

(0.30 RESERVE)

Site Statistics

Site Area	10,891 m ²
Paved Area	4,802 m ²
Landscaped Area	2,829 m ²
Building Coverage	3,348 m ²
Gross Floor Area	7,693 m ²
Commercial Gross Floor Area	707 m ²
Total Units	72 Units
	48 Townhouse
	24 Apartment
Density	66UPH

Zoning Provisions

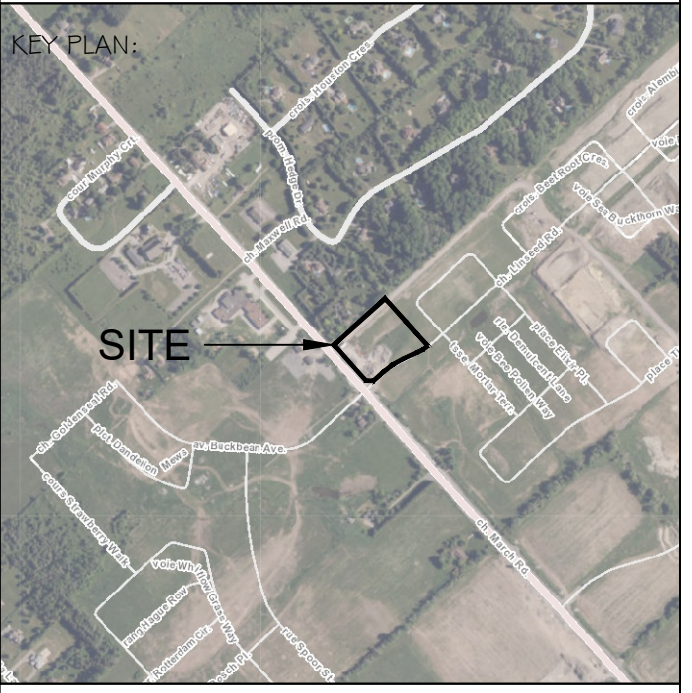
Required	Proposed	Conforms	
GM15(3021) Zone			
Front Yard Setback (min)	6.64m	Y	
Corner Side Yard Setback (min)	3.0m	Y	
Interior Side Yard Setback (min)	7.25m	Y	
Mixed Use	66.74m	Y	
Stacked Townhouse	7.25m	Y	
Rear Yard Setback (min)	7.5m	Y	
Lot Coverage Floor Space Index (max)	0.69	Y	
Building Height (max)	11.4m	Y	
Mixed Use	11.4m	Y	
Stacked Townhouse	11.4m	Y	
Parking Spaces (min)	110 spaces	Y	
Commercial (3.4/100m ²)	24 spaces	Y	
Residential (1/unit)	72 spaces	Y	
Residential Visitor (0.2/unit)	14 spaces	Y	
Accessible Spaces	5 spaces	Y	
Type A	2 spaces	Y	
Type B	3 spaces	Y	
Size of Space	2.6 x 5.2m	Y	
Driveway Width (min)	6m	Y	
Aisle Width (min)	6.7m	Y	
Residential Use	6.0m	Y	
Parking Lot Landscaped Area (min)	15%	Y	
Parking Lot Landscaped Buffer (min)			
Abutting a Street	3m	11.99m	Y
Not Abutting a Street	3m	3.56m	Y
Refuse Collection (min)			
Abutting a Public Street	9m	11.99m	Y
From any Lot Line	3m	4.82m	Y
Bicycle Parking (min)	39 spaces	39 spaces	Y
Commercial (1/250m ²)	3 spaces	3 spaces	Y
Residential (0.5/unit)	36 spaces	36 spaces	Y
Amenity Space (min) (6m ² /unit)	432m ²	965m ²	Y
Communal (50% of required)	216m ²	342m ²	Y
Private	N/A	623m ²	Y
Landscaped Area Width (min)			
Abutting a Street	3m	3m	Y
Abutting a Residential Zone	7.5m	7.5m	Y
Cumulative Non-Residential GFA (min)	700m ²	707m ²	Y
Private Way Width (min)	6m	6m	Y
Residential Setback to Private Way (min)	1.8m	3.8m	Y
Separation Area Between Buildings (min)	1.2m	5.14m	Y

NOTES

- Property information from Plan 4M-1767, dated July 29, 2025, prepared by J.D. Barnes Limited, 62 Steacie Drive, Suite 103 Kanata, ON K2K 2A9
- Excess snow to be removed from site at owner's expense
- Building A, B, and D to be serviced by in ground waste collection bins. Building C to be serviced by internal waste room, with external pick-up area.

Urbantypology

UNIT 10 - 163 STERLING ROAD TORONTO, ON CANADA M6R 2B2 PH: 437.700.5446
 UNIT 101 - 45 SPENCER STREET OTTAWA, ONTARIO K1V 2P5 PH: 437.700.5446 / 613.897.1237



LEGEND:

- PROPERTY LINE
- BUILDING
- ASPHALT
- CONCRETE
- CURB CUT
- LANDSCAPED
- BARRIER FREE PARKING
- BARRIER FREE PARKING SIGN
- EV CHARGING SPACE
- BUILDING ENTRANCE
- VISITOR PARKING
- COMMERCIAL PARKING
- FIRE ROUTE
- FIRE ROUTE SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- EXISTING STREET TREE
- SIAMESE CONNECTION

04	REISSUED FOR SPA	2026-05-22
03	REISSUED FOR SPA	2026-03-19
02	REISSUED FOR SPA	2025-12-18
01	ISSUED FOR SPA	2025-11-10
NO.	REVISION:	DATE:

GENERAL NOTES:
 ALL MEASUREMENTS ARE IN METRIC UNLESS SPECIFIED OTHERWISE. DO NOT SCALE THE DRAWINGS.
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IT IS THE RESPONSIBILITY OF THE OWNER TO:
 • VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
 • REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR.
 • COMPLY WITH ALL PERMIT CODES, BY-LAWS AND LAWS.
 • VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

PROJECT TEAM:	LANDSCAPE ARCHITECTURE: URBANTYPOLOGY	PLANNING: FOTEN	ARCHITECTURE: BHM STUDIO
	URBAN DESIGN: URBANTYPOLOGY	TRANSPORTATION: STANTEC	CIVIL ENGINEER: STANTEC



PROJECT INFORMATION:
 NORTHWOODS PHASE 6
 1020-1070 MARCH ROAD
 PIN O4527-1016
 Block 188 Plan 4M-1767

TITLE: **SITE PLAN**

FILE NO.:	25.08	SHEET NO.:	
DATE:	2025-11-05	CHECKED:	JH
DRAWN:	VG	CHECKED:	JH
SCALE:	1:250		SP1.0

