

414 Churchill Ave. N. Ottawa
ON K1Z 5C6 • 613-653-2822
www.rjhil.ca • rosaline@rjhil.ca

Rosaline J. Hill Architect Inc.

No.	Y / M / D	REVISION
7.	2019-12-18	SITE PLAN RESUBMISSION
6.	2019-08-14	FOR SITE PLAN SUBMISSION
5.	2019-07-12	FOR COORDINATION
4.	2019-07-09	FOR COORDINATION
3.	2019-06-24	FOR COORDINATION
2.	2019-06-13	FOR COORDINATION
1.	2019-05-09	FOR COORDINATION

Consultants

SITE SERVICING AND GRADING:

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4
Phone: 613 724-4337
Fax: 613 722-2799
kris.kilborn@stantec.com

PLANNING:

Paquette Planning Associates Ltd.
56 Hutchison Avenue
Ottawa, Ontario, K1Y 4A3
Phone: 613 722-7217
Fax: 613 722-0762
paquetteplanning@sympatico.ca

**MECHANICAL & ELECTRICAL
ENGINEERING:**

Quadrant Engineering Ltd.
2283 St. Laurent Blvd., Unit 203
Ottawa, Ontario, K1G 5A2
Phone: 613 567-1487
lwerner@quadrantengineering.ca

LANDSCAPE ARCHITECT:

James B. Lennox & Associates Inc.
3332 Carling Avenue,
Ottawa, Ontario, K2H 5A8
Phone: 613 722-5168
Fax: 1-866-343-3942

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.



Ottawa file number: D07-12-19-0155

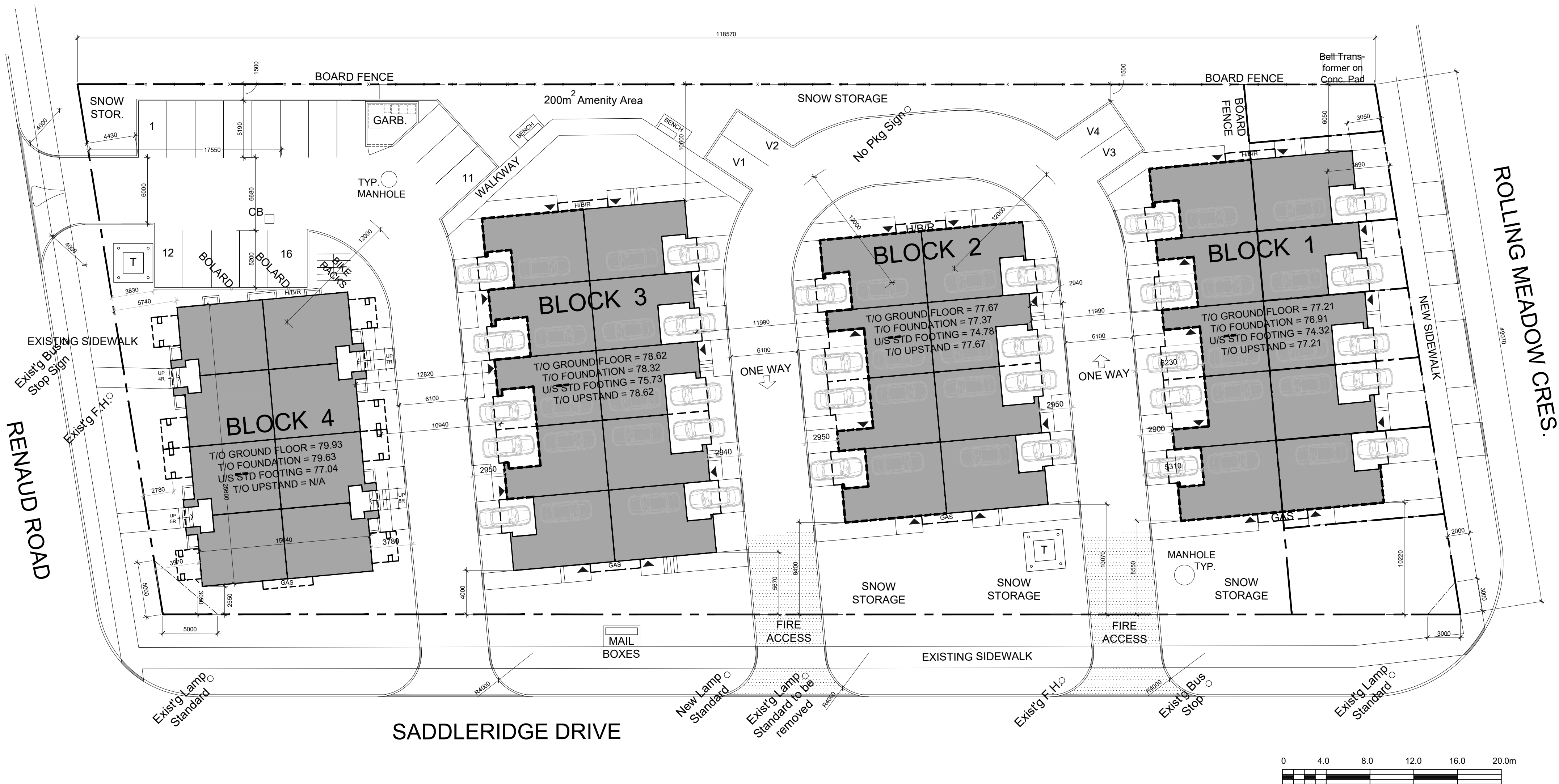
CHAPEL HILL HOUSING
6102 Renaud Road, Ottawa Ont, K1W 1E9

SITE PLAN

Drawn By: RJH
Project No: 1820
Date: DEC. 2019
Scale: 1:250

A1.0

PLOTTED Wed, 18 Dec 2019



EXISTING CONDITIONS:

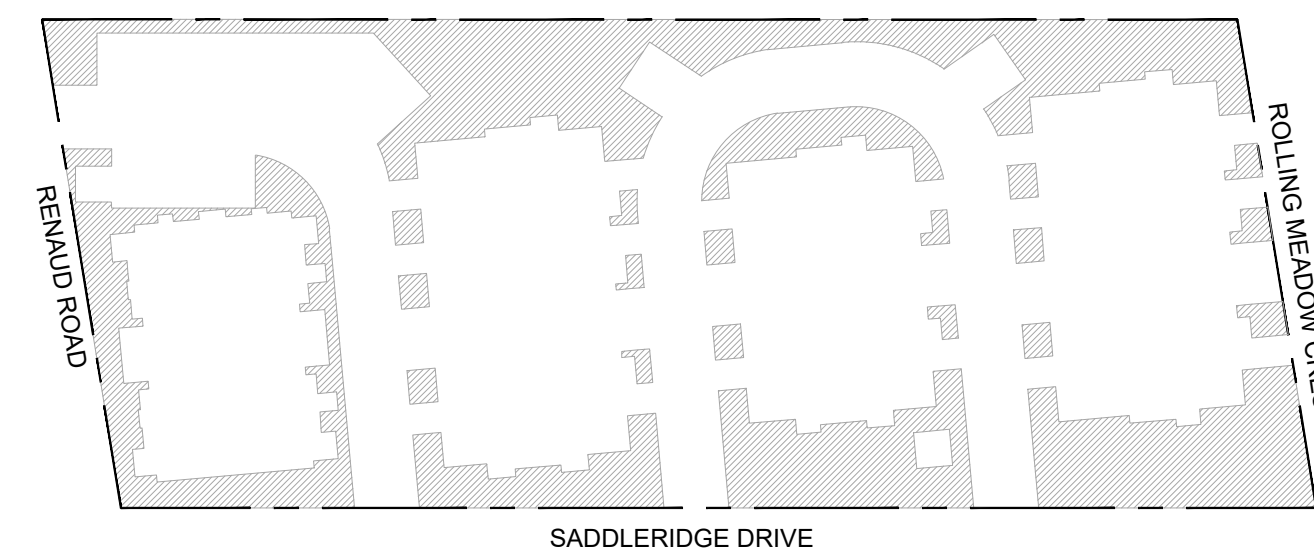
- LOT AREA = 5744.2 sq.m.
- ZONING DESIGNATION "DR"
- AREA 'C' ON SCHEDULE 1
- EXISTING HOUSE AND BARN TO BE DEMOLISHED

PROPOSED ZONING:

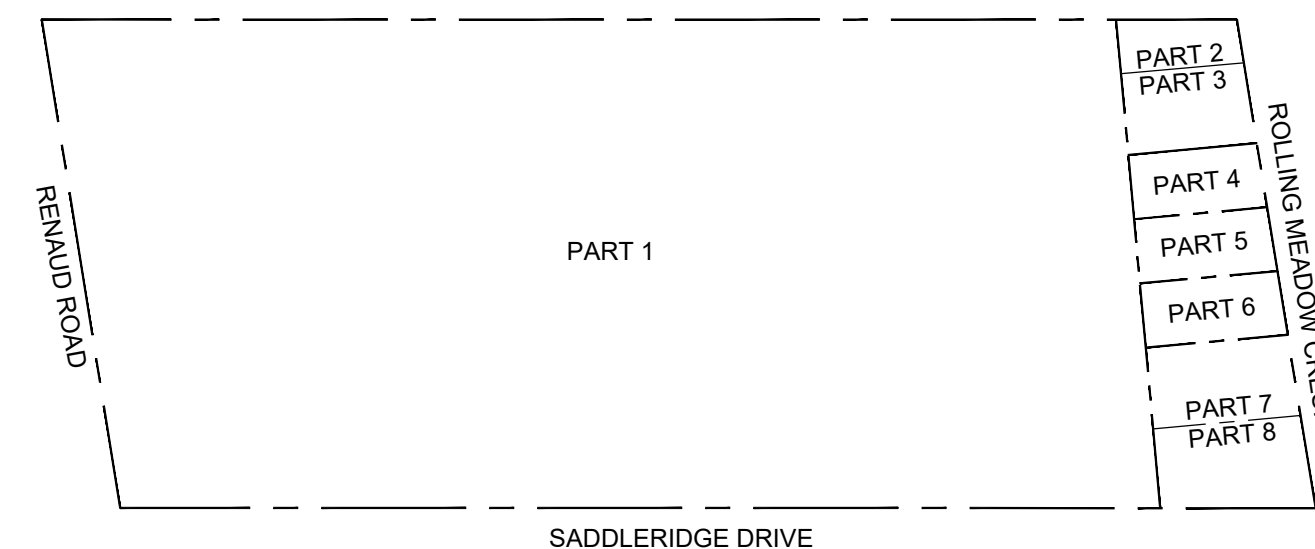
- R4M (TO PERMIT TOWNS, STACKED TOWNS & PUD)

ZONING REQUIREMENTS	PROPOSED
3m FRONT AND CORNER SIDE YARD SETBACKS REQ'D	2.5m
PARKING IS NOT PERMITTED IN A FRONT OR CORNER SIDE YARD	PARKING IN FRONT YD
NO VISITOR PARKING REQUIRED FOR TOWNS (102.4)	0
STACKED TOWNS ARE REQUIRED TO HAVE 1.2 PARKING SPACES PER D.U.	1.0/D.U.
STACKED TOWNS ARE REQUIRED TO HAVE 0.2 VISITOR PKG SPACES PER D.U.	0.2/D.U.
1.5m LANDSCAPE BUFFER REQUIRED BETWEEN PARKING LOT AND SIDE YARD	1.5m
15% OF THE AREA OF THE PARKING LOT MUST BE LANDSCAPING	28%
OUTDOOR REFUSE COLLECTION AREAS WITHIN PARKING LOTS MUST BE 9m FROM A LOT LINE ABUTTING A STREET AND 3m FROM OTHER LOTS LINES	17m
STACKED TOWNHOUSES ARE REQUIRED TO HAVE 0.5 BIKE PARKING SPACES PER D.U.	1.5m
	0.5/D.U. +8

ZONING REQUIREMENTS	PROPOSED
A PRIVATE WAY IS REQUIRED TO BE A MIN. 6m WIDE	6m
5.2m MIN. SETBACK REQUIRED FROM GARAGE DOOR TO PRIVATE WAY	5.3m
11m BUILDING HEIGHT LIMIT FOR TOWNHOUSES WITH SLOPED ROOF	10.6m
11m BUILDING HEIGHT LIMIT FOR STACKED TOWNS	11.1m
STACKS ARE REQUIRED 6sq.m. OF AMENITY SPACE PER D.U. WITH AT LEAST 50% OF THIS COMMUNAL (16x6sq.m./2=48sq.m.)	200sq.m. COMMUNAL
30% MIN. LANDSCAPED AREA	31%
BALCONIES PERMITTED TO PROJECT 2m INTO A RECD YARD BUT NO CLOSER THAN 1m TO A PROPERTY LINE	2m
3m LANDSCAPED BUFFER FROM PARKING LOT TO FRONT LOT LINE	+1m
	3.8m



LANDSCAPED AREA CALCULATION: 31% of site



SEVERANCE LINES