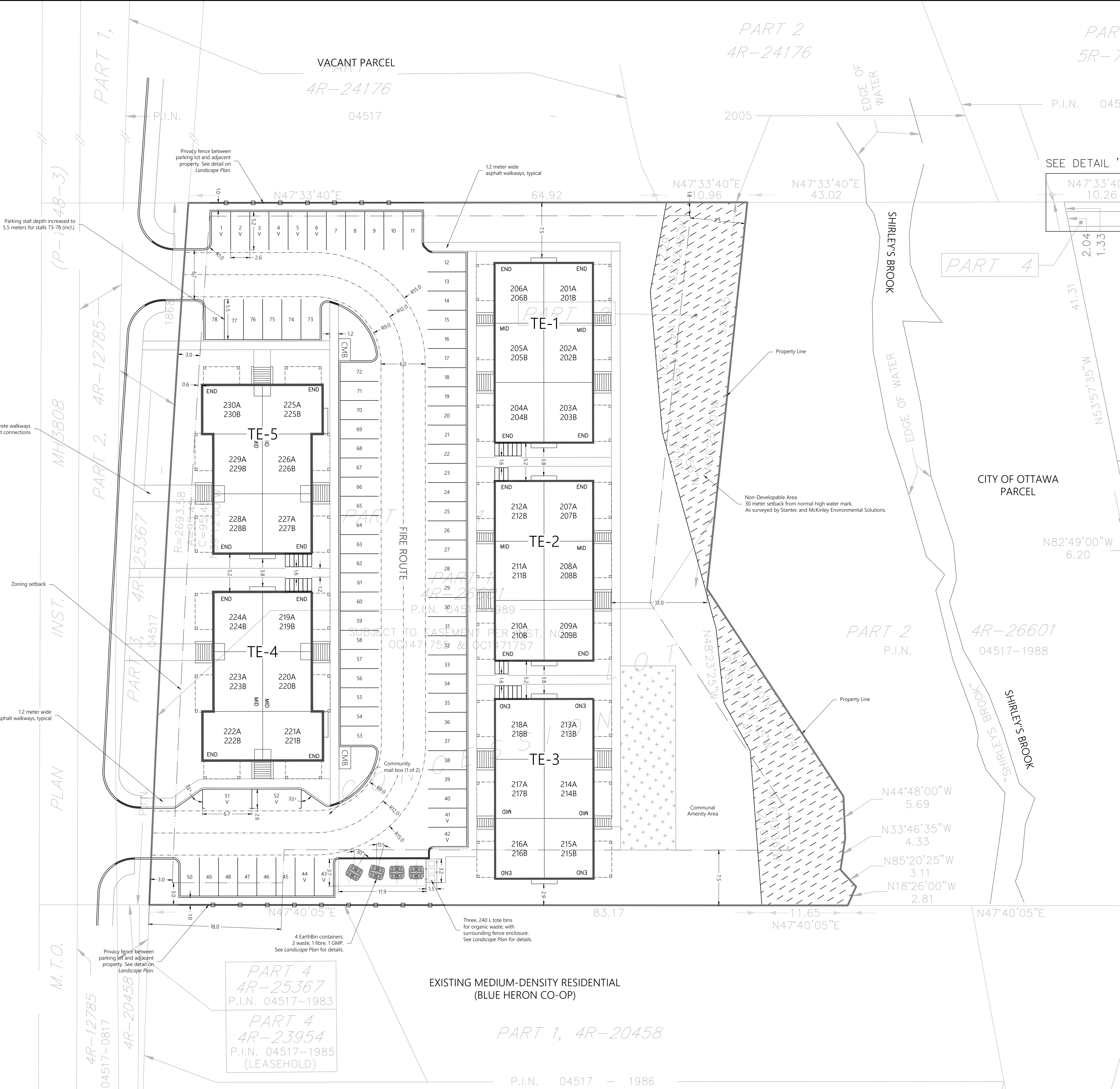


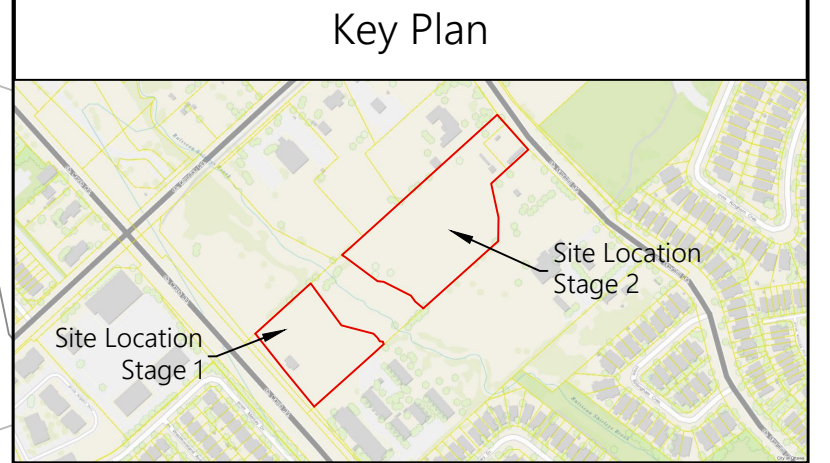
MARCH ROAD (REGIONAL ROAD No. 49)
ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4

(TRANSFERRED BY ORDER-IN-COUNCIL O.C.2446/82, INST. NO. N5166501 (MTO FILE P-1648-48), DEPOSITED PLAN MH3924 (MTO FILE P-1648-5) DESIGNATED AS KING'S HIGHWAY BY ORDER-IN-COUNCIL O.C. 1585/74, INST. NO. G119566 (MTO FILE P-1648-39))



Zoning Table			
Zone	Required	Provided	
Zone	-	R4Z	
Minimum Lot Area	1,400 m ²	7,679 m ²	
Building Area	-	2,130.1 m ²	
Lot Coverage	-	28%	
Total Amenity Space	360 m ²	732 m ²	
Communal Amenity Space	180 m ²	187.5 m ²	
Amenity Space per Unit (Section 137)	6 m ² per unit	12 m ² per unit (balcony)	
Setback	Front Yard	3.0 m	3.6 m
	Interior Yard (North Side)	1.8 m	7.5 m
	Rear Yard	7.5 m	13.0 m
	Interior Yard (South Side)	3.0 m (first 18 m) 7.5 m otherwise	2.9 m
Max. Building Height	15 m	11.4 m	
Units	-	60 stacked townhomes	
Parking (Section 101)	Tenant Parking (units x 1.1)	66	66
	Visitor Parking (units x 0.2)	12	12
	Total Parking	78	78
Parking Space (Section 106)	2.6 x 5.2 m	2.6 x 5.2 m	
Bicycle Parking (Section 111)(units x 0.5)	30	30	
Landscaped Area (Section 161 (B))	30%	44.7%	
Perimeter Landscaped Area (Section 110)	15%	17.0%	

Legend	
	Property Line
	Zoning Setback
	Privacy Fence
	Amenity Area
	Depressed Curbs
	Non-Developable Area
	Bicycle Parking



Design Team	
Owner/Applicant/Architect Minto Communities Inc. 180 Kent Street Ottawa, Ontario K1P 0B6	Engineer J.L. Richards & Associates Inc. 864 Lady Ellen Place Ottawa, Ontario K1Z 5M2
Surveyor Stantec 400 - 1331 Clyde Avenue Ottawa, Ontario K2C 3G4	Landscaping f.d. fountain 3-1735 Courtwood Crescent Ottawa, Ontario K2C 3J2

- Notes**
- Property boundary information from draft survey plan.
 - All dimensions are in meters.
 - Dimensions for each bicycle parking spot: 0.6 m x 1.8 m. Bicycle parking details are included on the Landscape Plan.

No.	REVISION	DATE	BY
2.1	Bicycle parking included	18-Dec-18	T.C.
2	Revised unit count and layout	7-Dec-18	T.C.
1	Revised unit count and layout	4-Dec-18	T.C.
0	Issue for revision	4-Dec-18	T.C.

Project
Morgan's Creek
762 March Road, Ottawa, ON K2K 0A5

Title
Stage 1 - Site Plan - Rev 2.1

Drawing No.
SP 1

Scale
1:250

minto Communities
Minto Communities Inc.
200-180 Kent Street
Ottawa, ON K1P 0B6
Canada

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