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Rosaline J. Hill Architect Inc.

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
6.	2019-12-18	SITE PLAN RESUBMISSION
5.	2019-08-14	FOR SITE PLAN SUBMISSION
4.	2019-07-12	FOR COORDINATION
3.	2019-07-09	FOR COORDINATION
2.	2019-06-24	FOR COORDINATION
1.	2019-06-13	FOR COORDINATION
1.	2019-05-09	FOR COORDINATION
No. Y / M / D REVISION		

Consultants

SITE SERVICING AND GRADING:
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4
Phone: 613 724-4337
Fax: 613 722-2799
kris.kiborn@stantec.com

PLANNING:
Paquette Planning Associates Ltd.
56 Hutchison Avenue
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
Fax: 1-866-343-3942

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.

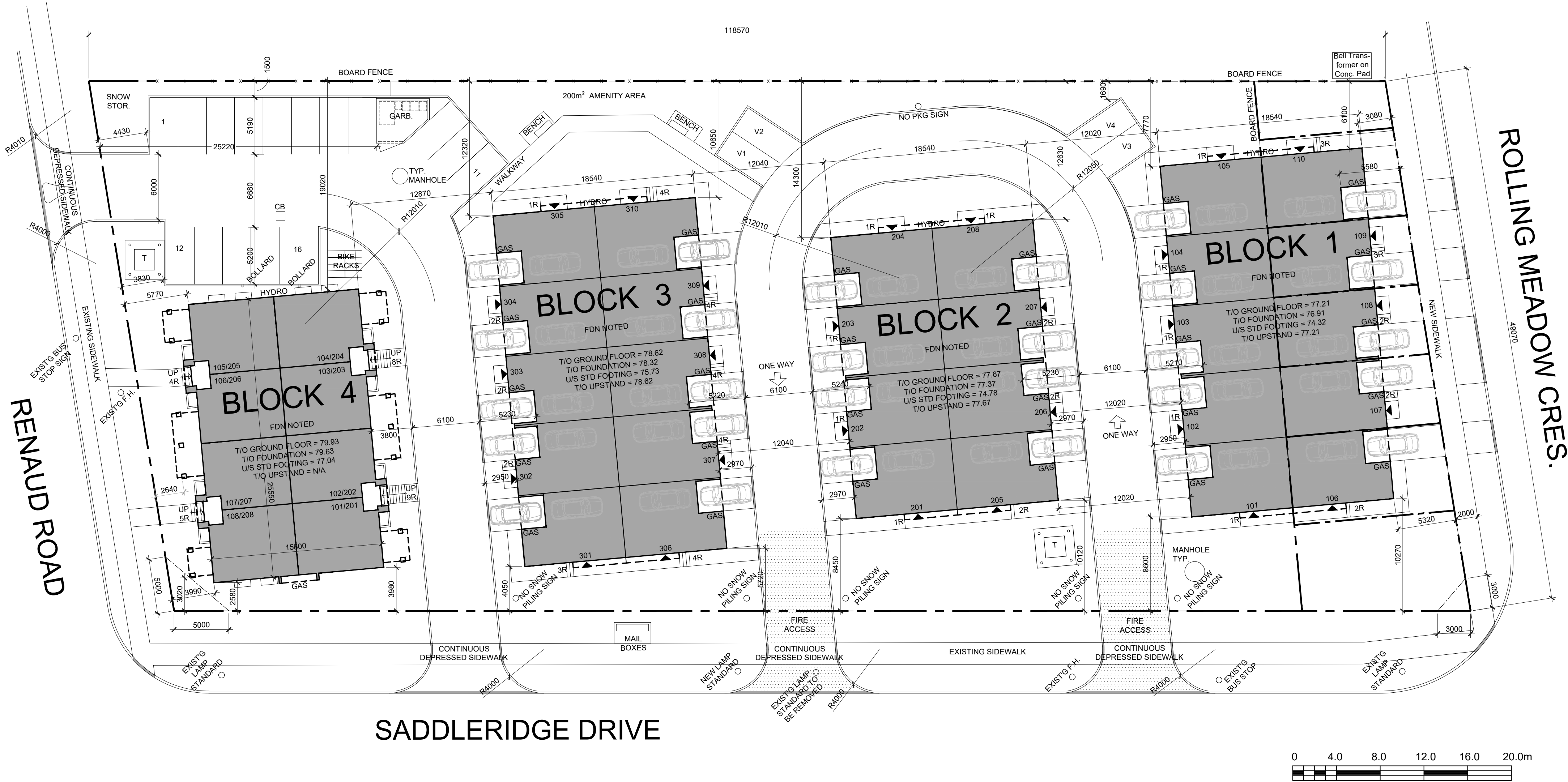
PLOTTED Mon, 19 Apr 2021

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	

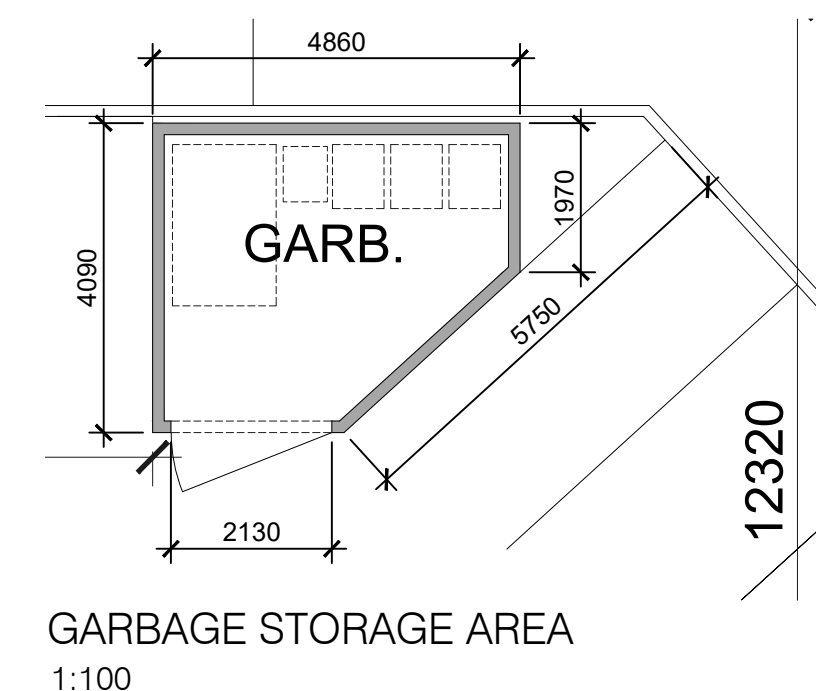
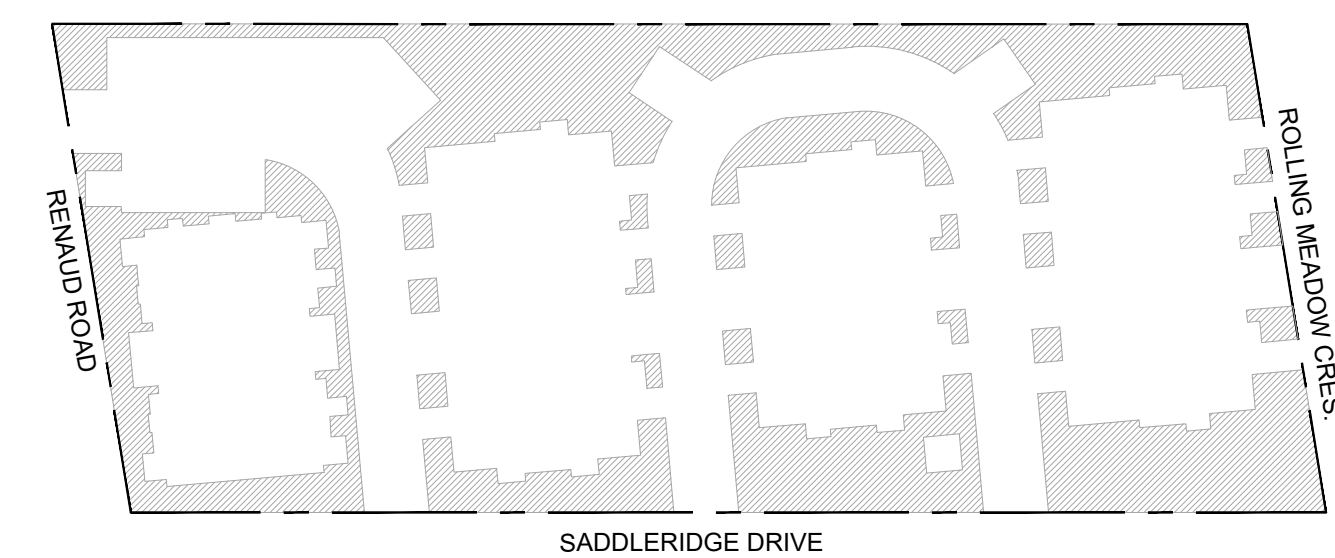
Ottawa file number: D07-12-19-0155



- 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
STACKED TOWNHOUSES ARE REQUIRED TO HAVE 0.5 BIKE PARKING SPACES PER D.U.	0.5/D.U.=8		3.8m



GARBAGE STORAGE AREA
1:100