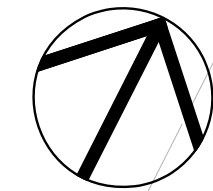


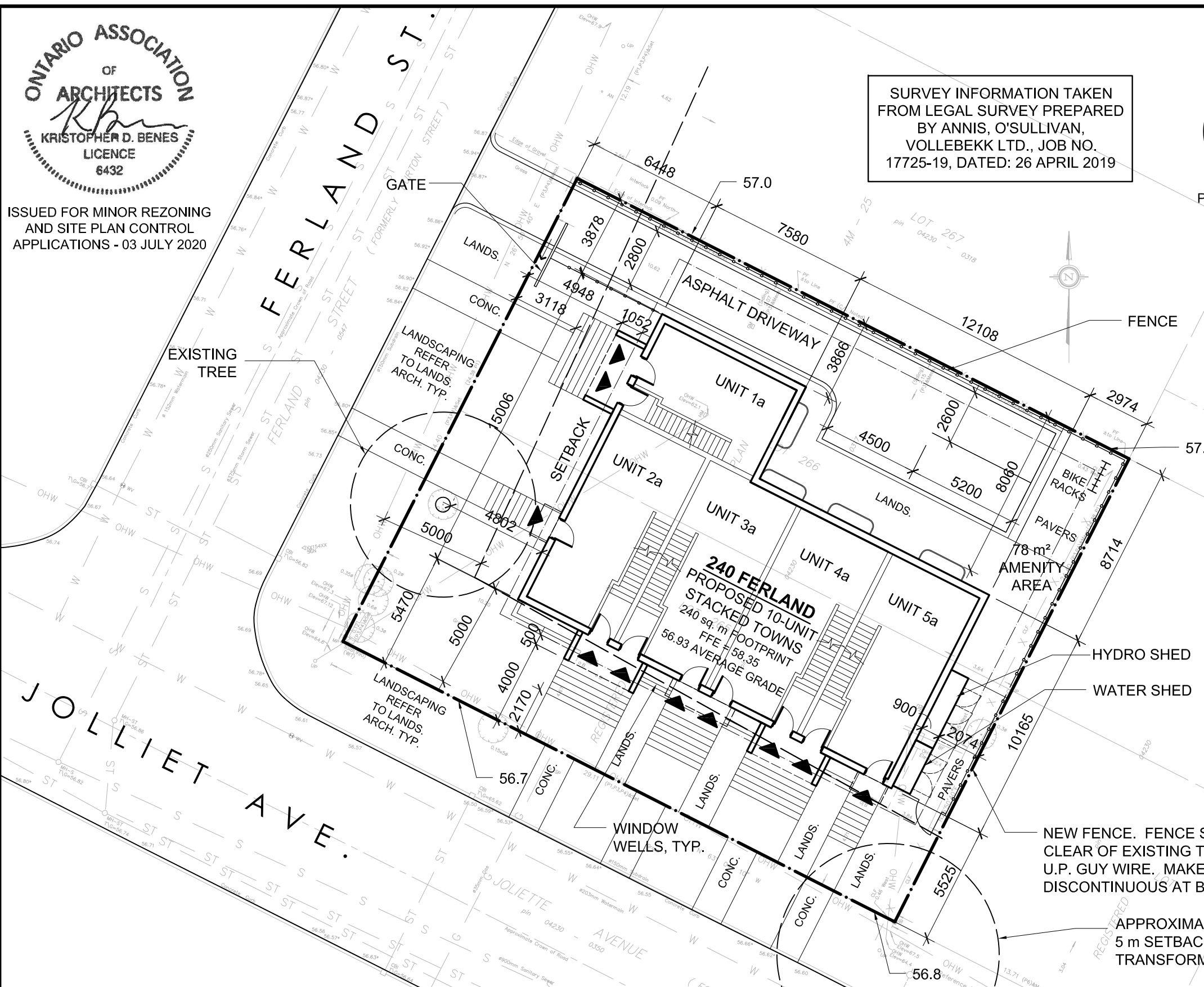
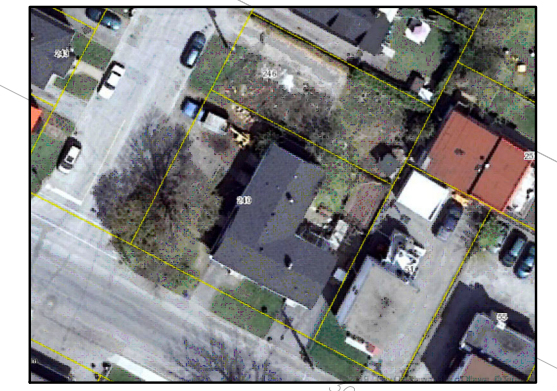


ISSUED FOR MINOR REZONING AND SITE PLAN CONTROL APPLICATIONS - 03 JULY 2020

SURVEY INFORMATION TAKEN FROM LEGAL SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., JOB NO. 17725-19, DATED: 26 APRIL 2019



PROJECT NORTH



ZONING TABLE: R4E

	REQUIRED	PROPOSED
FRONTAGE:	22 m	24.4 m
LOT AREA:	660 m ²	710 m ²
HEIGHT:	11 m	10.9 m
F. YARD:	6 m	6.4 m
C. S. YARD:	4.5 m	5.4 m
I. S. YARD:	1.2 m	3.8 m
R. Y. YARD:	1.2 m	2.0 m
PARKING:	0	2

LANDSCAPE AREA - AS A % OF SITE AREA: 38.9%
 LANDSCAPE AREA - AS A % OF PARKING AREA: 43.2%

AMENITY AREA:

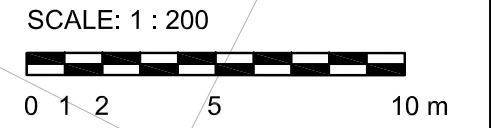
TOTAL AMENITY	COMMUNAL	PROPOSED
6 m ² / DU x 10 = 60 m ²	50% REQUIRED	78 m ² COMMON + 15 m ² BALC.

ALL UPPER LEVEL UNITS EQUIPPED WITH BALCONIES

PROPOSED UNITS: 10 TOTAL (5 BSMNT/1ST & 5 2ND/3RD)

NEW FENCE. FENCE SHALL BE CLEAR OF EXISTING TREE & BELL U.P. GUY WIRE. MAKE FENCE DISCONTINUOUS AT BELL U.P.

APPROXIMATE IMPACT OF 5 m SETBACK FROM TRANSFORMER



CLIENT LOGO:
 Metro Development Corp.
 292 McArthur Avenue,
 Ottawa, ON, K1L 6P2

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 613.883.5090 | info@openplan.ca

PROJECT NAME:
240 FERLAND STREET 3 STOREY (+ BASEMENT) STACKED TOWN HOMES

DRAWING TITLE:
SITE PLAN

DRAWN BY: KDB
 DATE: 02 JULY 2020
 SCALE: 1:200
 DRAWING NO. **A0**

CHECKED BY: KDB
 PROJECT No.: 1907