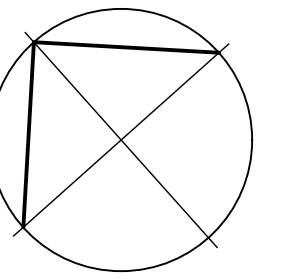


OWNER:
1274001 CANADA INC.
100-768 Boulevard St Joseph
Gatineau, QC J8Y 4B8

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

North



Revisions

No.	By	Description	Date
15	IW	LIGHTING ADJUSTMENTS	23 MAY 2025
16	IW	FINAL SPA SUBMISSION	19 JUN 2025
17	IW	COORDINATION	03 JUL 2025
18	IW	COORDINATION	04 JUL 2025
19	IW	COORDINATION	15 JUL 2025
20	IW	TRAFFIC COORDINATION	03 SEP 2025
21	IW	TRAFFIC COORDINATION	10 SEP 2025

Project

NEW RESTAURANT, CONVENIENCE STORE & GAS BAR

2130 BRIAN COBURN BLVD.

Drawing
SITE PLAN

Scale AS SHOWN Stamp

Drawn AK / KE

Checked



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

Date 12 MAY 2022

PLAN NO. 19205

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
- Table 187(d): Interior Side Yard: 5.0m (abutting res. zone)
- Table 187(e.iii): 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:

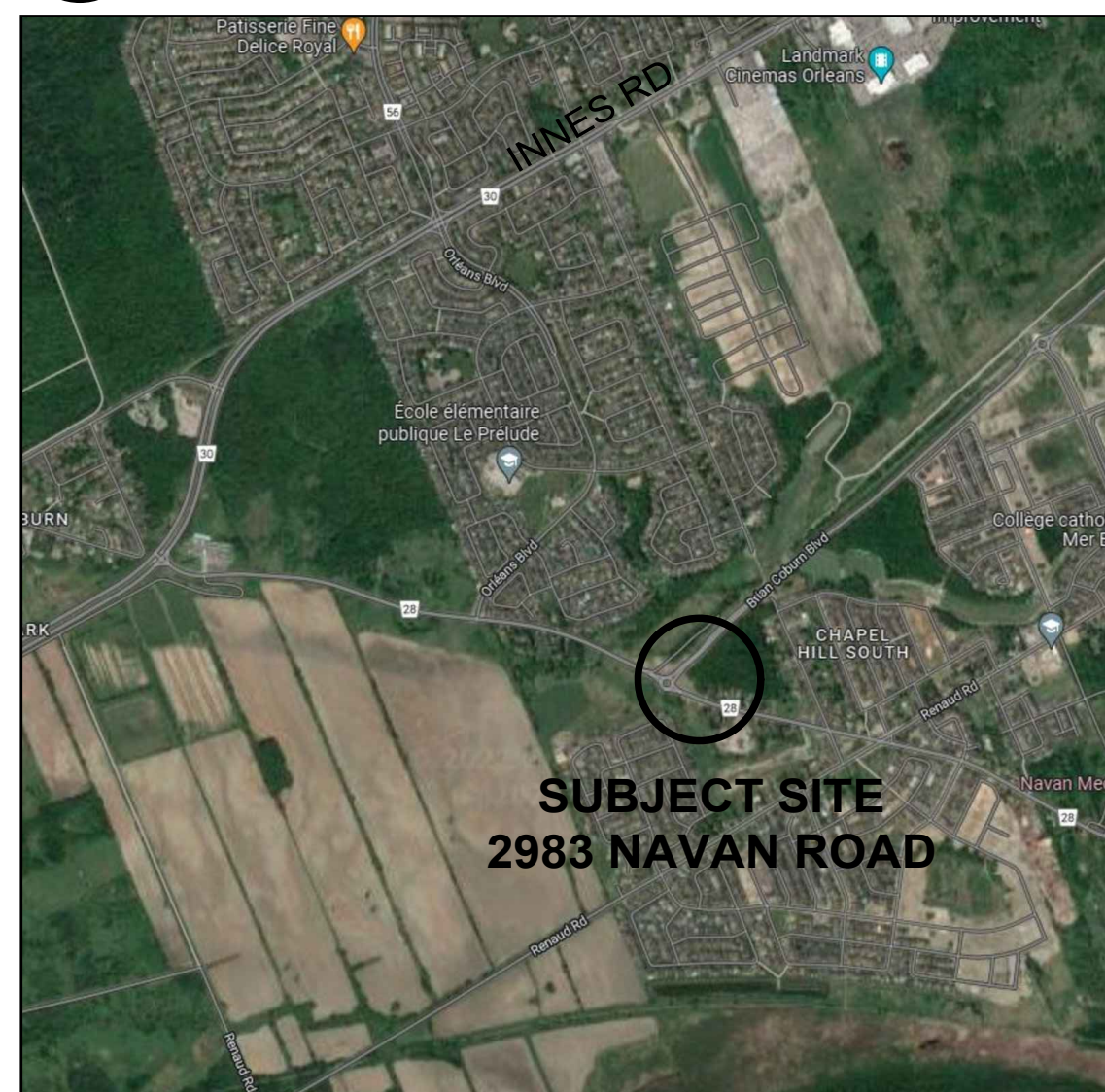
- Table 187(h.i): Abutting a Street: 3.0m
- Table 187(h.ii): Abutting a Res. Zone: 3.0m

PARKING:

- Table 101: Convenience Store/Bakery: 3.4 cars per 100sm of G, 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), 49 cars (not incl. fuel dispensers, vacuum stalls, EV charging or drive-through)
- Provided:

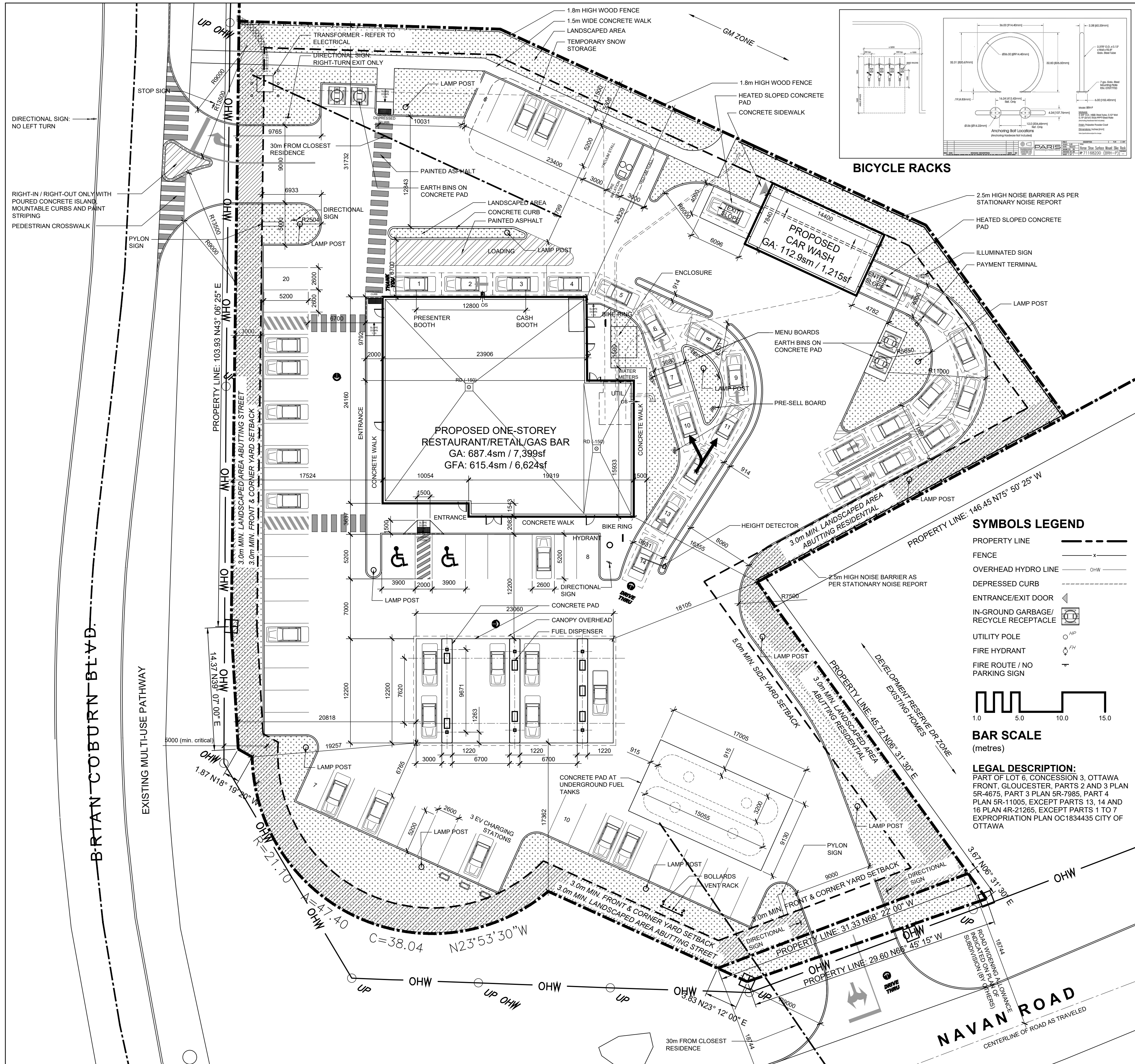
02 SITE & BUILDING DATA and ZONING REVIEW

SP-A01 SCALE: NTS



01 LOCATION PLAN

SP-A01 SCALE: NTS



03 SITE PLAN

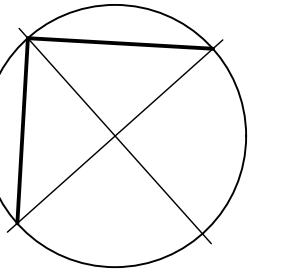
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Ottawa, ON K1J 1N4

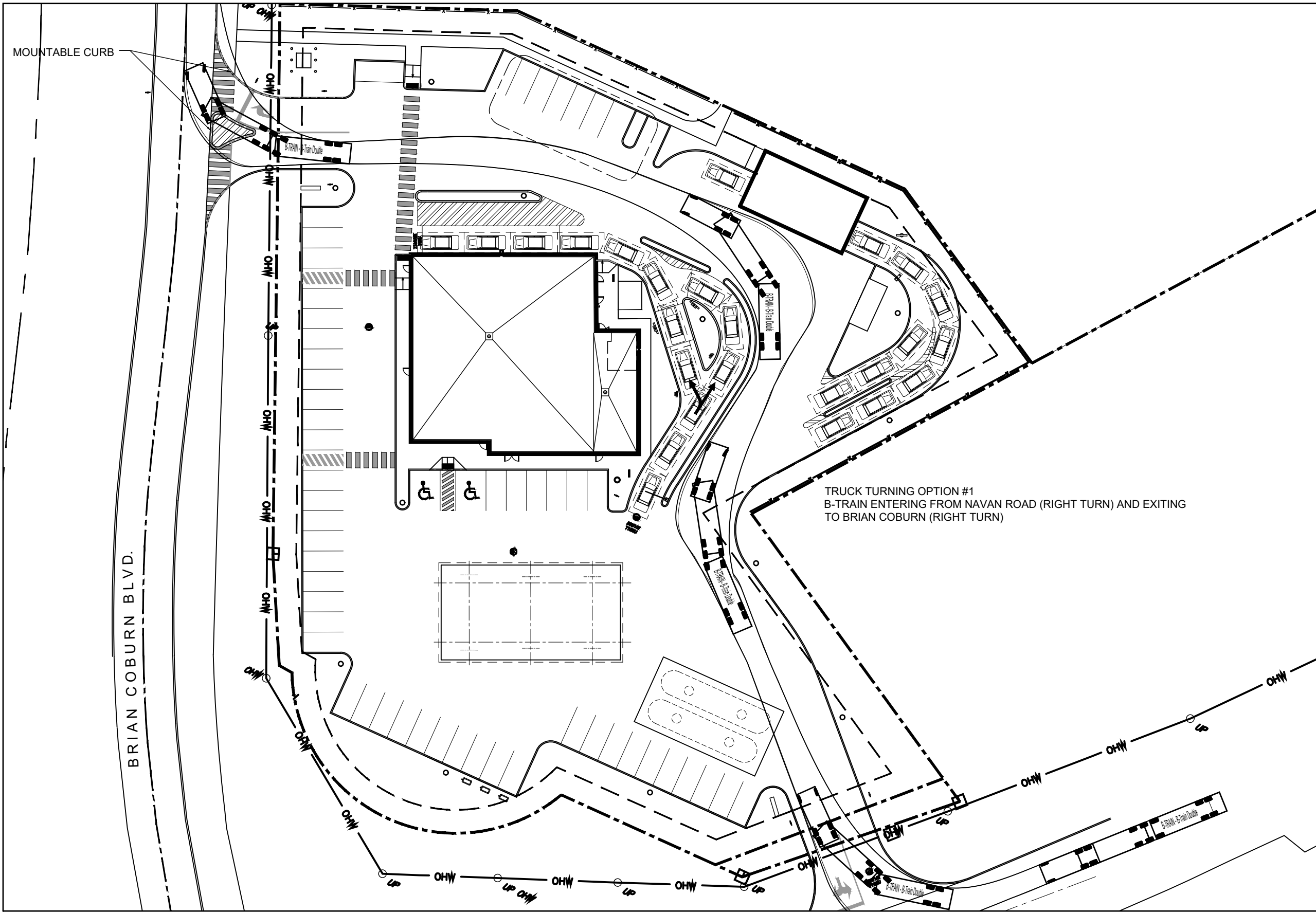
LANDSCAPE ARCHITECT:
JAMES B. LENNOX & ASSOCIATES INC.
3332 Carling Avenue
Ottawa, ON K2H 5A8

North



Revisions

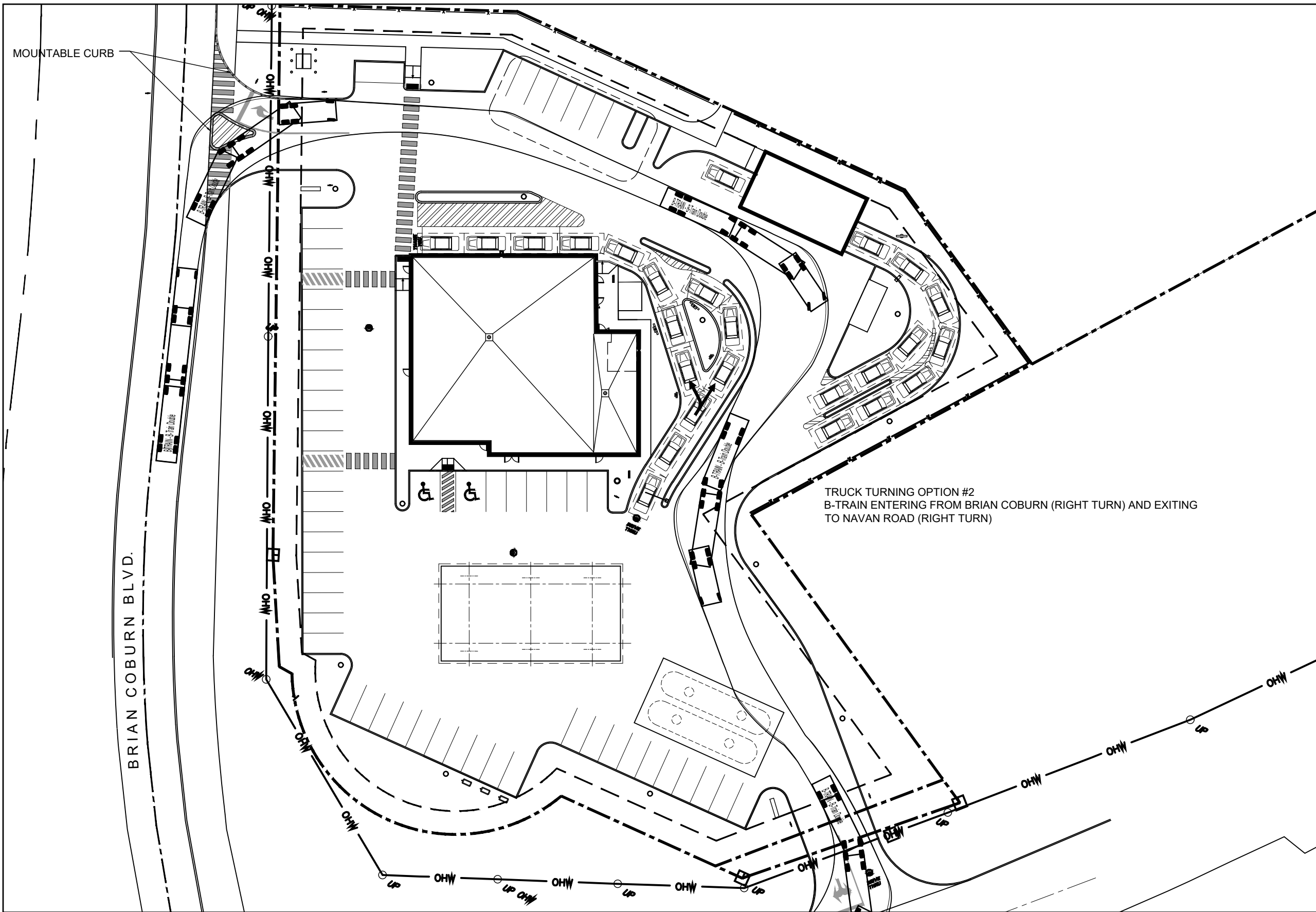
No.	By	Description	Date
01	IW	TRAFFIC COORDINATION	10 SEP 2025



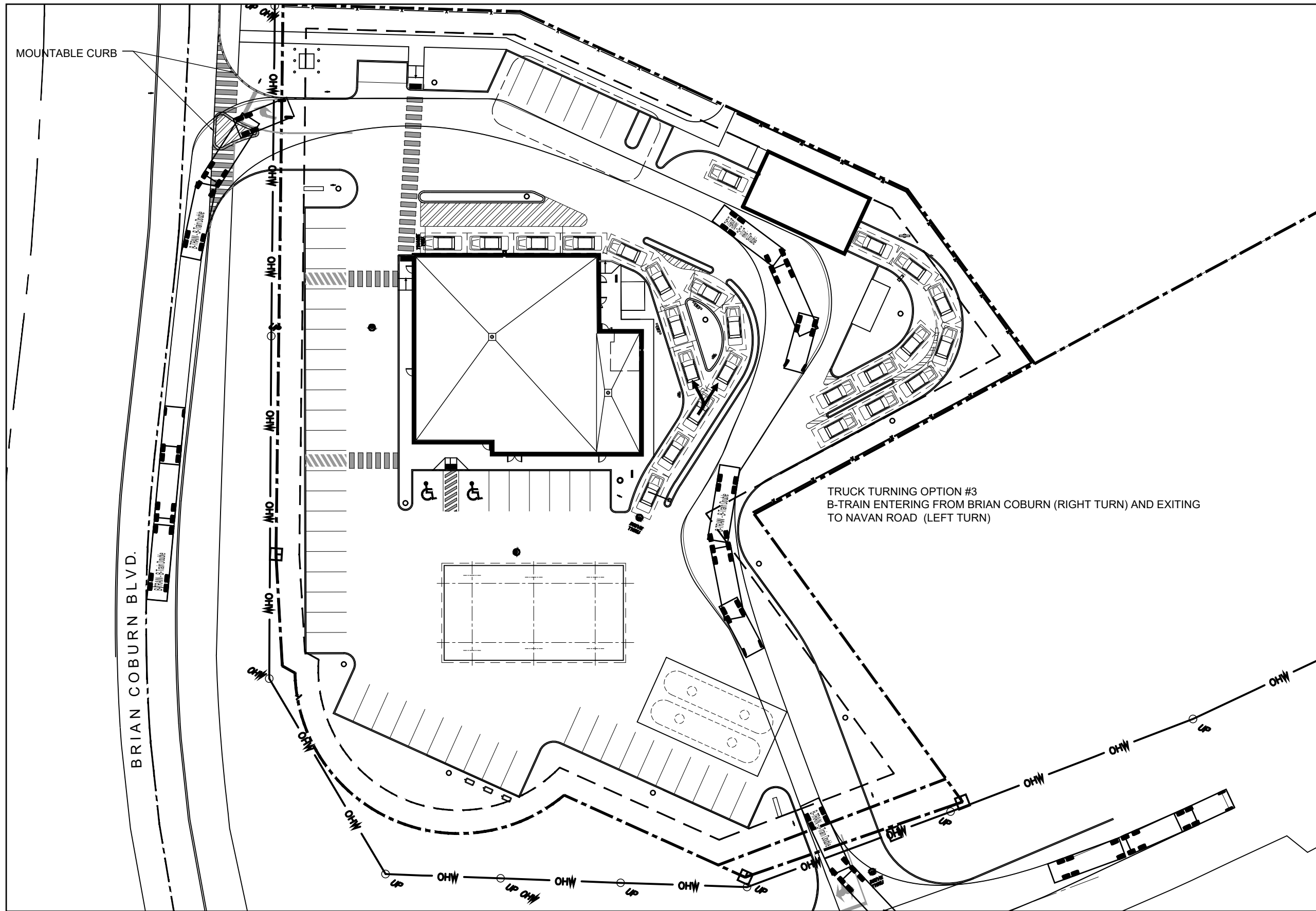
01 TRUCK TURNING OPTION 1
SP-A02 SCALE: NTS



04 RESERVED
SP-A02 SCALE: NTS



02 TRUCK TURNING OPTION 2
SP-A02 SCALE: NTS



03 TRUCK TURNING OPTION 3
SP-A02 SCALE: NTS

Project
**NEW RESTAURANT,
CONVENIENCE STORE &
GAS BAR**

2130 BRIAN COBURN BLVD.

Drawing
**SITE PLAN - TRUCK
MANOEUVERING
ROUTES**

Scale Stamp

NTS

Drawn AK / KE

Checked



Project No.

Drawing No.

22-127

Date

SP-A02

12 MAY 2022

PLAN NO. 19205

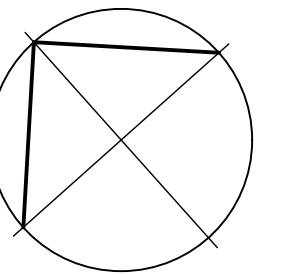
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OWNER:
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LANDSCAPE ARCHITECT:
JAMES B. LENNOX & ASSOCIATES INC.
3332 Carling Avenue
Ottawa, ON K2H 5A8

North



Revisions

No.	By	Description	Date
01	IW	TRAFFIC COORDINATION	10 SEP 2025

Project
**NEW RESTAURANT,
CONVENIENCE STORE &
GAS BAR**

2130 BRIAN COBURN BLVD.

Drawing
**SITE PLAN:
PAINTING AND
SIGNAGE**

Scale AS SHOWN Stamp

Drawn AK / KE

Checked



Project No. 22-127

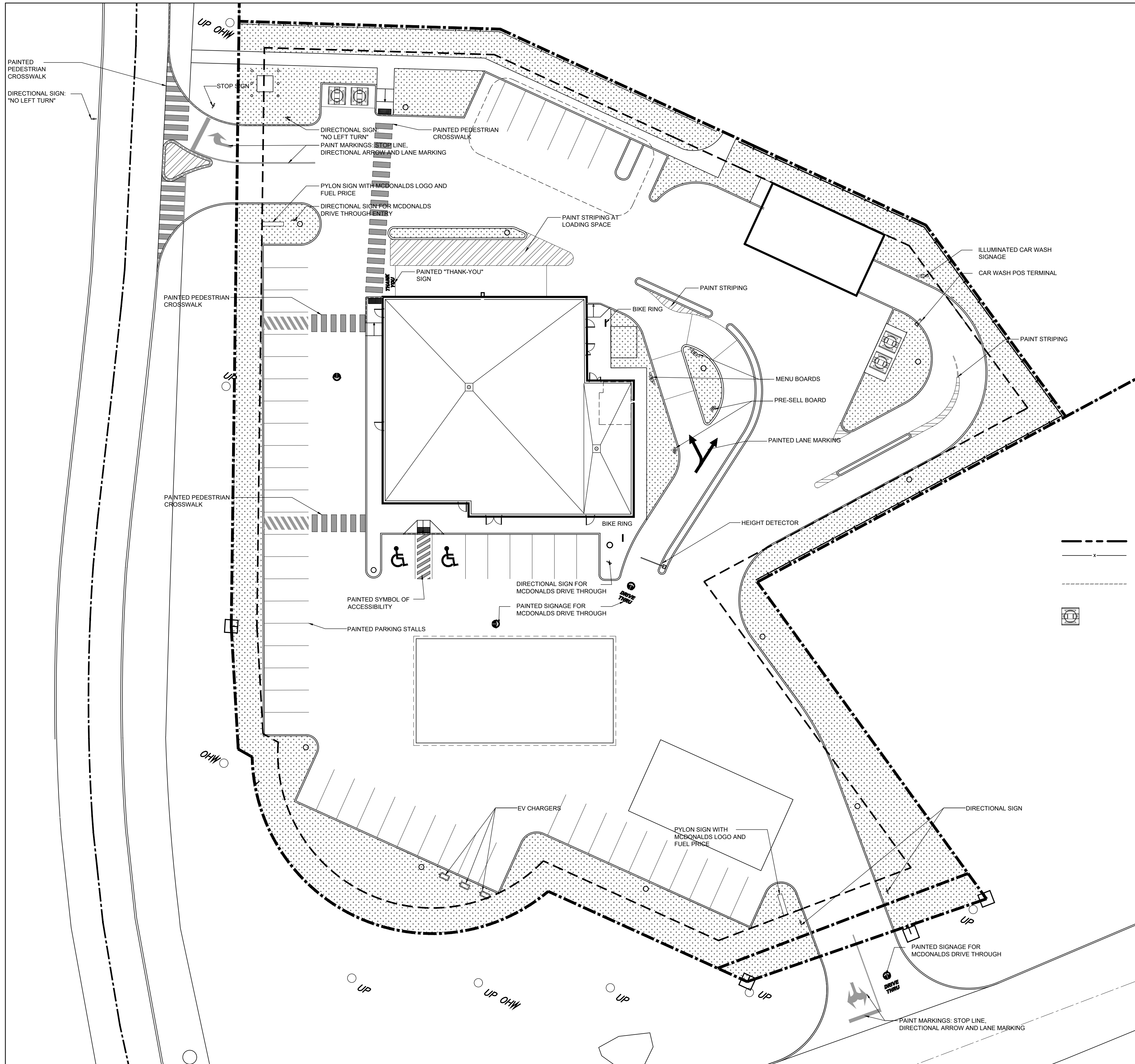
Drawing No.

Date

12 MAY 2022

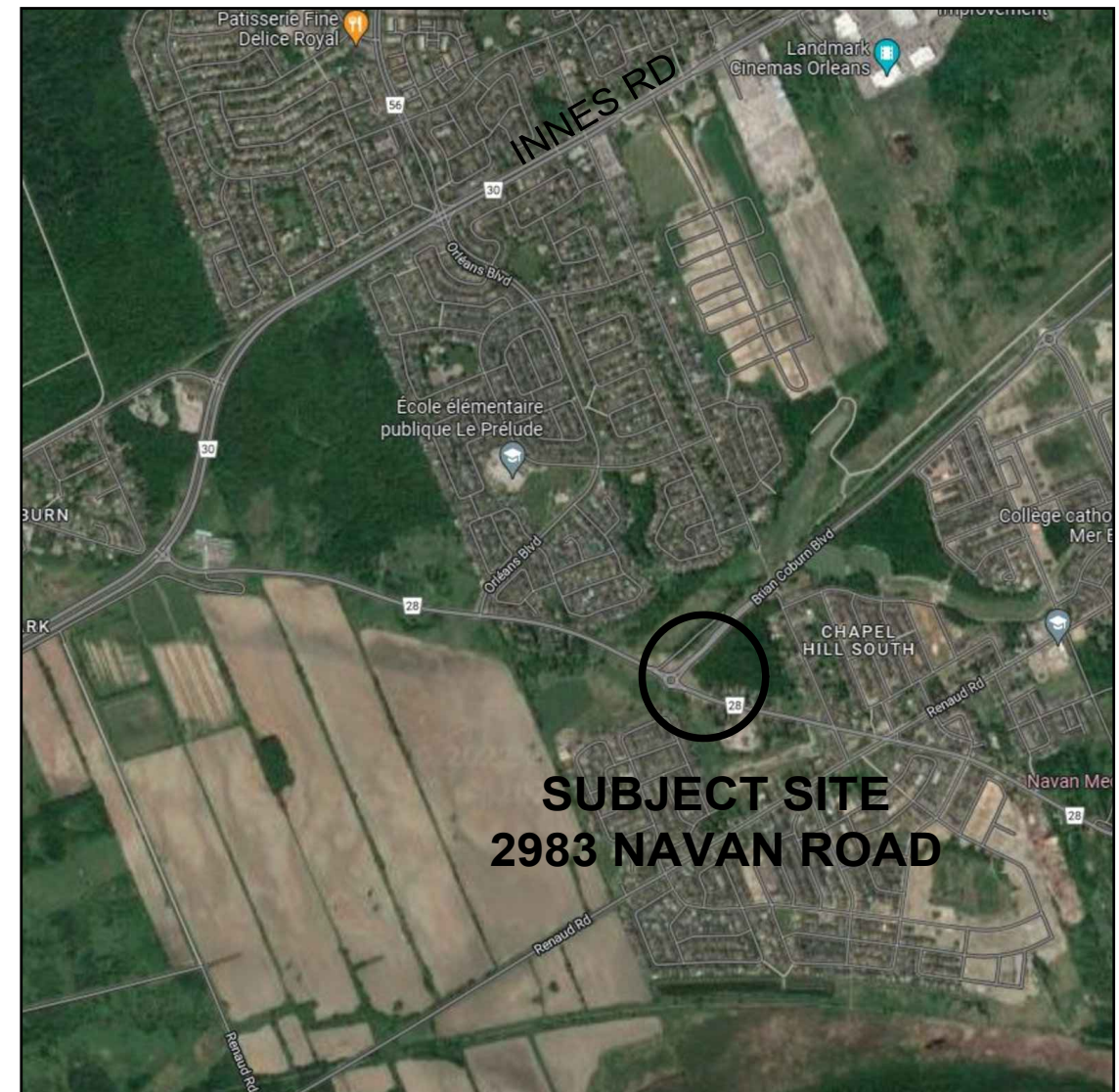
SP-A03

PLAN NO. 19205



03 SITE PLAN
SP-A03 SCALE: 1:250

01 LOCATION PLAN
SP-A03 SCALE: NTS



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