

LOCATION MAP



SURVEY INFORMATION

LEGAL DESCRIPTION:
 BLOCK 198: PART OF LOTS 1, 2, AND 3
 CONCESSION 3 (OTTAWA FRONT)
 CITY OF OTTAWA

PREPARED BY STANTEC GEOMATICS LTD.

NOTE:
 REFER TO LANDSCAPE PLAN FOR EXTERIOR FINISHES, PLANTING & SITE FURNITURE.
 REFER TO SITE SERVICING AND GRADING PLAN FOR RELEVANT INFO.

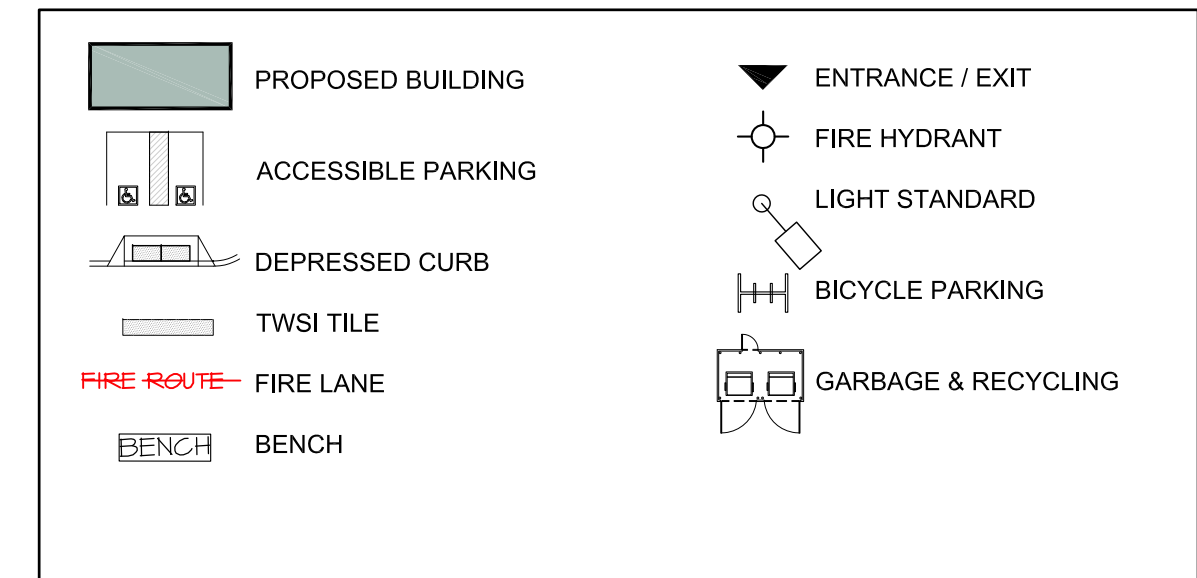
PROJECT INFORMATION

CITY OF OTTAWA
 OFFICIAL PLAN: XXX
 ZONING: GM[3002] H(18) - GENERAL MIXED-USE
 ADDRESS: 2226 MER BLEUE ROAD (AT BRIAN COBURN BOULEVARD)
 LEGAL ADDRESS: 2226, 2250 MER BLEUE ROAD
 SITE AREA: 42,558 M²

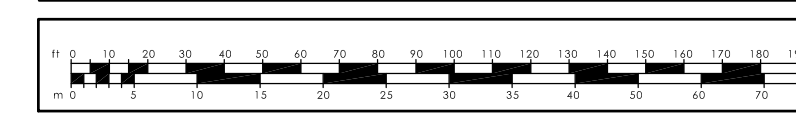
ZONING	REQUIRED/PERMITTED	PROVIDED
PERMITTED USES:	MISC INC. BANK, CONV. STORE, DRIVE THRU. MEDICAL CLTY, OFFICE, PERSONAL SERVICES, RESTUARANT, RETAIL, RETAIL FOOD STORE, TRAINING CNTR	ALL PERMITTED
MINIMUM LOT WIDTH	NOT APPLICABLE	170.82m
MIN FRONT YARD (BRIAN COBURN):	3.0m	7.8m
MIN CORNER SIDE YARD (MER BLEU ROAD):	3.0m	8.9m
MIN INTERIOR SIDE YARD	5.0m	14.0m
MIN REAR YARD	7.5m	10.6m
MAXIMUM HEIGHT	18.0m / 4 STOREYS	9.0m / 1 STOREY
MIN LANDSCAPE BUFFER	3.0m (AT STREET)	3.0m PROVIDED
MAX FLOOR SPACE INDEX	2.0	0.21
MINIMUM WIDTH OF LANDSCAPE PARKING REQUIRED	3.0m	3.8m (AT MER BLEUE)
RETAIL PLAZA:	3.6 / 100m2	328
(ACCESSIBLE)		(22)
LOADING SPACES	00	10
BICYCLE PARKING:	1 / 500m2 (18)	24 SPACES

BUILDING AREA:	USE	GFA
ANCHOR RETAIL	RETAIL	1520 m ²
GROCERY STORE	RETAIL FOOD STORE	3086 m ²
UNIT 1	DRIVE THRU REST.	325 m ²
UNIT 2	RETAIL / REST.	325 m ²
PHASE 1 TOTAL:		5256 m ²
UNIT 3	RETAIL / REST.	371 m ²
UNIT 4	RETAIL / REST.	325 m ²
UNIT 5	BANK / REST.	233 m ²
MULTI UNIT 1	RETAIL / REST.	1085 m ²
MULTI UNIT 2	RETAIL / REST.	558 m ²
MULTI UNIT 3	RETAIL / REST.	929 m ²
PHASE 2 TOTAL:		3501 m ²
PROJECT TOTAL:		8757 m²

DRAWING LEGEND



SCALE BAR - 1 : 600



PROJECT TEAM

OWNER
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GEOTECHNICAL ENGINEERING
 FIRM NAME
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no.	date	revision
2	JUL 15, 2025	ISSUED FOR SITEPLAN
1	JUL 10, 2025	ISSUED FOR REVIEW

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

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Do not scale drawings.

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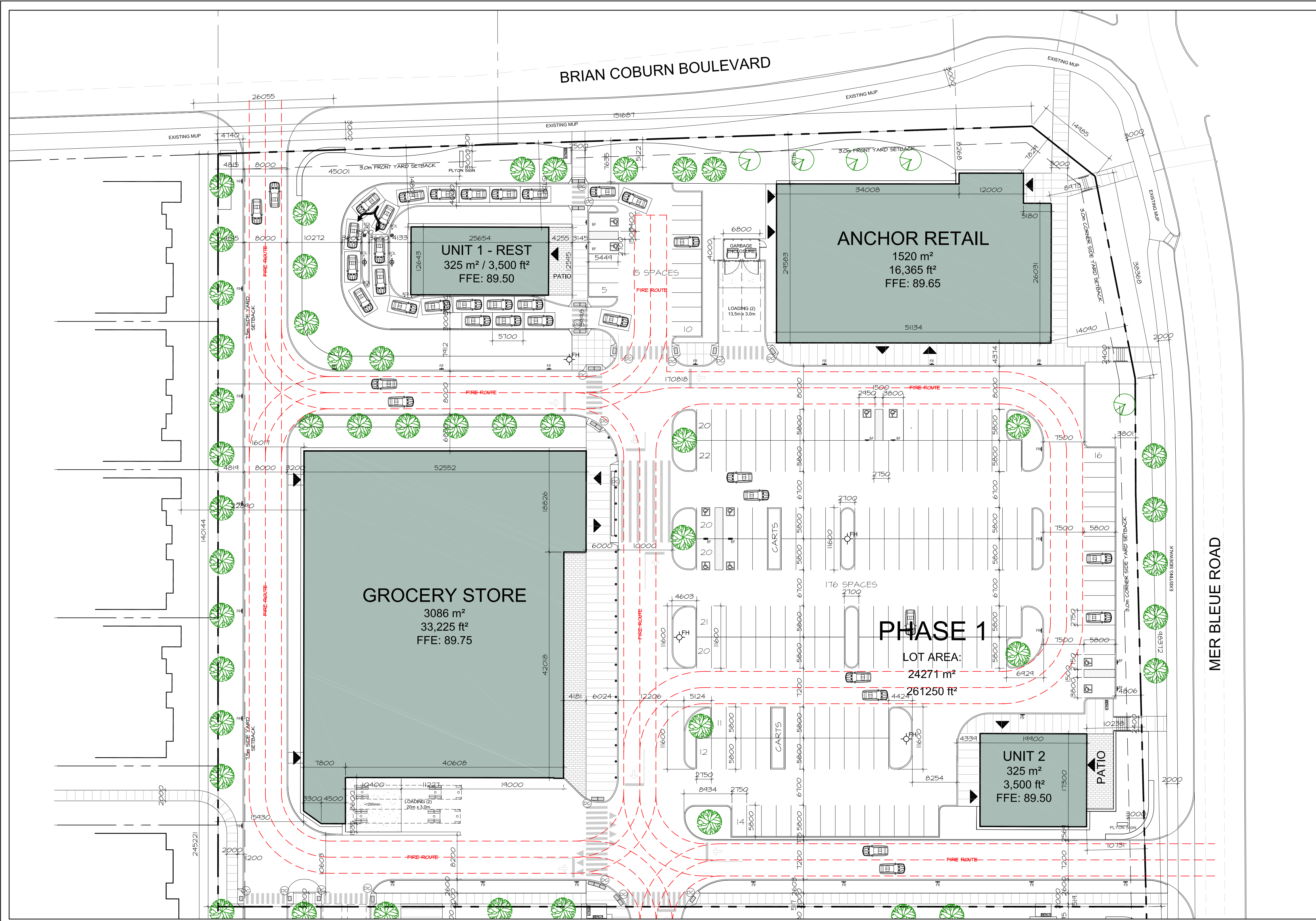
PROJECT/LOCATION:
RICHCRAFT TRAILS EDGE COMMERCIAL
 2226 MER BLEUE ROAD, OTTAWA, ONTARIO

DRAWING TITLE:
SITE PLAN OVERALL

DRAWN BY: DVNA DATE: JULY 2025 SCALE: 1:600

PROJECT: 2427 DRAWING NO.:

REVISION NO.:



LOCATION MAP



SURVEY INFORMATION

LEGAL DESCRIPTION:
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 CONCESSION 3 (OTTAWA FRONT)
 CITY OF OTTAWA

PREPARED BY STANTEC GEOMATICS LTD.

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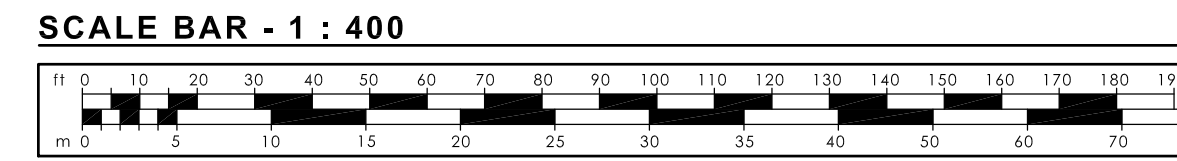
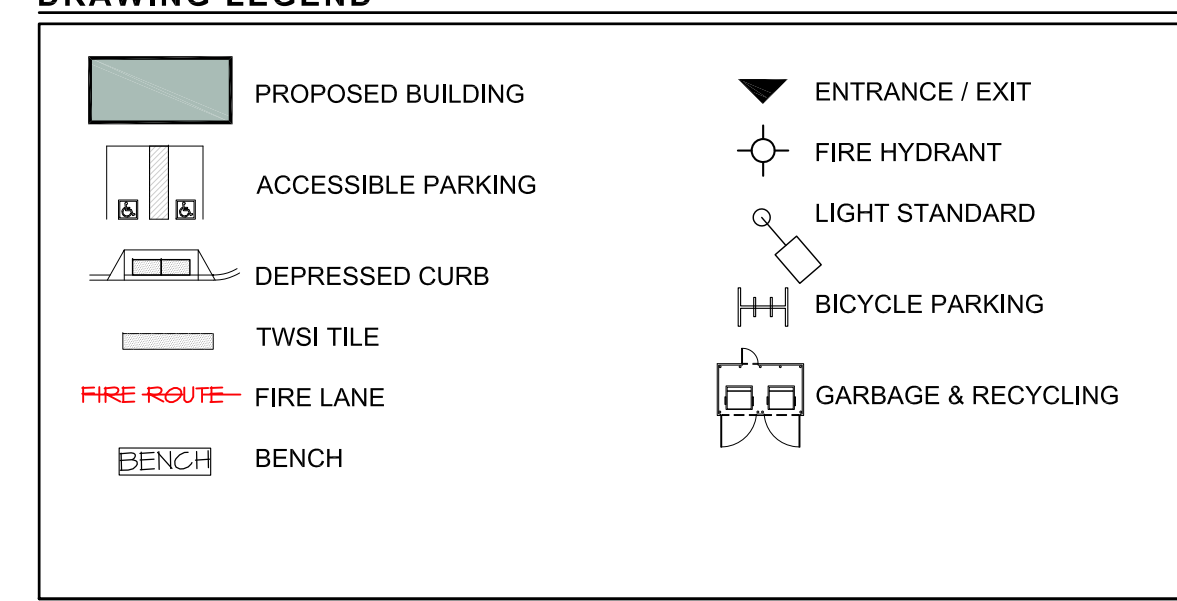
PROJECT INFORMATION

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 SITE AREA: 42,558 M²

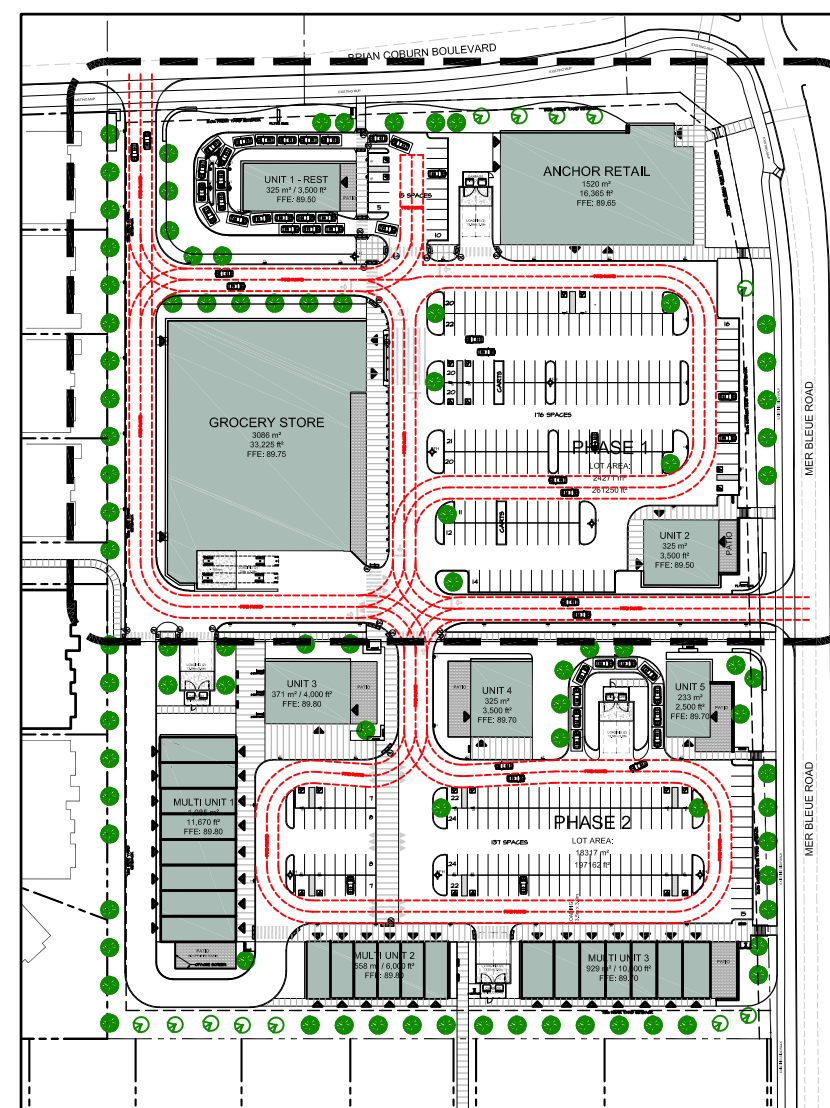
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MAXIMUM HEIGHT	18.0m / 4 STOREYS	9.0m / 1 STOREY
MIN LANDSCAPE BUFFER	3.0m (AT STREET)	3.0m PROVIDED
MAX FLOOR SPACE INDEX	2.0	0.21
MINIMUM WIDTH OF LANDSCAPE	3.0m	3.8m (AT MER BLEUE)
PARKING REQUIRED		
RETAIL PLAZA:	3.6 / 100m2	
(ACCESSIBLE)	315	328
LOADING SPACES	00	10
BICYCLE PARKING:	1 / 500m2 (18)	24 SPACES

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MULTI UNIT 3	RETAIL / REST.	929 m ²
PHASE 2 TOTAL:		3501 m ²
PROJECT TOTAL:		8757 m ²

DRAWING LEGEND



SITEPLAN - PHASE 1
 A1.01 SCALE 1:400



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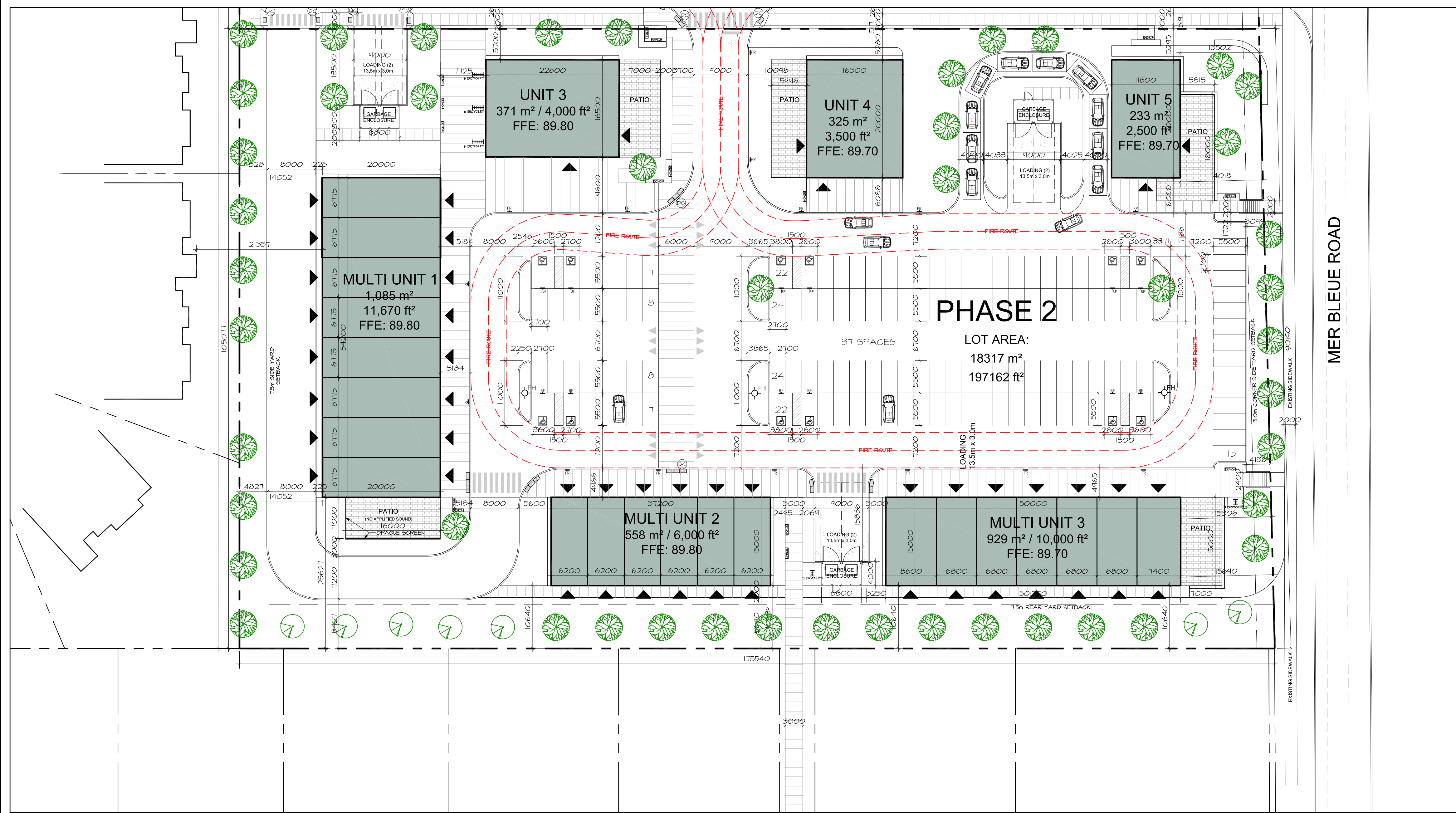
PROJECT/LOCATION:
 RICHCRAFT
 TRAILS EDGE COMMERCIAL
 111 RENAUD ROAD, OTTAWA, ONTARIO

DRAWING TITLE:
 SITE PLAN
 PHASE 1

DRAWN BY: DVNA **DATE:** JULY 2025 **SCALE:** 1:400

PROJECT: 2427 **DRAWING NO.:** A1.01

REVISION NO.:



LOCATION MAP



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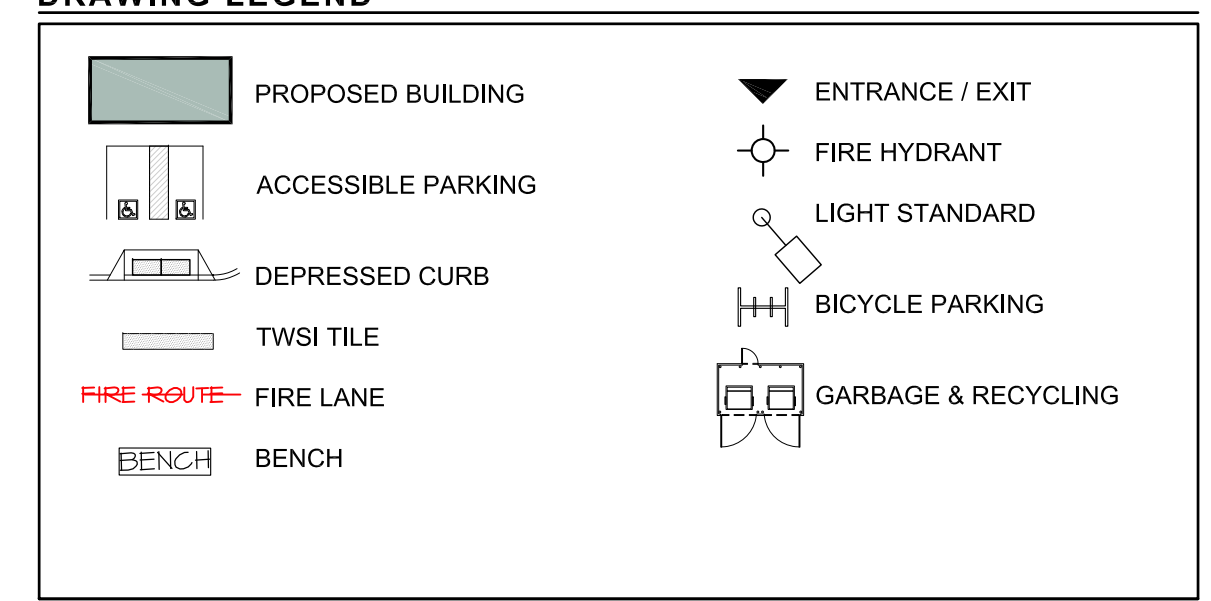
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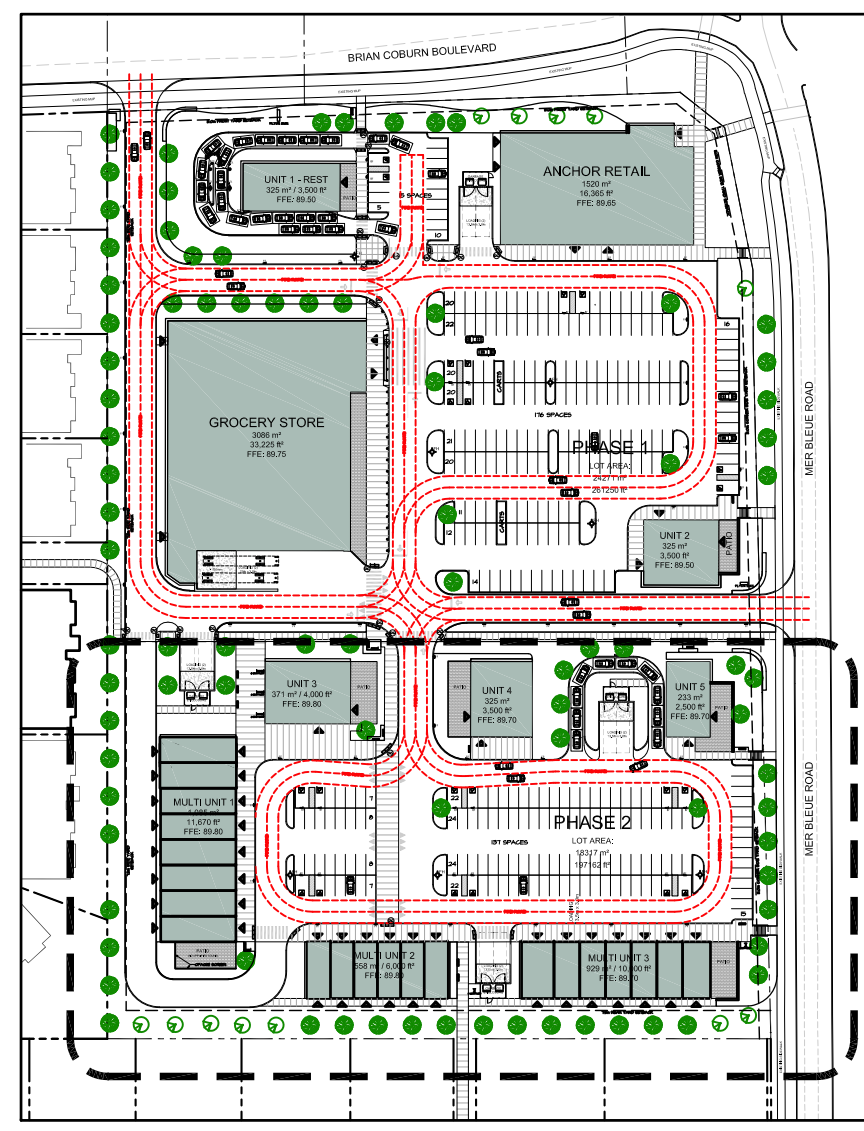
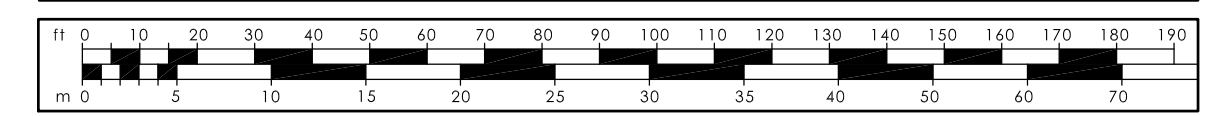
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DRAWING LEGEND



SCALE BAR - 1 : 400



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2	JUL 16, 2025	ISSUED FOR SITEPLAN
1	JUL 10, 2025	ISSUED FOR REVIEW

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PROJECT/LOCATION:
 RICHCRAFT
 TRAILS EDGE COMMERCIAL
 111 RENAUD ROAD, OTTAWA, ONTARIO

DRAWING TITLE:
 SITE PLAN
 PHASE 2

DRAWN BY: DVNA **DATE:** JULY 2025 **SCALE:** 1:400

PROJECT: 2427 **DRAWING NO.:**

REVISION NO.: