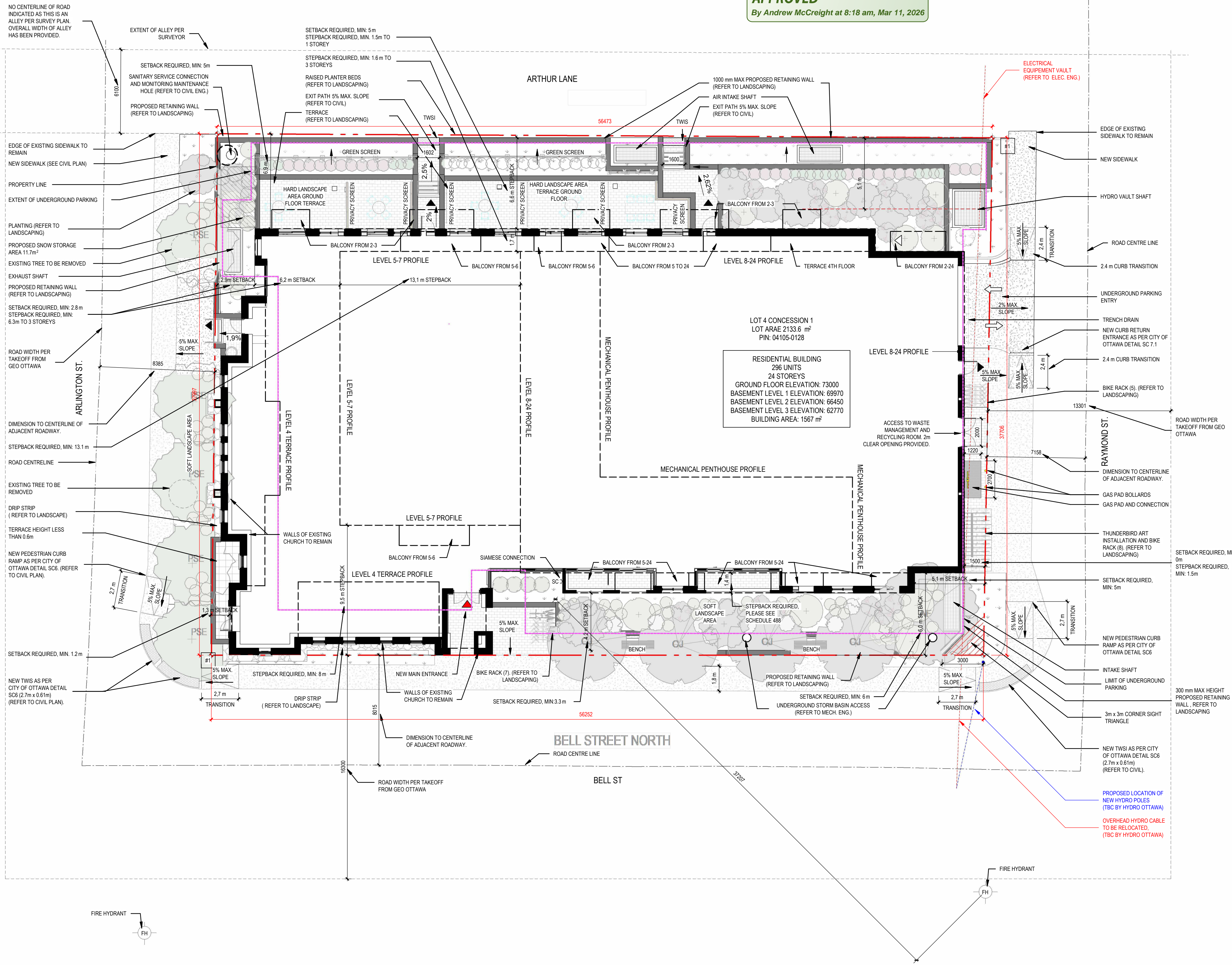
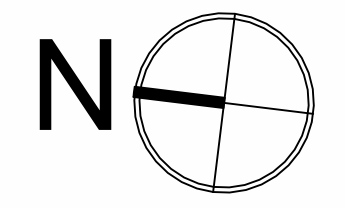


Andrew McCreight

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 8:18 am, Mar 11, 2026



SITE ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH BASIN
D.C.	DEPRESSED CURVE
UP	UTILITY POLE
RM	REMOTE MONITOR
STM MH	STORMWATER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION
SC	SIAMSE CONNECTION
GW	GUIDE WIRE
LS	LIGHT STANDARD (REFER TO ELEC. ENG.)
FH	FIRE HYDRANT
THIS	TACTILE WALKING INDICATOR STRIP
MUP	MULTI-USE PATHWAY

SITE LEGEND

	PRINCIPAL ENTRANCE
	ENTRANCE
	EXIT
	FIRE HYDRANT (FH)
	SIAMSE CONNECTION (FOC)
	STREET SIGNAGE
	PROPERTY LINE
	ROAD CENTRELINE
	BUILDING EDGE
	UNDERGROUND PARKING EXTEND
	VERTICAL BICYCLE PARKING 1500mm x 500mm
	BICYCLE PARKING AT GROUND LEVEL 1800mm x 600mm
	WALLS OF EXISTING CHURCH TO REMAIN
	TERRACE
	ROAD IN ASPHALT
	PEDESTRIAN PATH
	SIDEWALK
	BUILDING AREA
	SOFT LANDSCAPING (REFER TO LANDSCAPE)
	450mm DRIP STRIP (REFER TO LANDSCAPE)
	PAVERS (REFER TO LANDSCAPE)
	MECHANICAL EQUIPMENTS
	TRAFFIC DIRECTION
	PROPOSED SNOW STORAGE

STREET SIGNS

FOR ALL THE SIGNS FOLLOW THE SPECIFICATIONS OF THE CITY OF OTTAWA

#1	STOP SIGN
#2	FIRE ROUTE SIGN
#3	PRIORITY TO PEDESTRIAN SIGN
#4	LIMITED PARKING SIGNAGE
#5	ONE WAY SIGN
#6	YIELD SIGNAGE
#7	ACCESSIBILITY PARKING SIGN
#8	Ottawa Fire Services - UNDERGROUND PARKING STRUCTURE WITH GREEN 150Pa SIGNAGE

GENERAL NOTES:
 REFER TO CIVIL AND LANDSCAPING FOR SITE COORDINATION.
 REFER TO CIVIL FOR STREET CURB AND SURFACE SLOPE DETAILS.
 PRECAST RETAINING WALL TO BE ENGINEERED AND SUPPLIED BY OTHERS.

PROPOSED NEW HYDRO CABLE
 EXISTING OVERHEAD HYDRO CABLE

Property Area		2025-10-03	
Zoning	H		
Property Area	2133.6 sq. m	22,066 sq. ft	

PROJECT STATISTICS		BUILDING	
BUILDING HEIGHT (m)	74.4 m		
TOTAL GFA AND RESIDENTIAL USE	20951 m²		
LOT COVERAGE	1442 m²		

UNIT STATISTICS		GF	2nd	3rd	4th	5th-6th	7th	8th-24th	TOTAL
MULTIPLES		1	1	1	1	2	1	17	
STUDIO		4	2	2	5	6	4	0	20
1 Bedroom		5	8	7	8	6	5	4	43
1 Bedroom + Den		1	4	2	0	0	0	0	7
2 Bedroom		0	3	4	3	3	5	5	23
2 Bedroom + Den		0	0	0	0	0	0	0	0
3 Bedroom		0	0	0	0	0	0	0	0
3 Bedroom + Den		1	1	0	0	0	0	0	2
TOTAL		14	19	16	15	34	11	187	296

CAR PARKING		REQUIRED	PROVIDED
RESIDENT PARKING - 296 UNITS		0.20	67
VISITOR PARKING - 296 UNITS		0.04	11
TOTAL			88
OUTDOOR			0
Accessible parking		0.04	3/62

BICYCLE PARKING		REQUIRED	PROVIDED
APARTMENT BUILDING - 296 UNITS		1.00	296
			30+ 20 exterior spaces

ZONE R58(2)181-488-h		REQUIRED	PROVIDED
MINIMUM LOT AREA	61.7m		2133.6 m²
MINIMUM LOT WIDTH	22.50		33
MIN. FRONT YARD SETBACK - Arlington Ave	Existing building, 0m		Existing building, 0m
MIN. CORNER YARD SETBACK - Bell St	Existing building, 0m		Existing building, 0m
MINIMUM INTERIOR SIDE YARD SETBACK - Arthur Ln	5.7		5.7
MINIMUM REAR YARD SETBACK - Raymond St	0		1.5
MAXIMUM BUILDING HEIGHT	78m (per Schedule 488)		74.4 m
MINIMUM LANDSCAPE AREA	24%		24% (511.4m)
MINIMUM WIDTH OF DRIVE AISLE FOR PARKING LOT ACCESSORY TO A RESIDENTIAL USE (by law 2020-299)	6.0m		6.0m
MIN. WIDTH OF DRIVE AISLE FOR PARKING GARAGE	6.0m		6.0m

AMENITY AREA		REQUIRED	PROVIDED
ZONING BY-LAW SECTION 137			
MINIMUM FOR APARTMENT DWELLING - 5m²/UNIT	1776m²		2026m²
MINIMUM 50% COMMUNAL	888m²		959m²
AT LEAST ONE COMMUNAL AREA > 54 m²	54m²		78m²
RESIDENTIAL COMMUNAL AMENITY AREA			
INTERIOR COMMUNAL AMENITY (GF, 3RD, 4TH)			463m²
TOTAL COMMUNAL AMENITY AREA			487m²
RESIDENTIAL PRIVATE AMENITY AREA			959m²
GROUND FLOOR - BALCONIES / TERRACES			134m²
2ND FLOOR - BALCONIES / TERRACES			27m²
3RD FLOOR - BALCONIES			57m²
4TH FLOOR - TERRACES			109m²
5TH TO 6TH FLOOR - BALCONIES			122m²
7TH FLOOR - BALCONIES / TERRACES			37m²
8TH TO 24TH FLOOR - BALCONIES			612m²
TOTAL PRIVATE	1776m²		2026m²

PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION DERIVED FROM TOPOGRAPHIC PLAN OF SURVEY OF LOTS 14 & 15 AND PART OF LOTS 13 & 16 (SOUTH OF STONE BOUNDARY LOTS) EAST OF BELL STREET NORTH, REGISTERED PLAN 33, CITY OF OTTAWA, PREPARED BY STANTEC, DATED JUNE 16, 2022.

LEGAL DESCRIPTION: LTS 14 & 15, PL 33, (S OF STONE BOUNDARY) E BELL ST N; PT LTS 13 & 16, PL 33, (S OF STONE BOUNDARY) E BELL ST N; AS IN CR31653, CR101496, CR472519 & CR513256; OTTAWA/NEPEAN



SITE PLAN
 1:150

NOTES GÉNÉRALES - General Notes

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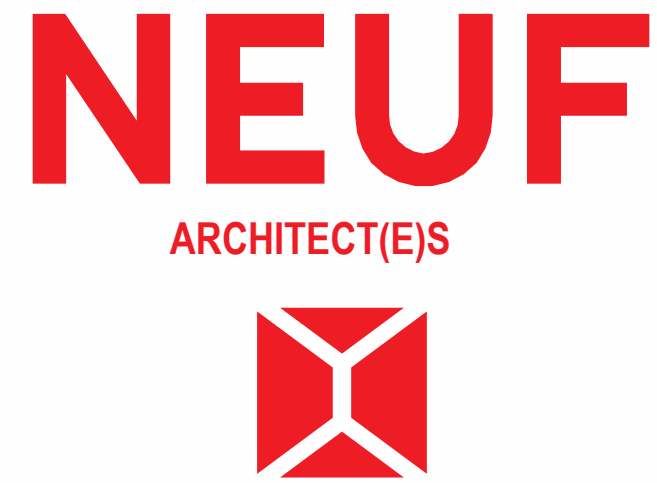
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 OUVREAGE Project
 OTTAWA, ON NO PROJET No. 12805

NO	REVISION	DATE (aa-mm-ii)
A	SPA SUBMISSION	2024-06-07
B	30% COORDINATION	2024 06 14
C	SPA FORMAL SUBMISSION	2024 10 04
D	FOR TENDER 1	2024 10 30
E	FOR INTERNAL REVIEW 3	2024 11 26
F	SPA FORMAL SUBMISSION - REV. 1	2024 12 04
1	FOR FOUNDATION PERMIT	2024 12 23
2	FOR INTERNAL REVIEW 4	2025 08 08
3	SPA FORMAL SUBMISSION - REV. 2	2025 10 03

DESIGNÉ PAR Drawn by R.R. VÉRIFIÉ PAR Checked by F.P.
 DATE (aa mm ii) 2024-06-07 ÉCHELLE Scale As
 TITRE DU DESSIN Drawing Title indicated

SITE PLAN
 REVISION Revision NO. DESSIN Dwg Number
3 **A101**