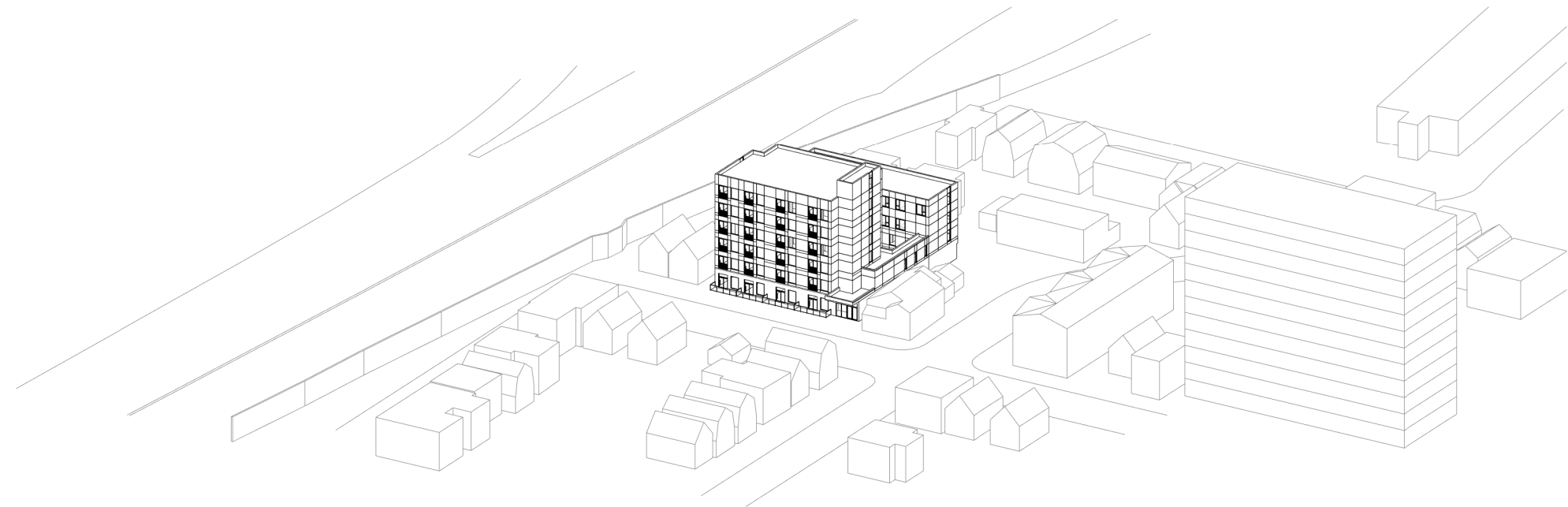


EDGE

ARCHITECTS LTD

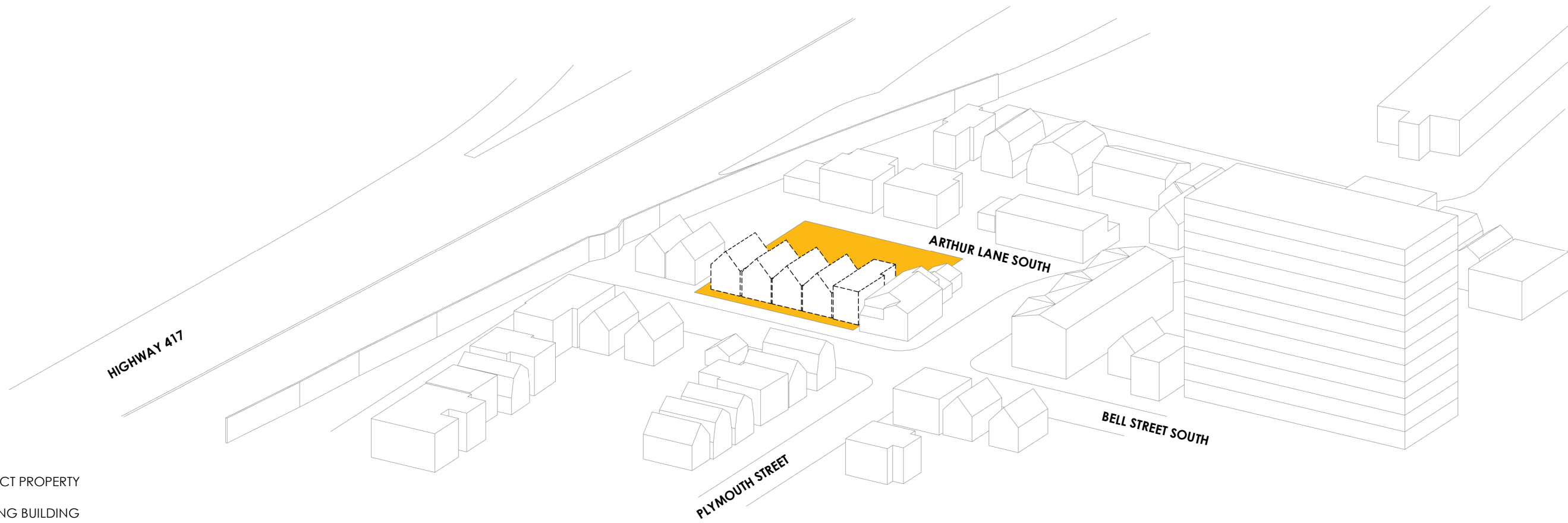
210-137 GLASGOW STREET
KITCHENER, ON
N2G 4X8

info@edgeld.ca
www.edgeld.ca



DESIGN REPORT

21077 - 273-281 BELL ST MULTI-RES - 2022.04.18

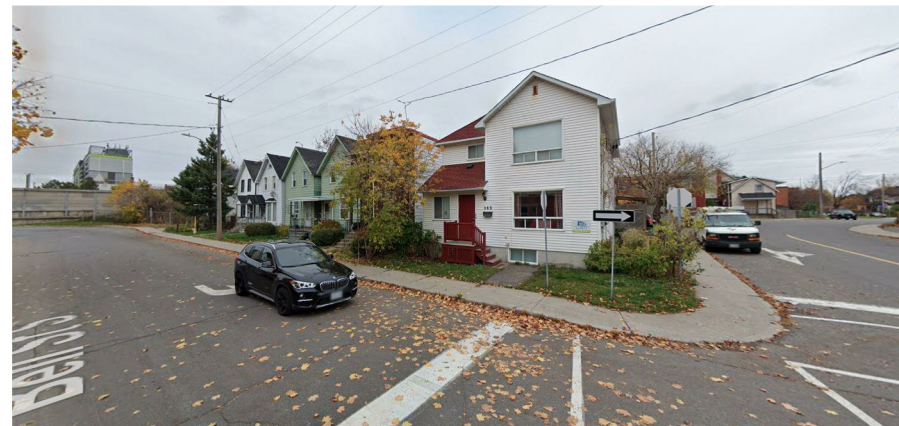


- SUBJECT PROPERTY
- EXISTING BUILDING
- EXISTING BUILDING (TO BE DEMOLISHED)

SITE CONTEXT / EXISTING MASSING



SITE CONTEXT / VIEW FROM BELL STREET SOUTH @ ORANGEVILLE STREET



SITE CONTEXT / VIEW FROM BELL STREET SOUTH @ PLYMOUTH STREET



SITE CONTEXT / AERIAL VIEW

PROJECT NO.

21077

PROJECT NAME

273-281 BELL ST
MULTI-RES

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE

SITE CONTEXT

SCALE N.T.S.

ISSUED FOR

REVIEW

DATE 2022.04.18

1.1



PROJECT NO.

21077

PROJECT NAME

273-281 BELL ST
MULTI-RES

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE

REFERENCE
IMAGES

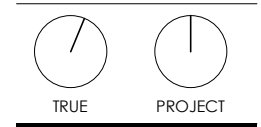
SCALE N.T.S.

ISSUED FOR

REVIEW

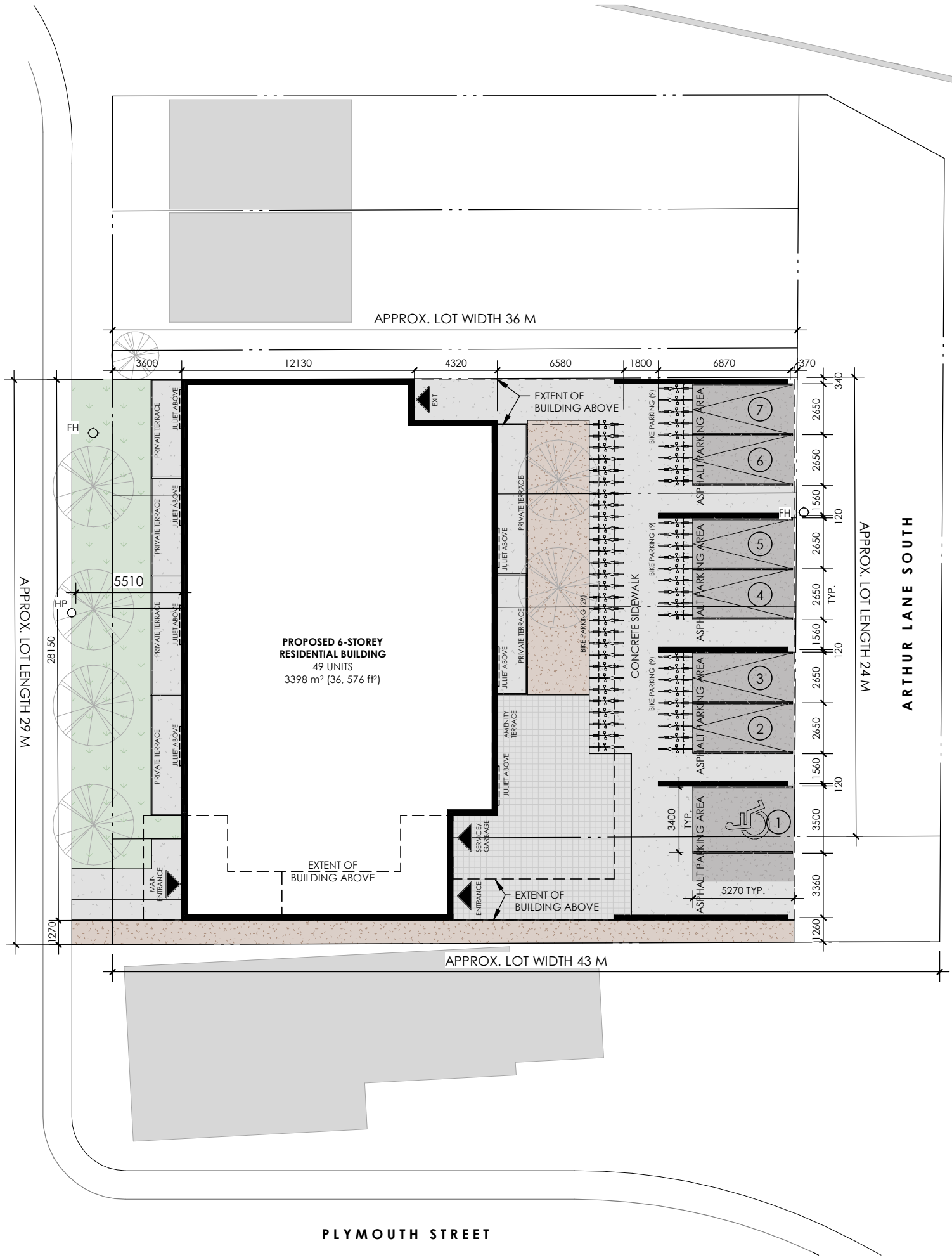
DATE 2022.04.18

1.2



LEGEND

COMMON AREAS
SERVICE/ PARKING
AMENITY
1 BEDROOM
2 BEDROOM
ASPHALT
CONCRETE WALKWAY
CONCRETE PATIO
LANDSCAPE



PROJECT NO.
21077

PROJECT NAME
273-281 BELL ST MULTI-RES

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE
SITE PLAN

SCALE As indicated

ISSUED FOR
REVIEW

DATE 2022.04.18

1.3

SITE DATA

ADDRESS	ZONING	
273-281 BELL STREET SOUTH OTTAWA, ON K1S 4J7	R4-UD	
SITE AREAS	METRIC	IMPERIAL
GROSS SITE AREA	0.12 ha	0.3 ac
REGIONAL ROAD WIDENING	---	---
NET SITE AREA	---	---
BUILDING FOOTPRINT AT GRADE	413.9 sm	4,455 sf
ASPHALT AREA	---	---
CONCRETE AREA	---	---
TOTAL IMPERVIOUS AREA	---	---
LANDSCAPED AREA	---	---
TOTAL PERMEABLE AREA	---	---
SETBACKS	REQUIRED	PROPOSED
FRONT YARD	---	---
EXTERIOR SIDE YARD	---	---
INTERIOR SIDE YARD	---	---
REAR YARD	---	---
BUILDING HEIGHT	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	---	---
DENSITY	REQUIRED	PROPOSED
UNITS/Ha	---	49

PARKING DATA

	REQUIRED	PROPOSED
STANDARD PARKING SPACES (0.5/UNIT)	22	6
ACCESSIBLE SPACES (1.0/ BF UNIT)	1	1
TOTAL	23	7
BICYCLE SPACES (1.0/ UNIT)	49	56

PROPOSED BUILDING DATA

FLOOR AREAS (RESIDENTIAL BUILDING)	METRIC	IMPERIAL
LEVEL 1	441.5 sm	4,752 sf
LEVEL 2	725.3 sm	7,807 sf
LEVEL 3	725.6 sm	7,810 sf
LEVEL 4	725.6 sm	7,810 sf
LEVEL 5	390 sm	4,198 sf
LEVEL 6	390 sm	4,198 sf
TOTAL	3,398 sm	36,576 sf
EFFICIENCY (RESIDENTIAL BUILDING)		
GROSS FLOOR AREA	3,398 sm	36,576 sf
TOTAL SALEABLE AREA	2,617.4 sm	28,173 sf
EFFICIENCY		77%
TOTAL AMENITY AREA	294.6 sm	3,171 sf

PROPOSED UNIT DATA (RESIDENTIAL BUILDING)

SUITE TYPE	QUANTITY	QUANTITY %	BEDROOMS
STUDIO	12	25%	12
1 BEDROOM	33	67%	33
2 BEDROOM	4	8%	8
TOTAL	49	100%	53

PROJECT NO.

21077

PROJECT NAME

273-281 BELL ST
MULTI-RES

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE

STATISTICS

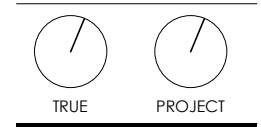
SCALE N.T.S.

ISSUED FOR

REVIEW

DATE 2022.04.18

1.4



LEGEND	
[Light Blue Box]	COMMON AREAS
[Light Grey Box]	SERVICE/ PARKING
[Light Blue Box]	AMENITY
[Yellow Box]	1 BEDROOM
[Orange Box]	2 BEDROOM
[Dark Grey Box]	ASPHALT
[Light Grey Box]	CONCRETE WALKWAY
[Light Grey Box]	CONCRETE PATIO
[Green Box]	LANDSCAPE



PROJECT NO.
21077

PROJECT NAME
**273-281 BELL ST
MULTI-RES**

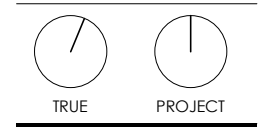
273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE
**AMENITY AREA
DIAGRAM**

SCALE As indicated

ISSUED FOR
REVIEW

DATE 2022.04.18



LEGEND	
[Light Grey Box]	COMMON AREAS
[Light Blue Box]	SERVICE/ PARKING
[Light Green Box]	AMENITY
[Yellow Box]	1 BEDROOM
[Orange Box]	2 BEDROOM
[Dark Grey Box]	ASPHALT
[Light Grey Box]	CONCRETE WALKWAY
[Light Grey Box]	CONCRETE PATIO
[Green Box with Trees]	LANDSCAPE



PROJECT NO.
21077

PROJECT NAME
**273-281 BELL ST
MULTI-RES**

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE
**LEVEL 1 FLOOR
PLAN**

SCALE As indicated

ISSUED FOR
REVIEW

DATE 2022.04.18

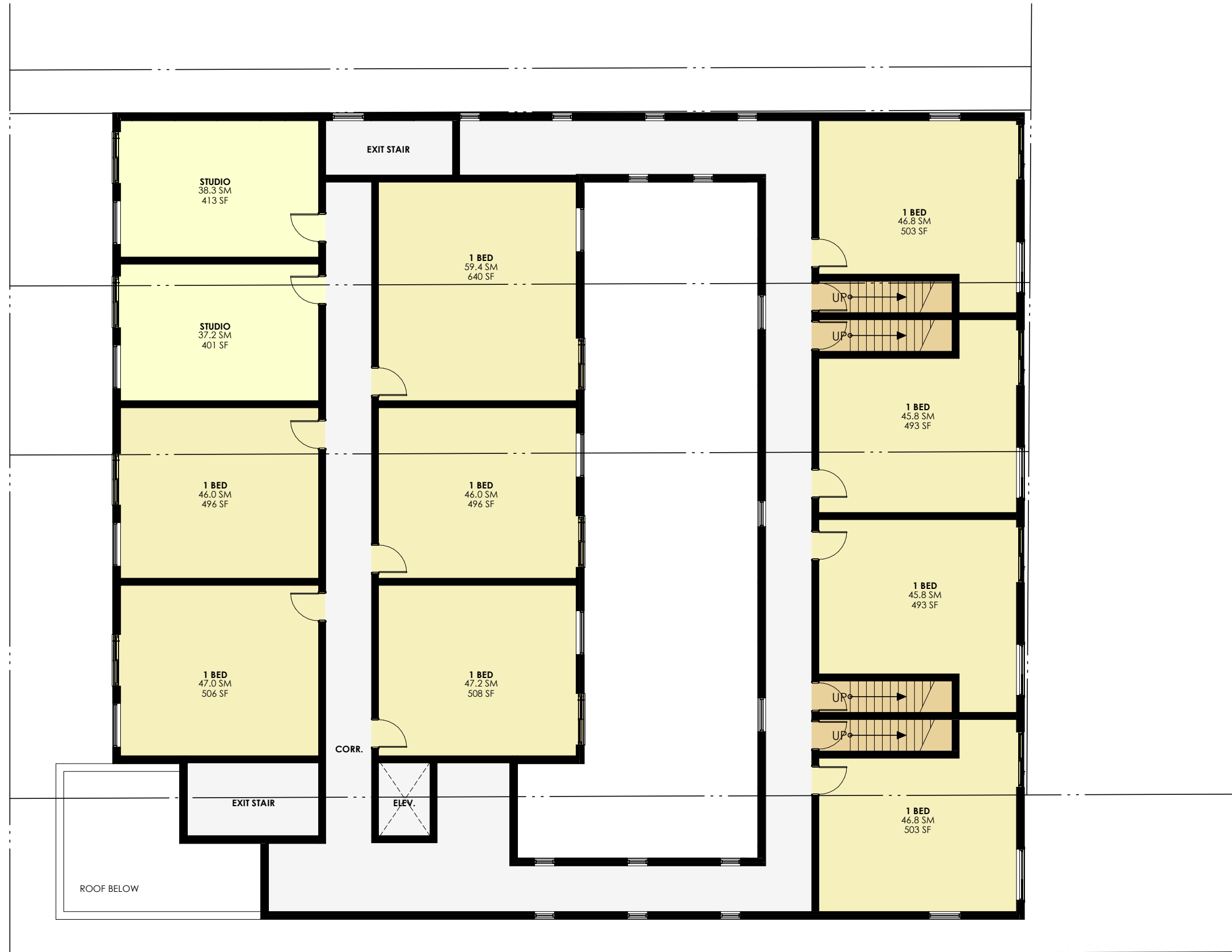


TRUE



PROJECT

LEGEND
COMMON AREAS
SERVICE/ PARKING
AMENITY
1 BEDROOM
2 BEDROOM
ASPHALT
CONCRETE WALKWAY
CONCRETE PATIO
LANDSCAPE



PROJECT NO.

21077

PROJECT NAME

273-281 BELL ST
MULTI-RES

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE

LEVEL 2 FLOOR
PLAN

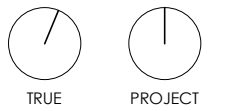
SCALE As indicated

ISSUED FOR

REVIEW

DATE 2022.04.18

2.2



LEGEND	
COMMON AREAS	
SERVICE/ PARKING	
AMENITY	
1 BEDROOM	
2 BEDROOM	
ASPHALT	
CONCRETE WALKWAY	
CONCRETE PATIO	
LANDSCAPE	



PROJECT NO.
21077

PROJECT NAME
**273-281 BELL ST
MULTI-RES**

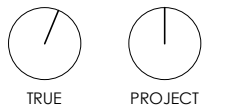
273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE
**LEVELS 3-4
FLOOR PLAN**

SCALE As indicated

ISSUED FOR
REVIEW

DATE 2022.04.18



LEGEND

COMMON AREAS
SERVICE/ PARKING
AMENITY
1 BEDROOM
2 BEDROOM
ASPHALT
CONCRETE WALKWAY
CONCRETE PATIO
LANDSCAPE



PROJECT NO.

21077

PROJECT NAME

273-281 BELL ST
MULTI-RES

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE

LEVELS 5-6
FLOOR PLAN

SCALE As indicated

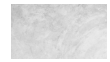




ISSUED FOR

REVIEW

DATE 2022.04.18

2.4

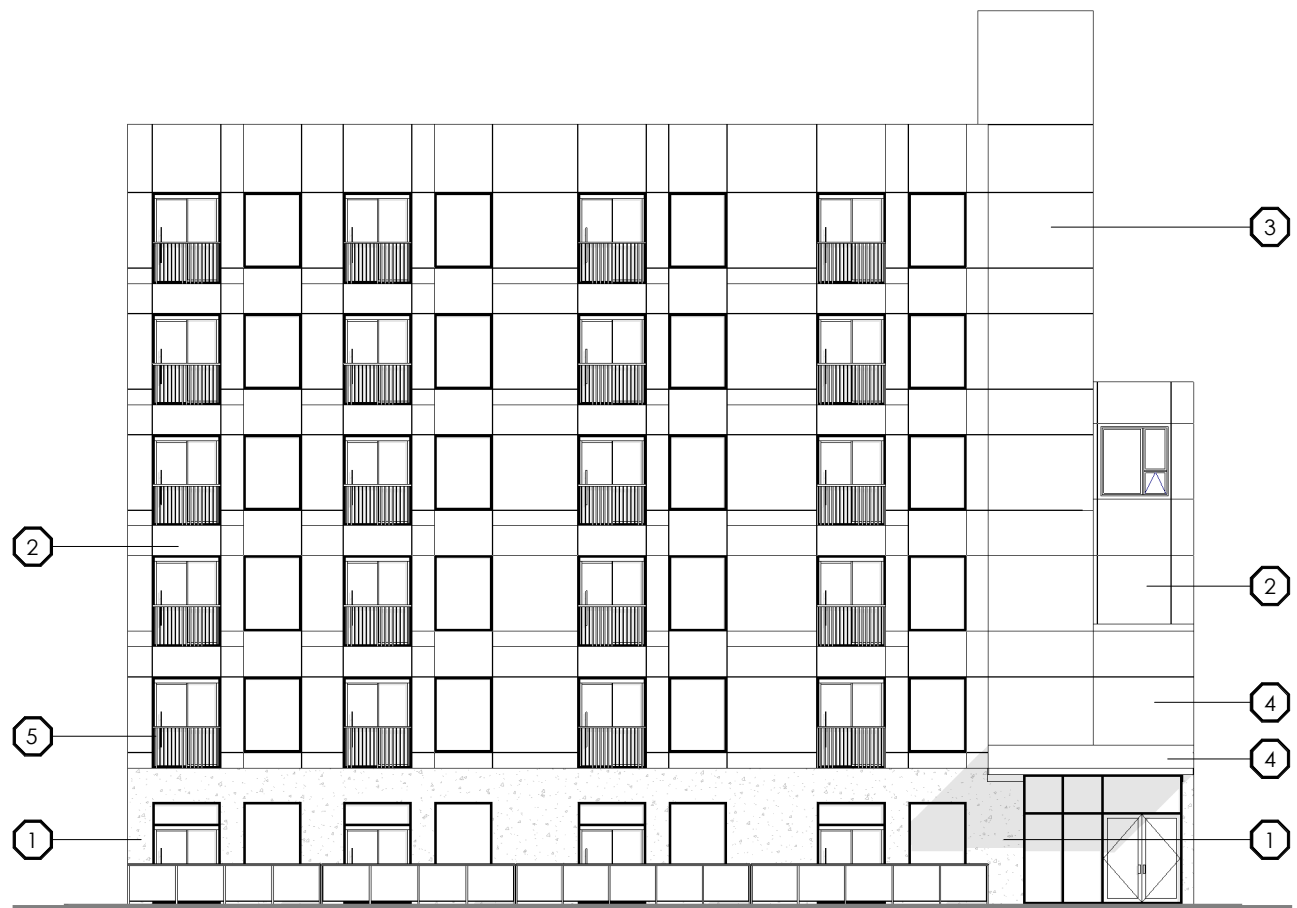
MATERIAL LEGEND

-  ① EXPOSED CONCRETE
-  ② CONCRETE ARCHITECTURAL WALL PANEL
COLOUR: CHARCOAL
-  ③ "ARCTIC WHITE" SMOOTH HARDIE PANEL & LAP SIDING OR SIMILAR
-  ④ "AGED PEWTER" SMOOTH HARDIE PANEL OR SIMILAR
-  ⑤ ALUMINUM BALCONY GUARD



1
3.1 **EAST ELEVATION (D)**

1 : 200



2
3.1 **WEST ELEVATION (D)**

1 : 200

PROJECT NO.
21077

PROJECT NAME
**273-281 BELL ST
MULTI-RES**

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE
ELEVATIONS

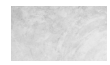




SCALE 1 : 200

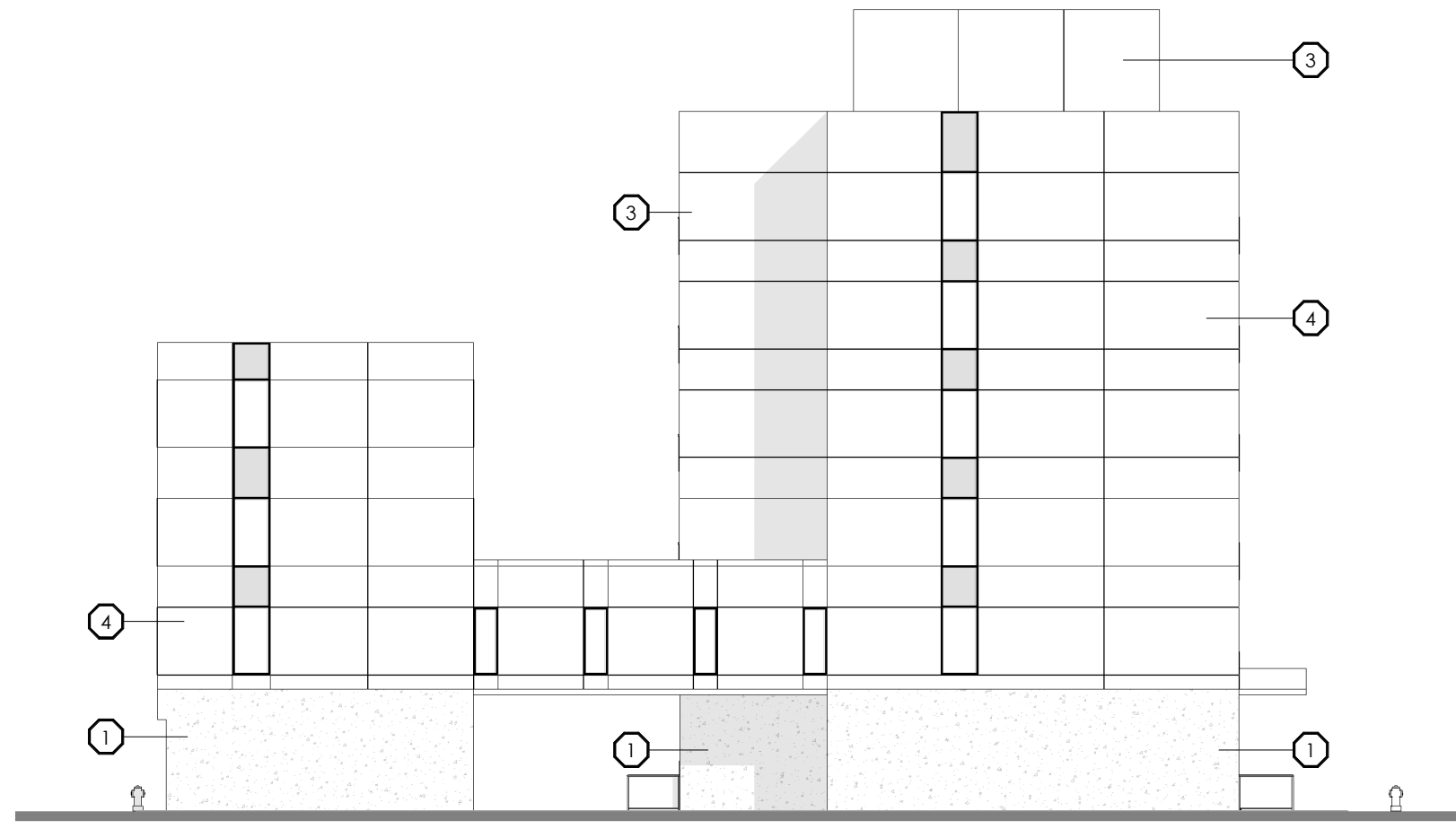
ISSUED FOR
REVIEW

DATE 2022.04.18

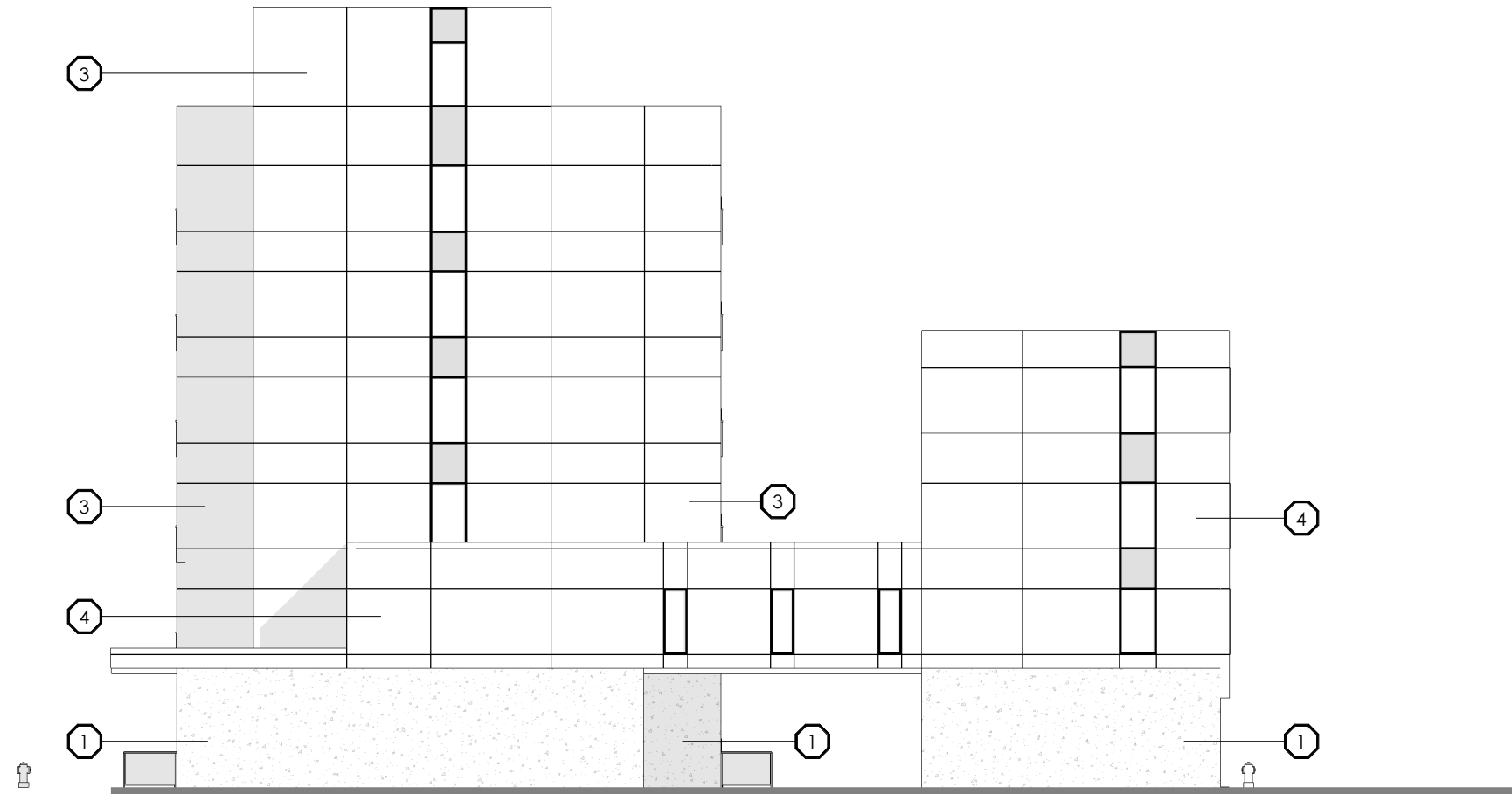
3.1

MATERIAL LEGEND

-  ① EXPOSED CONCRETE
-  ② CONCRETE ARCHITECTURAL WALL PANEL
COLOUR: CHARCOAL
-  ③ "ARCTIC WHITE" SMOOTH HARDIE PANEL & LAP SIDING OR SIMILAR
-  ④ "AGED PEWTER" SMOOTH HARDIE PANEL OR SIMILAR
-  ⑤ ALUMINUM BALCONY GUARD



1
3.2 **NORTH ELEVATION (D)**



2
3.2 **SOUTH ELEVATION (D)**

PROJECT NO.
21077

PROJECT NAME
**273-281 BELL ST
MULTI-RES**

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE
ELEVATIONS

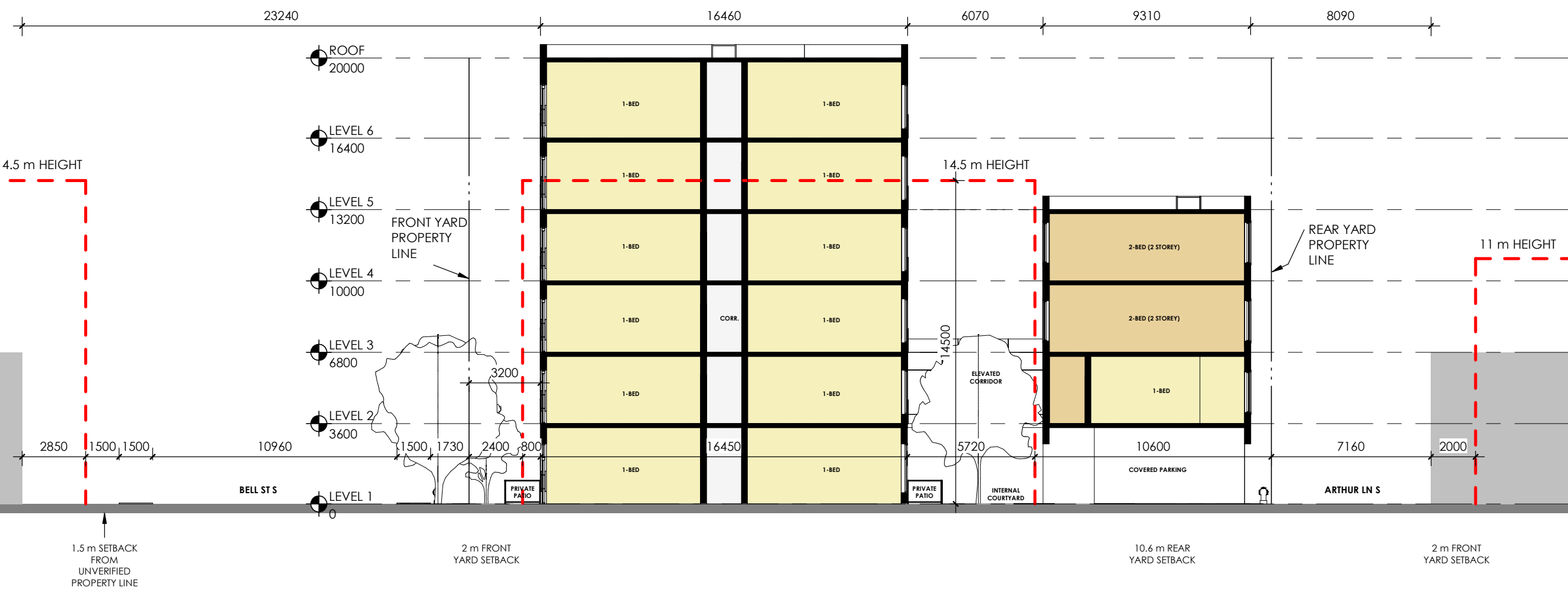
SCALE 1 : 200

ISSUED FOR
REVIEW

DATE 2022.04.18

3.2

LEGEND	
COMMON AREAS	
SERVICE/ PARKING	
AMENITY	
1 BEDROOM	
ZONING ENVELOPE	
EXISTING DWELLING	
CONCRETE WALKWAY	
CONCRETE PATIO	
LANDSCAPE	



PROJECT NO. 21077

PROJECT NAME 273-281 BELL ST MULTI-RES

273-281 BELL STREET SOUTH OTTAWA, ONTARIO

DRAWING TITLE SECTION EAST TO WEST

SCALE 1:100

ISSUED FOR REVIEW

DATE 2022.04.18



LEGEND	
COMMON AREAS	(Grey)
SERVICE/ PARKING	(Light Grey)
AMENITY	(Light Blue)
1 BEDROOM	(Yellow)
2 BEDROOM	(Orange)
ASPHALT	(Dark Grey)
CONCRETE WALKWAY	(Light Grey)
CONCRETE PATIO	(Light Grey)
LANDSCAPE	(Green)

PROJECT NO.
21077

PROJECT NAME
**273-281 BELL ST
MULTI-RES**

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE
**SECTION
NORTH TO
SOUTH**

SCALE **1:100**

ISSUED FOR
REVIEW

DATE **2022.04.18**



LEGEND	
COMMON AREAS	
SERVICE/ PARKING	
AMENITY	
1 BEDROOM	
2 BEDROOM	
ASPHALT	
CONCRETE WALKWAY	
CONCRETE PATIO	
LANDSCAPE	

PROJECT NO.
21077

PROJECT NAME
**273-281 BELL ST
MULTI-RES**

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE
**SECTION
NORTH TO
SOUTH 2**

SCALE **1:100**

ISSUED FOR
REVIEW

DATE **2022.04.18**



LEGEND	
COMMON AREAS	
SERVICE/ PARKING	
AMENITY	
1 BEDROOM	
2 BEDROOM	
ASPHALT	
CONCRETE WALKWAY	
CONCRETE PATIO	
LANDSCAPE	

PROJECT NO.
21077

PROJECT NAME
**273-281 BELL ST
MULTI-RES**

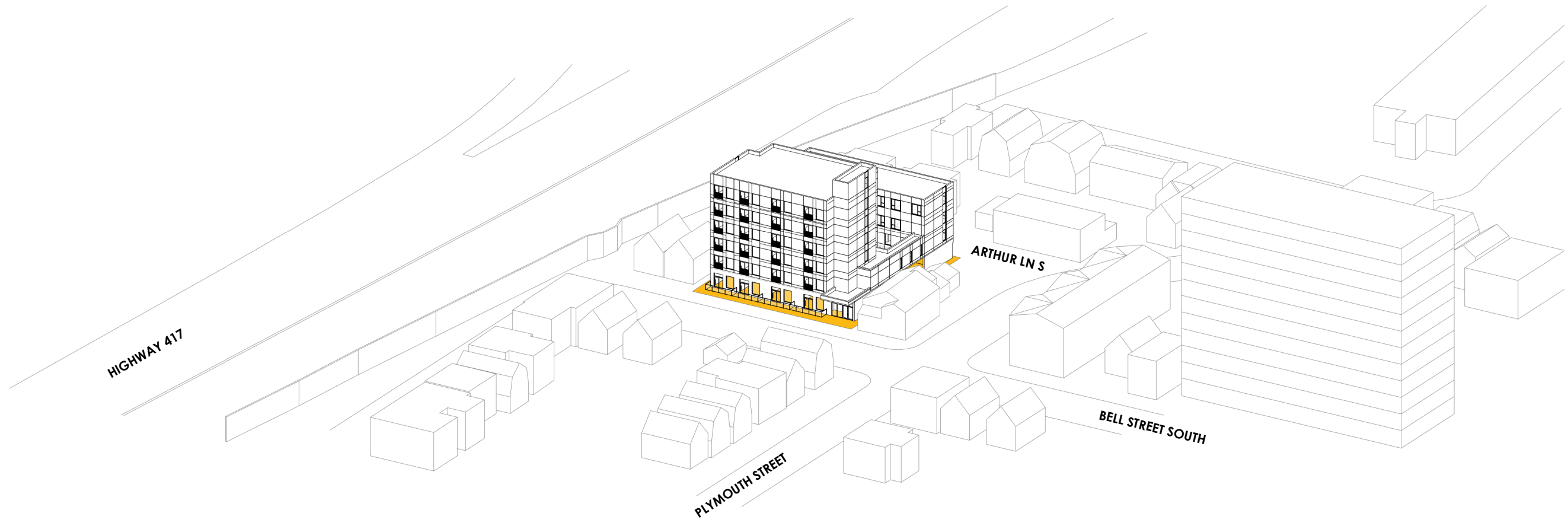
273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE
**SECTION
NORTH TO
SOUTH 3**

SCALE **1:100**

ISSUED FOR
REVIEW

DATE **2022.04.18**



PROJECT NO.
21077

PROJECT NAME
**273-281 BELL ST
MULTI-RES**

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE
**PROPOSED 3D
MASSING**

SCALE N.T.S.
ISSUED FOR
REVIEW

DATE 2022.04.18

5.1



VIEW FROM BELL ST S @ ORANGEVILLE ST

PROJECT NO.

21077

PROJECT NAME

273-281 BELL ST
MULTI-RES

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE

PERSPECTIVE
VIEWS

SCALE N.T.S.

ISSUED FOR

REVIEW

DATE 2022.04.18

5.2



VIEW FROM BELL ST S @ PLYMOUTH ST

PROJECT NO.

21077

PROJECT NAME

273-281 BELL ST
MULTI-RES

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE

PERSPECTIVE
VIEWS

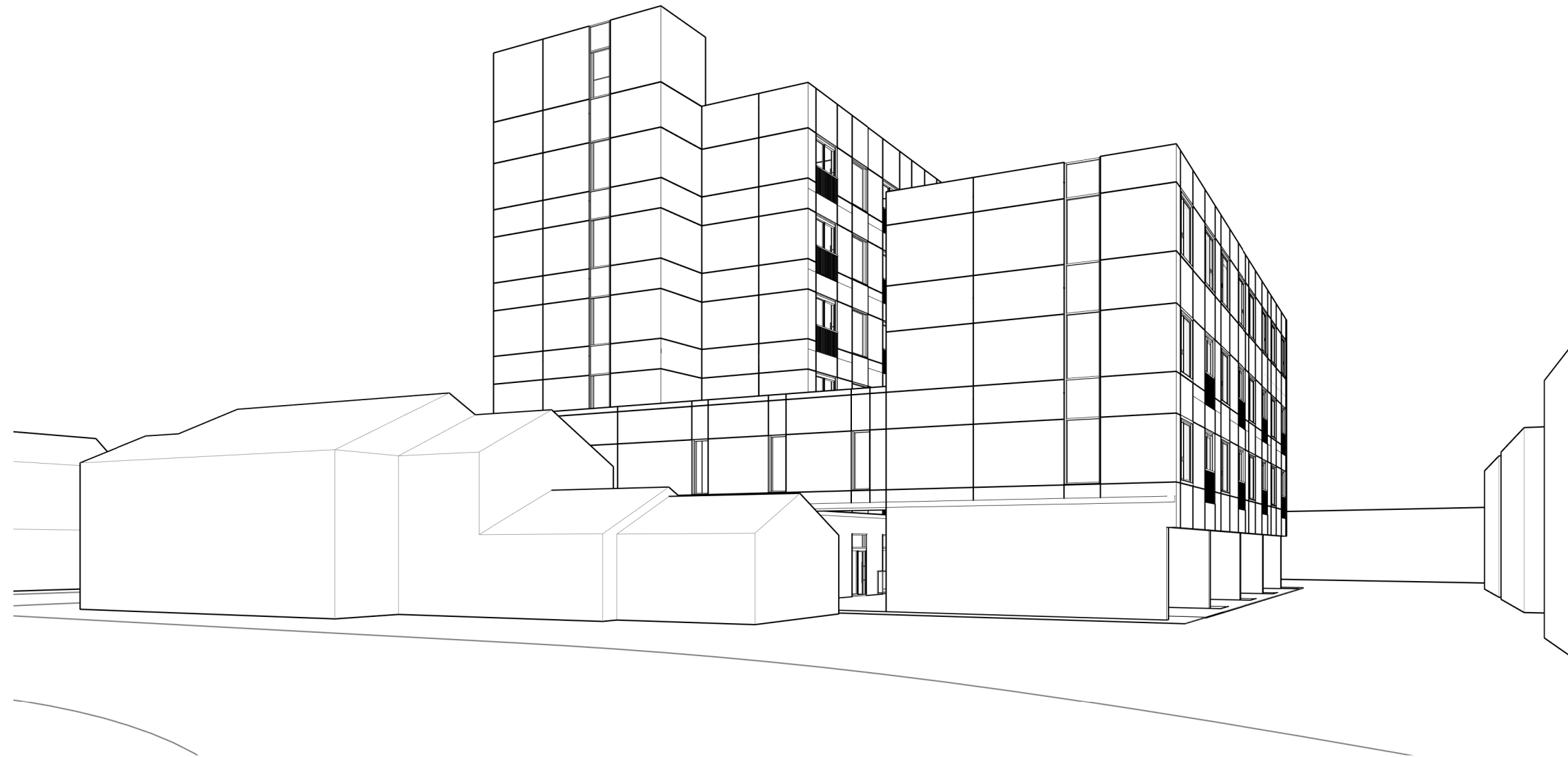
SCALE N.T.S.

ISSUED FOR

REVIEW

DATE 2022.04.18

5.3



VIEW FROM PLYMOUTH ST @ ARTHUR LN S

PROJECT NO.

21077

PROJECT NAME

273-281 BELL ST
MULTI-RES

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE

PERSPECTIVE
VIEWS

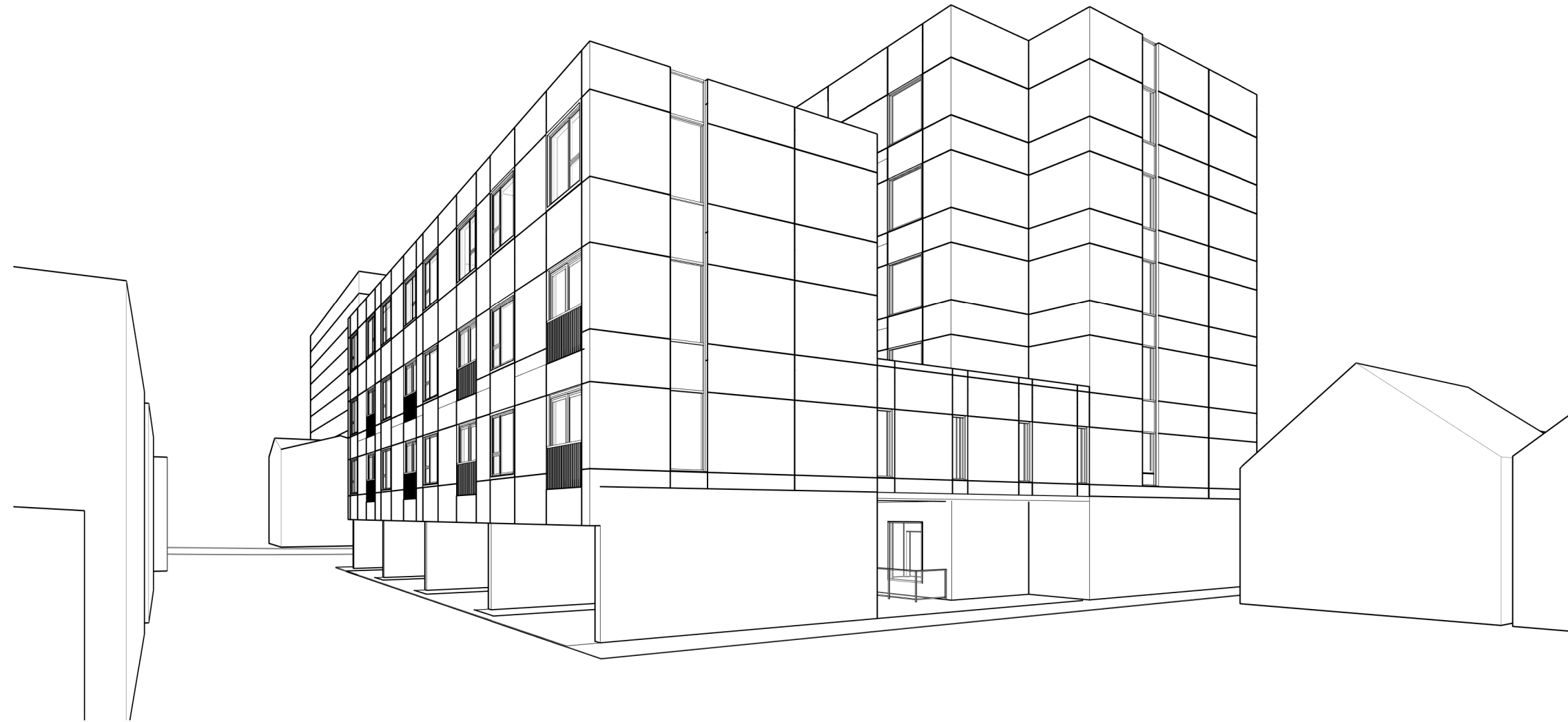
SCALE N.T.S.

ISSUED FOR

REVIEW

DATE 2022.04.18

5.4



VIEW FROM ARTHUR LANE S

PROJECT NO.

21077

PROJECT NAME

273-281 BELL ST
MULTI-RES

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE

PERSPECTIVE
VIEWS

SCALE

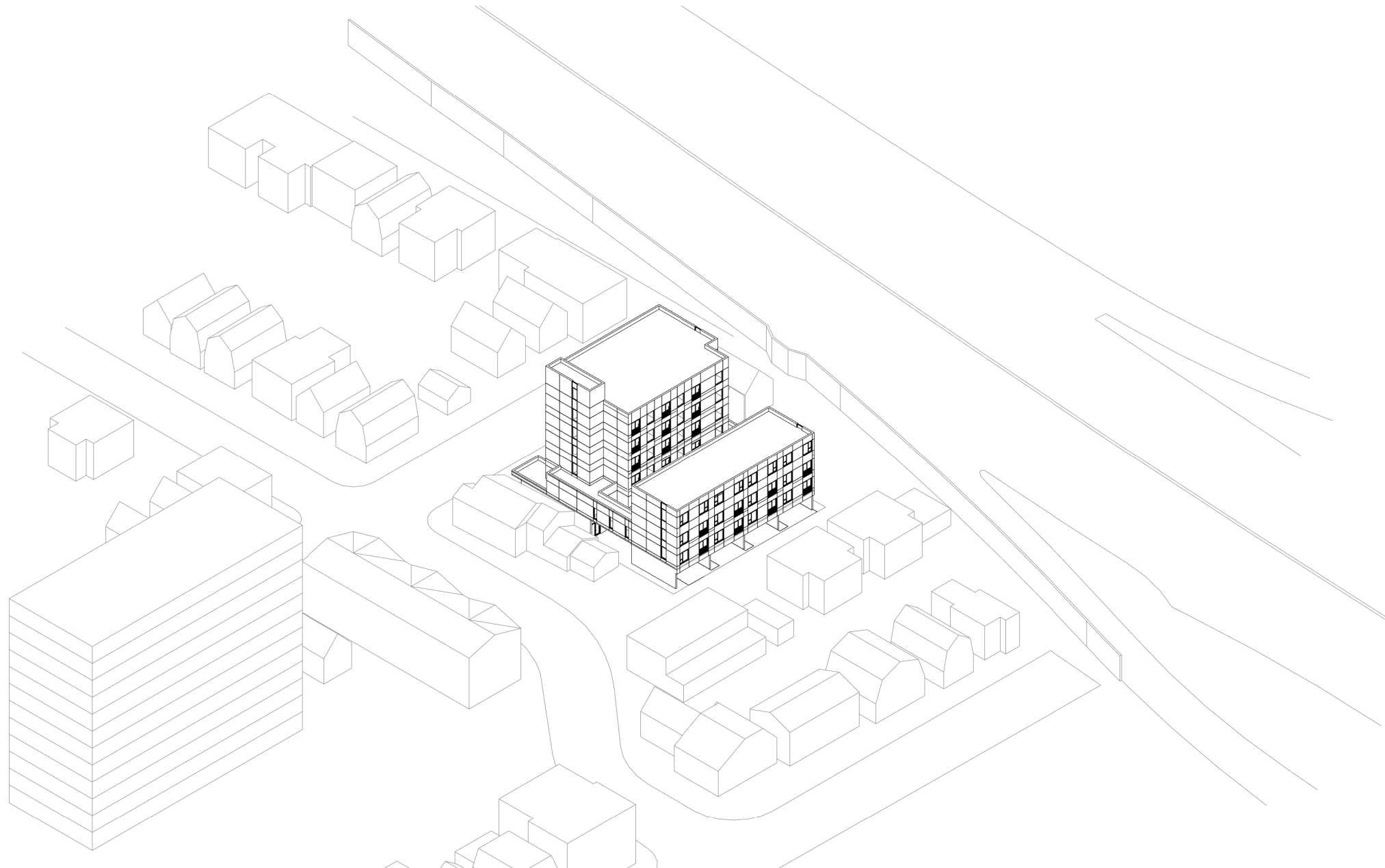
ISSUED FOR

REVIEW

DATE

2022.04.18

5.5



AERIAL VIEW SOUTHEAST

PROJECT NO.

21077

PROJECT NAME

**273-281 BELL ST
MULTI-RES**

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE

**PERSPECTIVE
VIEWS**

SCALE

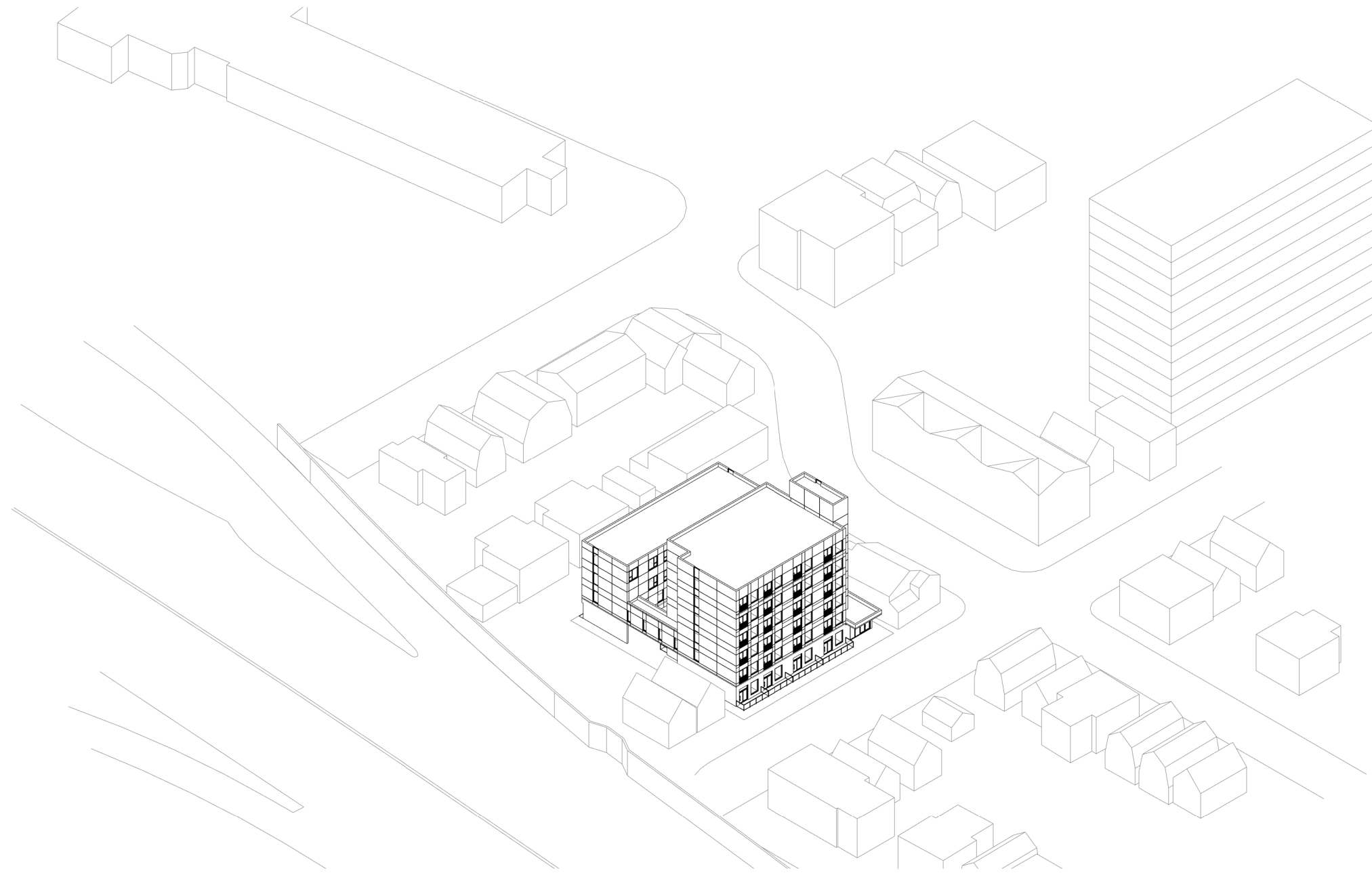
ISSUED FOR

REVIEW

DATE

2022.04.18

5.6



AERIAL VIEW NORTHWEST

PROJECT NO.

21077

PROJECT NAME

**273-281 BELL ST
MULTI-RES**

273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

DRAWING TITLE

**PERSPECTIVE
VIEWS**

SCALE

ISSUED FOR

REVIEW

DATE

2022.04.18

5.7