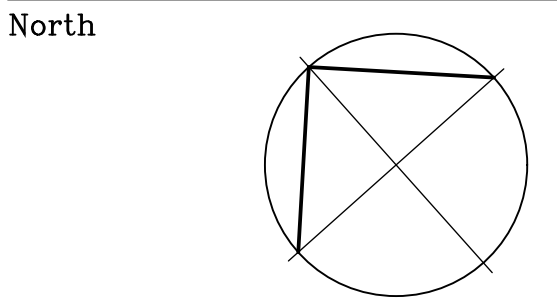


OWNER:
1274001 CANADA INC.
100-768 Boulevard St Joseph
Gatineau, QC J8Y 4B8

PLANNING, CIVIL & TRAFFIC CONSULTANT:
J.L. RICHARDS & ASSOCIATES LTD.
1000-343 Preston Street
Ottawa, ON K1H 1N4

LANDSCAPE ARCHITECT:
JAMES B. LENNOX & ASSOCIATES INC.
3332 Carling Avenue
Ottawa, ON K2H 5A8



Revisions

No.	By	Description	Date
21	IW	TRAFFIC COORDINATION	10 SEP 2025
22	IW	ZONING REVIEW COMMENTS	02 DEC 2025
23	IW	ADDENDUM ADD-02	09 DEC 2025
24	IW	ZONING REVIEW COMMENTS	17 DEC 2025
25	IW	ZONING REVIEW COMMENTS	22 DEC 2025
26	IW	ZONING REVIEW COMMENTS	08 JAN 2026
27	IW	ZONING REVIEW COMMENTS	20 JAN 2026

NEW RESTAURANT, CONVENIENCE STORE & GAS BAR

2130 BRIAN COBURN BLVD.

Drawing
SITE PLAN

Scale AS SHOWN
Drawn AK / KE
Checked



Project No. 22-127 Drawing No. SP-A01

Date 12 MAY 2022

SITE INFORMATION

SITE AREA: 7,717sm / 1.93 acres

NOTE THAT PROPERTY BOUNDARY INFORMATION HAS BEEN TAKEN FROM SURVEY PREPARED BY STANTEC, DATED 12 OCTOBER 2023.

BUILDING DATA:

AREA CALCULATIONS:

Gross Area (by Ontario Building Code definition):
The total area of all floors above grade measured between the outside surfaces of exterior walls is:

Retail Building: 687.4sm / 7,386sf
Carwash Building: 112.9sm / 1,215sf
Total Gross Area: 800.3sm / 8,614sf

Gross Floor Area (City of Ottawa Zoning Bylaw definition for the purpose of determining maximum building area and parking requirements): The total floor area measured from the interior of outside walls excluding mechanical/electrical service rooms, stairwells, elevator shafts, parking/loading facilities, washrooms and storage areas:

GFA (Restaurant/Retail Bldg): 615.4sm / 6,624sf

ZONING

DESIGNATION: GM[2546] H(14.5)
General Mixed use, Exception 2546

PERMITTED NON RESIDENTIAL USES:

- Section 187: Convenience Store, Drive-through Facility, Restaurant, Retail Store
- Exception 2546: Car Wash, Gas Bar

MINIMUM SETBACKS:

- Table 187(c): Front & Corner Yard: 3.0m
- Exception 2546: Interior Side Yard: 7.5m (abutting res. zone)
- Exception 2546: Rear Side Yard: 7.5m (abutting res. bldg)

BUILDING HEIGHT:

- Exception 2546: 14.5m maximum permitted, 5.5m proposed

FSI:

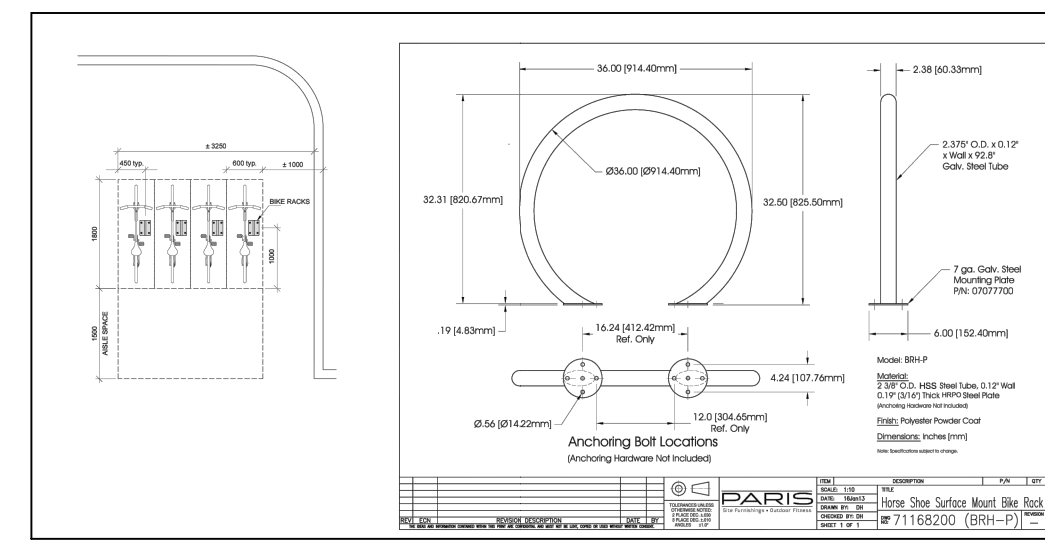
- Table 187(g): 2.0 times coverage (15,000sm) maximum permitted, 0.1 times coverage (799.1sm) proposed

MINIMUM WIDTH OF LANDSCAPED AREA:

- Table 187(h.i): Abutting a Street: 3.0m
- Table 187(h.ii): Abutting a Res. Zone: 3.0m
- Total Landscaped Area: 24% of Lot Area

PARKING:

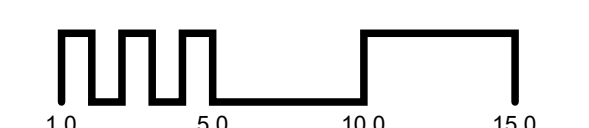
- Table 101: Convenience Store/Bakery: 3.4 cars per 100sm of GFA, Fast-Food Restaurant: 10 cars per 100sm of GFA
- Required: 6 for Convenience Store (183sm/100x3.4), 2 for Bakery (66sm/100x3.4), 34 for Restaurant (334sm/100x10)
- Provided: 51 cars (not incl. fuel dispensers, vacuum stalls, EV charging or drive-through), 3x barrier free stalls (1x Type 'A', 2x Type 'B')



BICYCLE RACKS

SYMBOLS LEGEND

- PROPERTY LINE: Dashed line
- FENCE: Line with cross-ticks
- OVERHEAD HYDRO LINE: Line with 'OHW' label
- DEPRESSED CURB: Dashed line with cross-ticks
- ENTRANCE/EXIT DOOR: Arrow symbol
- IN-GROUND GARBAGE/RECYCLE RECEPTACLE: Square symbol with 'G'
- UTILITY POLE: Circle with 'UP' label
- FIRE HYDRANT: Square with 'FH' label
- FIRE ROUTE / NO PARKING SIGN: Square with 'X' label

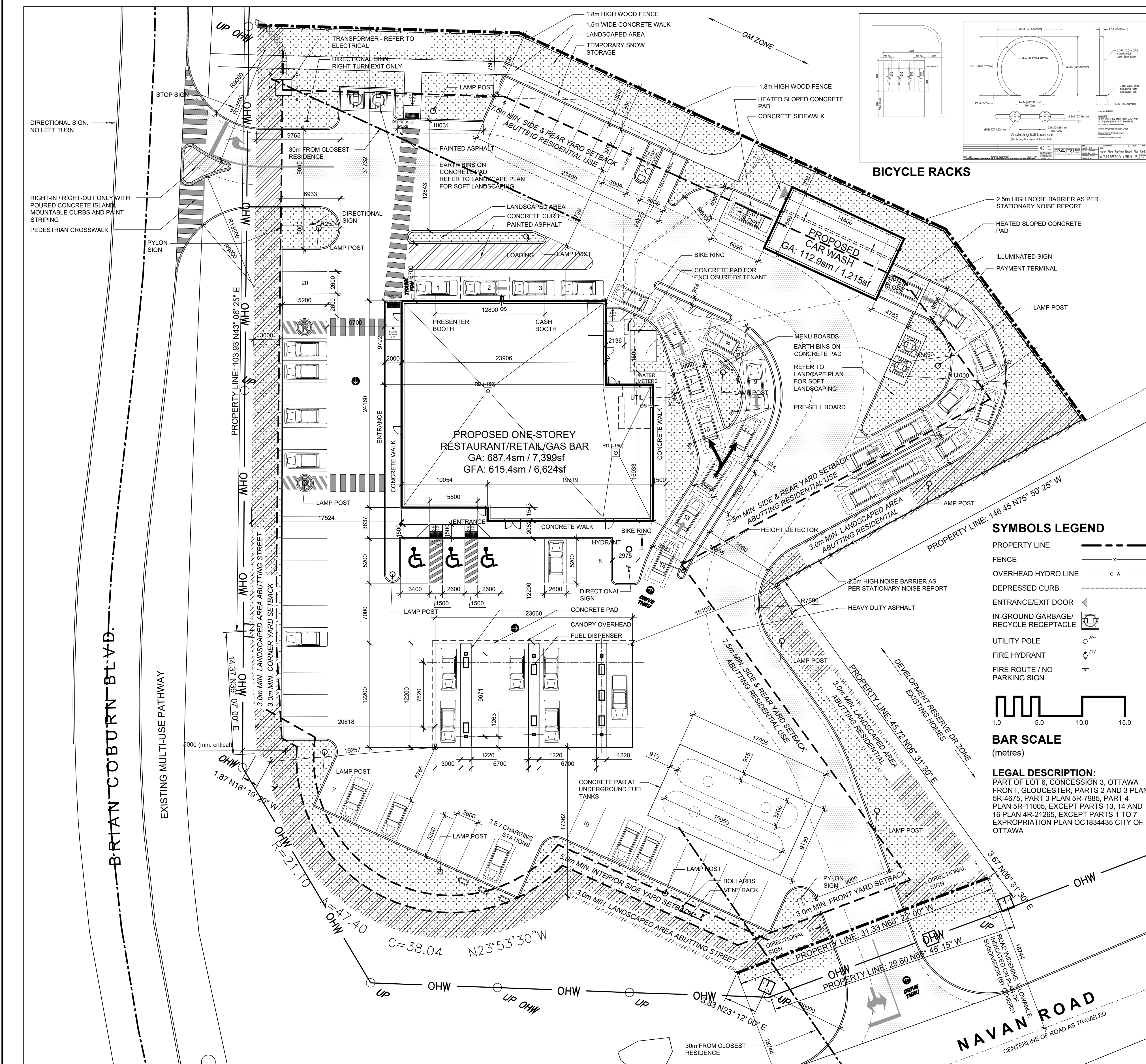


BAR SCALE

(metres)

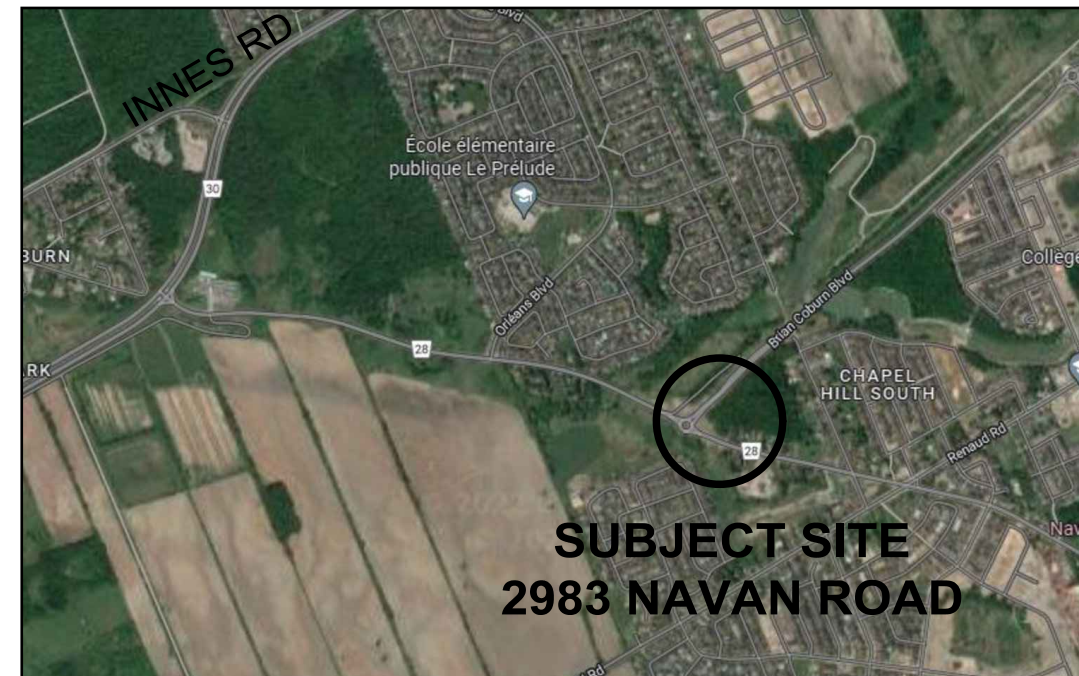
LEGAL DESCRIPTION:

PART OF LOT 6, CONCESSION 3, OTTAWA FRONT, GLOUCESTER, PARTS 2 AND 3 PLAN 5R-4675, PART 3 PLAN 5R-7985, PART 4 PLAN 5R-11005, EXCEPT PARTS 13, 14 AND 16 PLAN 4R-21265, EXCEPT PARTS 1 TO 7 EXPROPRIATION PLAN OC1834435 CITY OF OTTAWA



03 SITE PLAN
SP-A01 SCALE: 1:250

02 SITE & BUILDING DATA and ZONING REVIEW
SP-A01 SCALE: NTS



01 LOCATION PLAN
SP-A01 SCALE: NTS