

1 SITE PLAN  
A1 1:150

**ZONING INFORMATION**

229, 233, 235 & 241, 245, 247 BEECHWOOD AVE  
WARD 13 RIDEAU-ROCKLIFFE  
R4N (1321) H (12.5)  
SCHEDULE 542 - NOT IN AREA "A"  
SCHEDULE 1A - AREA "X" BUT ALONG AREA "Y"

229 BEECHWOOD  
LOT AREA : 1063.2 sqm  
LOT COVERAGE : 580.3 sqm (54.6%)  
GFA ( ZONING DEFINITION) : 1747.3 sqm

241 BEECHWOOD  
LOT AREA : 1042.6 sqm  
LOT COVERAGE : 527.9 sqm (50.6%)  
GFA ( ZONING DEFINITION) : 1839.5 sqm

| SETBACKS                           | REQUIRED | PROVIDED |
|------------------------------------|----------|----------|
| FROM CARSDALE AVE                  | 1 m      | 1 m      |
| FRONT YARD ( BEECHWOOD )           | 5 m      | 5 m      |
| REAR YARD                          | 7 m      | 7 m      |
| INTERIOR SIDE YARD (229 BEECHWOOD) | 1.5 m    | 1.5 m    |
| INTERIOR SIDE YARD (241 BEECHWOOD) | 2.5 m    | 2.5 m    |

|                                 |        |        |
|---------------------------------|--------|--------|
| BUILDING HEIGHT (229 BEECHWOOD) | 11 m   | 11 m   |
| BUILDING HEIGHT (241 BEECHWOOD) | 12.5 m | 12.5 m |

|                          |        |           |
|--------------------------|--------|-----------|
| LOT AREA (229 BEECHWOOD) | 540 m² | 1041.2 m² |
| LOT AREA (241 BEECHWOOD) | 540 m² | 1062.9 m² |

PARKING  
ALONG AREA "Y" - NO PARKING REQUIRED FOR RESIDENTIAL BUILDINGS OF FOUR OR FEWER STOREYS

| 229 BEECHWOOD | STUDIO | ONE BEDROOM | TWO BEDROOM |
|---------------|--------|-------------|-------------|
| BSMT          | 10     | 1           |             |
| 1st FLOOR     | 7      | 3           | 2           |
| 2nd FLOOR     | 7      | 3           | 2           |
| 3rd FLOOR     | 7      | 3           | 2           |
| TOTAL UNITS   | 31     | 10          | 6           |

**241 BEECHWOOD**

|             | STUDIO | ONE BEDROOM | TWO BEDROOM |
|-------------|--------|-------------|-------------|
| BSMT        | 11     | 1           |             |
| 1st FLOOR   | 9      | 2           | 1           |
| 3rd FLOOR   | 9      | 2           | 1           |
| 4th FLOOR   | 9      | 2           | 1           |
| TOTAL UNITS | 45     | 7           | 3           |

**AMENITY AREA**

SECTION 137, TABLE 137 LAND USE (4)  
6 m² DWELLING AND COMMUNAL 50% OF REQUIRED TOTAL

|  |  |
|--|--|
| 229 BEECHWOOD<br>REQUIRED<br>47 UNITS x 6m² = 282 m²<br>PROVIDED<br>REAR YARD = 185 m²<br>ROOFTOP = 228 m²<br>413 m² | 241 BEECHWOOD<br>REQUIRED<br>55 UNITS x 6m² = 330 m²<br>PROVIDED<br>REAR YARD = 205 m²<br>ROOFTOP = 208 m²<br>413 m² |
|--|--|

|   |  |
|---|--|
| AREA OF BALCONIES = (1.5m x 2.5m x 11 BALCONIES) = 41.25 m² | AREA OF BALCONIES = (1.5m x 2.5m x 7 BALCONIES) = 26.25 m² |
|---|--|

| BICYCLE PARKING ( AREA 'C' )<br>.5/ DWELLING UNIT |
|---|
| 229 BEECHWOOD<br>REQUIRED 47 x .5 = 23.5          |
| 241 BEECHWOOD<br>REQUIRED 55 x .5 = 27.5          |
| TOTAL REQUIRED 51                                 |
| TOTAL PROVIDED 80                                 |

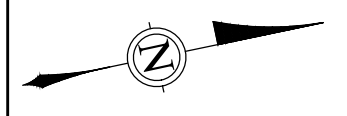
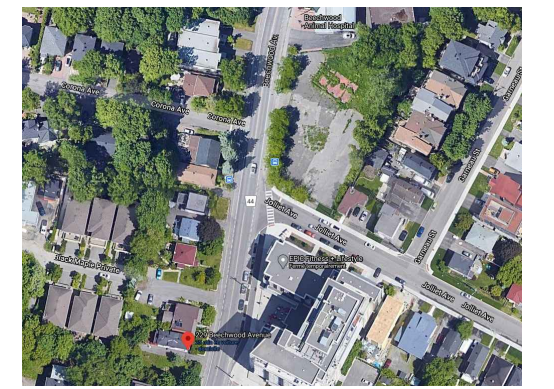
**AREA SQ M**

| 229 BEECHWOOD | GBA  | GFA  |
|---------------|------|------|
| BSMT          | 579  | 359  |
| 1st FLOOR     | 580  | 459  |
| 2nd FLOOR     | 567  | 468  |
| 3rd FLOOR     | 567  | 468  |
| TOTAL         | 2293 | 1754 |

| 229 + 241 BEECHWOOD | GBA  | GFA  |
|---------------------|------|------|
|                     | 4910 | 3535 |

| 247 BEECHWOOD | GBA  | GFA  |
|---------------|------|------|
| BSMT          | 527  | 200  |
| 1st FLOOR     | 527  | 351  |
| 2nd FLOOR     | 521  | 410  |
| 3rd FLOOR     | 521  | 410  |
| 4th FLOOR     | 521  | 410  |
| TOTAL         | 2617 | 1781 |

KEY PLAN



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

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| 03  |                     |               |
| 02  | ISSUED FOR APPROVAL | 12/18/2020    |
| 01  | ISSUED FOR REVIEW   | 08/04/2020    |
| NO. | REVISION            | MM/DD/YY DATE |

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CONSULTANTS:  
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ELECTRICAL -

PROJECT  
**RESIDENTIAL DEVELOPMENT  
229 + 241 BEECHWOOD AVE  
OTTAWA  
FOR SMART LIVING PROPERTIES**

DRAWING:  
**SITE PLAN  
INFORMATION + ZONING**

|             |            |             |      |
|-------------|------------|-------------|------|
| DATE        | SEPT. 2020 | JOB NO.     | 1971 |
| SCALE       | AS NOTED   | DRAWING NO. | A1   |
| DRAWN BY    | DRAWN      |             |      |
| REVIEWED BY | R.A.W.     |             |      |