



PROJECT ZONING REVIEW STATISTICS

MUNICIPALITY: OTTAWA
 MUNICIPAL ADDRESS: 329 MARCH RD.
 REGISTERED OWNER: BASCORP MANAGEMENT
 LOT AREA: 17,490 sq. m (4,32 ACRES)

ZONING ANALYSIS
 OTTAWA
 ZONING BY-LAW: 2008-250
 ZONE: G*(120) M14
 PROPOSED USE: RESTAURANTS IN AN EXISTING SHOPPING CENTRE

EXISTING BUILDING AREAS	(SQ. M.)	(SQ. FT.)	DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
NORTH BUILDING (No. 1)	2464	26,527	MINIMUM LOT AREA	NO MIN.	17,490 sq. m
SOUTH BUILDING (No. 2)	2136	22,868	MINIMUM LOT WIDTH	NO MIN.	12.6m
SUBTOTALS	4600	49,395	MINIMUM FLOOR SPACE INDEX	2	0.29
PROPOSED			MINIMUM REQUIRED YARD		
BUILDING No. 3	380	4,102	FRONT YARD	3m	30.5m
TOTALS	4980	53,617	INTERIOR SIDE YARD	NO MIN.	49.1m
			REAR YARD	3m (if STREET)	5.5m
			MAXIMUM BUILDING HEIGHT		
			MINIMUM WIDTH OF LANDSCAPING	3.00m	3.00m
			ADJUTING A STREET	NO MIN.	150m
			ALL OTHER CASES		
RESTAURANT USES			PARKING SPACES		
EXISTING: ROYAL OAK	372	4,000	SHOPPING CENTRE	179	179
LUNA	187	2,016	LOADING SPACES (3.5 x 7)	2	2
SUBWAY	187	1,800	BIKE PARKING SPACES	10	10
SUBTOTAL	746	7,816	@ 1/500 sq.m		
PROPOSED	380	4,102	PARKING FOR PHYSICALLY DISABLED	2	4
TOTALS	1126	11,918	(BY-LAW 2003-530)		

1 LOCATION PLAN
 SCALE: N.T.S.

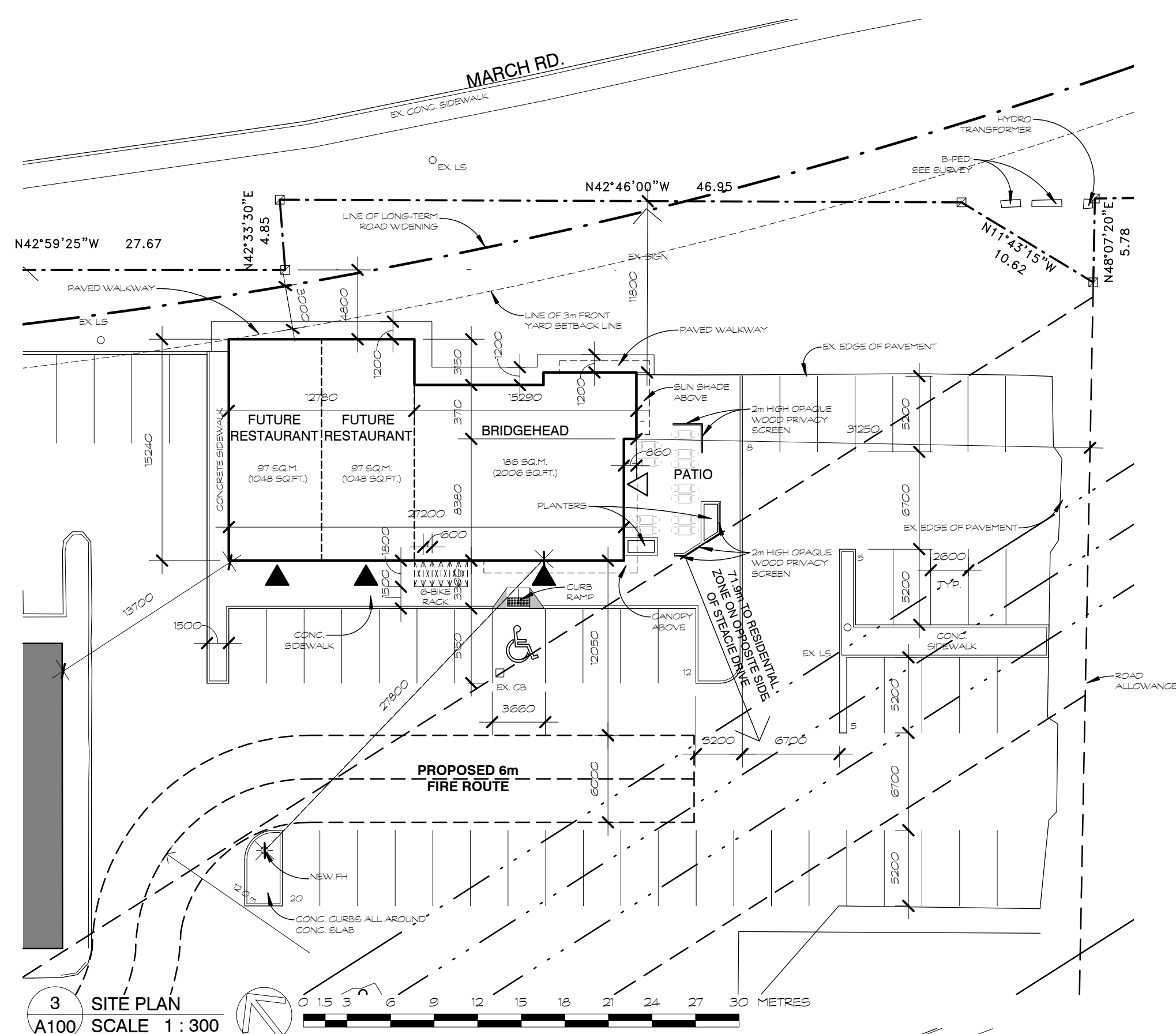
LEGAL DESCRIPTION:

PART OF LOT 6, CONCESSION 3

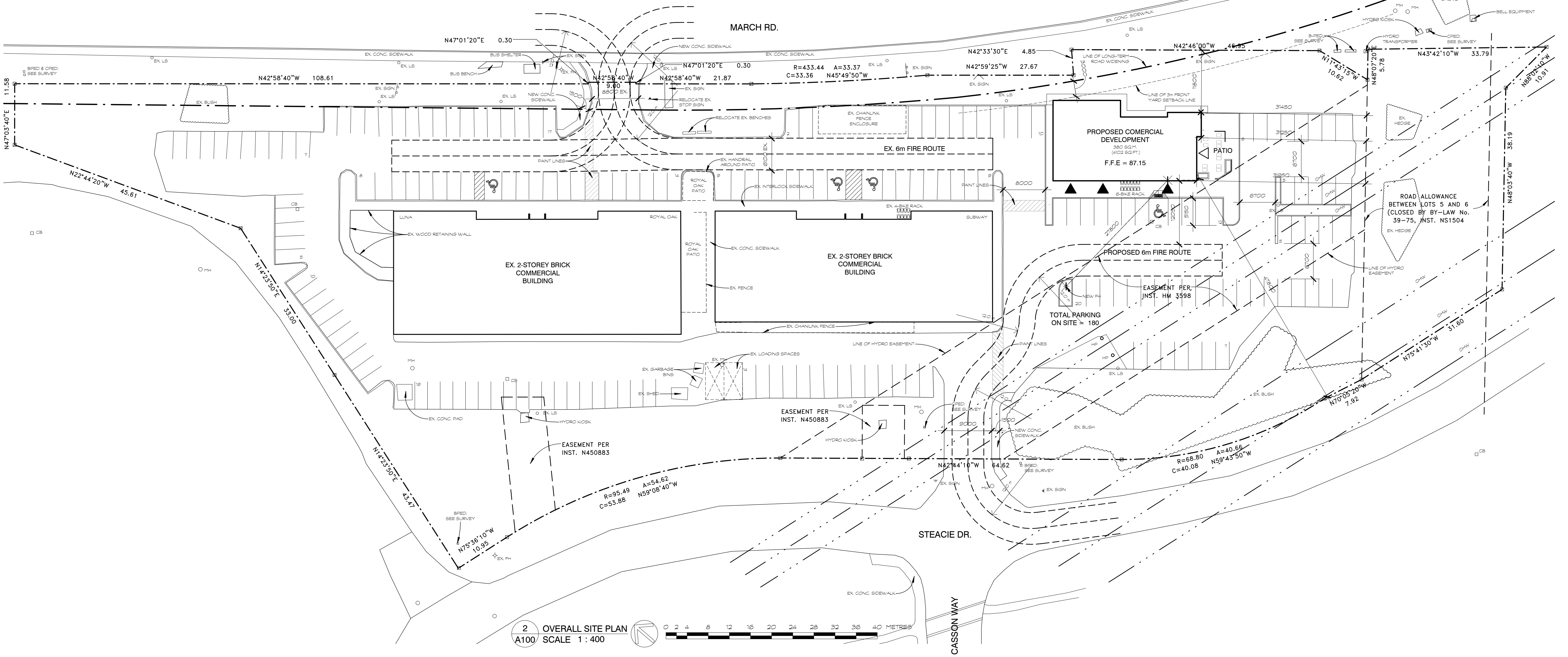
GEOGRAPHIC TOWNSHIP OF MARCH

CITY OF OTTAWA

PREPARED BY
 ANNIS, O'SULLIVAN, VOLLEBEKK ONTARIO
 LAND SURVEYORS
 MARCH 2, 2016



3 SITE PLAN
 SCALE: 1:300



2 OVERALL SITE PLAN
 SCALE: 1:400

NOTES:

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

Registered Owner/ Project Manager:
BASCORP MANAGEMENT
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Civil Engineer:
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 115 WALGREEN RD., R.R.3
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 Tel: (613) 836-2184
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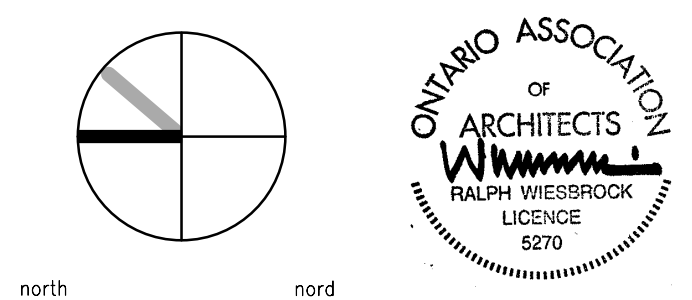
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Landscape Architect:
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ISSUED FOR SPA 26 JUL 2016

no.	revision	date



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detail no.	1	detail no.
sheet no.	A1	feuille no.

PROPOSED COMMERCIAL DEVELOPMENT BRIDGEHEAD COFFEE

329 MARCH ROAD OTTAWA, ON

designed by	LK	approved by	LK
drawn by	AK	project no.	1633
date	2016 07 25	scale	as noted
drawing / dessin			

SITE PLAN

revision	sheet no. no. de feuille	A100