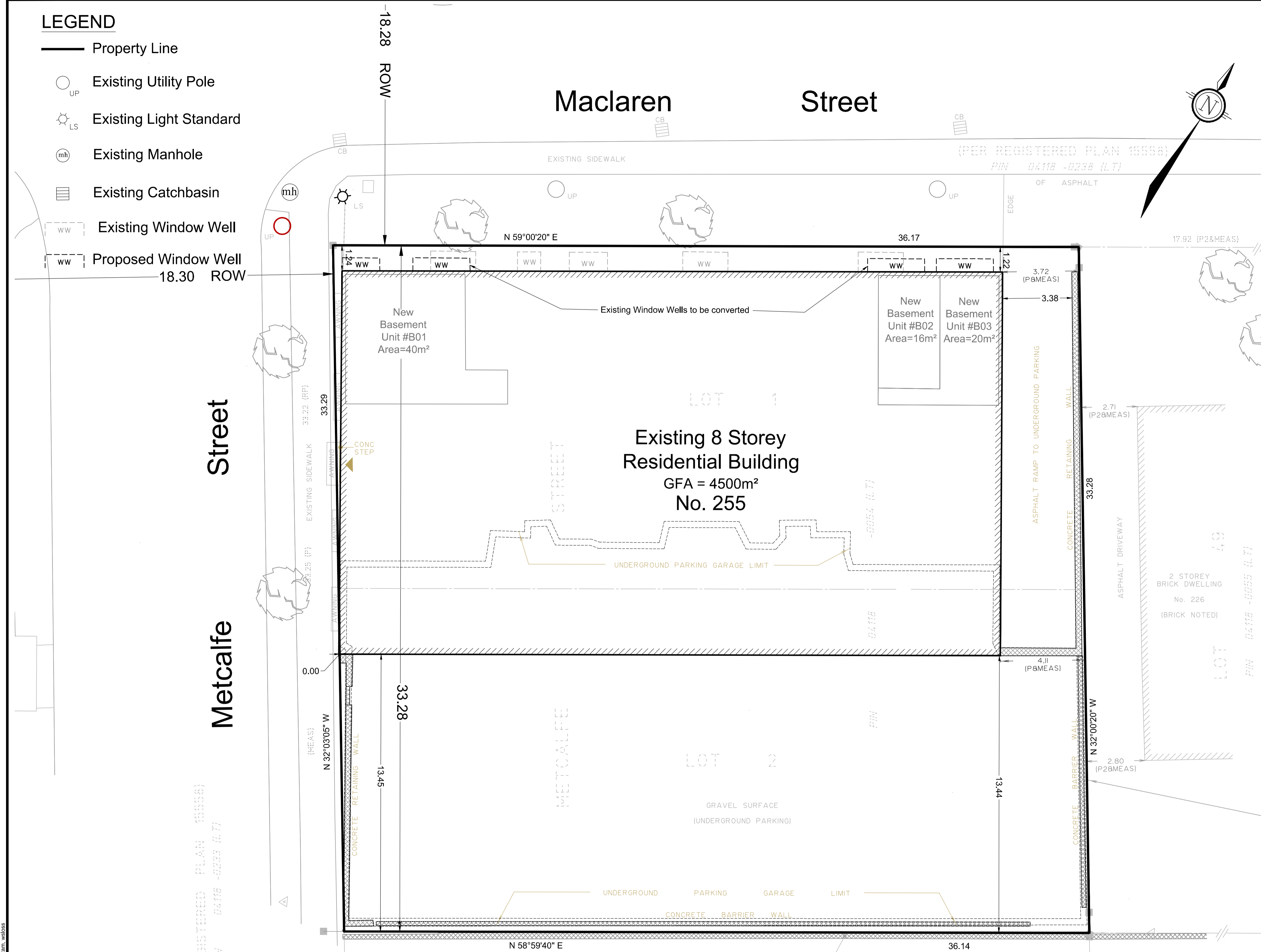


LEGEND

- Property Line
- Existing Utility Pole
- Existing Light Standard
- Existing Manhole
- Existing Catchbasin
- Existing Window Well
- Proposed Window Well



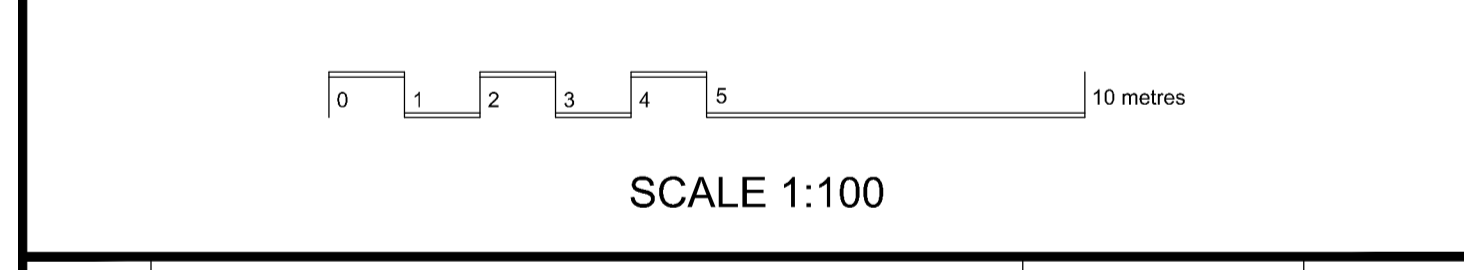
KEYPLAN
NOT TO SCALE

SITE PLAN

255 METCALFE STREET

LOTS 1 AND 2
(East Side of Metcalfe Street)
REGISTERED PLAN 15558
CITY OF OTTAWA

Falsetto Homes Inc.
52 Sullivan Drive
Ottawa, Ont
K2G 1V2



No.	REVISION	DATE	BY
3	REVISED PER CITY COMMENTS	DEC 08/22	SS
2	REVISED PER CITY COMMENTS	NOV 11/22	SS
1	ISSUED FOR SITE PLAN APPROVAL	OCT 14/22	SS

Residential Fifth Density Zone R5B [479] H (19)		
Zoning Provision	Required	Provided
Minimum Lot Area (m ²)	675 m ²	1203.1 m ²
Minimum Lot Width (m)	22.5 m	33.2 m
Minimum Front Yard Setback (m)	3 m	0 m
Min Interior Yard Setback (m)	7.5 m	13.4 m
Minimum Corner Yard Setback (m)	3 m	1.2 m
Minimum Rear Yard Setback (m)	25% of the lot depth but not more than 7.5 m	3.7 m
Maximum Building Height (m)	19 m	8 storeys

APPROVED
By Adrian van Wyk at 9:35 am, Mar 09, 2023

ADRIAN VAN WYK
PLANNER I
PLANNING, REAL ESTATE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

SOURCE REFERENCE:
Legal / Topographic Information: *Surveyors Real Property Report (Ref: 21-10-068-00)*
J. D. Barnes Ltd. / July 26, 2021 / MTM Zone 9, NAD 83 CSRS
Topographic Information: 1:1000
City of Ottawa / 2017 / MTM Zone 9, NAD 83 ORIG

NOVATECH
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Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

ISSUED	DECEMBER, 2022
PROJECT No.	121185
DRAWING No.	121185-SP

M:\2021\121185\CAD\Planning\Site Plans\121185-SP.dwg, SP-A1, Feb 23, 2023 - 9:42am, webdes

D07-12-22-0143