

FOTENN

SINA

NEUF
ARCHITECT(E)S



788 March Road

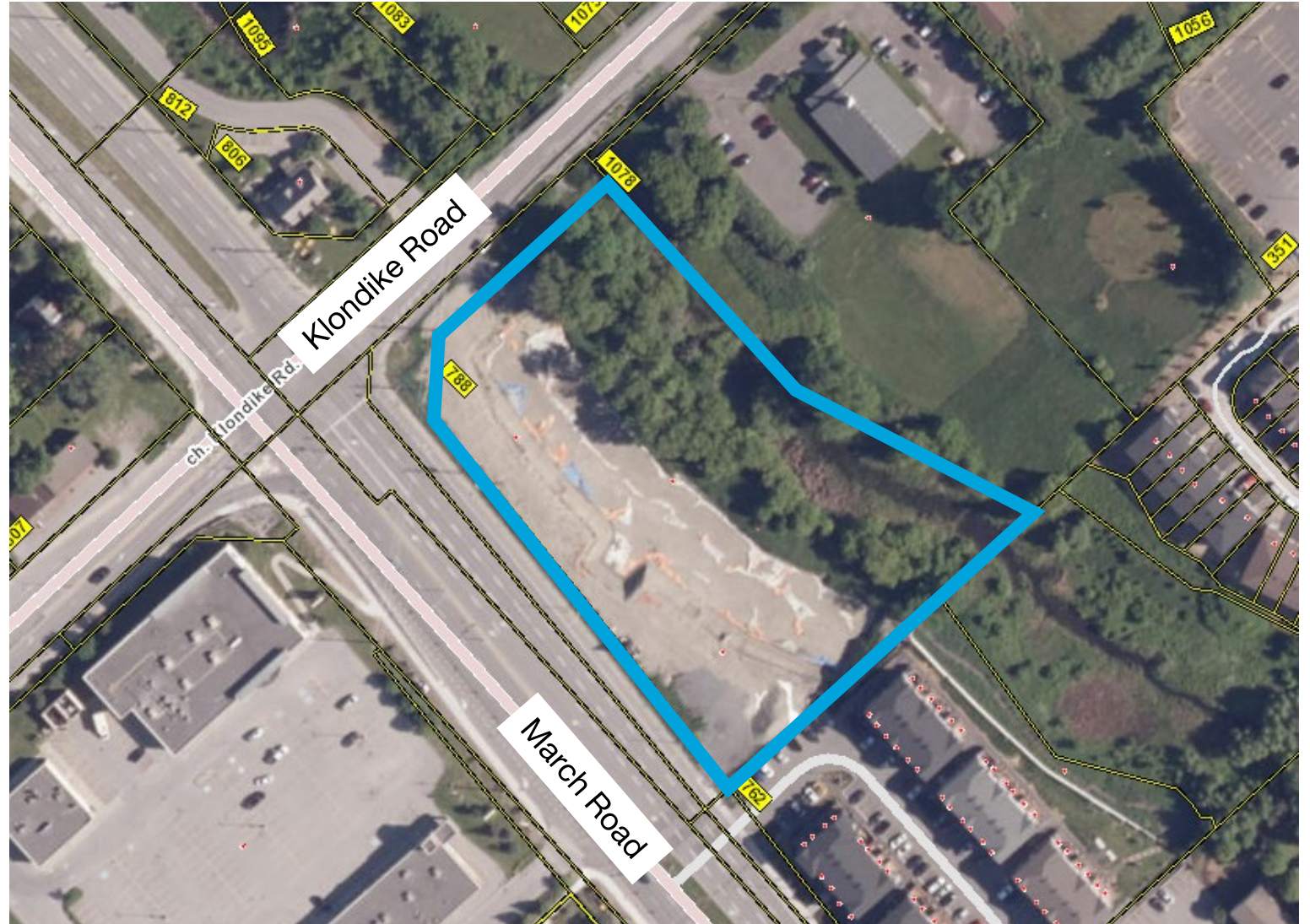
Public Information Session
January 23, 2024

Site Context



Subject Property

- / Area of 12,210 m²
- / Frontages:
 - / 127m (March Road)
 - / 83.1m (Klondike Road)
- / Shirley's Brook to the north
- / Currently vacant, partially excavated

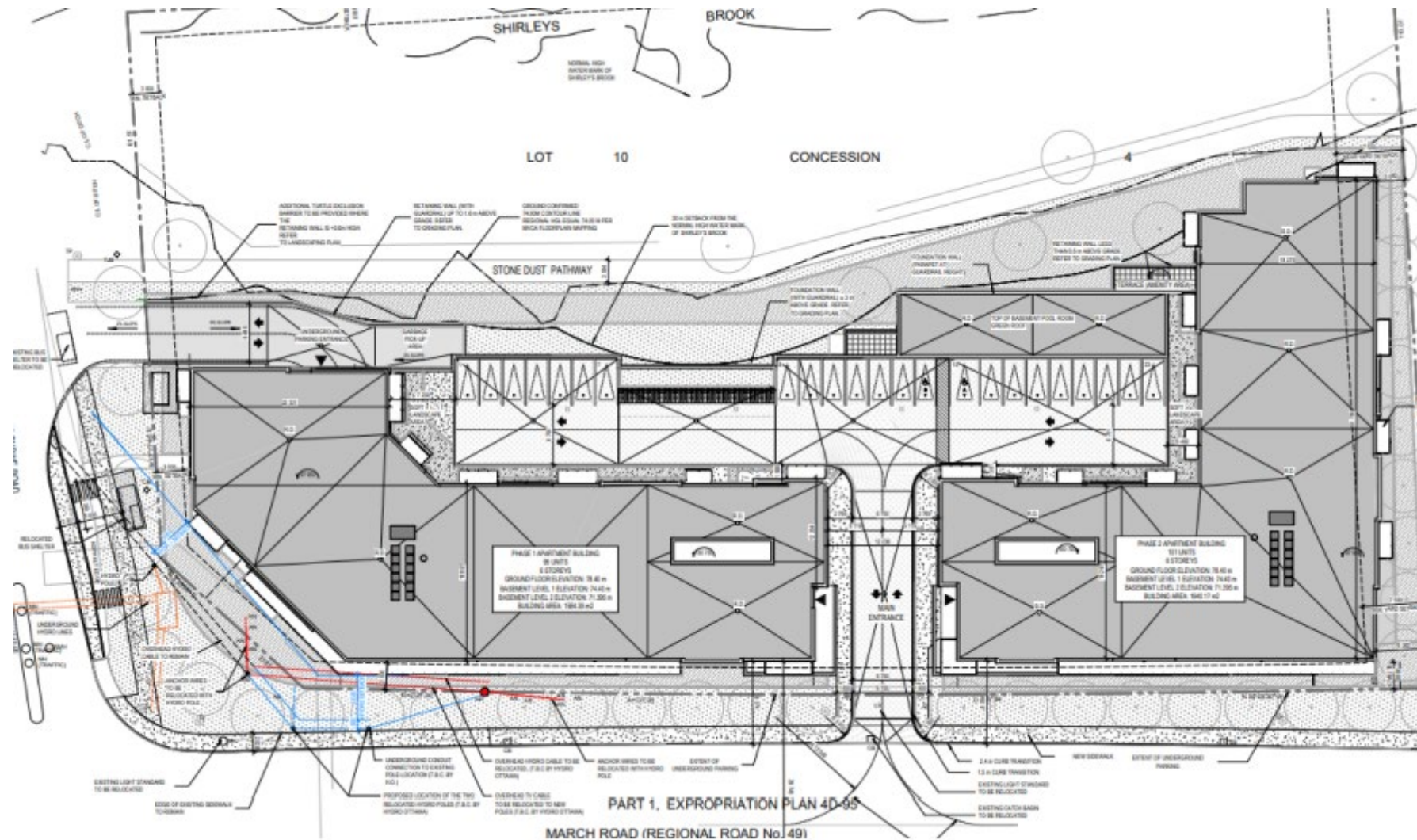


Application History

- / Site Plan Control application submitted in August 2018 for a six (6) storey mid-rise apartment building
 - / Presentation at Town Hall in September 2018
- / May 2020: submission incorporating revised four (4) storey design
- / June 2021: Site Plan approval of revised design
- / SINA has purchased the project and is now seeking approval for the original six (6) storey design with some modifications
 - / Pre-application consultation on April 14, 2023
 - / Phase 3 pre-consultation submission on November 20, 2023

Proposed Development

- Two six-storey apartment buildings
 - Total of 196 units
- Two vehicle accesses proposed
- 275 parking spaces
 - 252 underground
- Building set back from Shirley's Brook
- Pathway within creek corridor



Renderings



Renderings



Renderings



Renderings

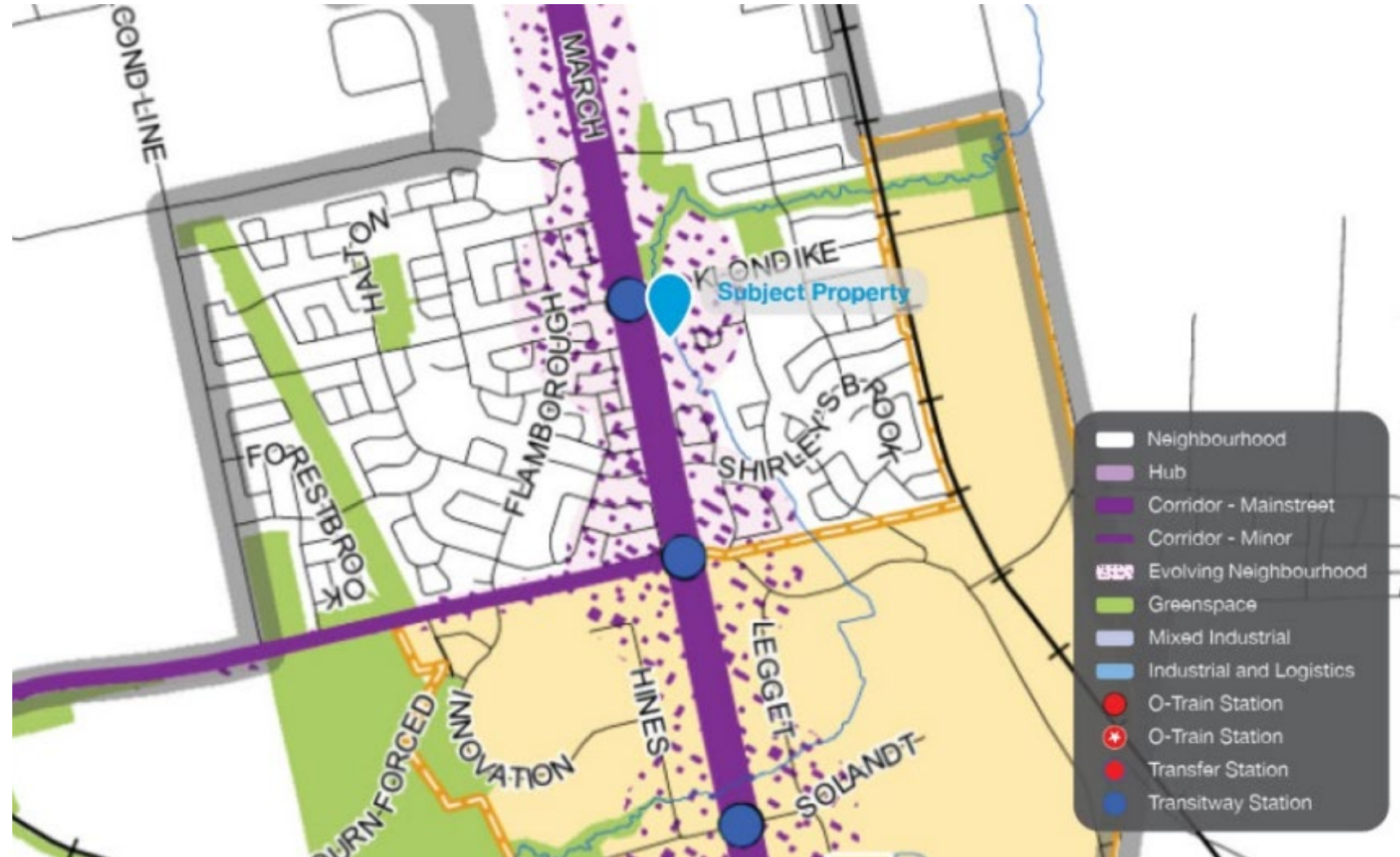


Renderings



Policy and Regulatory Framework

- / Designated Mainstreet Corridor within Suburban Transect
 - / Permits proposed use and height
- / Proximity to future BRT station
- / Designated General Mixed Use (GM) on the Zoning By-law
 - / Permits apartment use and mid-rise building heights (18m)

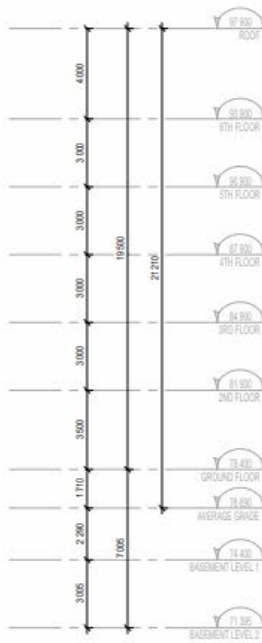


/ Rear Yard Setback reduction: 7.5m to 3m



Required Minor Variances

/ Building Height increase: 18m to 21.2m



Renderings



Renderings





Thank You