



**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 PLANNING | 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  
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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 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		
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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**

**TABLE OF CONTENTS**

- A1 SITE PLAN, ZONING CHART, DEV INFO, CONTEXT MAP
- A2 BASEMENT PLAN
- A3 MAIN FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 THIRD FLOOR PLAN
- A6 ROOF FLOOR PLAN
- A7 SECTION
- A8 EAST ELEVATION
- A9 WEST ELEVATION
- A10 NORTH ELEVATION
- A11 SOUTH ELEVATION
- A12 PERSPECTIVES

**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 G5M)  
MAIN FLOOR AREA = 1021 GSF (94.9 G5M)  
2ND FLOOR AREA = 1021 GSF (94.9 G5M)  
3RD FLOOR AREA = 1021 GSF (94.9 G5M)

**TOTAL EXISTING BUILDING AREA = (BASEMENT N.I.C.) 3063 GSF (285 G5M)**  
**TOTAL W/ BASEMENT = 4084 GSF (379.4 G5M)**

**PROPOSED ADDITION:**

**3 STOREY LRAB + BASEMENT. 4 UNITS**  
**PROPOSED BUILDING AREA:**  
FOOTPRINT = 1375 G.S.F. (127.7 G5M)  
BASEMENT = 1375 G.S.F. (127.7 G5M)  
MAIN FLOOR = 1375 G.S.F. (127.7 G5M)  
SECOND FLOOR = 1375 G.S.F. (127.7 G5M)  
THIRD FLOOR = 1375 G.S.F. (127.7 G5M)  
ROOF FLOOR = 110 G.S.F. (10.2 G5M)

**TOTAL PROPOSED ADDITION GFA = (BASEMENT N.I.C.) 394.5 G5M (424.8 G5F)**  
**TOTAL W/ BASEMENT = 510.8 G5M (550.0 G5F)**

**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 G5M)**

**PARKINGS**

REQUIRED = 0  
PROVIDED = 0

**BICYCLE PARKINGS:**

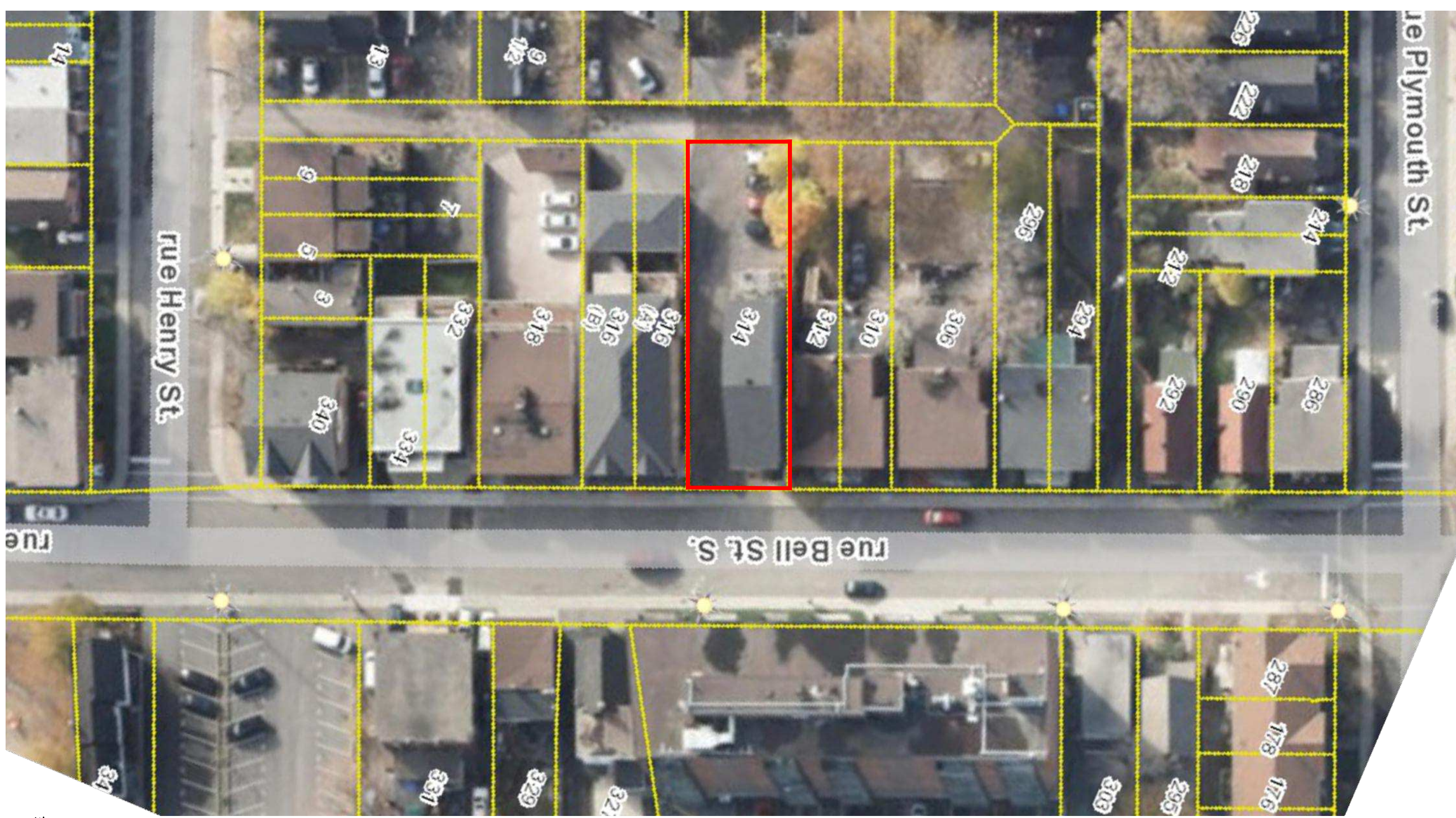
PROVIDED (1 BPS/U) = 8

**ZONING CHART**

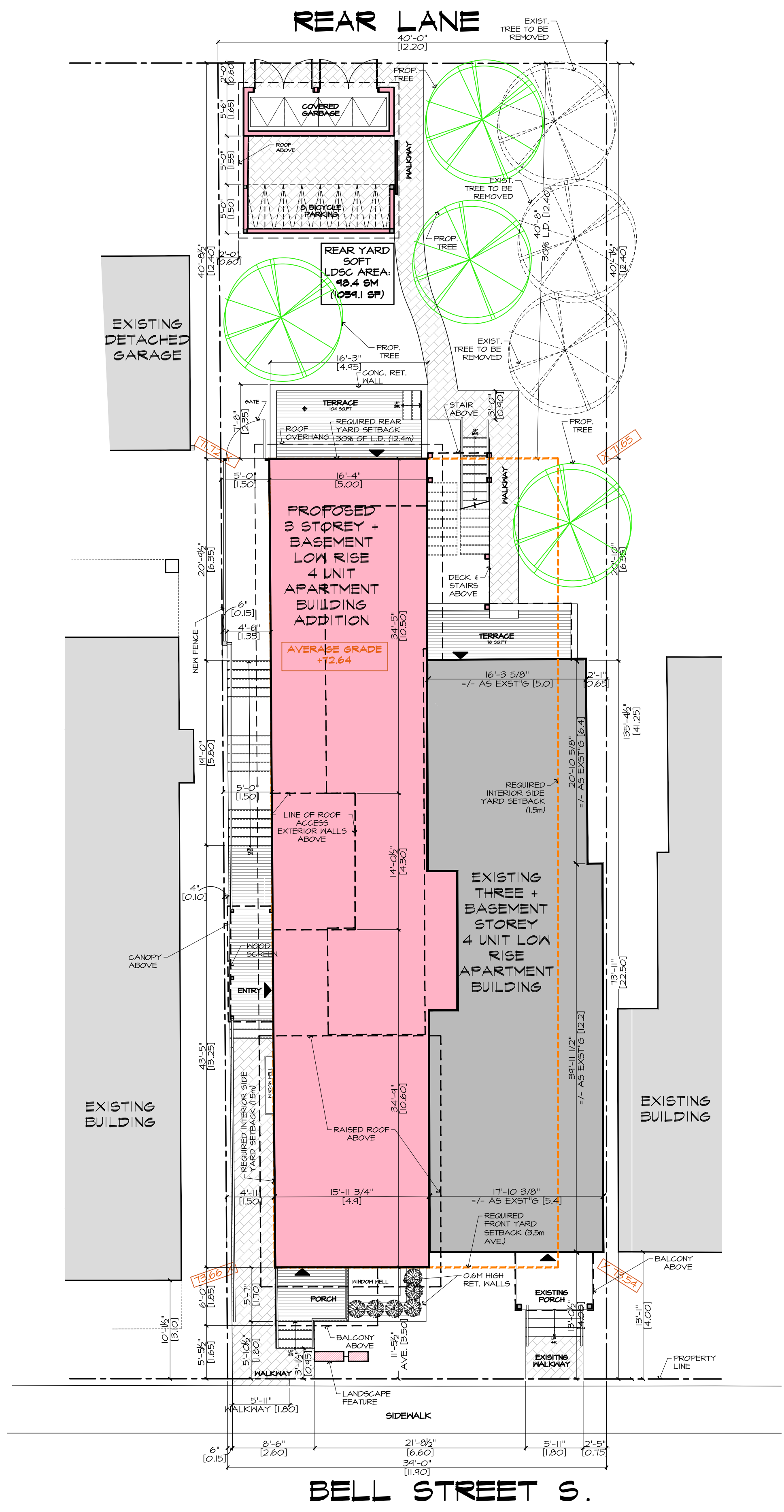
Zoning By-law 2008-250 - Residential Fourth Density, Subzone R4UD  
314 Bell Street South - Proposed 3 Storey 4 Unit Low Rise Apartment Addition to an Existing 3 Storey 4 Unit Low Rise Apartment Building

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"

**FIGURE 1**

**FIGURE 2**

**FIGURE 3**

**FIGURE 4**

**FIGURE 5**

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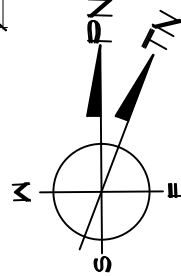
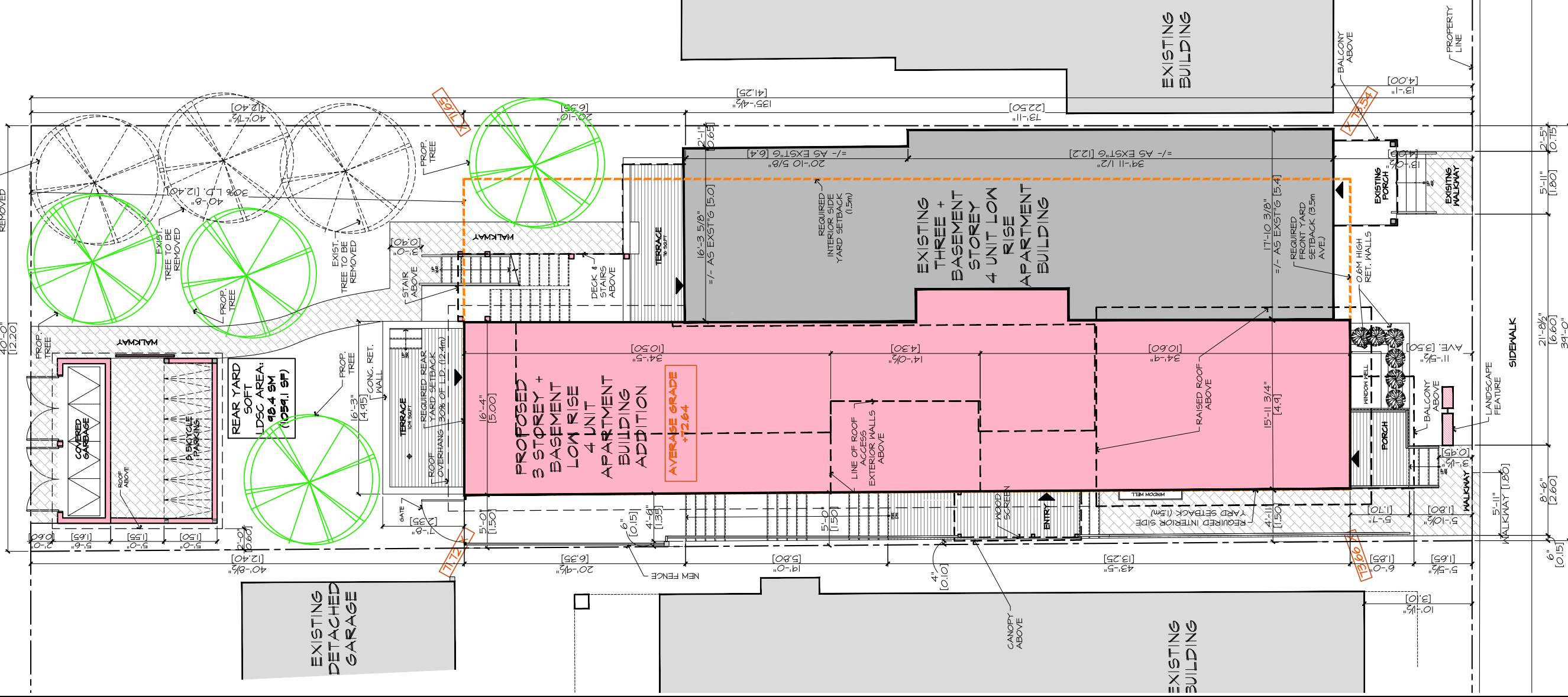
**FIGURE 492**

**FIGURE 493**

**FIGURE 4**

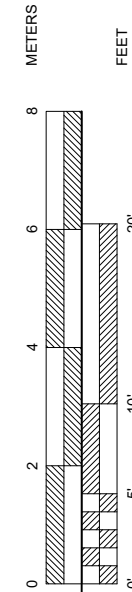


REAR LANE



BELL STREET S.  
SITE PLAN

SCALE : 3/32" = 1'-0"



10	ZA REV.	02-12-2021
9	SPC REV.	13-10-2021
8	SPC SUB.	16-06-2021
7	REVIEW	09-06-2021
6	CLIENT REVIEW	13-05-2021
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

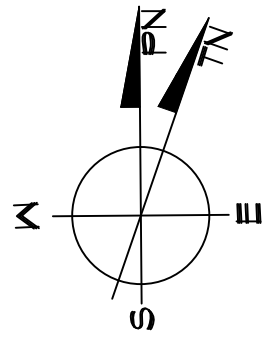
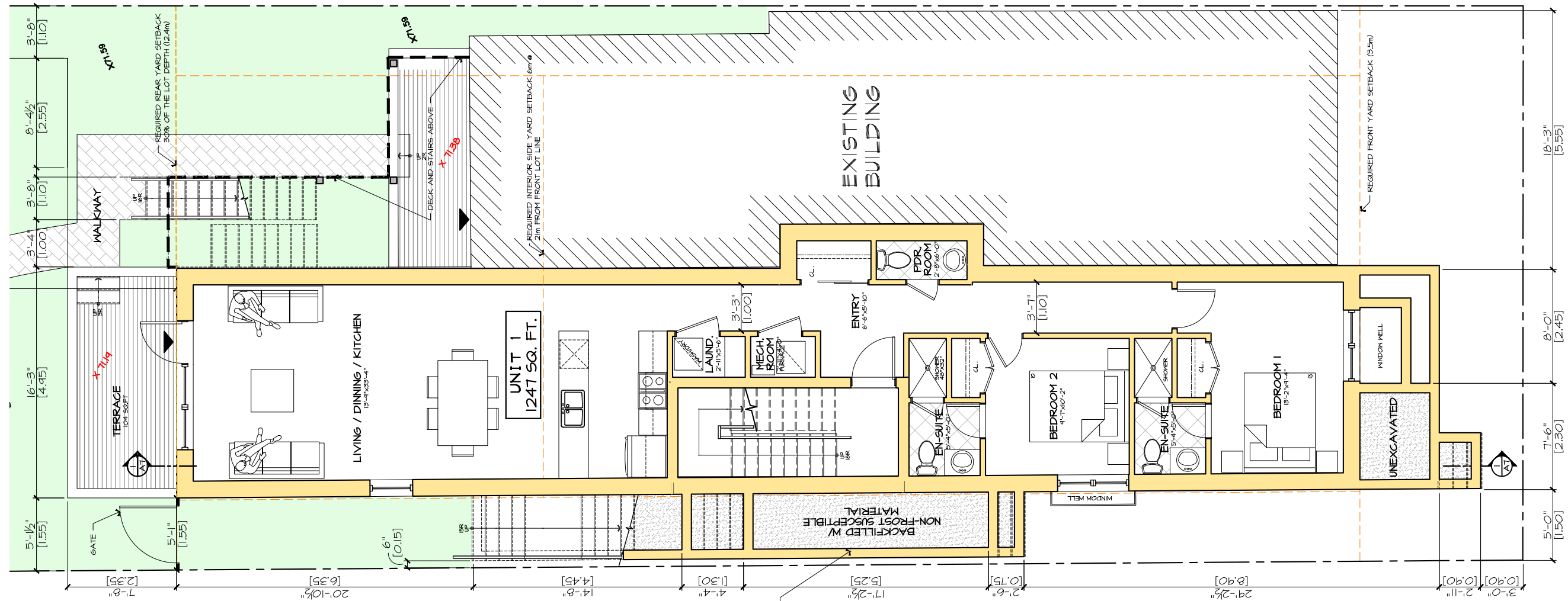
PROJECT No. :  
2018-22

DATE: 2018-09-28  
CHECKED: JPH  
DWG BY: AS

DWG No:  
**A1**

PROJECT TITLE  
314 BELL ST. S.





**BASEMENT FLOOR PLAN-OPT.A**  
1375 GSF



PROJECT TITLE  
**314 BELL ST. S.**

10	ZA REV.	02-12-2021
9	SPC REV.	13-10-2021
8	SPC SUB.	16-06-2021
7	REVIEW	09-06-2021
6	CLIENT REVIEW	13-05-2021
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

PROJECT No. :  
**2018-22**

DATE:	2018-09-28
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DWG No:  
**A2**



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PROJECT TITLE

314 BELL ST. S.

10	ZA REV.	02-12-2021
9	SPC REV.	13-10-2021
8	SPC SUB.	16-06-2021
7	REVIEW	09-06-2021
6	CLIENT REVIEW	13-05-2021
5	CLIENT REVIEW	01-09-2020
4	CLIENT REVIEW	24-08-2020
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1	CLIENT REVIEW	28-09-2018

PROJECT No. :

2018-22

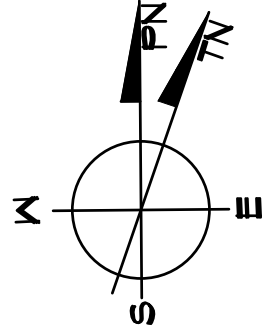
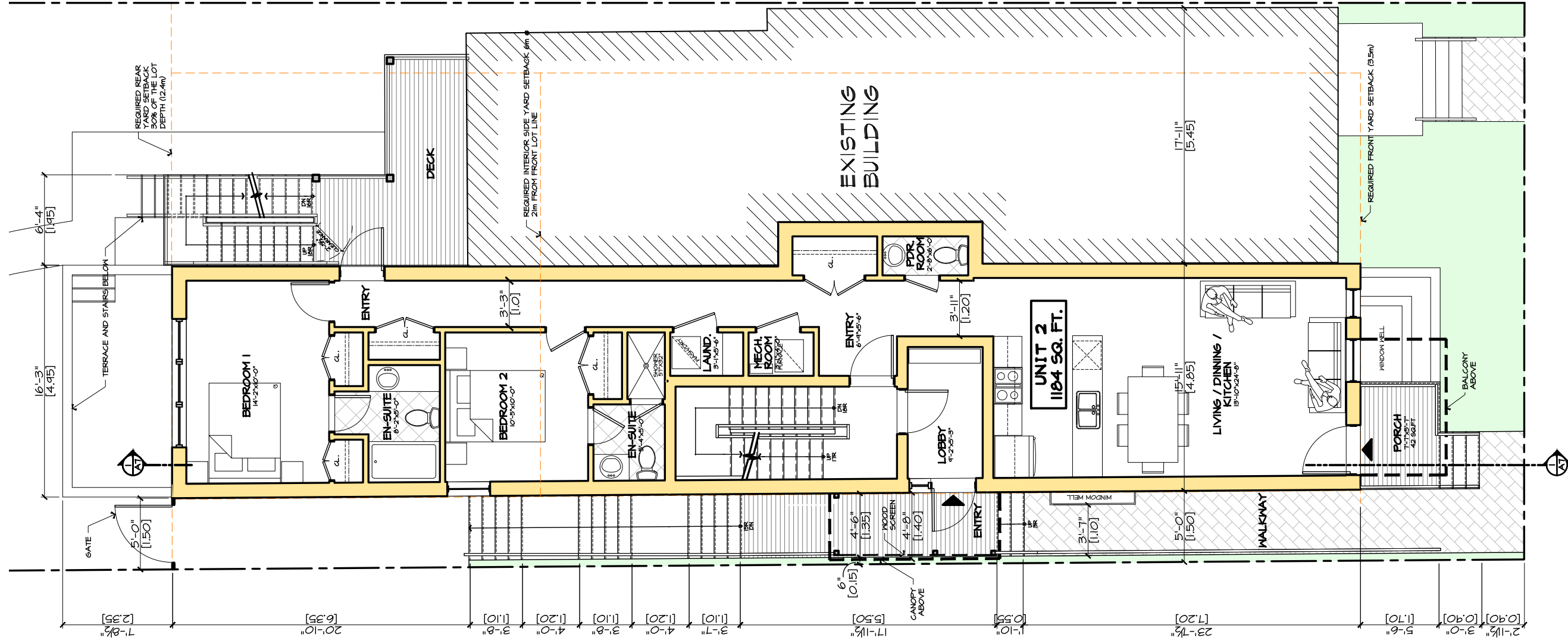
DATE: 2018-09-28

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DWG BY: AS

DWG No:

A3



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



170 Main Street HAMEL  
Ottawa, ON, K1S 1C2 DESIGN  
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PROJECT TITLE

314 BELL ST. S.

10	ZA REV.	02-12-2021
9	SPC REV.	13-10-2021
8	SPC SUB.	16-06-2021
7	REVIEW	09-06-2021
6	CLIENT REVIEW	13-05-2021
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

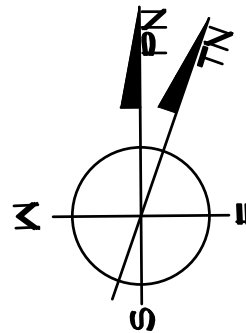
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2018-22

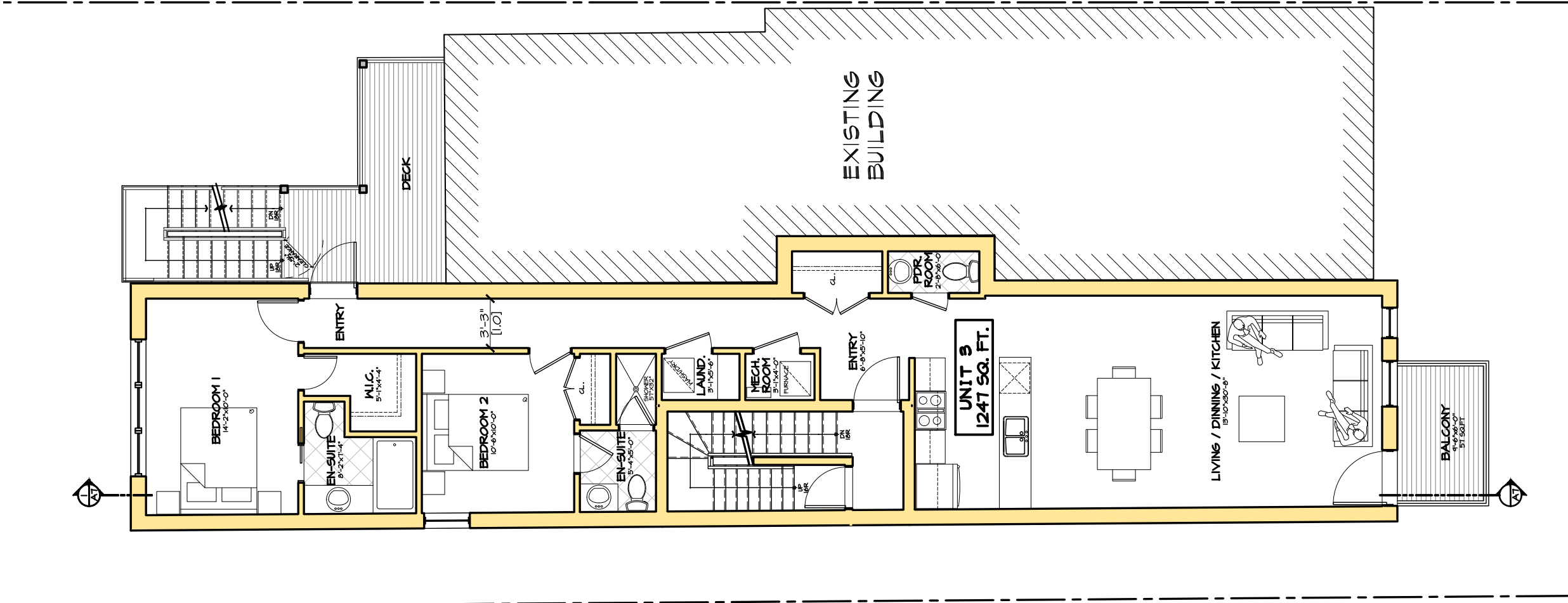
DATE:	2018-09-28
CHECKED:	JPH
DWG BY:	AS

DWG No:

A4



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





170 Main Street HAMEL  
Ottawa, ON, K1S 1C2 DESIGN  
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PROJECT TITLE

314 BELL ST. S.

10	ZA REV.	02-12-2021
9	SPC REV.	13-10-2021
8	SPC SUB.	16-06-2021
7	REVIEW	09-06-2021
6	CLIENT REVIEW	13-05-2021
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

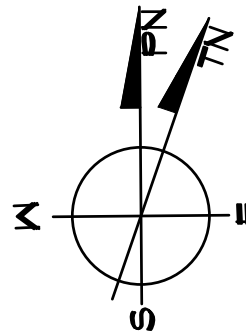
PROJECT No. :

2018-22

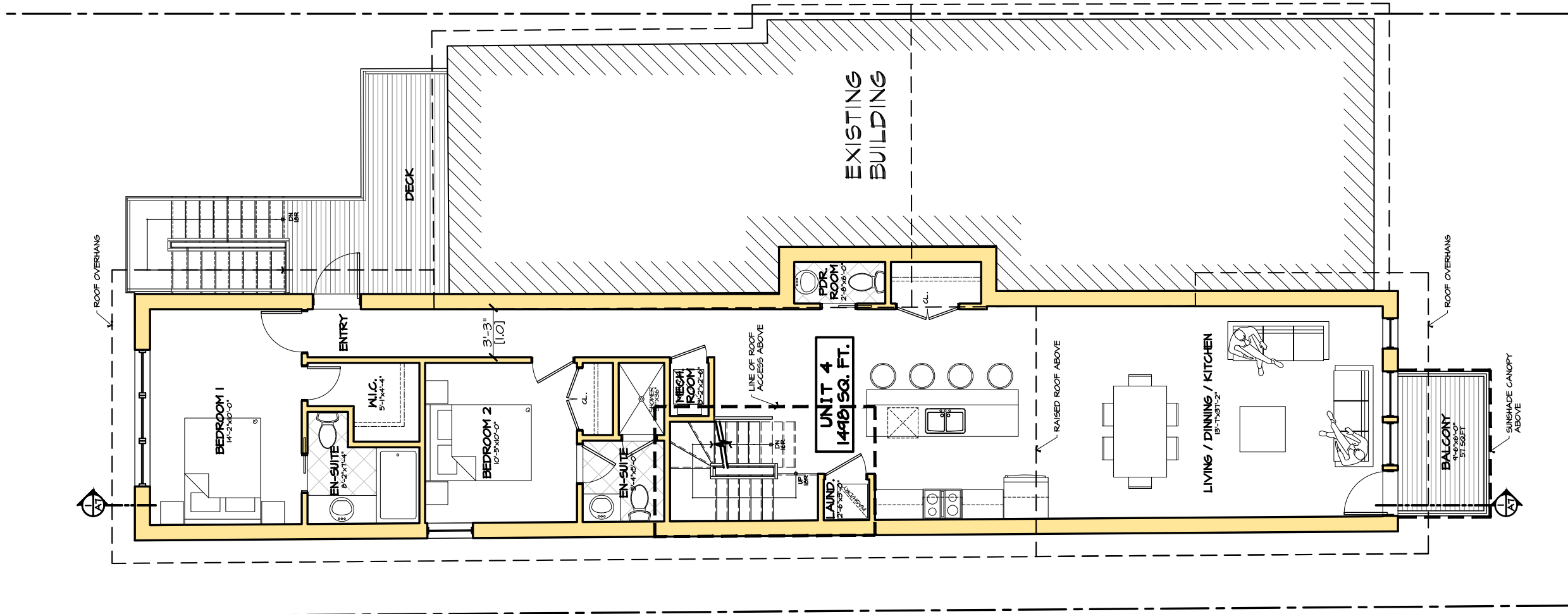
DATE:	2018-09-28
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DWG BY:	AS

DWG No:

A5



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











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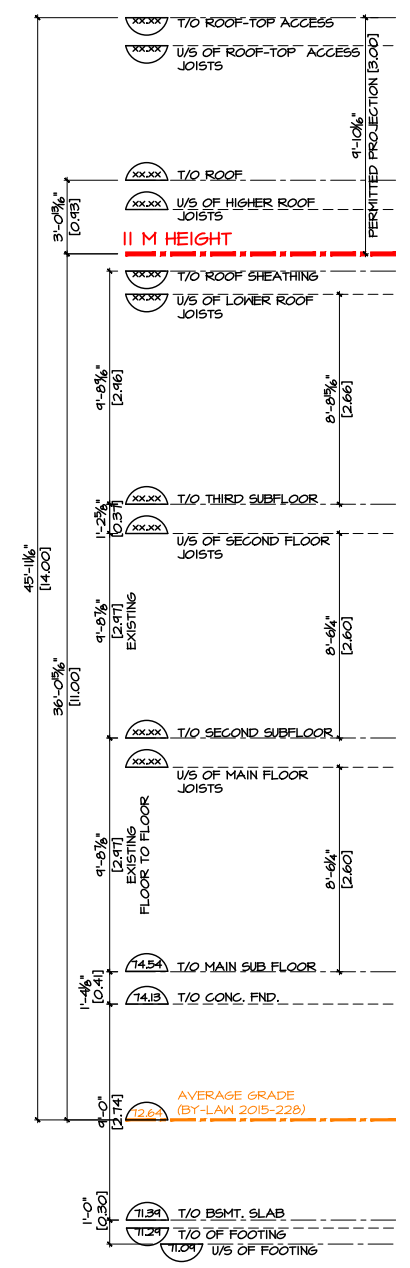
314 BELL ST. S.

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9	SPC REV.	13-10-2021
8	SPC SUB.	16-06-2021
7	REVIEW	09-06-2021
6	CLIENT REVIEW	13-05-2021
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

PROJECT No. :  
 2018-22

DATE:	2018-09-28
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**A8**



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





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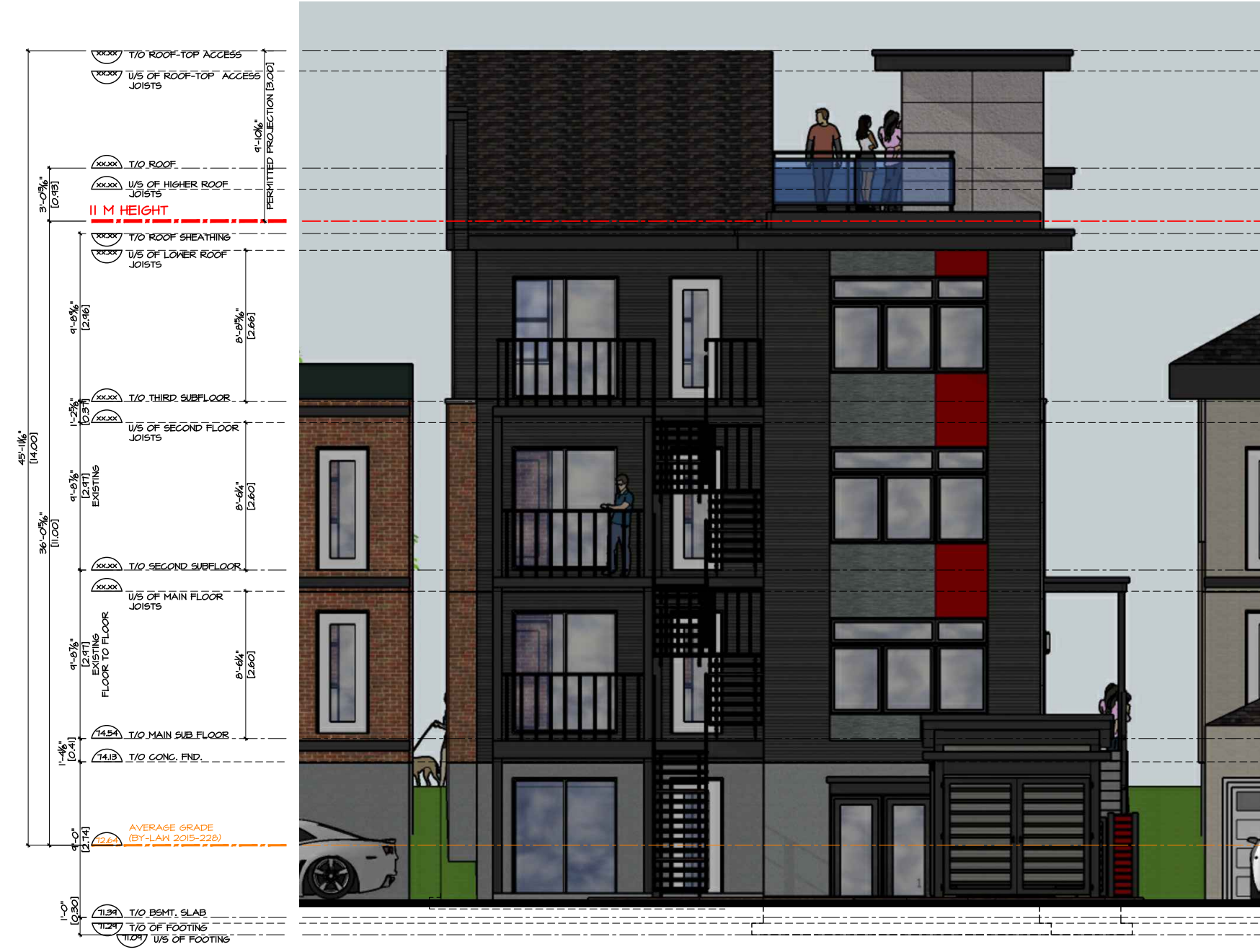
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7	REVIEW	09-06-2021
6	CLIENT REVIEW	13-05-2021
5	CLIENT REVIEW	01-09-2020
4	CLIENT REVIEW	24-08-2020
3a	PLANNING REVIEW	11-06-2020
2	CLIENT REVIEW	05-03-2020
1	CLIENT REVIEW	28-09-2018

PROJECT No. :  
 2018-22

DATE:	2018-09-28
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DWG No:  
**A9**



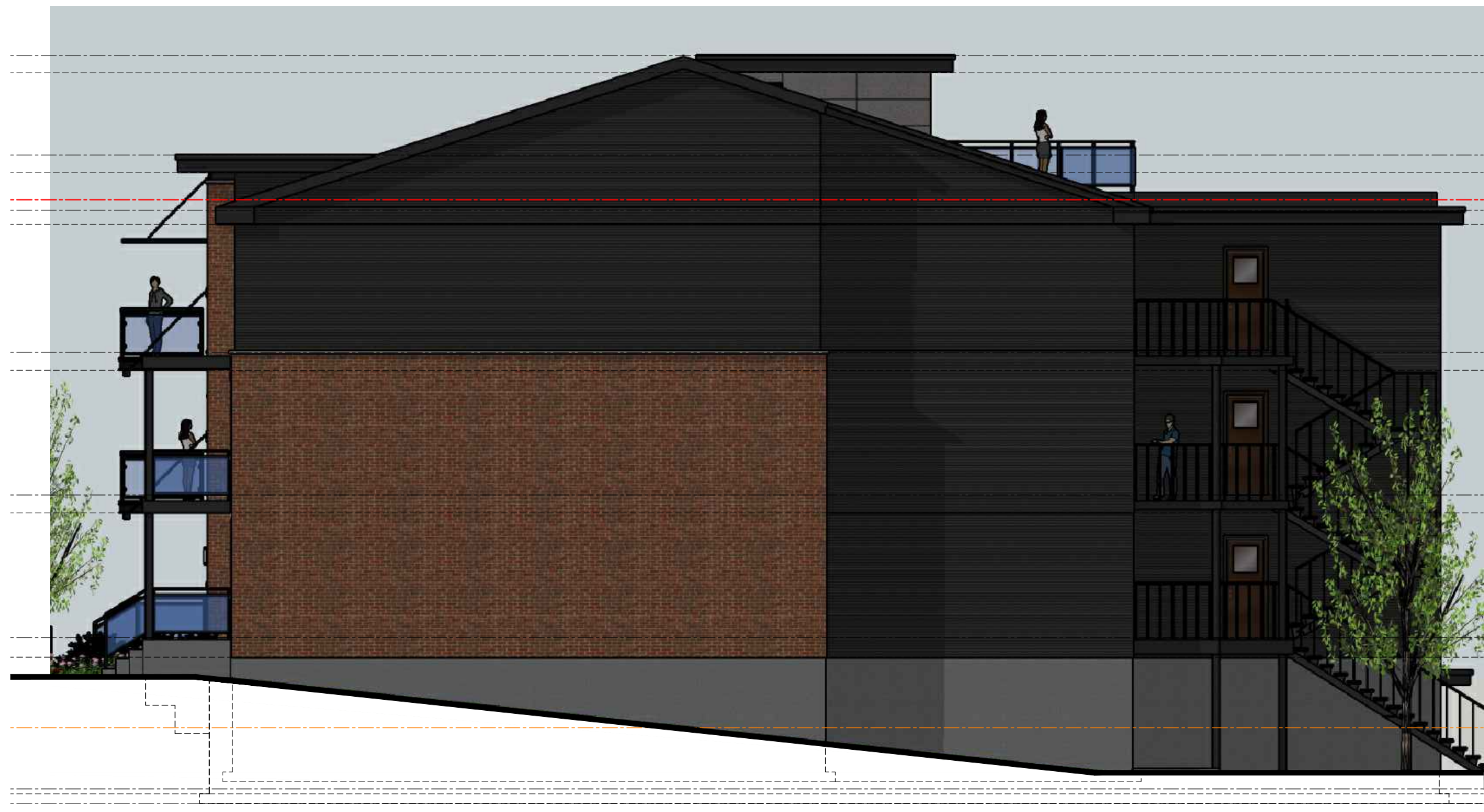
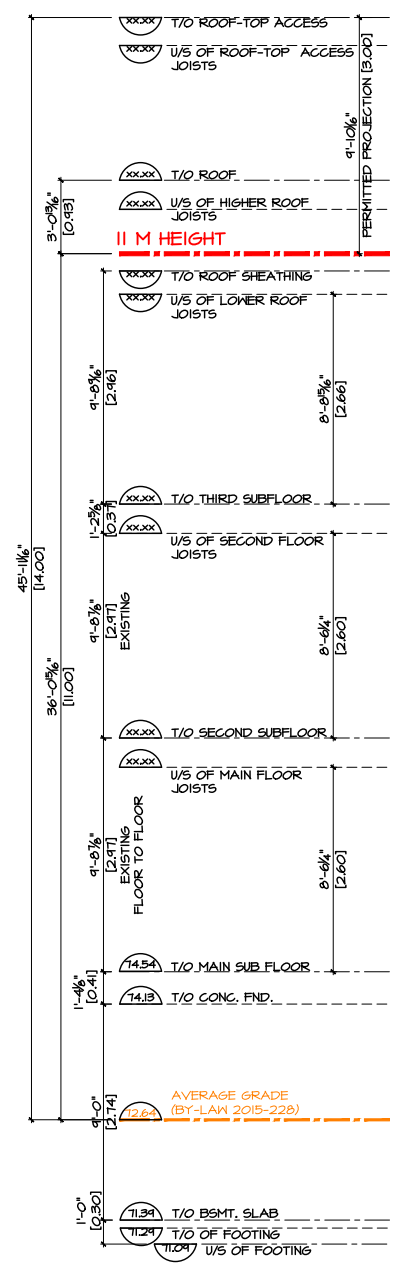
**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



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NORTH ELEVATION

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

10	ZA REV.	02-12-2021
9	SPC REV.	13-10-2021
8	SPC SUB.	16-06-2021
7	REVIEW	09-06-2021
6	CLIENT REVIEW	13-05-2021
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

PROJECT No. :  
 2018-22

DATE:	2018-09-28
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DWG No:  
**A10**

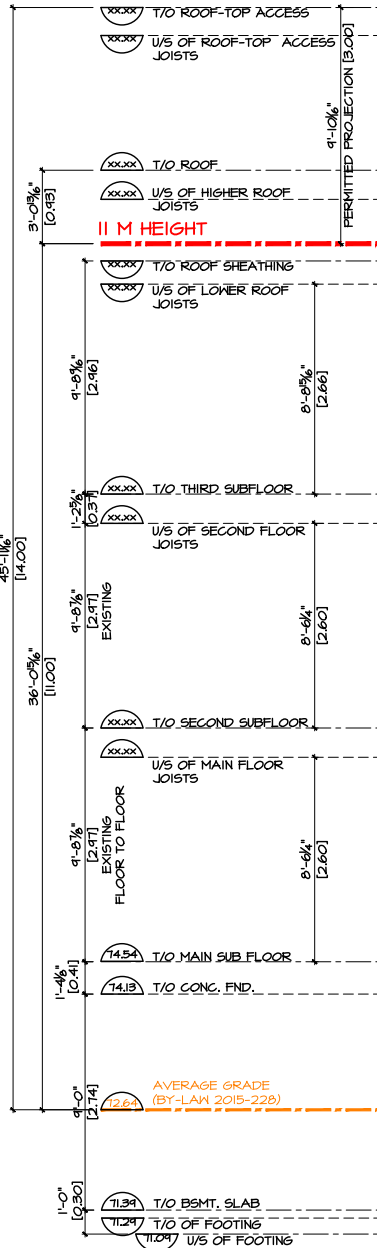




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314 BELL ST. S.



10	ZA REV.	02-12-2021
9	SPC REV.	13-10-2021
8	SPC SUB.	16-06-2021
7	REVIEW	09-06-2021
6	CLIENT REVIEW	13-05-2021
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

PROJECT No. :  
2018-22

DATE:	2018-09-28
CHECKED:	JPH
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DWG No:  
**A11**

SOUTH ELEVATION

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





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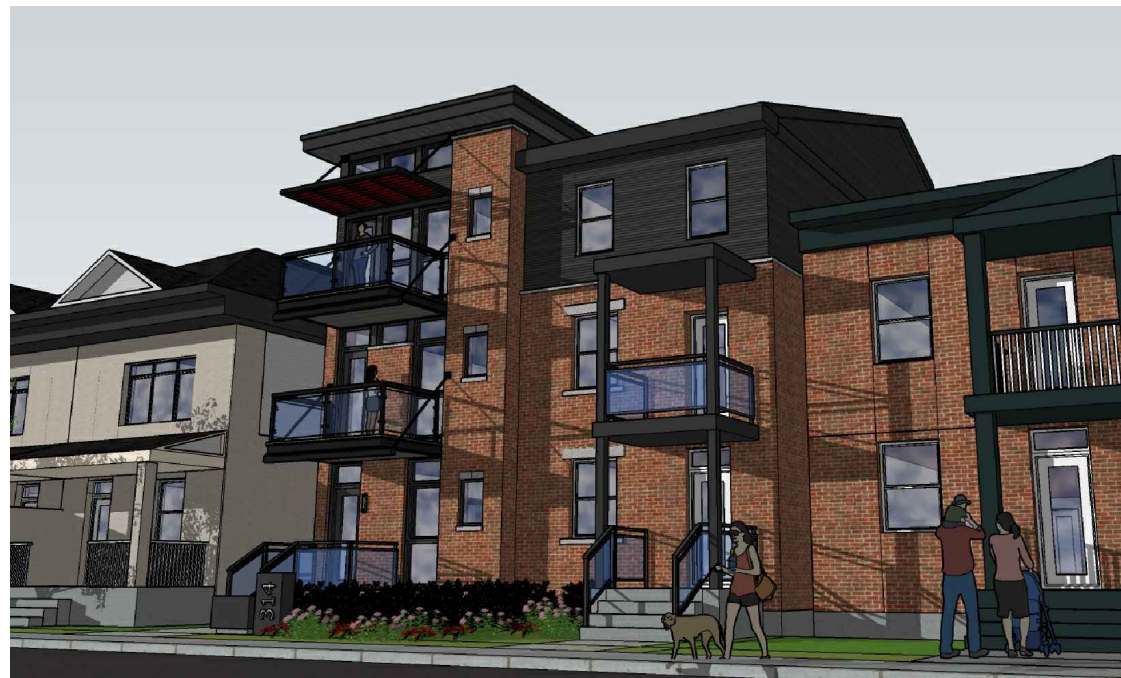
314 BELL ST. S.



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

10	ZA REV.	02-12-2021
9	SPC REV.	13-10-2021
8	SPC SUB.	16-06-2021
7	REVIEW	09-06-2021
6	CLIENT REVIEW	13-05-2021
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

PROJECT No. :

2018-22

DATE: 2018-09-28

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DWG No:

A12





BIKE/GARBAGE SHED 1



BIKE/GARBAGE SHED 2



BIKE/GARBAGE SHED 3



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10	ZA REV.	02-12-2021
9	SPC REV.	13-10-2021
8	SPC SUB.	16-06-2021
7	REVIEW	09-06-2021
6	CLIENT REVIEW	13-05-2021
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

PROJECT No. :

2018-22

DATE: 2018-09-28

CHECKED: JPH

DWG BY: AS

DWG No:

A13