






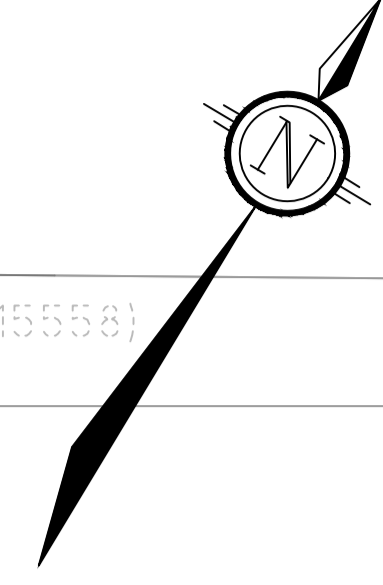
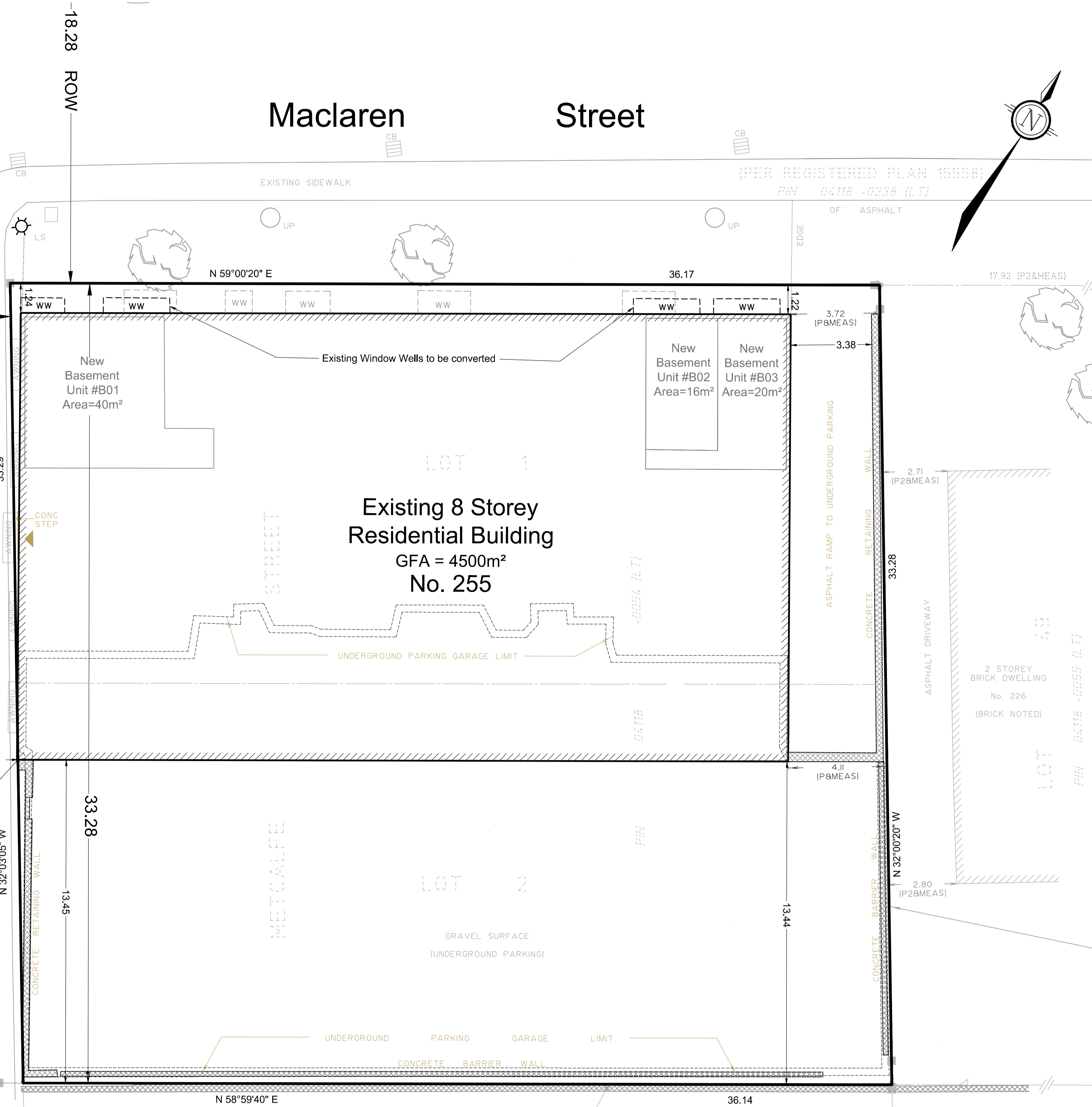


LEGEND

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



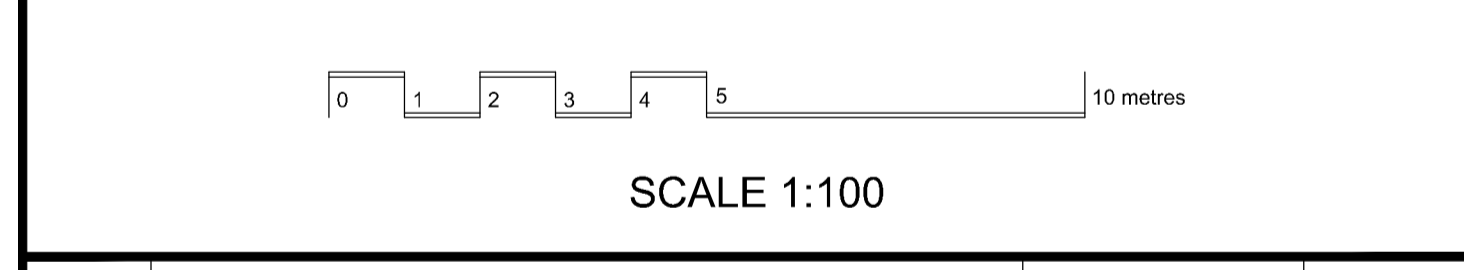
KEYPLAN
NOT TO SCALE

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

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

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 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, Dec 08, 2022, 1:00pm, warkiss

D07-12-22-0143

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