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No.	Y / M / D	REVISION
10.	2021-04-19	SITE PLAN RESUBMISSION
9.	2021-03-03	COORDINATION
8.	2021-02-19	REVISED BUILDING FOOTPRINTS
7.	2020-11-25	REVISED TOWNHOUSE ENTRIES
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
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Fax: 613 722-2799
kris.kilborn@stantec.com

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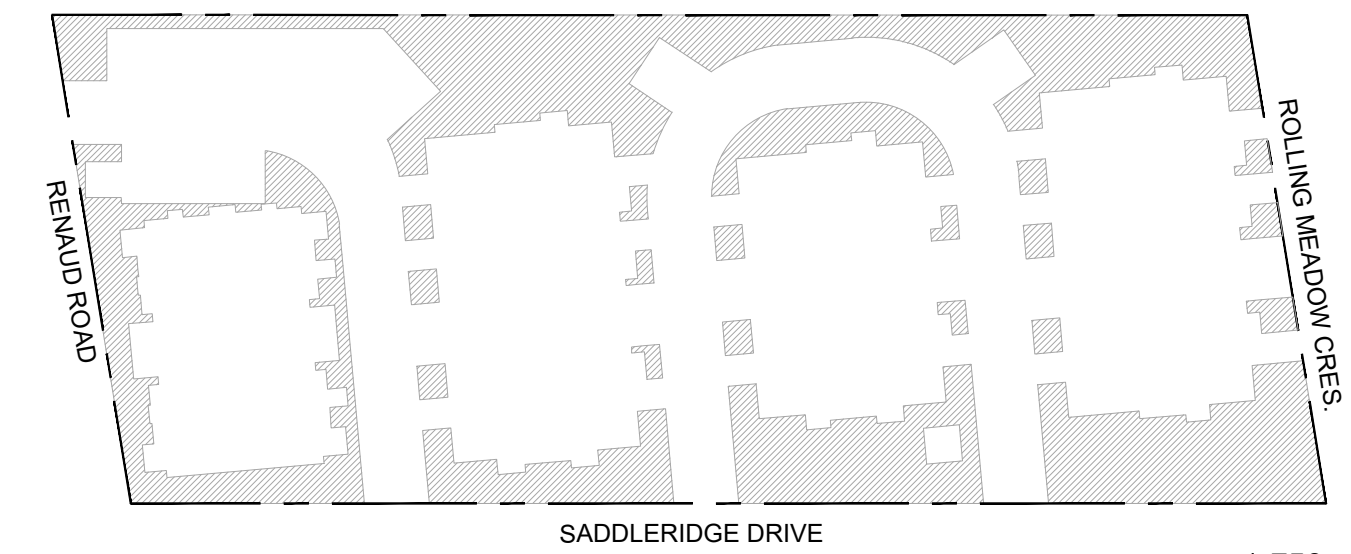
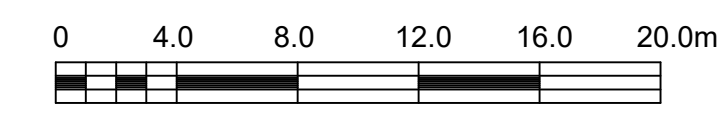
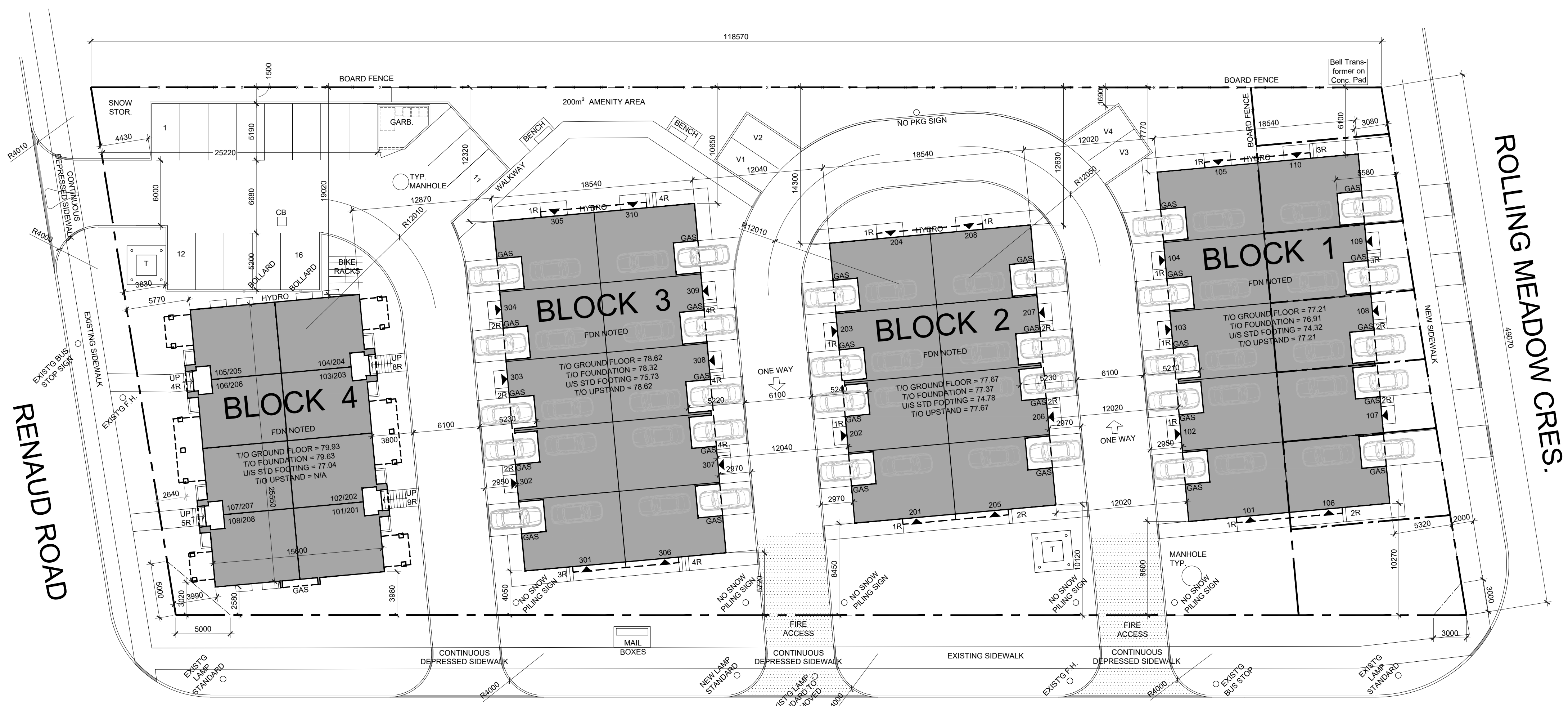
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CHAPEL HILL HOUSING
6102 Renaud Road, Ottawa Ont, K1W 1E9

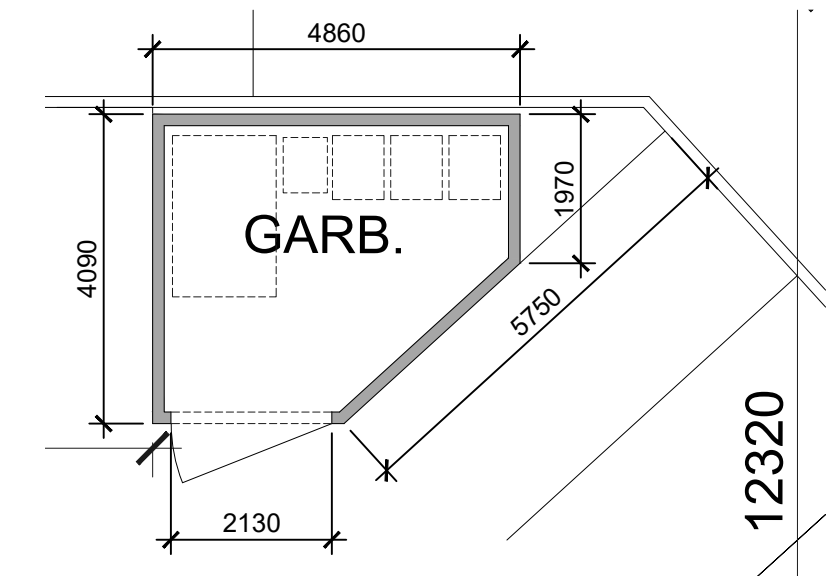
SITE PLAN

Drawn By:	Date:	A1.0
RJH	DEC. 2019	
Project No:	Scale:	
1820	1:250	

Ottawa file number: D07-12-19-0155



LANDSCAPED AREA CALCULATION: 31% of site



GARBAGE STORAGE AREA
1:100

- 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	ZONING REQUIREMENTS	PROPOSED
3m FRONT AND CORNER SIDE YARD SETBACKS REQ'D	2.5m	A PRIVATE WAY IS REQUIRED TO BE A MIN. 6m WIDE	6m
PARKING IS NOT PERMITTED IN A FRONT OR CORNER SIDE YARD		5.2m MIN. SETBACK REQUIRED FROM GARAGE DOOR TO PRIVATE WAY	5.3m
NO VISITOR PARKING REQUIRED FOR TOWNS (102.4)	0	11m BUILDING HEIGHT LIMIT FOR TOWNHOUSES WITH SLOPED ROOF	11.0m
STACKED TOWNS ARE REQUIRED TO HAVE 1.2 PARKING SPACES PER D.U.	1.0/D.U.	11m BUILDING HEIGHT LIMIT FOR STACKED TOWNS	11.3m
STACKED TOWNS ARE REQUIRED TO HAVE 0.2 VISITOR PKG SPACES PER D.U. 1.5m	0.25/D.U.=4	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
1.5m LANDSCAPE BUFFER REQUIRED BETWEEN PARKING LOT AND SIDE YARD	1.5m	30% MIN. LANDSCAPED AREA	31%
15% OF THE AREA OF THE PARKING LOT MUST BE LANDSCAPING	28%	BALCONIES PERMITTED TO PROJECT 2m INTO A RECD YARD BUT NO CLOSER THAN 1m TO A PROPERTY LINE	2m
OUTDOOR REFUSE COLLECTION AREAS WITHIN PARKING LOTS MUST BE 9m FROM A LOT LINE ABUTTING A STREET AND 3m FROM OTHER LOTS LINES	25m	3m LANDSCAPED BUFFER FROM PARKING LOT TO FRONT LOT LINE	+1m 3.8m
STACKED TOWNHOUSES ARE REQUIRED TO HAVE 0.5 BIKE PARKING SPACES PER D.U.	0.5/D.U.=8		

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