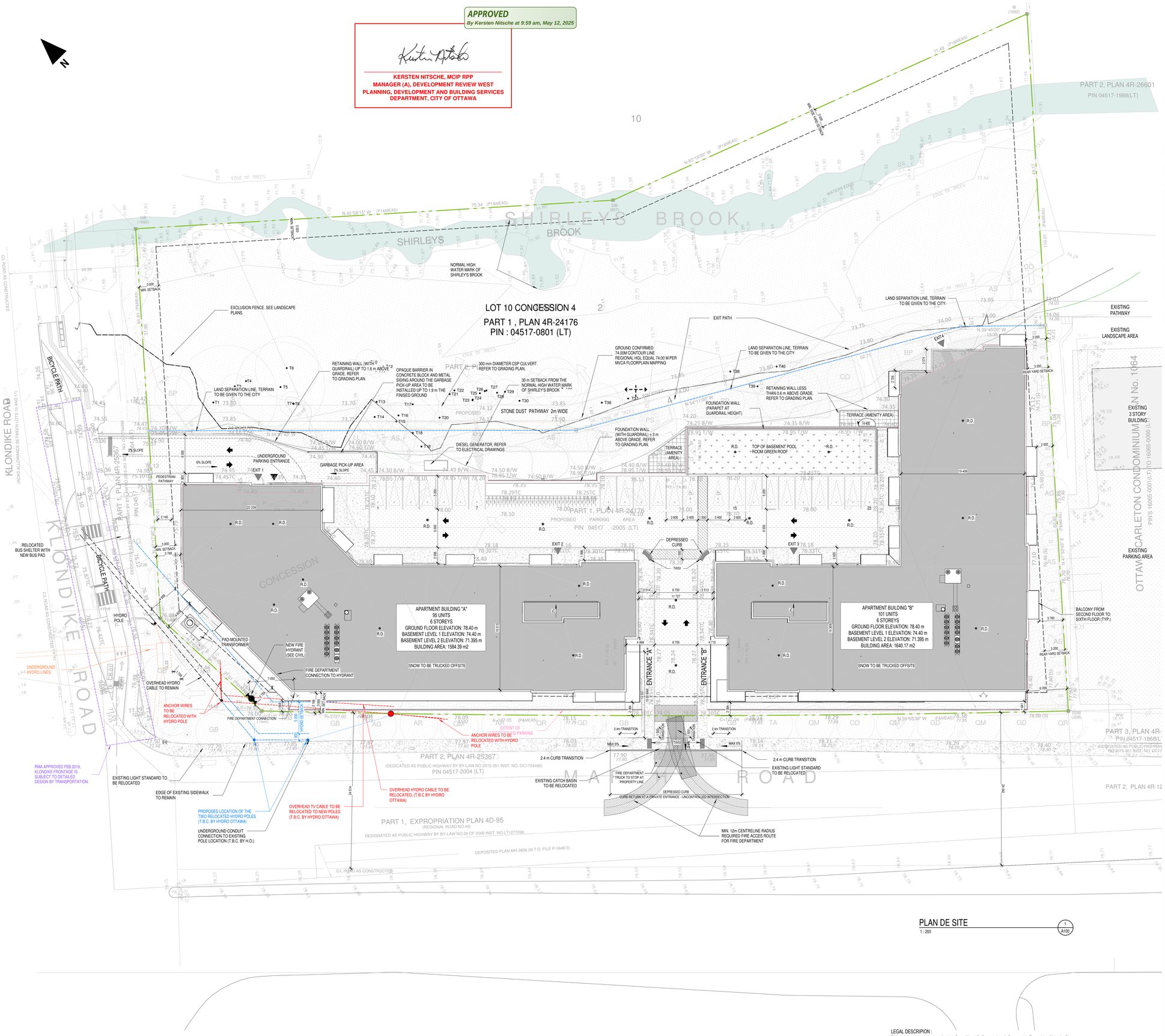
APPROVED
By Kersten Nitsche at 9:59 am, May 12, 2025

KERSTEN NITSCHE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



PLAN DE SITE
1 : 200
1 / A100

LEGAL DESCRIPION :
This property is legally described as Part of Lot 10, Concession 4, Geographic Township of March, City of Ottawa

TOPOGRAPHICAL INFORMATION::
Property boundary has been derived from plan prepared by J.D. Barnes Limited. Topographical information has been prepared by McIntosh Perry

KEY PLAN

Property Area		2024-08-20
Zoning	City of Ottawa zoning By-law No. 2008-250	
Property Area	12210.01 sq. m	131,429 sq. ft

PROJECT STATISTICS	BUILDINGS A & B			
BUILDING HEIGHT (m)	21.2 m			
TOTAL GFA AND RESIDENTAL USE	16 451 m²			
COT COVERAGE	3 235 m²			

UNIT STATISTICS	BUILDINGS A	GF	2nd to 6th
1 Bedroom	24	4	20
1 Bedroom + Den	13	3	10
2 Bedroom	35	5	30
2 Bedroom + Den	17	2	10
3 Bedroom	6	1	10
TOTAL	95	15	80
	B	GF	2nd to 6th
1 Bedroom	24	4	20
1 Bedroom + Den	36	6	30
2 Bedroom	30	5	25
2 Bedroom + Den	5	0	0
3 Bedroom	6	1	10
TOTAL	101	16	85
GRAND TOTAL	196		

PARKING A & B	REQUIRED		PROVIDED
APARTMENT BUILDING - 196 UNITS	1.20	235	236
VISITORS	0.20	39	39
TOTAL		274	275
Reduced parking stalls (Sec.106 up to 40%)		94	13
Accessible parking (B1)		7 (3 Type A + 4 Type B)	7
Visitor - Accessible parking (GF)		2 (1 Type A + 1 Type B)	2

BICYCLE PARKING A & B	REQUIRED		PROVIDED
APARTMENT BUILDING - 196 UNITS	0.50	98	
TOTAL		98	189
Indoor (with an aisle width of more than 1.5m)			120
Indoor (with an aisle width of less than 1.5m)			40
Outdoor			29

LOCKERS A & B	REQUIRED		PROVIDED
APARTMENT BUILDING - 196 UNITS	1.00	196	204
TOTAL		196	204

GENERAL MIXED USE ZONE - GM ZONE PROVISION	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO MINIMUM	12 210.01 m²
MINIMUM LOT WIDTH	NO MINIMUM	64.62m
MIN. FRONT YARD SETBACK	3m	3.70m
MIN. CORNER YARD SETBACK	3m	3.17m
MINIMUM INTERIOR SIDE YARD SETBACK	3m	38.91m
MINIMUM REAR YARD SETBACK ("BUILDING" A)	7.5m	7.5m
MINIMUM REAR YARD SETBACK ("BUILDING" B)	3.2m	3.2m
MAXIMUM BUILDING HEIGHT	21.3m	21.3m
MAXIMUM FLOOR SPACE INDEX	2	1.33
MINIMUM WIDTH OF LANSCAPE AREA IN A PARKING LOT	3m	3.20m
AREA OF PARKING LOT	NO MINIMUM	1 468 m²
MINIMUM LANDSCAPED AREA IN A PARKING LOT (15%)	220 m²	432 m²
MINIMUM WIDTH OF DRIVE AISLE FOR PARKING LOT ACCESSORY TO A RESIDENTIAL USE (by-law 2020-299)	6.0m	6.0m
MIN. WIDTH OF DRIVE AISLE FOR PARKING GARAGE	6.0m	6.0m
MAXIMUM PERMITTED PROJECTIONS (BALCONIES)	2.0m	1.5m

PROVISIONS FOR PUD - SECTION 131 ZONE PROVISION	REQUIRED	PROVIDED
MINIMUM WIDTH OF PRIVATE WAY	6m	6m
MINIMUM SETBACK FOR ANY WALL OF RESIDENTIAL USE BUILDING TO A PRIVATE WAY	1.8m	1.8m
MINIMUM SETBACK FOR ANY GARAGE ENTRANCE FROM A PRIVATE WAY	5.2m	32.09m
MINIMUM SEPARATION BETWEEN BUILDINGS	3m	11.73m

AMENITY AREA ZONING BY-LAW SECTION 137	REQUIRED	PROVIDED
MINIMUM FOR APARTMENT DWELLING : 6m²/UNIT	1176 m²	1823 m²
MINIMUM 50% COMMUNAL	588 m²	608 m²
Resident Common Amenity Area	-	545 m²
Exterior terrace	-	63 m²
AT LEAST ONE AREA > 54 m²	54 m²	218 m²

WASTE MANAGEMENT A - 95 UNITS	REQUIRED		PROVIDED
GARBAGE - LOOSE	0.11/ UNIT	10.45y³	3- 4y³ CONT
RECYCLING - FEL GLASS METAL PLASTIC	0.018/ UNIT	1.71y³	1- 2y³ CONT
RECYCLING - FEL FIBER	0.038/ UNIT	3.61y³	1- 4y³ CONT
ORGANICS	240/ 50 UNIT	1.9L	2- 240 L
B - 101 UNITS	REQUIRED		PROVIDED
GARBAGE - LOOSE	0.11/ UNIT	11.11y³	3- 4y³ CONT
RECYCLING - FEL GLASS METAL PLASTIC	0.018/ UNIT	1.81y³	1- 2y³ CONT
RECYCLING - FEL FIBER	0.038/ UNIT	3.838y³	1- 4y³ CONT
ORGANICS	240/ 50 UNIT	2.02L	2- 240L

LEGEND

- PROPERTY LINE
- REQUIRED SETBACKS
- UNDERGROUND PARKING EXTEND
- ROAD IN ASPHALT
- PEDESTRIAN PATH
- SIDEWALK
- ADJACENT BUILDINGS
- BUILDING AREA
- SOFT LANDSCAPING TURF. REFER TO LANDSCAPE
- PLANTING BEDS. REFER TO LANDSCAPE
- RIVERWASH STONE. REFER TO LANDSCAPE
- PATIO SLABS
- TRAFFIC DIRECTION
- MECHANICAL EQUIPEMENTS
- CAR PARKING REGULAR
  V : VISITOR
- CAR PARKING SMALL
- BARRIER FREE PARKING (TYPE A)
- BARRIER FREE PARKING (TYPE B)
- BIKE PARKING REGULAR "CIRCUM STANDING BICYCLE RACK" BY HAUSER OR SIM. 2"W x 24" DIA x 33"H
- BIKE PARKING ELEVATION

NOTES GÉNÉRALES General Notes

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OUVRAGE Project
788 MARCH ROAD RESIDENTIAL

EMPLACEMENT Location
OTTAWA, ON

NO PROJET No.
13109

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR FOUNDATION PERMIT	2024-04-26
B	ISSUE FOR BUILDING PERMIT	2024-07-12
C	PERMIT COMMENT RESPONSES #1	2024-09-03
D	PERMIT COMMENT RESPONSES #2	2024-10-18
E	RE-ISSUE FOR SPA	2025.02.05
F	ISSUE FOR BUILDINT PERMIT REV 2	2025.03.10

Preliminary
DO NOT USE FOR CONSTRUCTION

DESSINÉ PAR Drawn by
N.S.H

VÉRIFIÉ PAR Checked by
C.I.

DATE (aa.mm.jj)
2024-06-28

ÉCHELLE Scale
Comme indiqué

TITRE DU DESSIN Drawing Title
SITE PLAN

RÉVISION Revision
F

NO. DESSIN Dwg Number
A100

PLOT DATE: 2025-03-10
PLOT BY: NSHE

Autodesk Docs://13109_788 MARCH ROAD_R24/MAR_13109_ARC_INT_R24.rvt