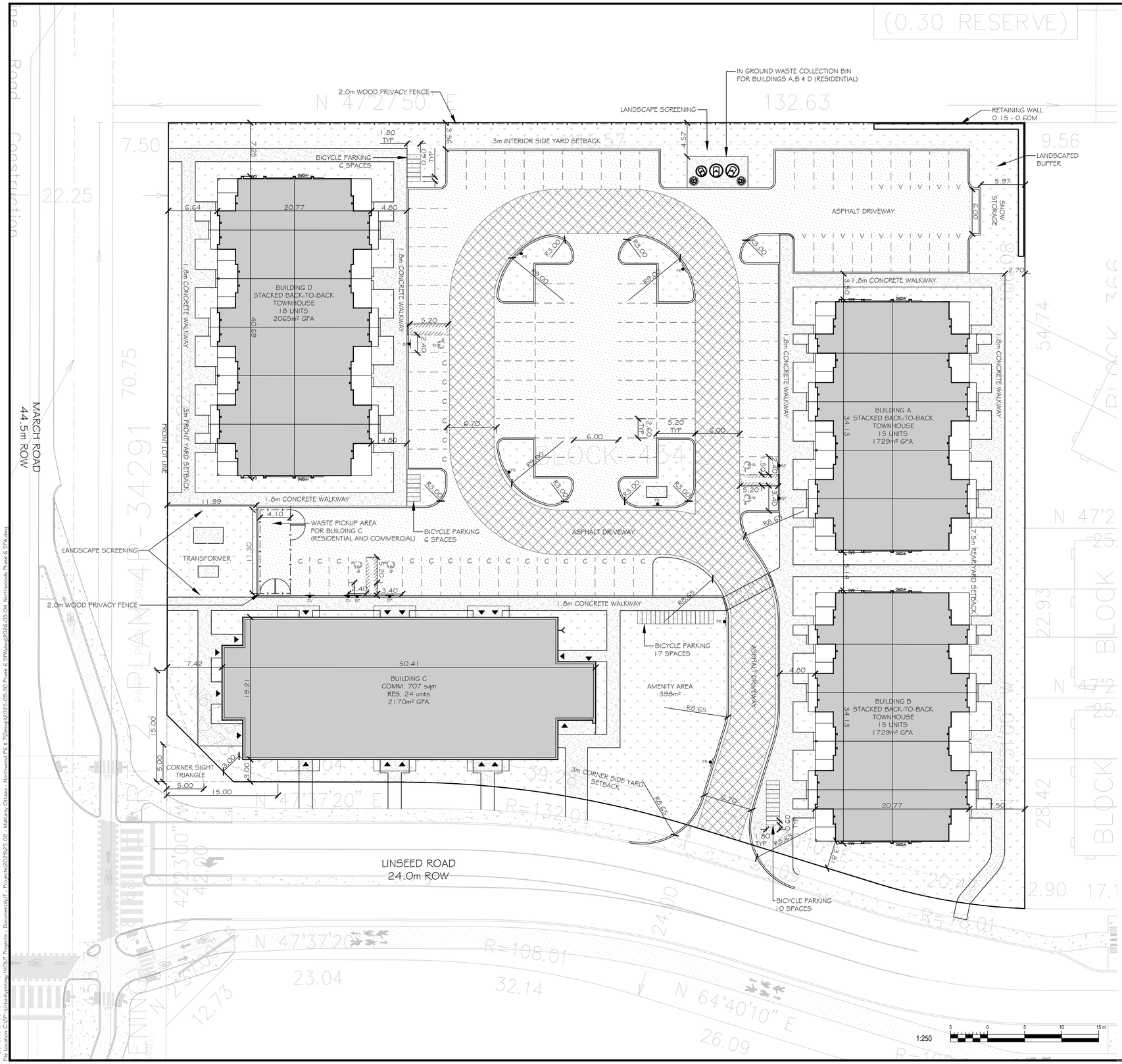


Site Statistics

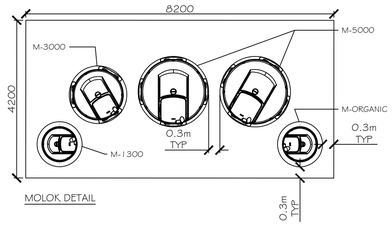
Site Area	10,891m²
Paved Area	4,735m²
Landscaped Area	2,808m²
Building Coverage	3,348m²
Gross Floor Area	7,693m²
Commercial Gross Floor Area	707m²
Total Units	72 Units
	48 Townhouse
	24 Apartment
Density	66UPH

Zoning Provisions

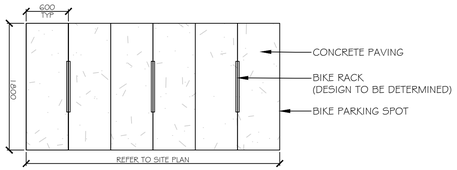
GM15[3021] Zone	Required	Proposed	Conforms
Front Yard Setback (min)	3m	6.64m	Y
Corner Side Yard Setback (min)	3m	3.0m	Y
Interior Side Yard Setback (min)	3m	7.25m	Y
Mixed Use	5m	66.74m	Y
Stacked Townhouse	3m	7.25m	Y
Rear Yard Setback (min)	7.5m	7.5m	Y
Lot Coverage Floor Space Index (max)	2	0.69	Y
Building Height (max)	18m	11.4m	Y
Mixed Use	18m	11.4m	Y
Stacked Townhouse	18m	11.4m	Y
Parking Spaces (min)	110 spaces	110 spaces	Y
Commercial (3.4/100m²)	24 spaces	24 spaces	Y
Residential (1/unit)	72 spaces	72 spaces	Y
Residential Visitor (0.2/unit)	14 spaces	14 spaces	Y
Accessible Spaces	5 spaces	5 spaces	Y
Type A	2 spaces	2 spaces	Y
Type B	3 spaces	3 spaces	Y
Size of Space	2.6 x 5.2m	2.6 x 5.2m	Y
Driveway Width (min)	6m	6.7m	Y
Aisle Width (min)	6.7m	6.7m	Y
Residential Use	6.0m	6.0m	Y
Parking Lot Landscaped Area (min)	15%	28%	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	4.57m	Y
Bicycle Parking (min)	39 spaces	39 spaces	Y
Commercial (1/250m²)	3 spaces	3 spaces	Y
Residential (0.5/unit)	36 spaces	36 spaces	Y
Amenity Space (min) (6m²/unit)	432m²	965m²	Y
Communal (50% of required)	216m²	342m²	Y
Private	N/A	623m²	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)	700m²	707m²	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

1. 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
2. Excess snow to be removed from site at owner's expense
3. 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.



MOLOK DETAIL



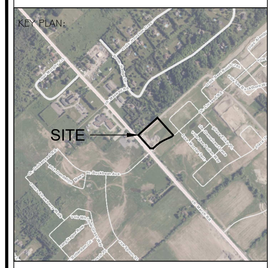
BICYCLE PARKING TYPICAL LAYOUT-PLAN VIEW

Urbantypology

UNIT 10-163 STERLING ROAD
TORONTO, ON, CANADA, M6R 2B2
PH: 437 .700 .5446

UNIT 101 - 45 SPENCER STREET
OTTAWA, ONTARIO K1Y 2Y5
PH: 437 .700 .5446 / 613 .897 .1237

KEY PLAN:



LEGEND:

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

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

GENERAL NOTES:

ALL MEASUREMENTS ARE IN METRIC UNLESS SPECIFIED OTHERWISE. DO NOT SCALE THE DRAWING(S).

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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 PERTINENT 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	PLANNING	ARCHITECTURE
URBANTYPOLOGY UNIT 10 - 163 STERLING ROAD TORONTO, ON M6R 2B2 UNIT 101 - 45 SPENCER STREET OTTAWA, ON K1Y 2Y5	FOTENN 420 O'CONNOR STREET OTTAWA, ON K2P 1W4	BIM STUDIO 636 KING STREET WEST, 3RD FLOOR TORONTO, ON M5V 1M7 KOHN 114 SPADINA AVENUE, SUITE 501 TORONTO, ON M5V 2K6
TRANSPORTATION	**CIVIL ENGINEER**	
CGH TRANSPORTATION 6 PLAZA COURT OTTAWA, ON K2H 7W1	STANTEC 300 - 731 CLYDE AVENUE OTTAWA, ON K2C 3G4	

mattamyHOMES

50 Hines Road, Suite 100, Ottawa, ON Canada K2K 2M5

PROJECT INFORMATION:

NORTHWOODS PHASE 6
1020-1070 MARCH ROAD
PIN 04527-1016
Block 188 Plan 4M-1767

TITLE:

SITE PLAN

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

SHEET NO.: **SP1.0**

D07-12-25-0148, PLAN # 19393

Last Save: 2026-03-19 4:31:51 PM
File Location: C:\SP Work\Urbantypology\WORK Projects_Documents\UT - Projects\2025\25.08 - Mattamy Ottawa - Northwood P6 & 7\Design\2025-09-30 Phase 6 SPA\dwg\2026-03-04_Northwoods Phase 6 SPA.dwg