

CIVIL PLAN (REV#1.3) 2023/12/22
 LANDSCAPING PLAN (REV#1.5) 2023/12/18
 RMA-2023/10/20

**FUTURE
 RESIDENTIAL**

RESIDENTIAL

OPEN SPACE

**ENVIRONMENTAL
 PROTECTION**

**DRIVE-THROUGH
 RESTAURANT**

MCDONALD'S

**FUTURE
 COMMERCIAL
 MIXED-USE**

MARCH ROAD

SITE PLAN

1:400



#	NOTE	DESCRIPTION
1	TOP OF SLOPE	
2	EXISTING MUNICIPAL MITRAL	
3	EXISTING UTILITY POLE TO BE REMOVED	
4	UNDERGROUND PARKING PILE OUTLINE	
5	GROUND FLOOR OUTLINE	
6	2ND FLOOR OUTLINE	
7	NEW SIDEWALK	
8	WATER COURSE CENTRELINE	
9	RETAINING WALL	
10	EXISTING UTILITY POLE	
11	OVERHEAD WIRES	
12	PRIVATE BALCONY	
13	PRIVATE TERRACE	
14	BIKE RACK	
15	EXISTING FRESHWATER	
16	P2 LEVEL - OUTLINE	
17	DEPRESSED CURB (REFER TO CIVIL)	
18	P1 LEVEL - OUTLINE	
19	DEPRESSED CURB FOR FLOOD PATH (REFER TO CIVIL)	
20	COMMERCIAL TERRACE	
21	CANOPY PROFILE	
22	WATER TANK ACCESS	
23	PRE DEPARTMENT CONNECTION	
24	THE ROAD WEIR/SLUICES	
25	TACTILE SURFACE INDICATORS REQUIRED DEPRESSED CURBS (TYPICAL REFER TO CIVIL)	
26	DEPRESSED CURB FOR FLOOD PATH (REFER TO CIVIL)	
27	1100 FLOODPLAIN - MCA	
28	MEANDER BELT LIMIT	
29	10m FROM TOP OF SLOPE	
30	20m FROM CENTRELINE OF WATERCOURSE	
31	10m FROM TOP OF SLOPE	
32	10m FROM TOP OF SLOPE	
33	10m FROM TOP OF SLOPE	
34	10m FROM TOP OF SLOPE	

PARKING LEGEND	
	BARRIER FREE PARKING SPACE 5.2m X 3.4m (min.)
	BARRIER FREE PARKING SPACE 5.2m X 2.4m (min.)
	TYPICAL PARKING SPACE 5.2m X 2.6m (min.)
	TYPICAL PARKING SPACE FOR VISITORS 5.2m X 2.6m (min.)
	TYPICAL PARKING SPACE FOR SHOPPING CENTER 5.2m X 2.6m (min.)

LINE TYPE LEGEND	
	PROPERTY LINE
	REQUIRED SETBACKS

SURFACE LEGEND	
	PAVING (ON-SLAB) LARGE PATIO TILES
	CONCRETE PAVING
	STONE BALLAST ROOF
	TURF
	NATIVE SOIL / RIPARIAN SEED
	HEAVY DUTY PAVEMENT
	EXISTING BUILDING
	BARRIER FREE UNLOADING SPACE

SITE STATISTICS	
LOT AREA	27 156 m ²
FOOTPRINT	7 293 m ²
CONSTRUCTION AREA ABOVE GROUND	44 758 m ²
CONSTRUCTION AREA UNDERGROUND (BUILDING & PARKING)	30 352 m ²
GROSS FLOOR AREA (ABOVE + BELOW GRADE)	75 110 m ²

SITE STATISTICS AS PER ZONING BY-LAW	
GROSS FLOOR AREA AS PER ZONING BY-LAW (ABOVE + BELOW GRADE)	40 128 m ²
RESIDENTIAL GROSS FLOOR AREA AS PER ZONING BY-LAW	39 627 m ²
COMMERCIAL GROSS FLOOR AREA AS PER ZONING BY-LAW	501 m ²

910 MARCH ROAD - NUMBER OF UNITS	
P1 PARKING LEVEL	13 UNITS
1ST FLOOR LEVEL - GROSS AREA	42 UNITS
2ND FLOOR LEVEL - GROSS AREA	62 UNITS
3RD FLOOR LEVEL - GROSS AREA	62 UNITS
4TH FLOOR LEVEL - GROSS AREA	51 UNITS
5TH FLOOR LEVEL - GROSS AREA	44 UNITS
6TH FLOOR LEVEL - GROSS AREA	41 UNITS
7TH FLOOR LEVEL - GROSS AREA	35 UNITS
8TH FLOOR LEVEL - GROSS AREA	19 UNITS
8TH FLOOR LEVEL - GROSS AREA	17 UNITS
TOTAL	390 UNITS

NUMBER OF PARKING SPACES	
1 Residents (parking space / dwelling unit)	390
Dwelling units in a mixed-use building, Area C or D	
0.2 Visitors (parking space / dwelling unit)	79
Commercial parking (3.4 X 100SQM REQ)	18
*THIS IS THE COUNT OF EXTERIOR PARKING	
TOTAL PARKING REQUIRED	487 (MIN REQ)
TOTAL PARKING PROVIDED	568 (PROVIDED)
MINIMUM BARRIER FREE PARKING REQUIRED	12
12 SPACES REQUIRED (6 TYPE A & 6 TYPE B)	

910 MARCH ROAD	
CITY OTTAWA ZONING BY-LAW 2008-250	GM(XXX) H(32)
PROPOSED MID-RISE MIXED-USE DEVELOPMENT	
ZONING PROVISION	REQUIRED PROPOSED

PERMITTED USES	RESIDENTIAL; COMMERCIAL	RESIDENTIAL; COMMERCIAL
FRONT YARD SETBACK (MIN / MAX)	3 m	6 m
REAR YARD SETBACK (MIN)	7.5 m WHERE ABUTTING A RESIDENTIAL ZONE	> 7.5 m
INTERIOR SIDE YARD SETBACK (MIN)	5 m FOR MIXED USE BUILDING ABUTTING A RESIDENTIAL ZONE	> 5 m
FLOOR SPACE INDEX (MAX)	2	11.5 m / 40 m
BUILDING HEIGHT (MAX)	32 m	32 m
LANDSCAPED AREA (MIN WIDTH ABUTTING A STREET)	3 m	6.01 m

PARKING PROVISIONS (AREA C & AREA D)		
BICYCLE PARKING SPACES - RESIDENTIAL (MIN)	0.5 PER DWELLING UNIT	195
BICYCLE PARKING SPACES - NON-RESIDENTIAL (MIN)	1 PER 500 m ² GFA RETAIL = 3	3
TOTAL PRIVATE AMENITY AREA (MIN)	6 m ² PER DWELLING UNIT = 2 346 m ²	2 346 m ²
COMMUNAL AMENITY AREA (MIN)	50% OF REQUIRED TOTAL AMENITY ARE	1173 m ²
WATERCOURSE SETBACK (MIN)	(I) FOR TRIBUTARY 2 (EAST): 15 m TO TOP OF SLOPE (II) FOR TRIBUTARIES 3 (NORTH): 20 m TO CENTRELINE OF WATERCOURSE (III) FOR TRIBUTARY 4 (SOUTH): 10 m TO TOP OF SLOPE	(I) FOR TRIBUTARY 2 (EAST): 15 m TO TOP OF SLOPE (II) FOR TRIBUTARIES 3 (NORTH): 20 m TO CENTRELINE OF WATERCOURSE (III) FOR TRIBUTARY 4 (SOUTH): 10 m TO TOP OF SLOPE

NOTES LIST

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SCEAU / Seal



COMPANY NAME
910 MARCH ROAD

EMPLACEMENT Location NO PROJET No.
 910 MARCH ROAD 12712.00

NO	RELEASE	DATE (aa-mm-jj)
0	ISSUED FOR ZONING	2023.01.38
1.A	ISSUED FOR SITE PLAN	2023.03.29
1.B	ISSUED FOR SITE PLAN REVISION 02	2023.12.22

DESIGN PAR Drawn by
Z.S
 DATE (aa.mm.jj)
 23/12/22

VÉRIFIÉ PAR Checked
K.P.
 ÉCHELLE Scale
 As indicated

TITRE DU DESSIN Drawing Title
1ST FLOOR SITE PLAN

PREVIOUS REVISION: 1.5
 CURRENT REVISION: 1.6
 REVISION Revision
1.6

NO. DESSIN Dwg Number
A060

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