

ZONING DATA CHART

273.281 BELL STREET S.
OTTAWA, ON
PROPOSED SITE PLAN
PREPARED BY EDGE ARCHITECTS LTD.
MARCH 31, 2022

ZONING COMPLIANCE CHART
CURRENT ZONING: R4UD (RESIDENTIAL FOURTH DENSITY ZONE); BY-LAW 2008-250

USE	MULTI-RESIDENTIAL DEVELOPMENT	
	REQUIRED	PROVIDED
MINIMUM LOT AREA	APARTMENT, LOW RISE: 450 P.U.D.: 1,400	1,084.0m ²
LOT WIDTH	APARTMENT: 15 P.U.D.: PER DWELLING TYPE	29.3m
FRONT YARD SETBACK (W)	AVERAGE OF ADJACENT LOT SETBACKS TO MAX OF 4.5m AND MIN OF 1.5m + 2.1m	3.6 m
INT. SIDE YARD SETBACK (N)	1.5 m	0 m
INT. SIDE YARD SETBACK (S)	1.5 m	1.3 m
REAR YARD SETBACK (E)	25% LOT AREA, 30% LOT DEPTH	0.1m
MAX. BLDG. HEIGHT	14.5 m + FOUR STOREYS	6 STOREYS
LANDSCAPED	MIN. 30%	481.8 m ²
PARKING	RESIDENTIAL: 49 UNITS @ 0.5/UNIT. AFTER FIRST 12 UNITS = 19 VISITOR: 49 UNITS @ 0.1/UNIT. AFTER FIRST 12 UNITS = 4	7 SPACES (PARKING PROVIDED @ 0.159 SPACES/UNIT)
BARrier-FREE PARKING	N/A	1 SPACE (TYPE A)
BIKE PARKING	RESIDENTIAL: 49 UNITS @ 0.5/UNIT = 24.5 SPACES MIN. 1.5m WIDE ACCESS ASSE. (MINIMUM 1.0 BY 2.4m, MIN 1.3m ACCESS ASSE.)	56 SPACES

GENERAL NOTES:

- PROPERTY BOUNDARY INFORMATION AND SITE CONTEXT FROM SURVEY FROM 'ANNIS, O'SULLIVAN, VOLLEBECK LTD.'
- ALL FINAL LOT DIMENSIONS ARE TO BE PREPARED BY THE PROJECTS SURVEYOR. ALL DIMENSIONS ARE SUBJECT TO APPROVAL OF THE MUNICIPAL AUTHORITY.
- LIGHTING TO BE DIRECTED ONTO SITE AND NOT TO INFRINGE ON ADJACENT PROPERTIES.
- REGULAR PARKING SPACES ARE 2.4m X 5.2m MIN.
- BARrier FREE PARKING SPACES ARE 3.4m X 5.2m FOR TYPE A AND 2.4m X 5.2m FOR TYPE B; AND SHALL MEET ALL CITY OF WATERLOO REQUIREMENTS INCLUDING A MINIMUM 1.5m WIDE ACCESS ASBLE.
- GARBAGE & RECYCLING STORAGE TO BE LOCATED INTERNALLY.
- SNOW TO BE PICKED UP AND TAKEN OFF-SITE FOR DISPOSAL.

PROPERTY REPORT:
PART OF LOTS 22,23,24 (EAST BELL STREET)
REGISTERED PLAN 33
CITY OF OTTAWA

DEVELOPER: R-HALIZ SOLUTIONS INC.
SURVEYOR/ENGINEERS: ANNIS O'SULLIVAN VOLLEBECK LTD., MCINTOSH PERRY CONSULTING ENGINEERS LTD., HAMMERSCHLAG & JOFFE INC., GRADIENT WIND ENGINEERING INC., TERRAPEX ENVIRONMENTAL LTD., BLUEMETRIC ENVIRONMENTAL INC., BIRNIE ELECTRICAL LTD.
PLANNER: FOTENNI PLANNING + DESIGN

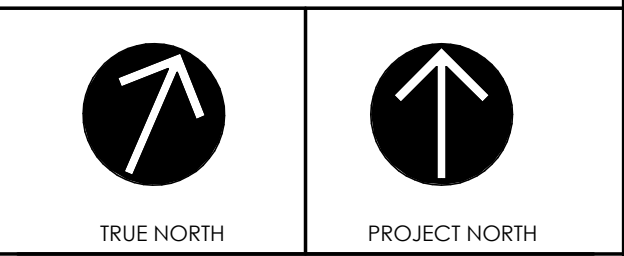
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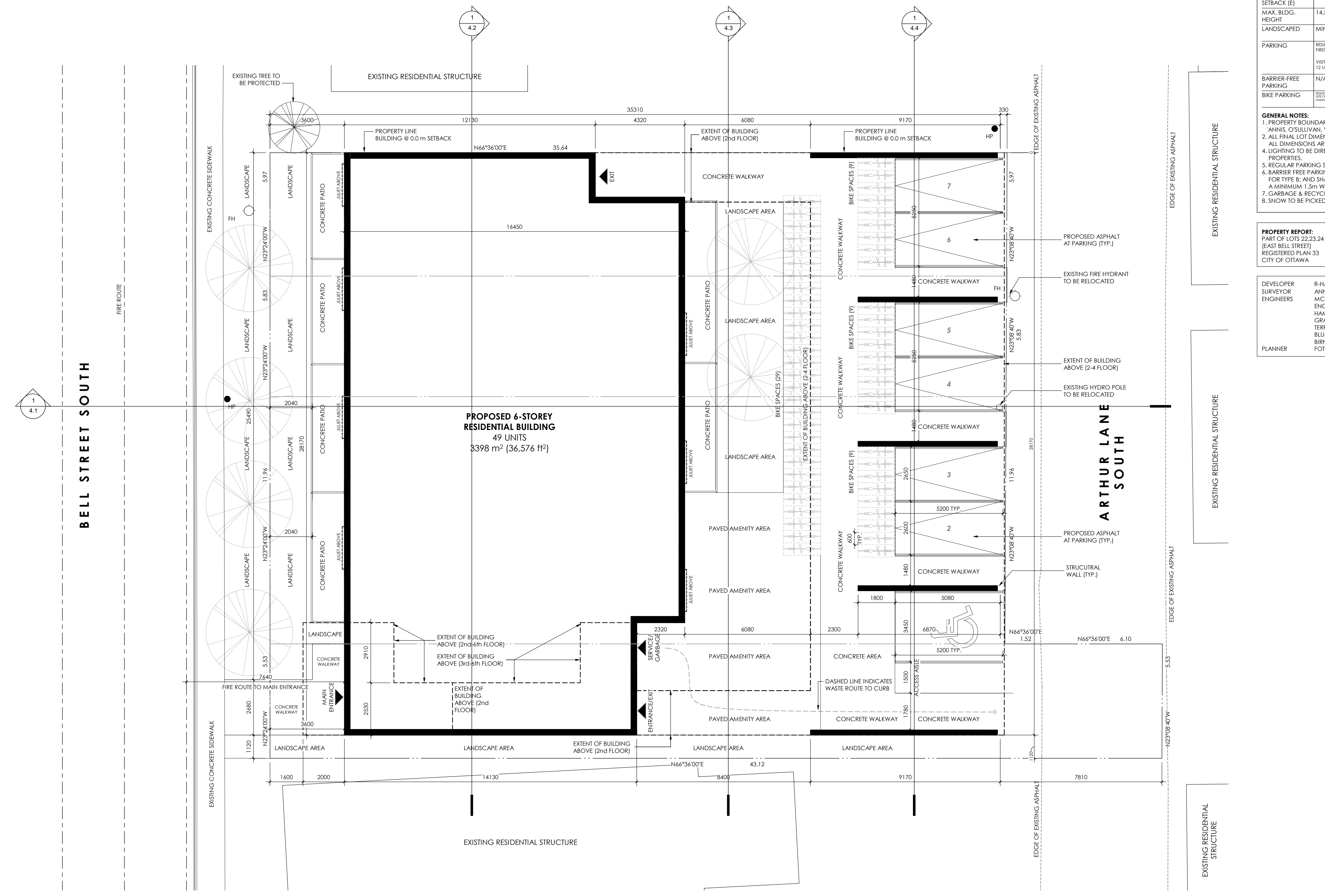
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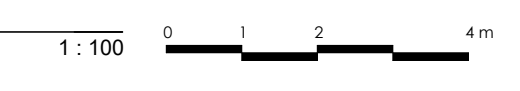


ISSUED FOR:
SCHEMATIC DESIGN
DEVELOPED DESIGN
SITE PLAN APPROVAL
BUILDING PERMIT
BIDDING/TENDER

NO.	REVISION DESCRIPTION	DATE



1 SITE PLAN
SP.01



PRELIMINARY
NOT FOR CONSTRUCTION
2022.04.18



ARCHITECT'S SEAL

PROJECT NAME
273-281 BELL ST MULTI-RES
273-281 BELL STREET SOUTH
OTTAWA, ONTARIO

CLIENT
GAVCAP INC.

DRAWING TITLE
OVERALL SITE PLAN

PROJECT NUMBER 21077	DRAWING NUMBER SP.01
SCALE 1 : 100	
SHEET SIZE 24x36	