



314 BELL STREET SOUTH
3 STOREY LOW RISE APARTMENT BUILDING ADDITION
(4 UNIT ADDITION)

314 BELL STREET S.



MODERN
DESIGNS

INTELLIGENT
PLANNING

HAMEL
DESIGN
AND
PLANING

170 MAIN STREET,
OTTAWA, ON, K1S 1C2
(613) - 232 9081
www.HDandP.ca

R4UD

ZONING

2018-22

PR. NO.

10

REV. NO.

2021-12-02

DATE

LOCATION





170 Main Street HAMEL
Ottawa, ON, K1S 1C2 DESIGN
(613) 232 9081 Tel. AND
info@HDandP.com PLANNING

ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER.

ALL CONTRACTORS MUST COMPLY WITH ALL UNDERGROUND SERVICES AND BY-LAWS.

CONFIRM LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.

DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

SYMBOL LEGEND

- HOSE BIB
- GAS BIB
- METER (G-GAS H-HYDRO)
- SMOKE & CO. DETECTOR
- FAN EXHAUST
- FIRE ALARM
- EMERGENCY LIGHTS
- REGISTER IN FLOOR
- REGISTER ABOVE
- REGISTER IN FLOOR (ABOVE)
- ELECTRICAL PANEL
- FLOOR DRAIN
- AIR BARRIER
- AIR / VAPOUR BARRIER
- SEALANT FOR MEMBRANE

14		
13		
12		
11		
10		
09		
08		
07		
06		
05		
04		
03	SPC SUBMISSION	2021-12-02
02	SPC SUBMISSION	2021-10-13
01	SPC SUBMISSION	2021-06-16
No.		DATE

PROJECT TITLE:
**314 BELL STREET SOUTH
OTTAWA, ON**

DRAWING TITLE:
**SITE PLAN
ZONING CHART
DEVELOPMENT INFO
CONTEXT MAP
TABLE OF CONTENTS**

PROJECT No. : **2018-22**

DATE: **2021-10-13**
SCALE: **NOTED**
DWG BY: **LT**
DWG No: **A1**

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DEVELOPMENT INFORMATION

ZONING : R4UD
LOT AREA: 496.8 SM (5346.7 SF)
EXISTING:
3 STOREY LRAB + BSMT. 4 UNITS:
BASEMENT AREA = 1021 GSF (94.9 GSM)
MAIN FLOOR AREA = 1021 GSF (94.9 GSM)
2ND FLOOR AREA = 1021 GSF (94.9 GSM)
3RD FLOOR AREA = 1021 GSF (94.9 GSM)

TOTAL EXISTING BUILDING AREA = (BASEMENT N.I.C.) 3063 GSF (285 GSM)
TOTAL W/ BASEMENT = 4084 GSF (379.4 GSM)

PROPOSED ADDITION:

3 STOREY LRAB + BASEMENT. 4 UNITS
PROPOSED BUILDING AREA:
FOOTPRINT = 1375 G.S.F. (127.7 GSM)
BASEMENT = 1375 G.S.F. (127.7 GSM)
MAIN FLOOR = 1375 G.S.F. (127.7 GSM)
SECOND FLOOR = 1375 G.S.F. (127.7 GSM)
THIRD FLOOR = 1375 G.S.F. (127.7 GSM)
ROOF FLOOR = 110 G.S.F. (10.2 GSM)

TOTAL PROPOSED ADDITION GFA = (BASEMENT N.I.C.) 394.5 GSM (4248 GSF)
TOTAL W/ BASEMENT = 510.8 GSM (5500 GSF)

PROPOSED ADDITION UNIT AREAS:

UNIT 1: 2 BEDROOMS 1247 SF (116.0 SM)
UNIT 2: 2 BEDROOMS 1184 SF (110 SM)
UNIT 3: 2 BEDROOMS 1247 SF (116.0 SM)
UNIT 4: 2 BEDROOMS 1485 SF (137.9 SM)

TOTAL: 4 UNITS 8 BEDROOMS 5163 GSF (479.9 GSM)

PARKINGS

REQUIRED = 0
PROVIDED = 0

BICYCLE PARKINGS:

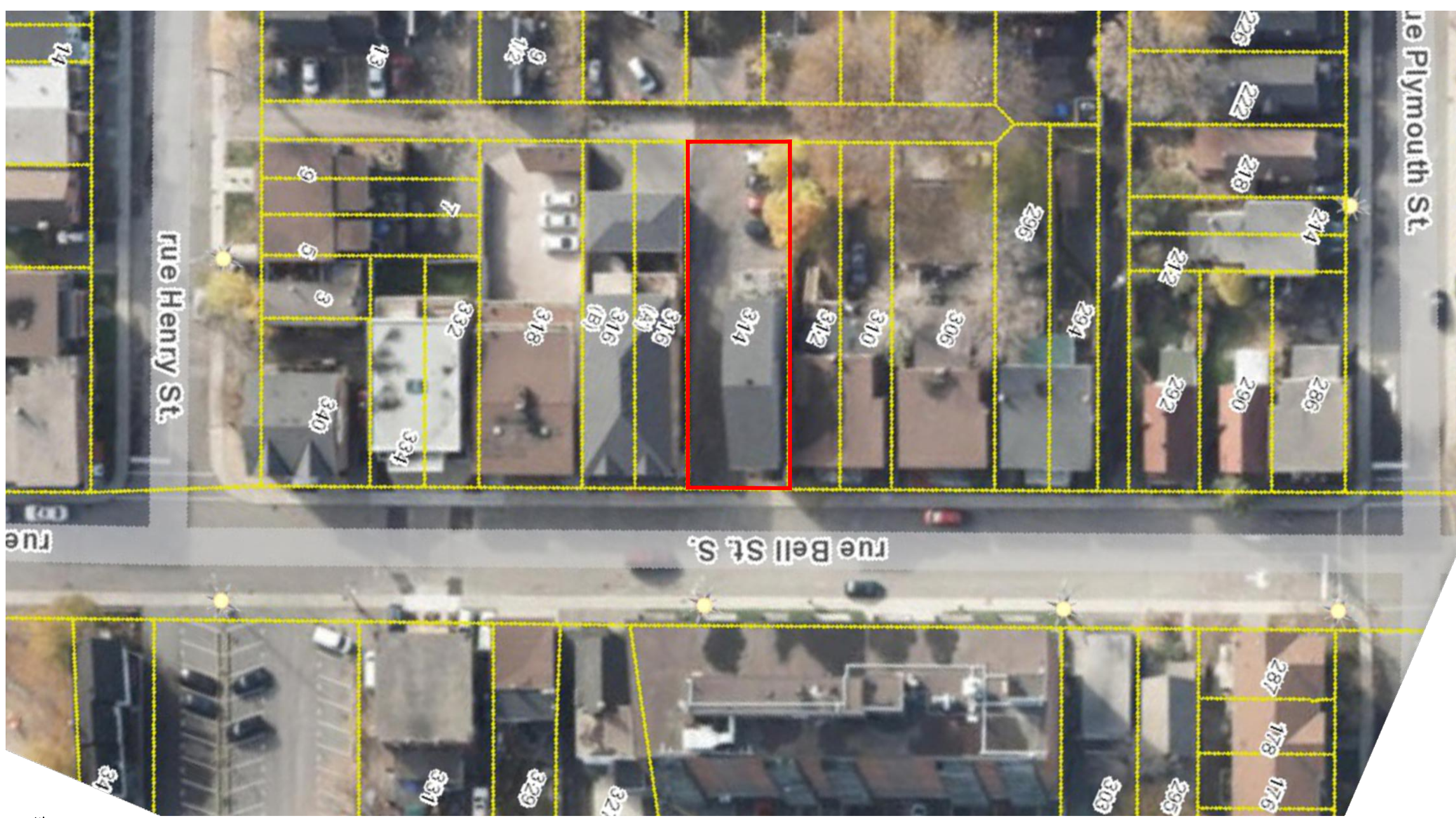
PROVIDED (1 BPS/U) = 8

ZONING CHART

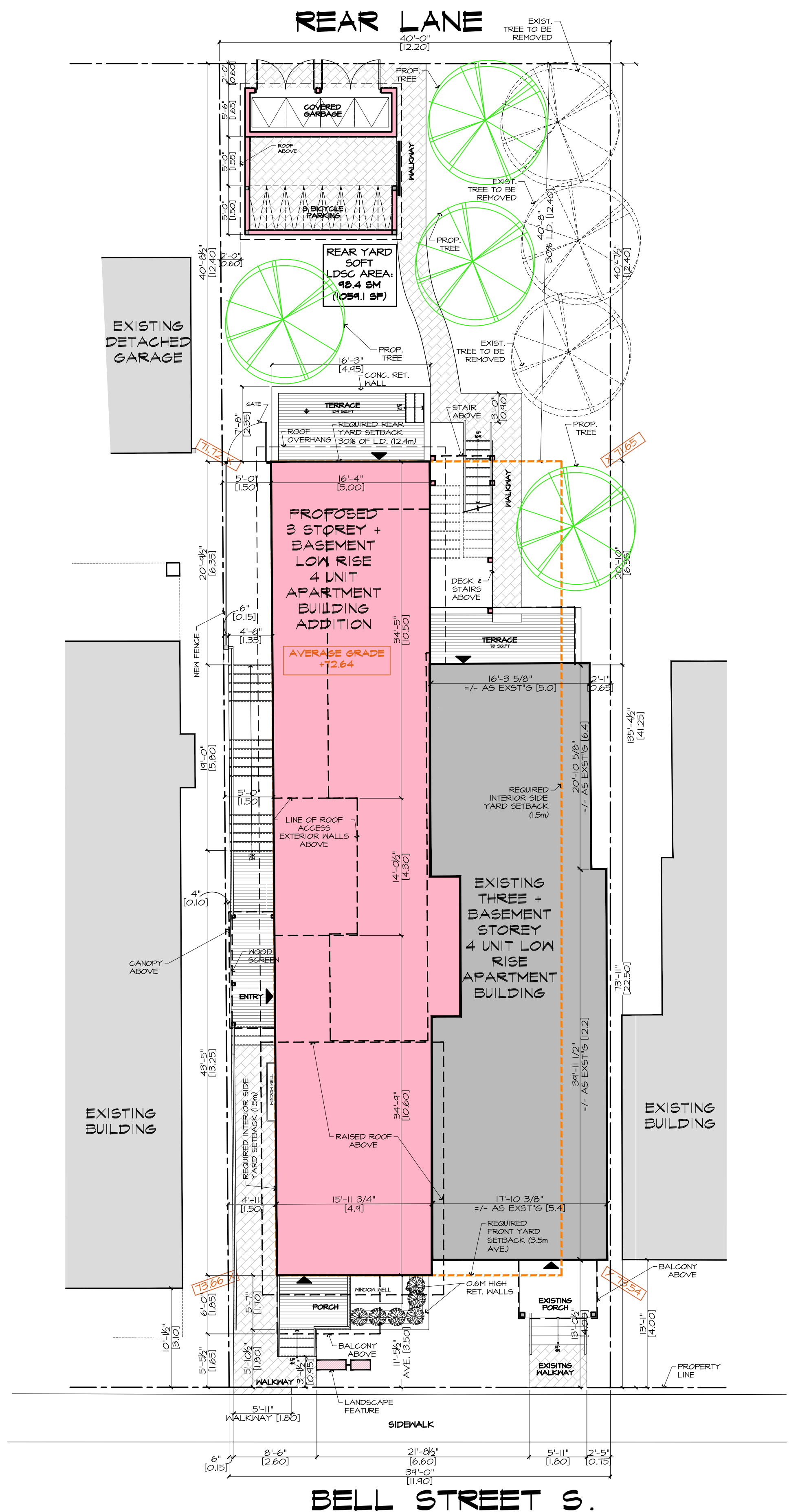
Zoning By-law 2008-250 - Residential Fourth Density, Subzone R4UD
314 Bell Street South - Proposed 3 Storey 4 Unit Low Rise Apartment Addition to an Existing 3 Storey 4 Unit Low Rise Apartment Building

Performance Standard	Required	Provided
Section 162 Table 162A		
Min. Lot Width	10M	11.90M
Min. Lot Area	300 SM	496.8 SM
Max. Building Height	11M	11.95M
Min. Front Yard Setback	4.5 or 3.5M (Average)	3.5M Average
Min. Rear Yard Setback	30% of L.D. = 12.36m	12.40M
Min. Interior Yard Setback	1.5M	1.5M
Total Landscape Area (Section 161)	(8) Except for a lot less than 450 SM in the R4-UD zone, 30% of the lot area must be provided as landscaped area for a lot containing a low rise apartment building	Total Landscape Area Required = 149.0 SM (30% of L.A.) Provided = 223.3 SM (44.9% of L.A.)
Roof-Top Terrace (Section 55 (8))	(8)(a) Where Located on the roof of the uppermost storey; minimum 1.5M from any exterior wall of the building	Setback 1.55m from south exterior wall Setback 7.25m from east exterior wall Setback 6.25m from west exterior wall
Number of bedrooms per dwelling unit (Section 161)	(16)(b)(i) In the case of a lot of 450 SM or greater at least 25 per cent of dwelling units must have at least two bedrooms.	100 percent of dwelling units have 2 bedrooms.
Rear Yard Soft Landscaping (Section 161)	(18)(b) the minimum area of soft landscaping must be: (ii) in the case of a lot 450 SM or greater, at least 50% of the rear yard	Rear Yard Area = 149 SM Rear Yard soft landscaping = 98.4 SM (66%)
Front Yard Landscaping (Section 161)	(18)(d) The minimum area of soft landscaping in the front yard is per table 161: Front yard setback = 3 metres Minimum Aggregated soft landscaped area = 35%, in the case of any lot with a width between 8.25M but less than 12M	Front Yard Area = 44.1 SM Front Yard Soft Landscaping = 20.5 SM (46.4%)
Entranceway Patterns (Section 161)	(18)(f) At least one principal entrance to a ground floor unit or to a common interior corridor or stairwell must be located on the facade and provide direct access to the street.	Unit 2 principal entrance is located in the front facade.
Front Façade (Section 161)	(18)(j) Despite (h), no additional recession of the front facade is required when balconies or porches are provided on the front or corner side facade as follows: (i) in the case of a lot less than 15M width, one balcony or porch for each storey at or above the first storey is provided.	Balconies are provided in the front facade at each storey
Front Porch (Section 65 (6)(b)(iv))	2M, but no closer than 1M from any lot line	Projecting less than 2.0m and is no closer than 1.0m from any lot line.
Side Porch (Section 65 (6)(b)(iv))	2M, but no closer than 1M from any lot line	0.15m from the south side lot line
Side Steps (Section 65(5)(b)(j)2.)	in the case of the interior side yard or rear yard: no limit	0.15m from the south side lot line
Canopy (Section 65(4)(b)(ii))	1.8M but no closer than 0.6M to a lot line	0.10M from the south side lot line
Max. Parapet Projection (Section 64)	0.3M above building height	0.3M
Max. Walkway Width (Section 139)	(4)(c)(i) 1.8M	1.8M
Heritage Overlay	There is no Heritage overlay.	There is no Heritage overlay.

Orange = Relief Required



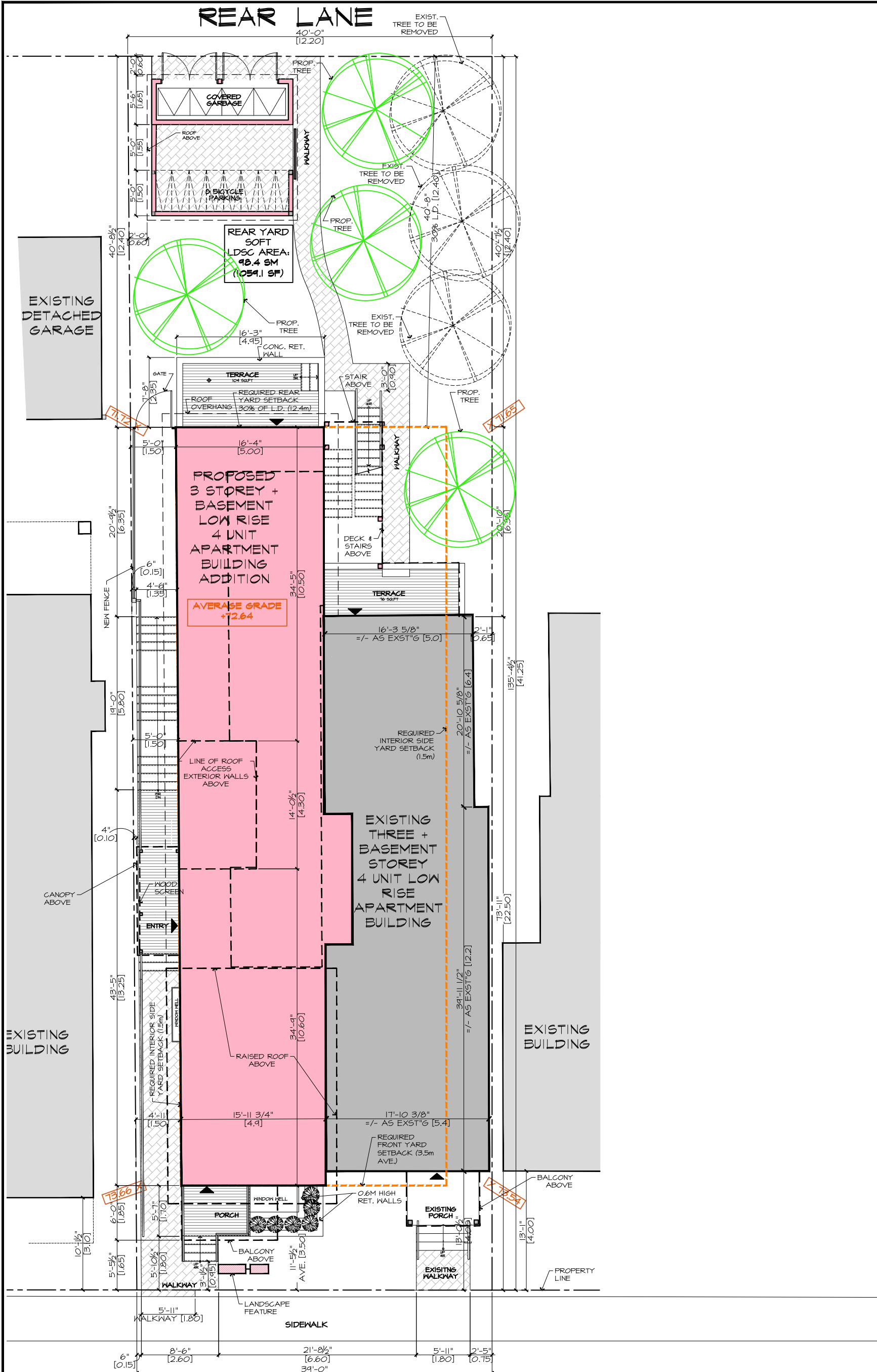
CONTEXT GEO MAP



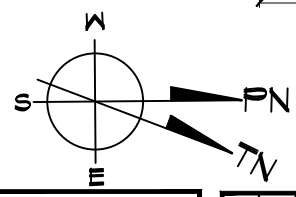
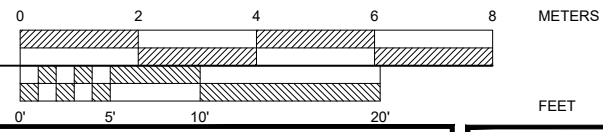
SITE PLAN
SCALE: 1/8" = 1'-0"
METERS
FEET
SURVEY INFO:
SURVEY INFORMATION TAKEN FROM SURVEY OF LOT D, PLAN S2111. PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.

PLOT DATE: 2021-10-13

REAR LANE



BELL STREET S.
SITE PLAN
SCALE: 3/32" = 1'-0"



DWG. NO.:
A1

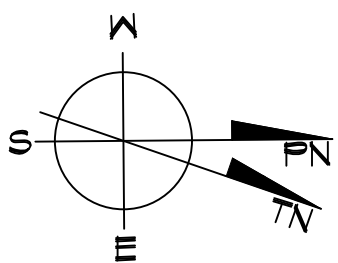
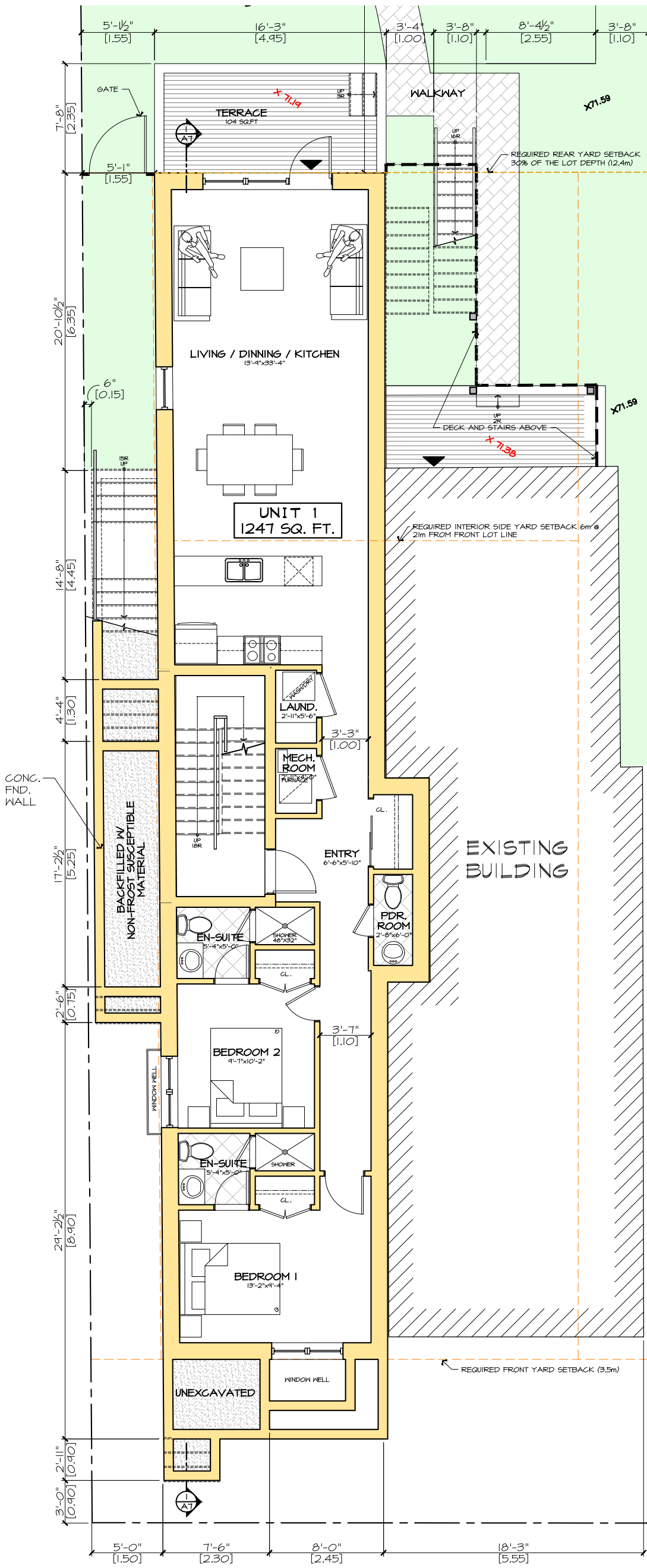
DATE: 2018-09-28
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DWG. BY: AS

PROJECT NO.:
2018-22

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2	CLIENT REVIEW	05-03-2020
3a	PLANNING REVIEW	11-06-2020
4	CLIENT REVIEW	24-08-2020
5	CLIENT REVIEW	01-09-2020
6	CLIENT REVIEW	13-05-2021
7	REVIEW	09-06-2021
8	SPC SUB.	16-06-2021
9	SPC REV.	13-10-2021
10	ZA REV.	02-12-2021

PROJECT TITLE
314 BELL ST. S.

170 Main Street, HAMILTON, ON, K1S 1C2 DESIGN (416) 232-9881 TEL. AND INFO@rdp.com PARKING



BASEMENT FLOOR PLAN-OPT.A
 SCALE : 1/8" = 1'-0" 1375 GSF

PROJECT TITLE

314 BELL ST. S.



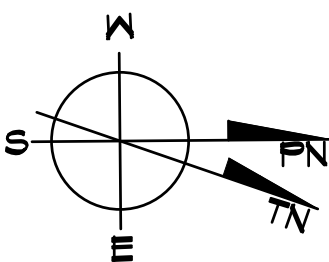
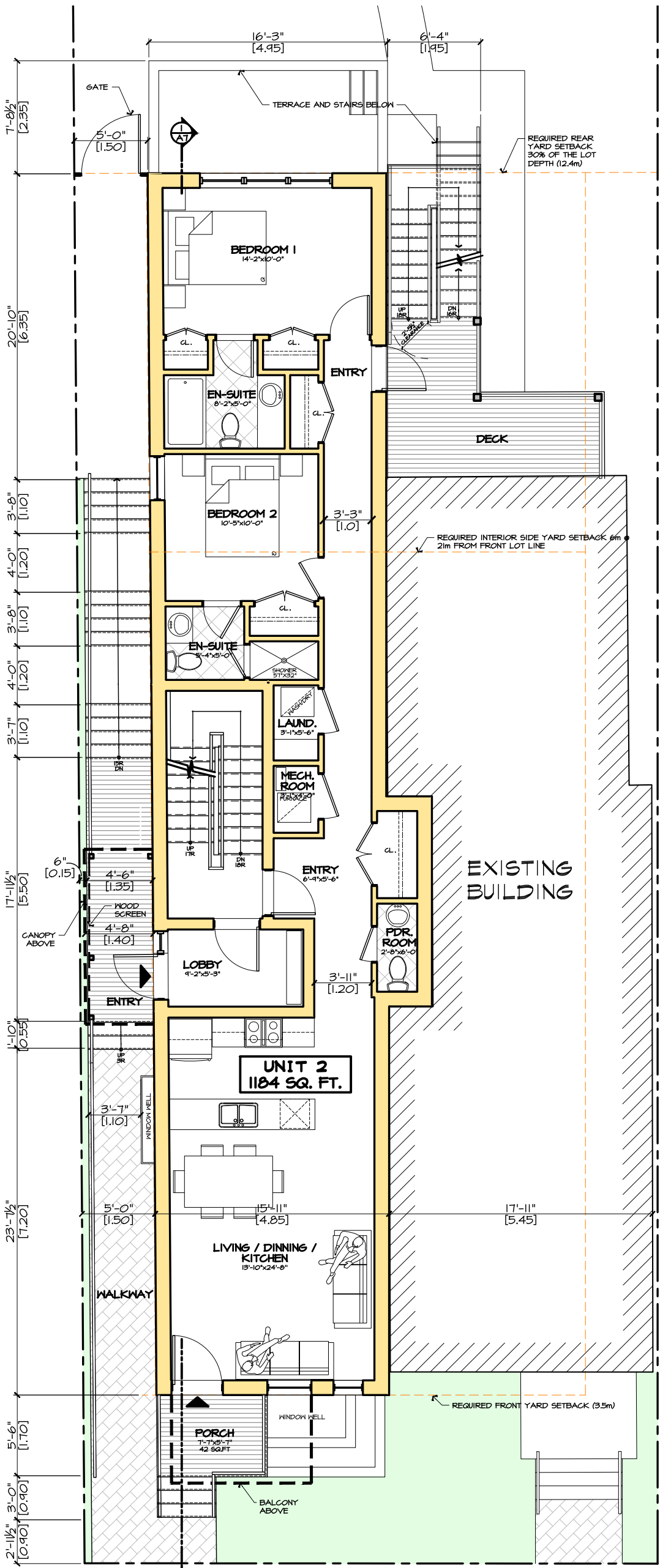
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5	CLIENT REVIEW	01-09-2020
4	CLIENT REVIEW	24-08-2020
3a	PLANNING REVIEW	11-06-2020
2	CLIENT REVIEW	05-03-2020
1	CLIENT REVIEW	28-09-2018

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DATE: 2018-09-28
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DWG No.:

A2



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1375 GSF

314 BELL ST. S.

PROJECT TITLE

170 Main Street
 HAMILTON, ONT. K1S 1C3
 (519) 233-9081 TEL. AND
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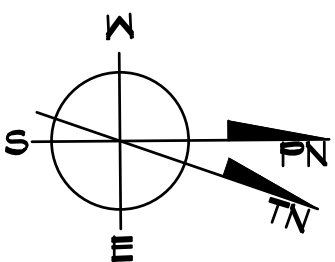
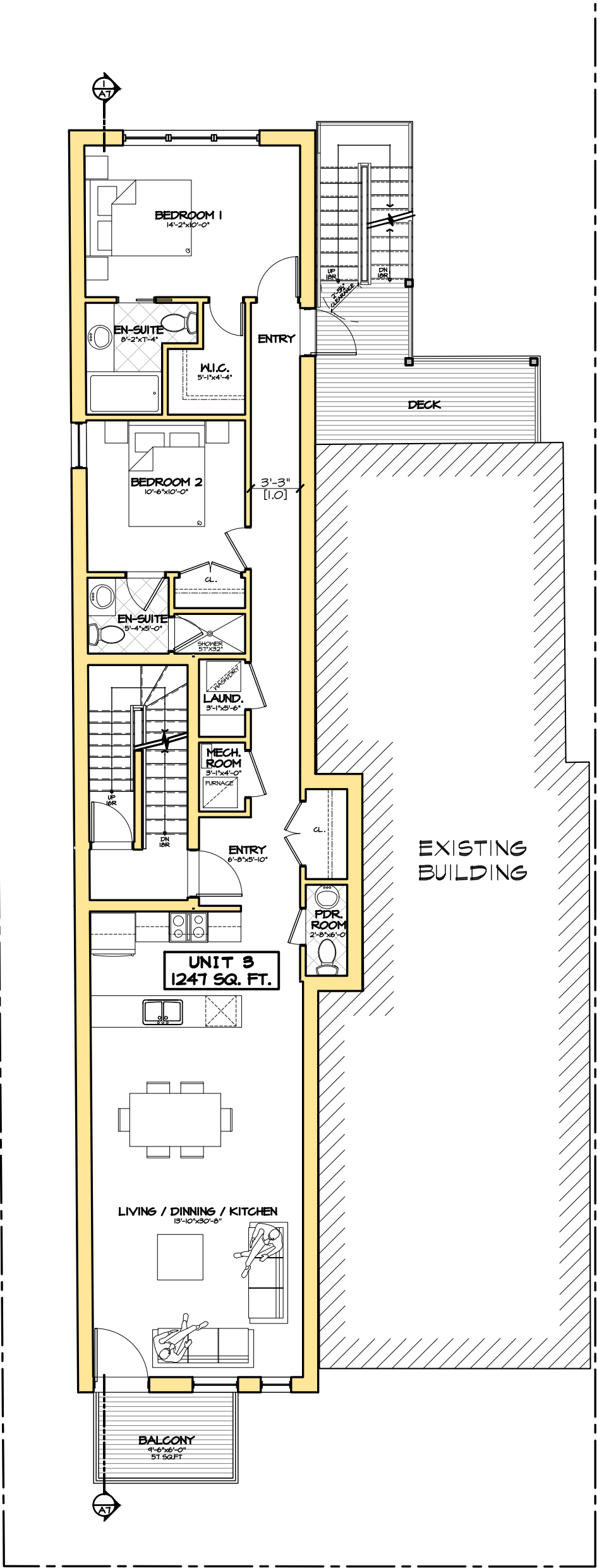
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4	CLIENT REVIEW	24-08-2020
3a	PLANNING REVIEW	11-06-2020
2	CLIENT REVIEW	05-03-2020
1	CLIENT REVIEW	28-09-2018

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DATE: 2018-09-28
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A3



SECOND FLOOR PLAN
 SCALE : 1/8" = 1'-0"
 1375 GSF

314 BELL ST. S.

PROJECT TITLE

170 Main Street
 OHIO, OH, 43123
 (614) 233-9081 TEL. AND
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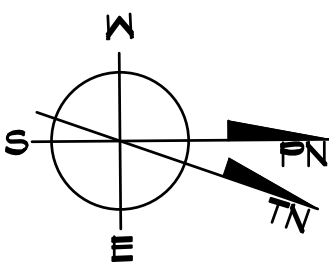
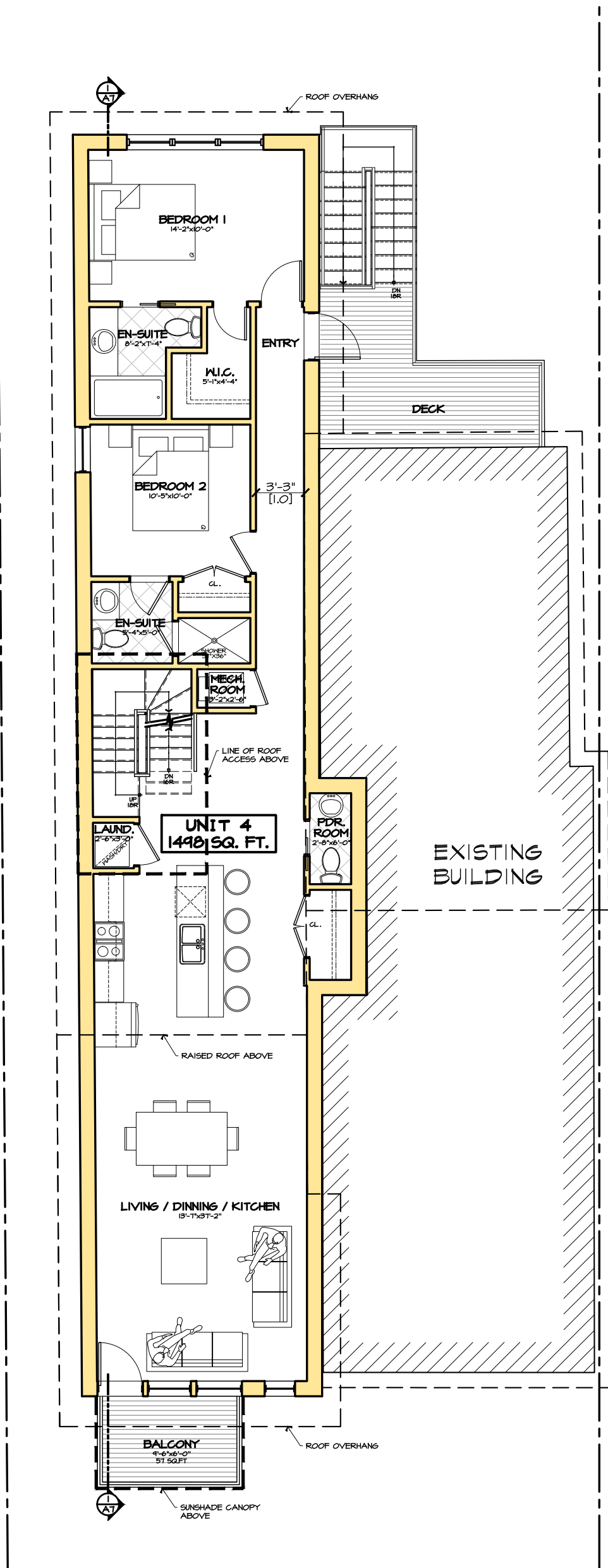
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1	CLIENT REVIEW	28-09-2018

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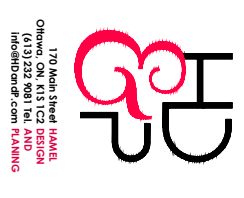
A4



THIRD FLOOR PLAN
 SCALE : 1/8" = 1'-0" 1375 GSF

PROJECT TITLE

314 BELL ST. S.



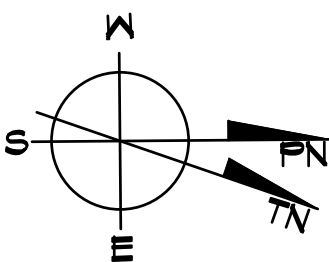
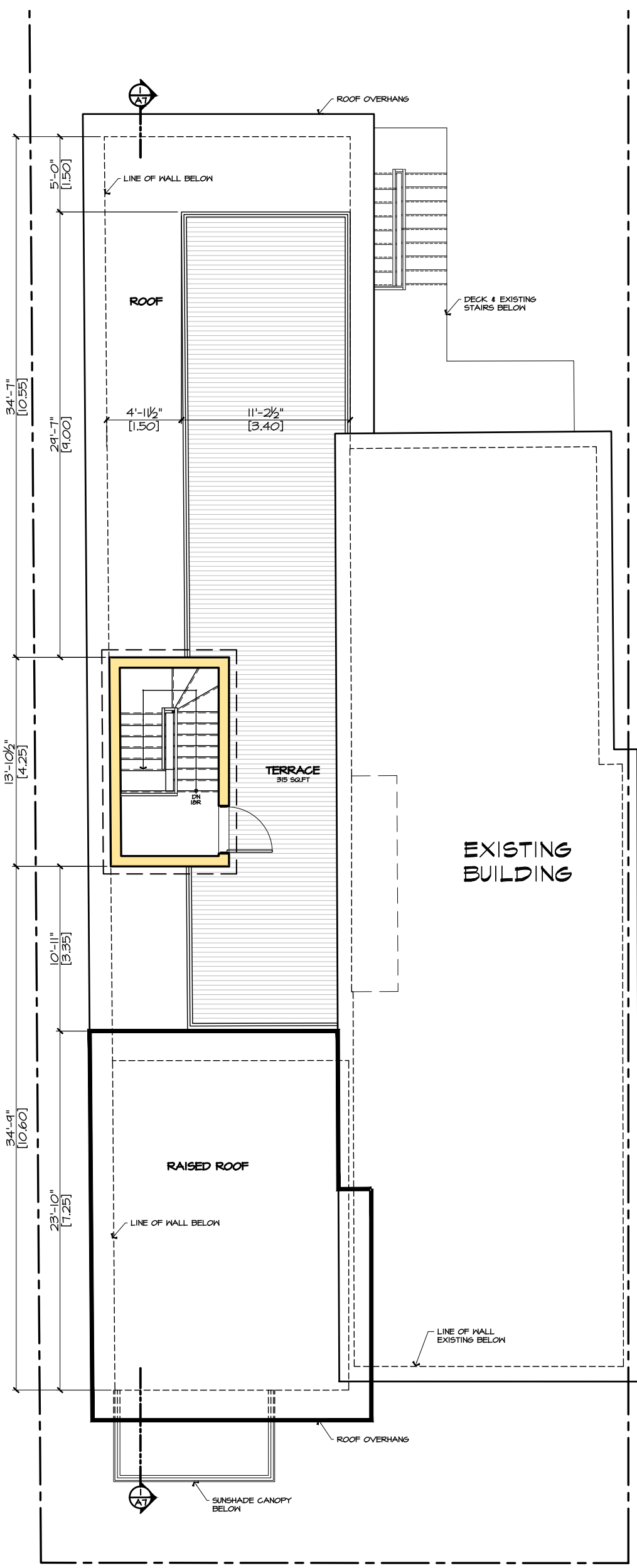
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4	CLIENT REVIEW	24-08-2020
3a	PLANNING	11-06-2020
2	CLIENT REVIEW	05-03-2020
1	CLIENT REVIEW	28-09-2018

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DATE: 2018-09-28
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DWG No.:

A5



ROOF FLOOR PLAN

SCALE : 1/8" = 1'-0" 123 GSF

PROJECT TITLE

314 BELL ST. S.

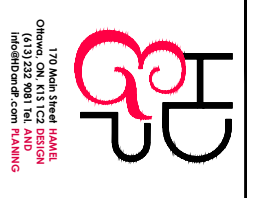
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1	CLIENT REVIEW	28-09-2018

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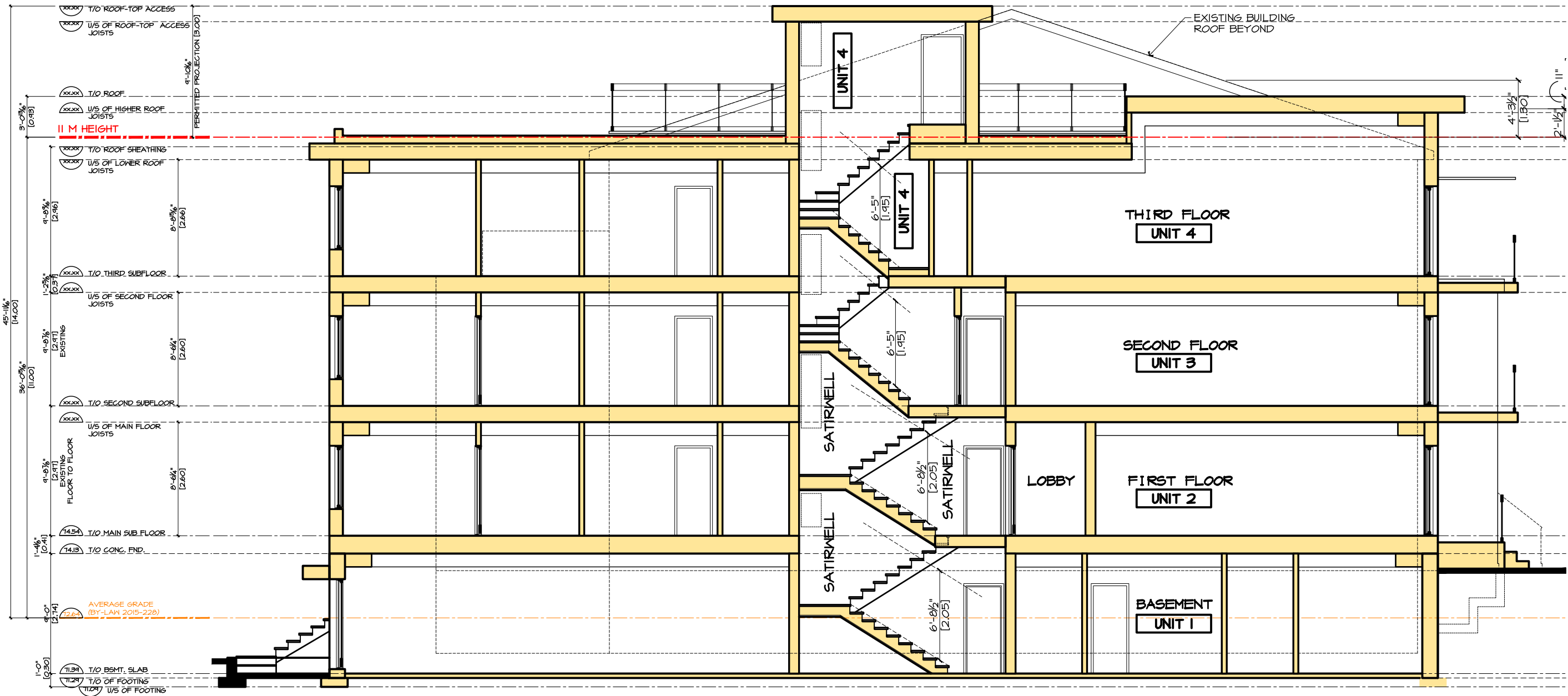




170 Main Street HAMEL
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314 BELL ST. S.



SECTION I
SCALE : 1/8" = 1'-0"

10	ZA REV.	02-12-2021
9	SPC REV.	13-10-2021
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7	REVIEW	09-06-2021
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4	CLIENT REVIEW	24-08-2020
3a	PLANNING REVIEW	11-06-2020
2	CLIENT REVIEW	05-03-2020
1	CLIENT REVIEW	28-09-2018

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DWG No:
A7



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PROJECT TITLE

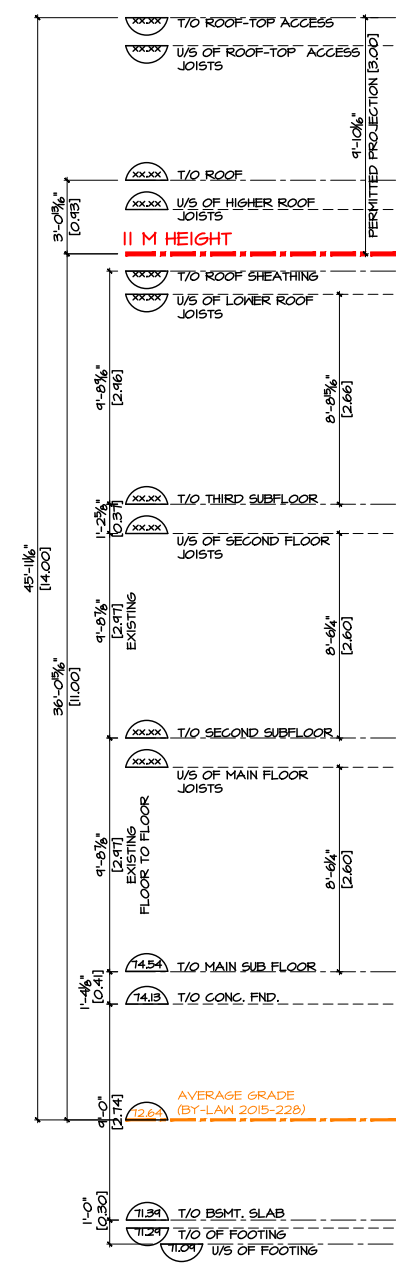
314 BELL ST. S.

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



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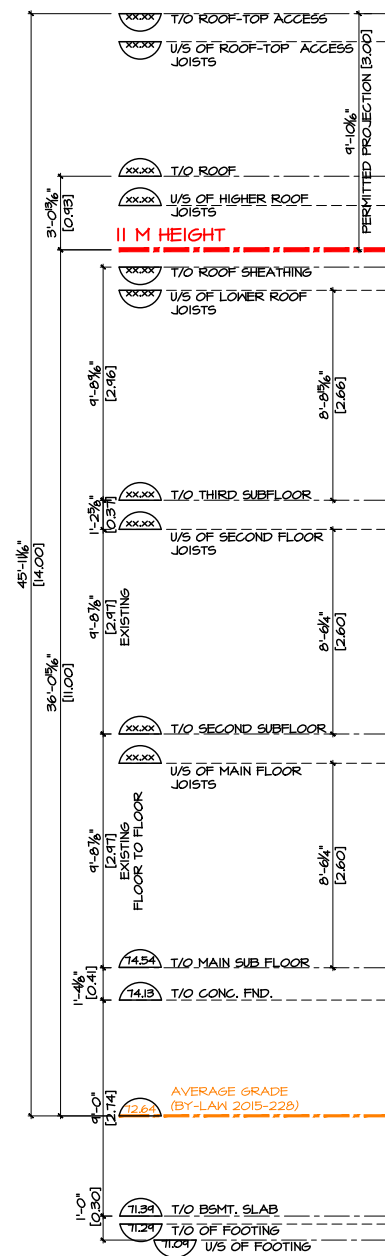
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WEST ELEVATION

SCALE: 1/8" = 1'-0"



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NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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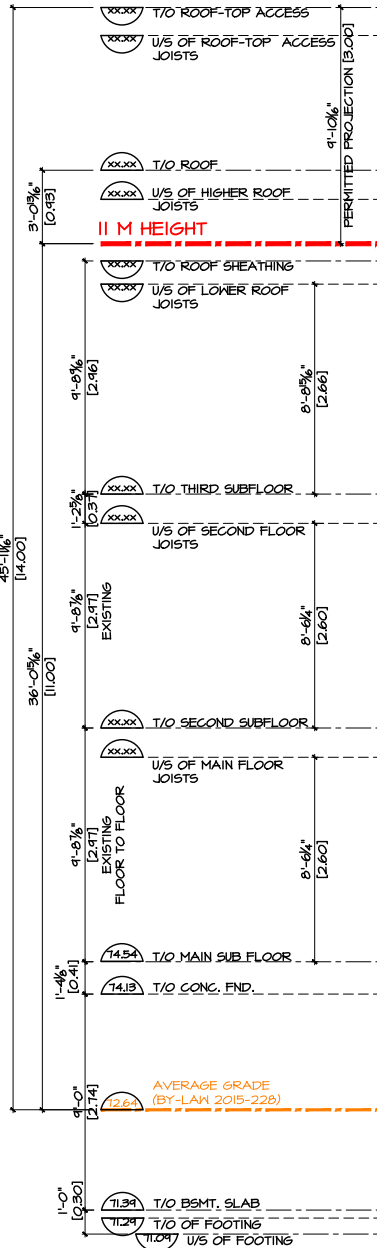
DWG No:
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A11

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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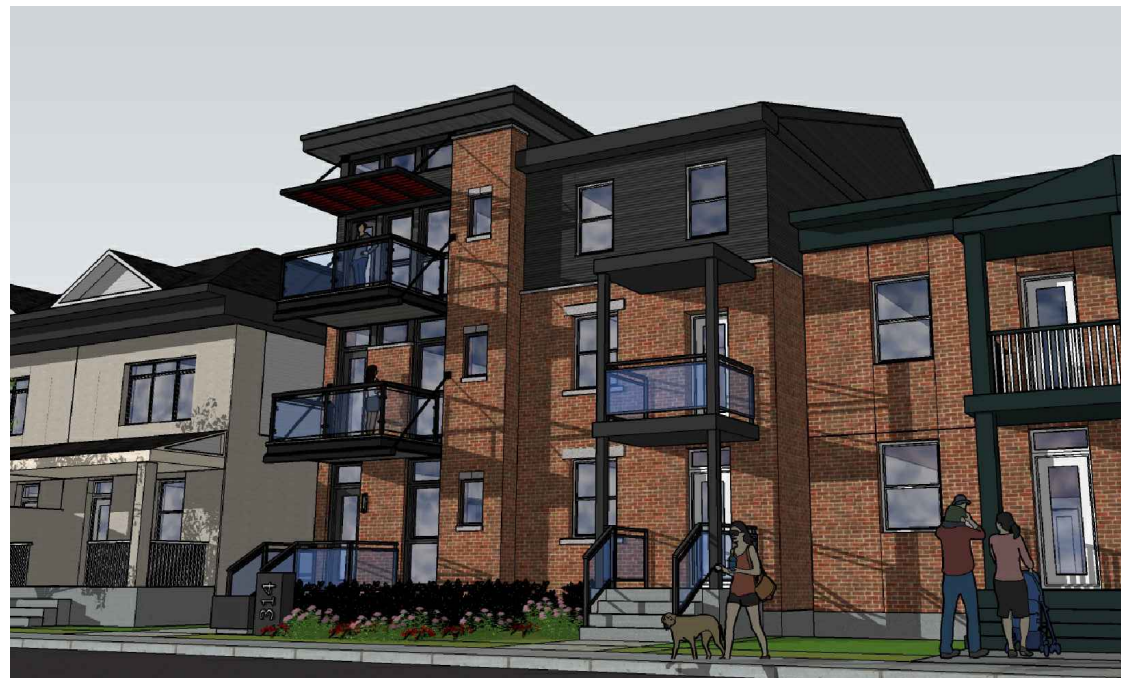
314 BELL ST. S.



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

10	ZA REV.	02-12-2021
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A12



BIKE/GARBAGE SHED 1



BIKE/GARBAGE SHED 2



BIKE/GARBAGE SHED 3



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A13