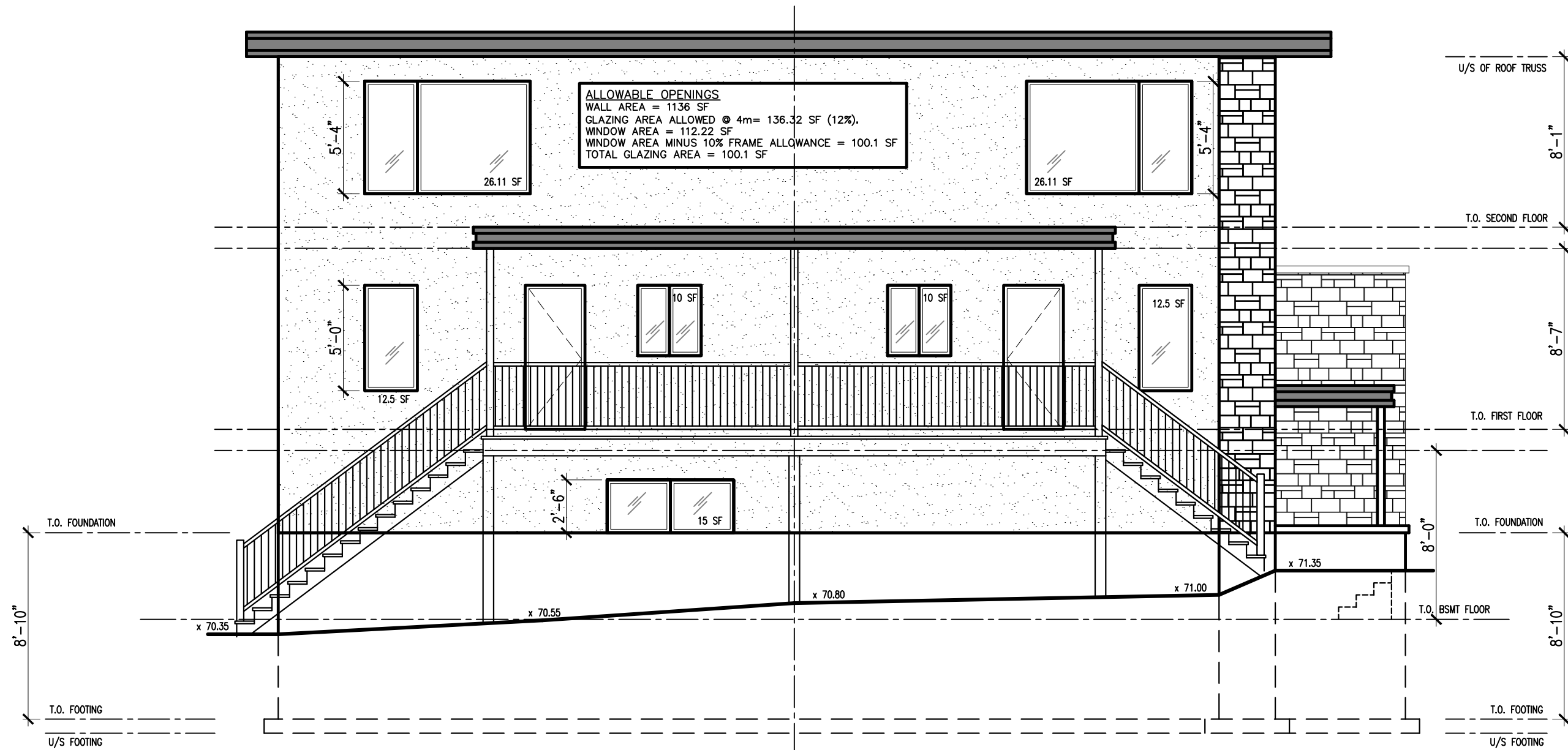
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  4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE

**JOB TITLE:**  
PROPOSED SEMI-DETACHED DWELLING  
485 DOLE AVE.  
CITY OF OTTAWA

**SHEET TITLE:**  
RIGHT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	A3.4
CHECKED:	
DATE: APRIL 2019	
PRINT DATE:	



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

**GENERAL NOTES:**

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NO.	DESCRIPTION & DATE
2	
1	
REVISIONS	

JOB TITLE:  
PROPOSED SEMI-DETACHED DWELLING  
485 DOLE AVE.  
CITY OF OTTAWA

SHEET TITLE:  
REAR ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: A.G.	
CHECKED:	<b>A4.4</b>
DATE: APRIL 2019	
PRINT DATE:	