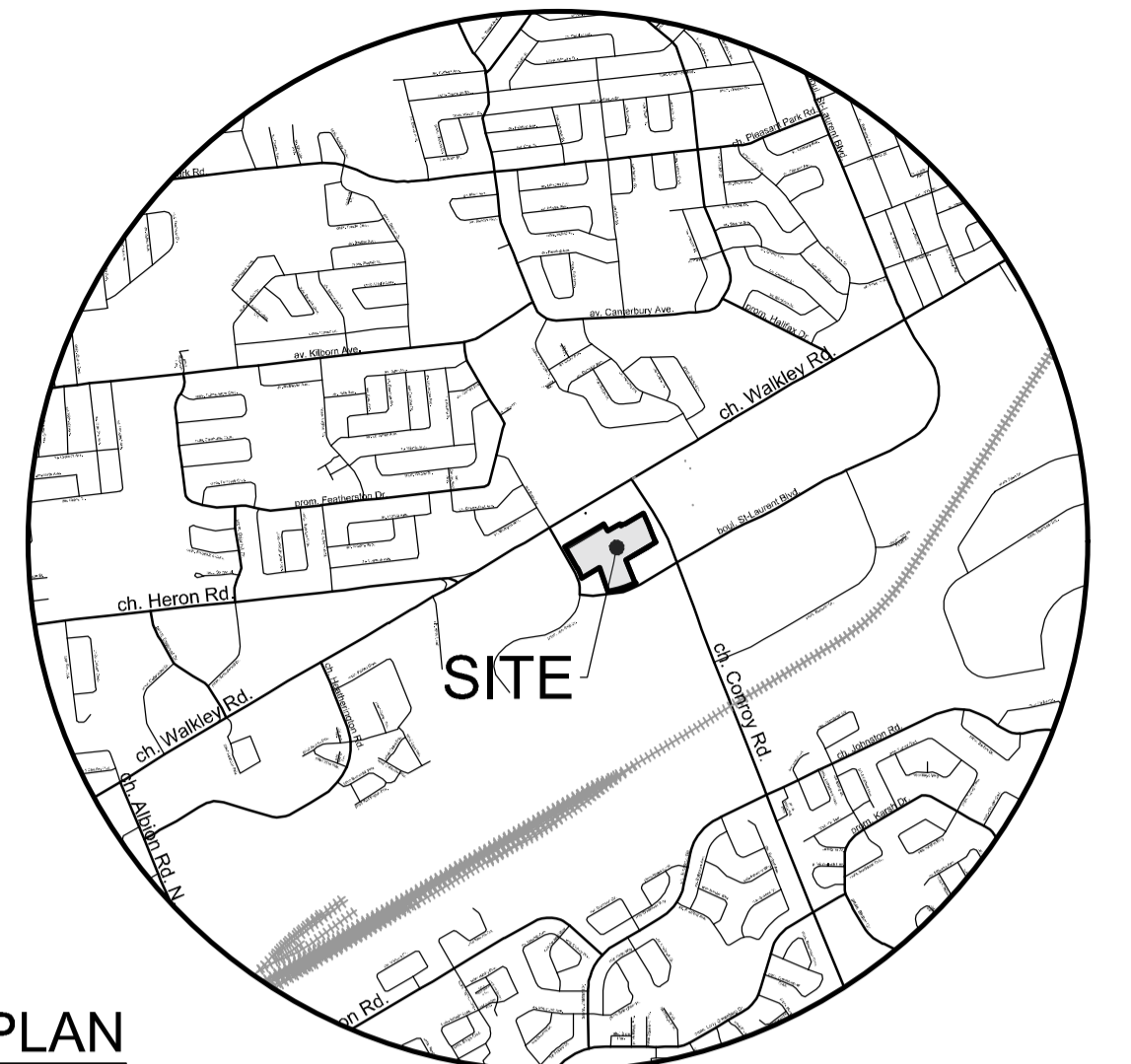
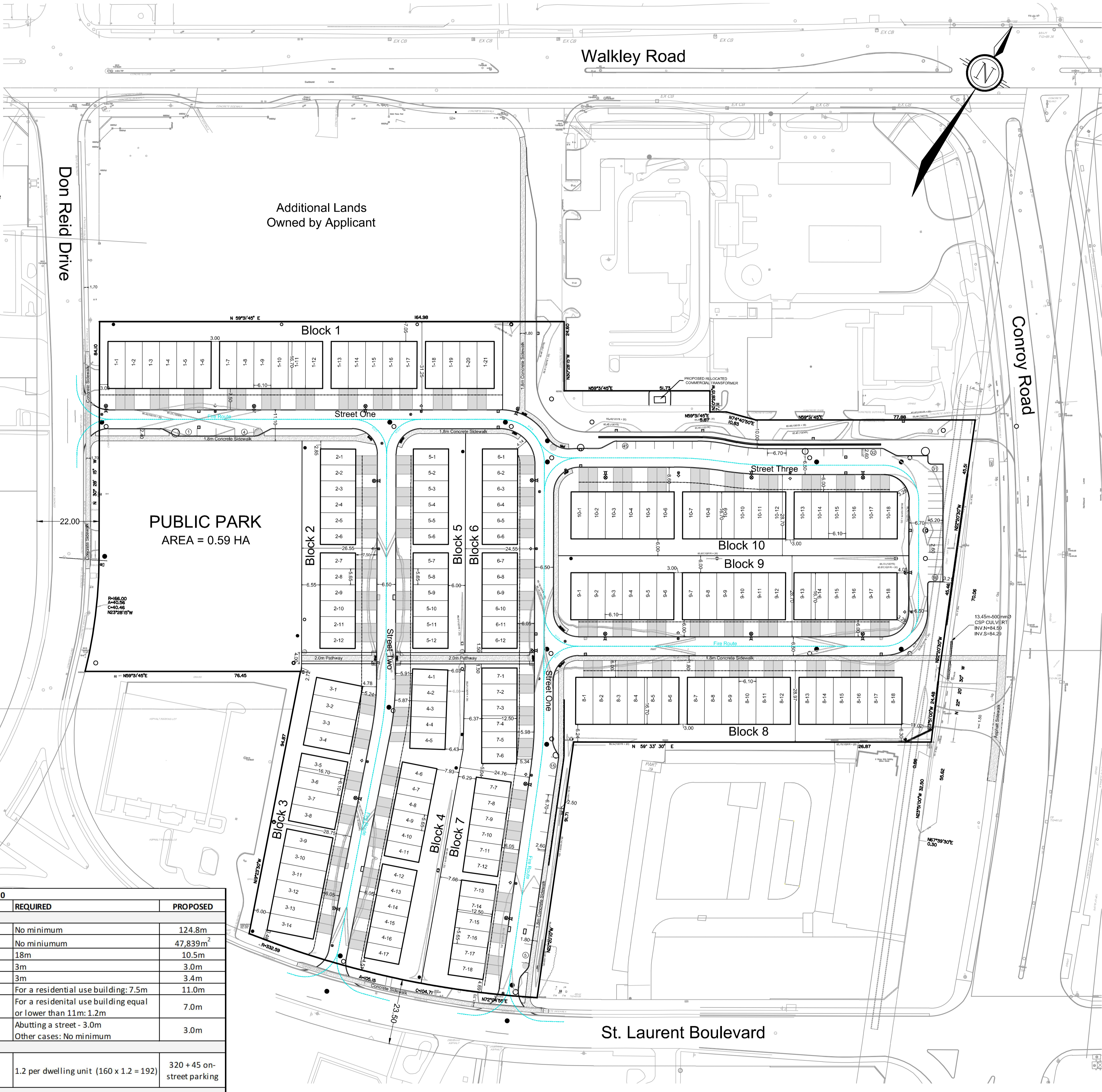


**LEGEND**

- 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



KEYPLAN  
NOT TO SCALE

# SITE PLAN

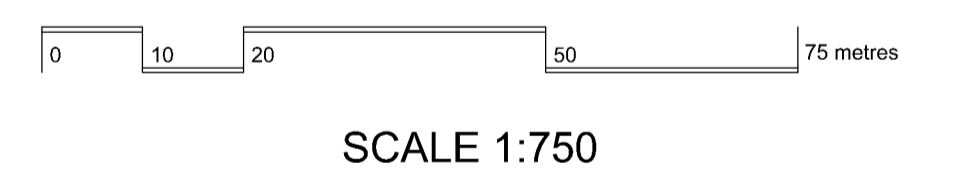
## 2510 ST. LAURENT BOULEVARD

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  
240 Michael Cowpland Drive, Suite 200  
Ottawa, ON  
K2M 1P6  
(Telephone) 613-254-9643

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



ZONING PROVISIONS - ZONING BY-LAW 2008-250		
PROVISION	REQUIRED	PROPOSED
<b>GENERAL MIXED USE (GM)</b>		
MIN LOT WIDTH	No minimum	124.8m
MIN LOT AREA	No minimum	47,839m <sup>2</sup>
MAX BUILDING HEIGHT	18m	10.5m
MIN FRONT YARD SETBACK	3m	3.0m
MIN CORNER SIDE YARD SETBACK	3m	3.4m
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
MIN WIDTH OF LANDSCAPED AREA	Abutting a street - 3.0m	3.0m
<b>PARKING RATES</b>		
RESIDENT/VISITOR COMBINED (townhouse)		
Resident (1.0/dwelling unit)	1.2 per dwelling unit (160 x 1.2 = 192)	320 + 45 on-street parking
Visitor (0.2/dwelling unit)		
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>		
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

St. Laurent Boulevard

**SOURCE REFERENCE:**  
 Legal Information: *Topographical Plan of Survey Annis, O'Sullivan, Vollebakk Ltd. / August, 2022 / 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

No.	REVISION	DATE	BY
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

ISSUED	SEPTEMBER, 2023
PROJECT No.	122040
DRAWING No.	122040-SP

M:\2021\122040\CAD\Planning\Site Plans\122040-SP.dwg, SP-A1, Oct 04, 2023, 2:38pm, wabous

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