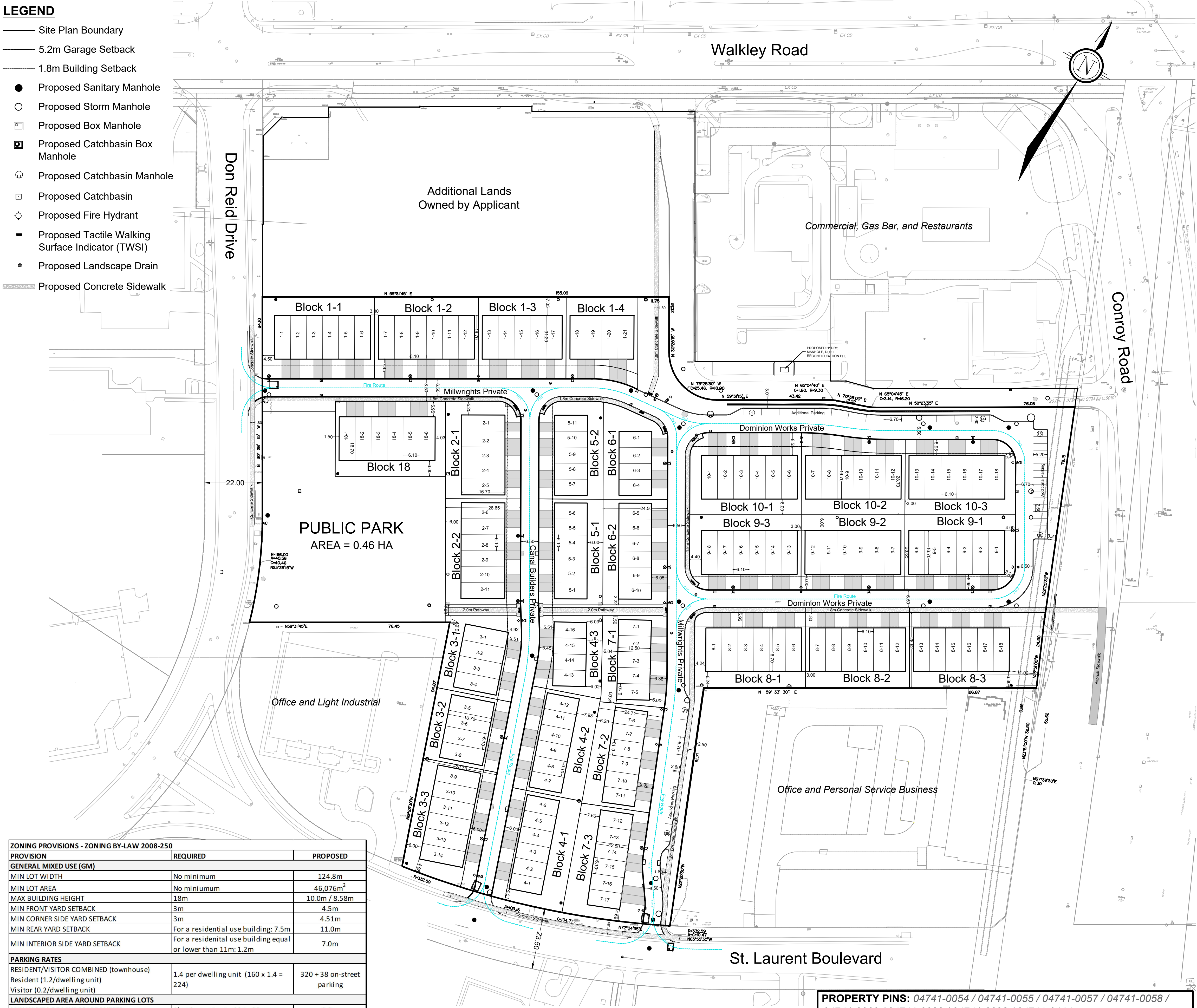


LEGEND

- Site Plan Boundary
- 5.2m Garage Setback
- 1.8m Building Setback
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Box Manhole
- Proposed Catchbasin Box Manhole
- Proposed Catchbasin Manhole
- Proposed Catchbasin
- Proposed Fire Hydrant
- Proposed Tactile Walking Surface Indicator (TWSI)
- Proposed Landscape Drain
- Proposed Concrete Sidewalk



ZONING PROVISIONS - ZONING BY-LAW 2008-250		
PROVISION	REQUIRED	PROPOSED
GENERAL MIXED USE (GM)		
MIN LOT WIDTH	No minimum	124.8m
MIN LOT AREA	No minimum	46,076m ²
MAX BUILDING HEIGHT	18m	10.0m / 8.58m
MIN FRONT YARD SETBACK	3m	4.5m
MIN CORNER SIDE YARD SETBACK	3m	4.51m
MIN REAR YARD SETBACK	For a residential use building: 7.5m	11.0m
MIN INTERIOR SIDE YARD SETBACK	For a residential use building equal or lower than 11m: 1.2m	7.0m
PARKING RATES		
RESIDENT/VISITOR COMBINED (townhouse)	1.4 per dwelling unit (160 x 1.4 = 224)	320 + 38 on-street parking
Resident (1.2/dwelling unit)		
Visitor (0.2/dwelling unit)		
LANDSCAPED AREA AROUND PARKING LOTS		
MIN WIDTH OF LANDSCAPE BUFFER	Abutting a street - 11 to 99 spaces:	3.2m
PLANNED UNIT DEVELOPMENT (PUD)		
MIN WIDTH OF PRIVATE WAY	6m	6.5m
MIN SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY	1.8m	3.2m
MIN SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE TO A PRIVATE WAY	5.2m	5.2m
MIN SEPARATION BETWEEN BUILDINGS WITHIN A PUD WHERE THE HEIGHTS OF ABUTTING BUILDINGS IS LESS THAN OR EQUAL TO 14.5m	1.2m	3.0m

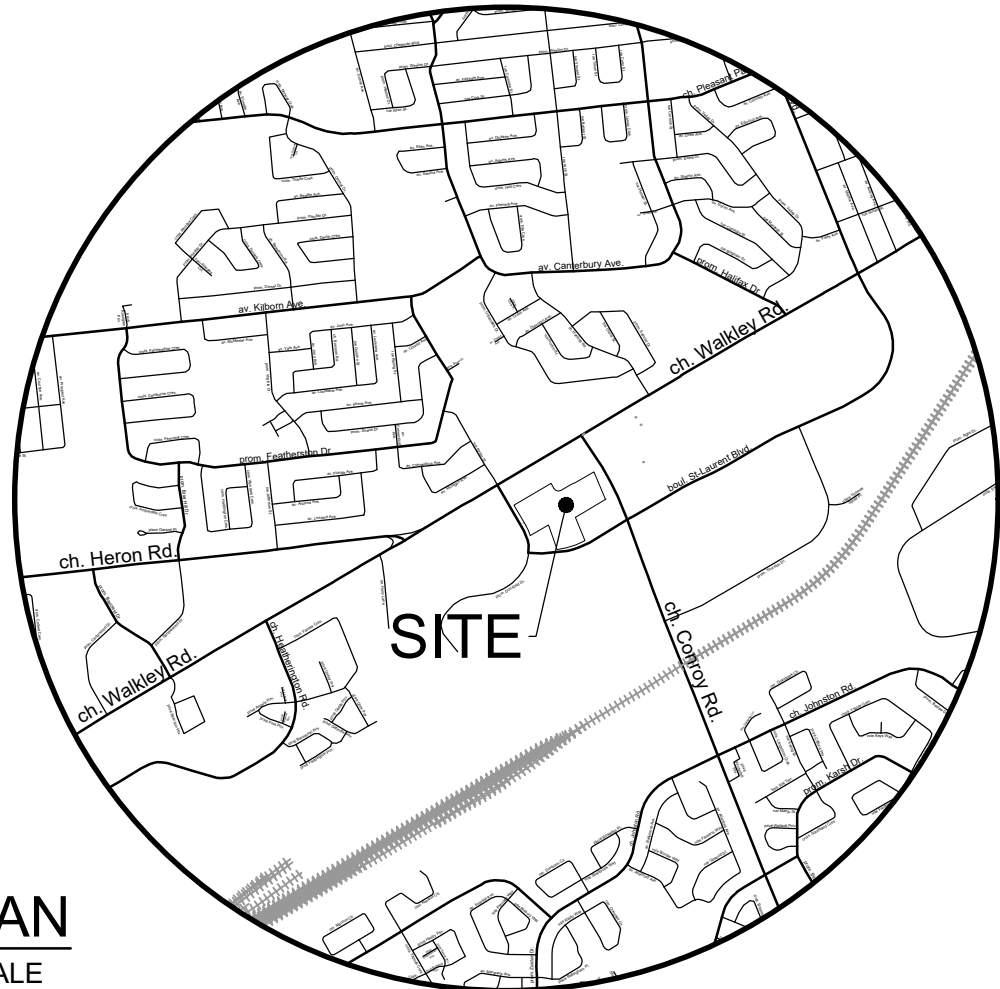
PROPERTY PINS: 04741-0054 / 04741-0055 / 04741-0057 / 04741-0058 / 04741-0060 / 04741-0088 / 04741-0098 / 04741-0114

SOURCE REFERENCE:

Legal Information: Draft Plan of Subdivision
Annis, O'Sullivan, Vollebakk Ltd. / March, 2025 / MTM Zone 9 / NAD 83 ORIG

Topographic Information: Topographical Plan of Survey
Annis, O'Sullivan, Vollebakk Ltd. / August, 2022 / MTM Zone 9 / NAD 83 ORIG

Topographic Information: 1:1000
City of Ottawa / 2017 / MTM Zone 9 / NAD 83 ORIG



KEYPLAN
NOT TO SCALE

SITE PLAN

2510 ST. LAURENT BOULEVARD

PART OF LOTS A AND I
CONCESSION 4 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA



Developer: Claridge Homes
505 Preston St
Ottawa, ON
K1S 4N7
(Telephone) 613-233-6030



Engineer: Novatech
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K2M 1P6
(Telephone) 613-254-9643



Paterson Group
9 Auriga Drive
Ottawa, ON
K2E 7T9
(Telephone) 613-226-7381



Surveyor: Annis O'Sullivan Vollebakk Ltd.
14 Concourse Gate, Suite 500
Nepean, ON
K2E 7S6
(Telephone) 613-727-0850

0 10 20 50 75 metres

SCALE 1:750

11	STREET NAMES ADDED	JULY 29/25	RT
10	GENERAL REVISION	MAR 11/25	RT
9	UPDATED BLOCK NUMBERS	NOV 26/24	RT
8	UPDATED STREET ONE ENTRANCE AT ST. LAURENT	AUG 01/24	RT
7	PARK LIMITS UPDATED	JAN 29/24	RT
6	REVISED PER COMMENTS	SEPT 11/23	RT
5	ISSUED FOR COORDINATION	MAY 17/23	RT
4	ISSUED FOR CITY REVIEW	APR 21/23	RT
3	ISSUED FOR CITY REVIEW	NOV 01/22	EP
2	ISSUED FOR CLIENT REVIEW	OCT 11/22	EP
1	PREPARED FOR DISCUSSION	SEPT 09/22	EP
No.	REVISION	DATE	BY



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Website www.novatech-eng.com

ISSUED	JULY, 2025
PROJECT No.	122040
DRAWING No.	122040-SP