

- LEGEND**
- SANITARY MANHOLE
 - STORM MANHOLE
 - HYD ○ HYDRANT
 - ROAD CATCHBASIN
 - REAR YARD CATCHBASIN
 - LANDSCAPE TYPE CATCHBASIN
 - BICYCLE PARKING
 - 1.2m 2-RAIL POST & RAIL FENCE
 - 1.5m BLACK VINYL COATED CHAINLINK FENCE (Commercial Grade)

ZONING PROVISIONS: R4A[1640]
City of Ottawa By-Law 2008-250

	Required	Provided
Minimum Lot Width (m)	30m	10.3m
Minimum Lot Area (ha)	0.4ha	1.03ha
Minimum Building Distance Separation	4.5m	5.0m
Minimum Front Yard (m)	3.0m	3.0m
Minimum Rear Yard (m)	5.5m	5.5m
Minimum Interior Side Yard (m)	3.0m	4.5m
Maximum Height (m)	13m or 4 storeys	3 storeys
Maximum Density (units per ha)	85u/ha	85u/ha
Maximum Units per stacked Building	16	20
Parking (Section 101) [1.0/unit]	88	88
Visitor Parking (Section 102) [0.2/unit]	18	18

KEYPLAN
NOT TO SCALE

SITE PLAN

BLOCK 21

591 VIA MATTINO WAY

PART OF LOT 19
 CONCESSION 2 (RIDEAU FRONT)
 GEOGRAPHIC TOWNSHIP OF NEPEAN
 Now CITY OF OTTAWA
 BLOCK 21, PLAN 4M-1527



515 Via Mattino Way
 Ottawa, Ontario K2J 6B7
 Telephone: (613) 440-3767

1 : 400

No.	REVISION	DATE	BY
7	REVISED PER COMMENTS	OCT 14/22	JL
6	REVISED LOCATION OF BUILDING 4	NOV 30/20	JL
5	REVISED LOCATION OF BUILDING 5	MAY 15/20	JL
4	REVISED PER CITY COMMENTS	MARCH 04/20	JL
3	REVISED PER COMMENTS	FEBRUARY 10/20	JL
2	ISSUED FOR APPROVAL	NOVEMBER 20/19	JL
1	ISSUED FOR COMMENTS	AUGUST 16/19	JL

NOVATECH
 Engineers, Planners & Landscape Architects
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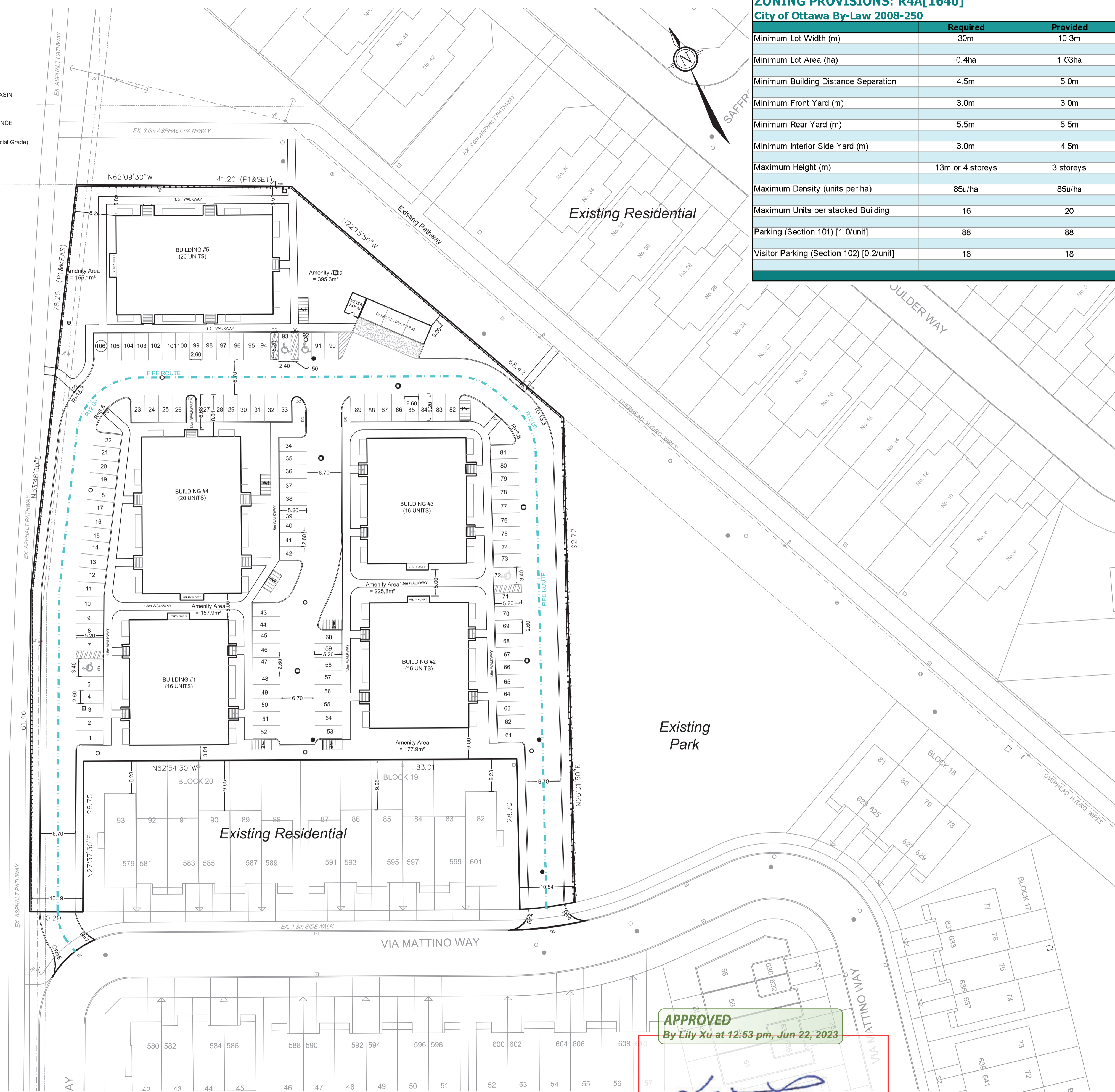
ISSUED
OCTOBER, 2022
 PROJECT No.
112021
 DRAWING No.
112021-SP

Pierre J. Tabet architect

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APPROVED
 By Lily Xu at 12:53 pm, Jun 22, 2023

LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



NOTE:
 THIS PLAN HAS BEEN COMPILED USING LEGAL INFORMATION OBTAINED FROM
 STANTEC GEOMATICS LTD., ONTARIO LAND SURVEYORS
 PLAN OF SUBDIVISION (4M-1527); DATED DECEMBER 09, 2014.
 PROJECT No. 161612370-132

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