

CIVIL PLAN - 2023/03/23  
 LANDSCAPING PLAN - 2023/03/22  
 RMA-2023/01/27

**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 BANK ORDINARY HIGH WATER MARK
2	EXISTING MUNICIPAL MURTRAIL
3	EXISTING UTILITY POLE TO BE REMOVED
4	UNDERGROUND PARKING P1 OUTLINE
5	GROUND FLOOR OUTLINE
6	2ND FLOOR - OUTLINE
7	NEW SIDEWALK
8	EXISTING TRIBUTARIES
9	RETAINING WALL
10	EXISTING UTILITY POLE
11	OVERHEAD WIRES
12	PRIVATE BALCONY
13	PRIVATE TERRACE
14	PRIVATE TERRACE
15	BKE RACK
16	EXISTING FIRE HYDRANT
18	P2 LEVEL - OUTLINE
19	DEPRESSED CURB
21	P3 LEVEL - OUTLINE
22	COMMERCIAL TERRACE
23	CANOPY PROFILE
24	WATER TANK ACCESS
26	FIRE DEPARTMENT CONNECTION
27	THE ROAD WIDENING LIMITS

LINE TYPE LEGEND	DESCRIPTION
---	PROPERTY LINE
---	REQUIRED SETBACKS
---	SETBACKS AS PER PROPOSED ZONING

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

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

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

910 MARCH ROAD - NUMBER OF UNITS	
P1 PARKING LEVEL	13 UNITS
1ST FLOOR LEVEL	42 UNITS
2ND FLOOR LEVEL	62 UNITS
3RD FLOOR LEVEL	62 UNITS
4TH FLOOR LEVEL	51 UNITS
5TH FLOOR LEVEL	48 UNITS
6TH FLOOR LEVEL	41 UNITS
7TH FLOOR LEVEL	35 UNITS
8TH FLOOR LEVEL	19 UNITS
9TH FLOOR LEVEL	17 UNITS
<b>TOTAL</b>	<b>390 UNITS</b>

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 1000CM REQ)	18
*THIS IS THE COUNT OF EXTERIOR PARKING	
<b>TOTAL PARKING PROVIDED</b>	<b>487 (MIN REQ)</b>
<b>TOTAL PARKING REQUIRED</b>	<b>568 (PROVIDED)</b>
INCLUDED BARRIER FREE PARKING	
MINIMUM BARRIER FREE PARKING REQUIRED	12 SPACES REQUIRED (6 TYPE A & 6 TYPE B)

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

ZONING PROVISION	REQUIRED	PROPOSED
GENERAL MIXED-USE ZONE PROVISIONS		
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. NO MINIMUM IN ALL OTHER CASES	> 5 m
FLOOR SPACE INDEX (MAX)	2	1.1
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)	REQUIRED	PROPOSED
BICYCLE PARKING SPACES - RESIDENTIAL (MIN.)	0.5 PER DWELLING UNIT	195
BICYCLE PARKING SPACES - NON-RESIDENTIAL (MIN.)	1 PER 250 m <sup>2</sup> GFA RETAIL = 3	3
TOTAL PRIVATE AMENITY AREA (MIN.)	6 m <sup>2</sup> PER DWELLING UNIT = 2 346 m <sup>2</sup>	2 346 m <sup>2</sup>
COMMUNAL AMENITY AREA (MIN.)	50% OF REQUIRED TOTAL AMENITY AREA = 1173 m <sup>2</sup>	1173 m <sup>2</sup>
WATERCOURSE SETBACK (MIN.)	I) FOR TRIBUTARIES 2 AND 3 (NORTH AND EAST): 20 m TO CENTERLINE OF WATERCOURSE. II) FOR TRIBUTARY 4 (SOUTH): 10 m TO TOP OF SLOPE.	I) FOR TRIBUTARIES 2 AND 3 (NORTH AND EAST): 20 m TO CENTERLINE OF WATERCOURSE. II) FOR TRIBUTARY 4 (SOUTH): 10 m TO TOP OF SLOPE.

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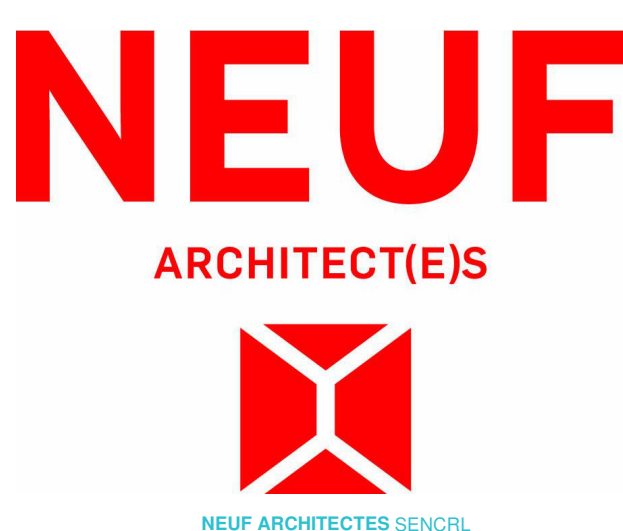
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COMPANY NAME  
**910 MARCH ROAD**

EMPLACEMENT Location NO PROJET No.  
 910 MARCH ROAD 12712.00

NO	RELEASE	DATE (aa-mm-jj)
0	ISSUED FOR ZONING	2023.01.26
1A	ISSUED FOR SITE PLAN	2023.03.29

*Preliminary  
 DO NOT USE FOR  
 CONSTRUCTION*

DESSIN PAR Drawn by VERIFIÉ PAR Checked  
 Z.S K.P.  
 DATE (aa.mm.jj) ÉCHELLE Scale  
 23/08/02 As indicated

TITRE DU DESSIN Drawing Title  
**1ST FLOOR SITE PLAN**

PREVIOUS REVISION: 1.0  
 CURRENT REVISION: 1.1  
 REVISION Revision NO. DESSIN Dwg Number  
**1.1 A060**

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