

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

PARKING LEGEND

	A	BARRIER FREE PARKING SPACE 5.2m X 3.4m (min.)
	B	BARRIER FREE PARKING SPACE 5.2m X 2.4m (min.)
	T	TYPICAL PARKING SPACE 5.2m X 2.6m (min.)
	V	TYPICAL PARKING SPACE FOR VISITORS 5.2m X 2.6m (min.)
	C	TYPICAL PARKING SPACE FOR SHOPPING CENTER 5.2m X 2.6m (min.)

NOTES LIST

# NOTE	DESCRIPTION
1	TOP OF SLOPE
2	EXISTING MUNICIPAL SEWER
3	EXISTING UTILITY POLE TO BE REMOVED
4	UNDERGROUND PARKING PILE OUTLINE
5	GROUND FLOOR OUTLINE
6	2ND FLOOR OUTLINE
7	NEW SEWER
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	COMMERCIAL TERRACE
20	CANOPY PROFILE
21	WATER TANK ACCESS
22	PRE DEPARTMENT CONNECTION
23	THE ROAD WEIR/WEIR LIMITS
24	TACTILE SURFACE INDICATORS REQUIRED DEPRESSED CURBS (TYPICAL REFER TO CIVIL)
25	DEPRESSED CURB FOR FLOOD PATH (REFER TO CIVIL)
26	1100 FLOODPLAIN - MCA
27	MEASURER BELT LIMIT
28	10m FROM TOP OF SLOPE
29	30m FROM CENTRELINE OF WATERCOURSE
30	10m FROM TOP OF SLOPE

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

FLOOR LEVEL	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

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	> 5 m
FLOOR SPACE INDEX (MAX)	NO MINIMUM IN ALL OTHER CASES	11.5 m / 40 m
BUILDING HEIGHT (MAX)	2	1.1
LANDSCAPED AREA (MIN WIDTH ABUTTING A STREET)	32 m	32 m
	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)	1) FOR TRIBUTARY 2 (EAST): 15 m TO TOP OF SLOPE 2) FOR TRIBUTARIES 3 (NORTH) & 4 (SOUTH): 20 m TO CENTRELINE OF WATERCOURSE	1) FOR TRIBUTARY 2 (EAST): 15 m TO TOP OF SLOPE 2) FOR TRIBUTARIES 3 (NORTH) & 4 (SOUTH): 20 m TO CENTRELINE OF WATERCOURSE

NOTES GÉNÉRALES - General Notes

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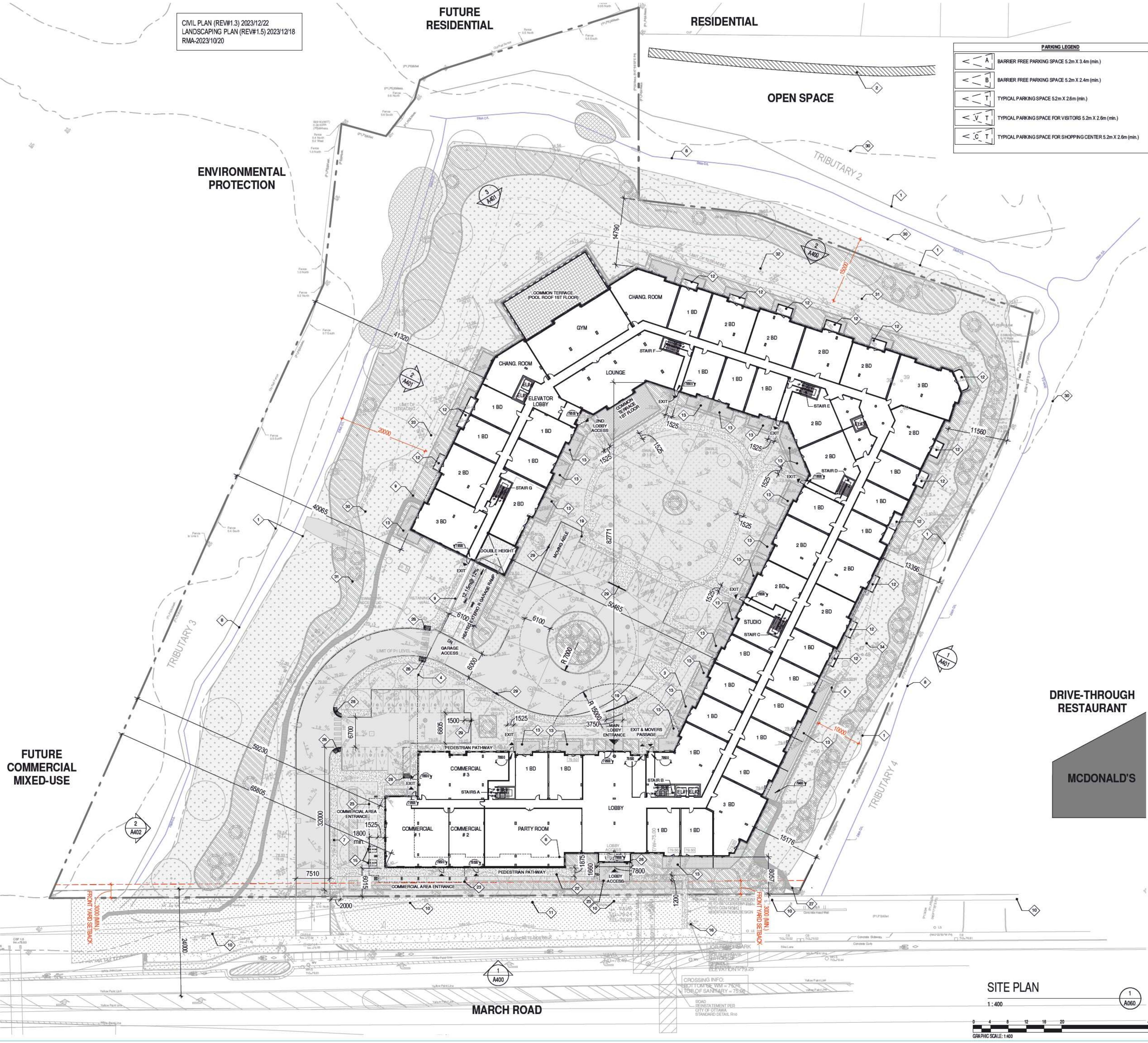
EMPLACEMENT Location NO PROJET No.
910 MARCH ROAD 12712.00

NO	RELEASE	DATE (aa-mm-jj)
0	ISSUED FOR ZONING	2023.01.38
1A	ISSUED FOR SITE PLAN	2023.03.20
1.B	ISSUED FOR SITE PLAN REVISION 02	2023.12.22

DESSIN PAR Drawn by
Z.S VÉRIFIÉ PAR Checked
 K.P.
 DATE (aa-mm-jj) 23/12/22 ÉCHELLE Scale
 As indicated

TITRE DU DESSIN Drawing Title
1ST FLOOR SITE PLAN

PREVIOUS REVISION: 1.5
 CURRENT REVISION: 1.6
 REVISION Revision NO. DESSIN Dwg Number
1.6 A060



SITE PLAN
 1: 400
 GRAPHIC SCALE: 1:400