

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: 686.2sm / 7,386sf
Carwash Building: 112.9sm / 1,215sf
Total Gross Area: 799.1sm / 8,600sf

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): 602sm / 6,480sf

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
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

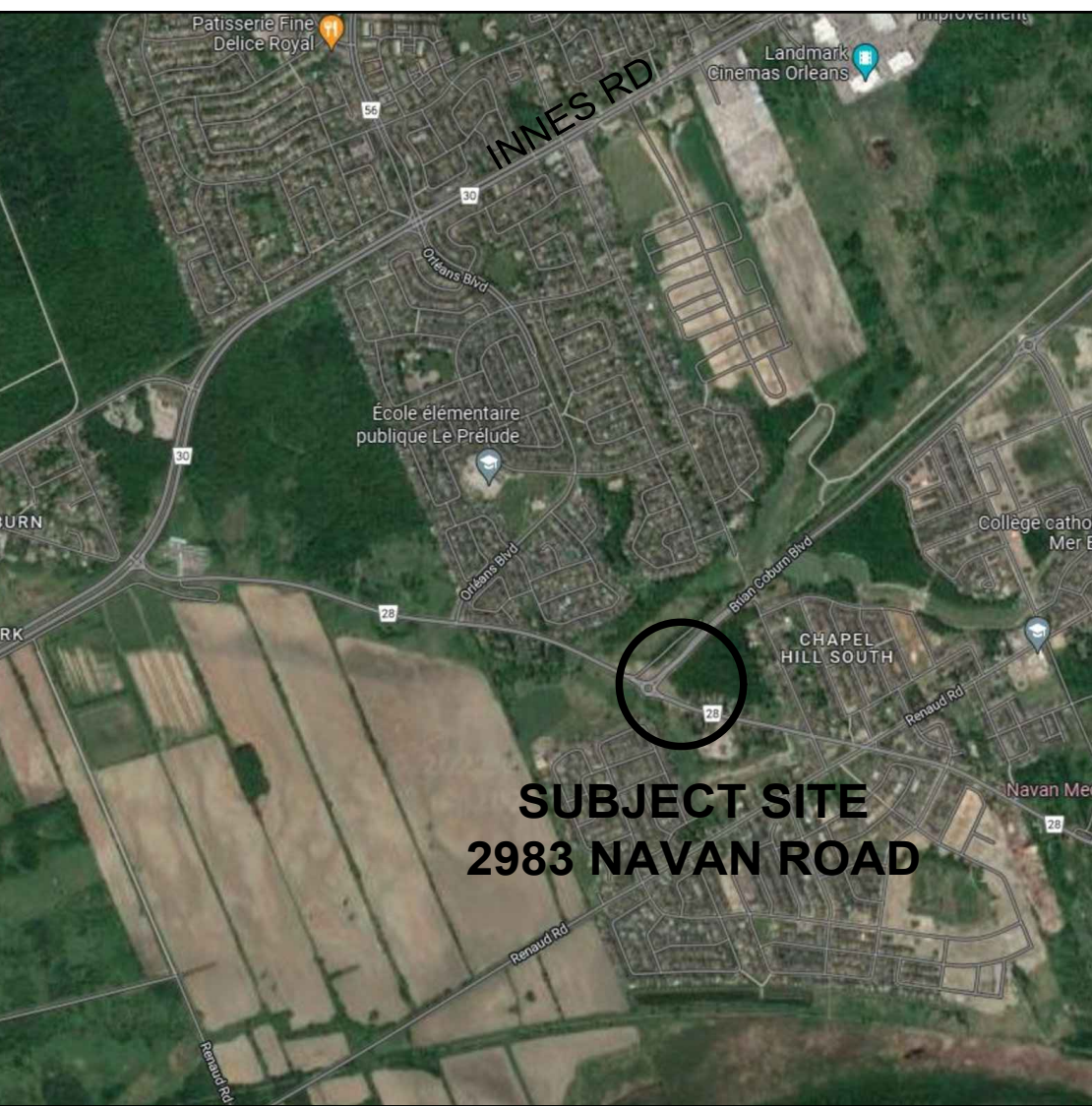
MINIMUM WIDTH OF LANDSCAPED AREA:

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

PARKING:

Table 101: Convenience Store: 3.4 cars per 100sm of GFA
Fast-Food Restaurant: 10 cars per 100sm of GFA
9 for Convenience Store (266sm/100x3.4)
34 for Restaurant (336sm/100x10)
58 cars (not incl. fuel dispensers & drive-through)

02 SITE & BUILDING DATA and ZONING REVIEW



01 LOCATION PLAN

SP-A01 SCALE: NTS

OWNER:

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

PLANNING, CIVIL &

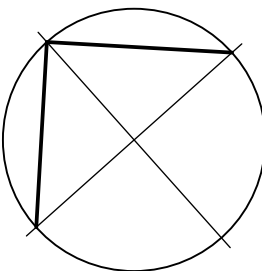
TRAFFIC CONSULTANT:

J.L.RICHARDS & ASSOCIATES LTD.
1000-343 Preston Street
Ottawa, ON K13 1N4

LANDSCAPE ARCHITECT:

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

North



Revisions

No.	By	Description	Date
08	IW	SITE PLAN APPLICATION	08 DEC 2023
09	IW	REVISED FOR SPA	01 MAR 2024
10	IW	REVISED FOR SPA	14 AUG 2024
11	IW	SPA COMMENTS 2025-01-15	16 JAN 2025
12	IW	JLR ADJUSTMENTS	30 JAN 2025
13	IW	REVISED FOR SPA	31 JAN 2025

Project

NEW RESTAURANT, CONVENIENCE STORE & GAS BAR

2130 BRIAN COBURN BLVD.

Drawing

SITE PLAN

Scale

AS SHOWN

Drawn

AK / KE

Checked

Project No.

22-127

Date

12 MAY 2022

Drawing No.

SP-A01

PLAN NO. 19205