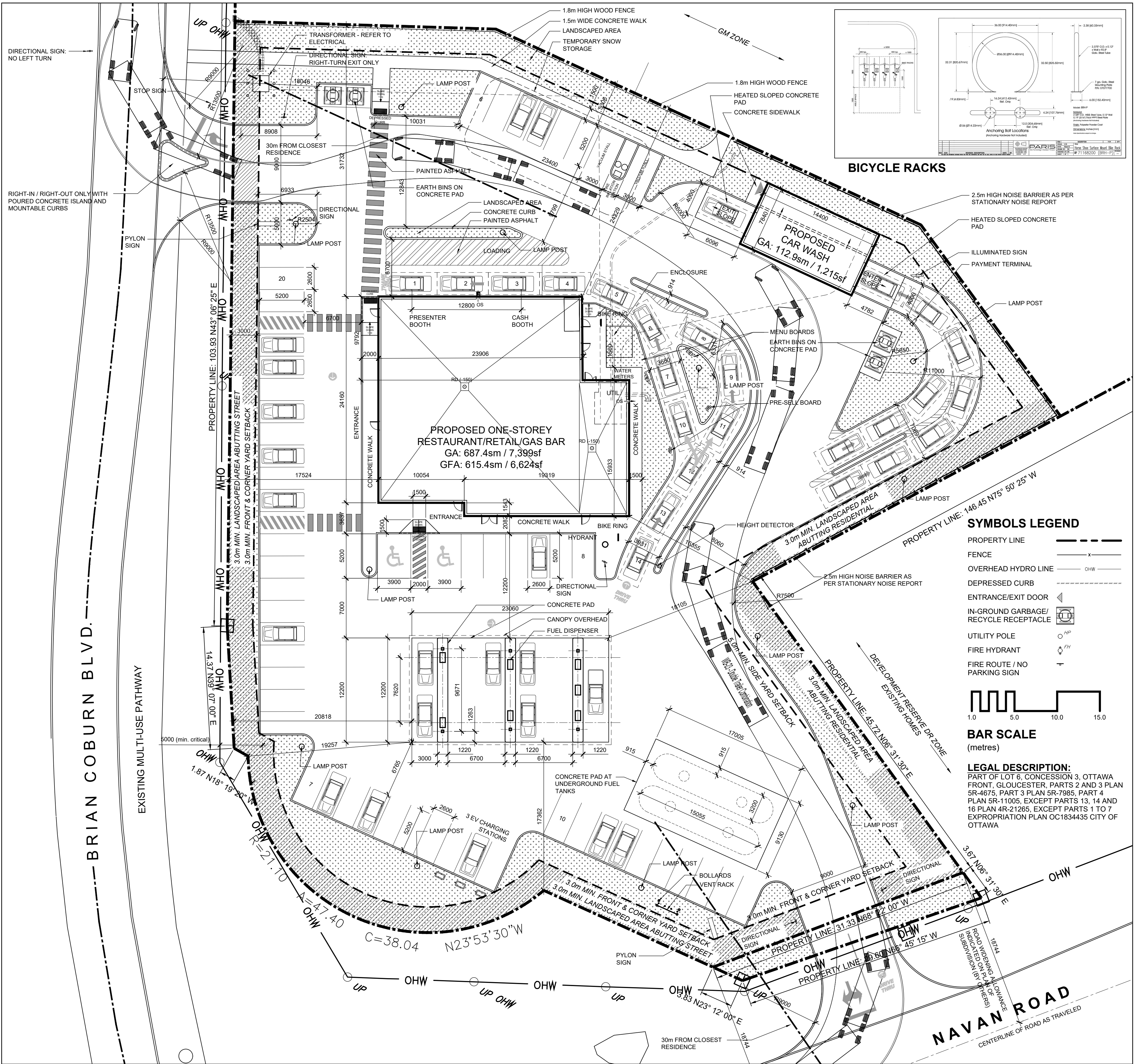
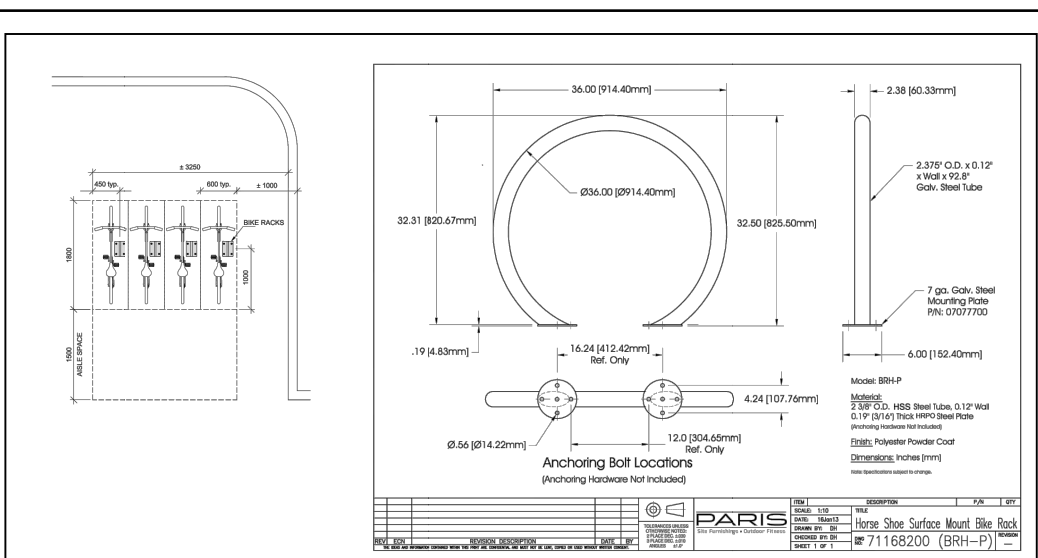


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03 SITE PLAN
SP-A01 SCALE: 1:250



BICYCLE RACKS

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
Car Wash
Gas Bar

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

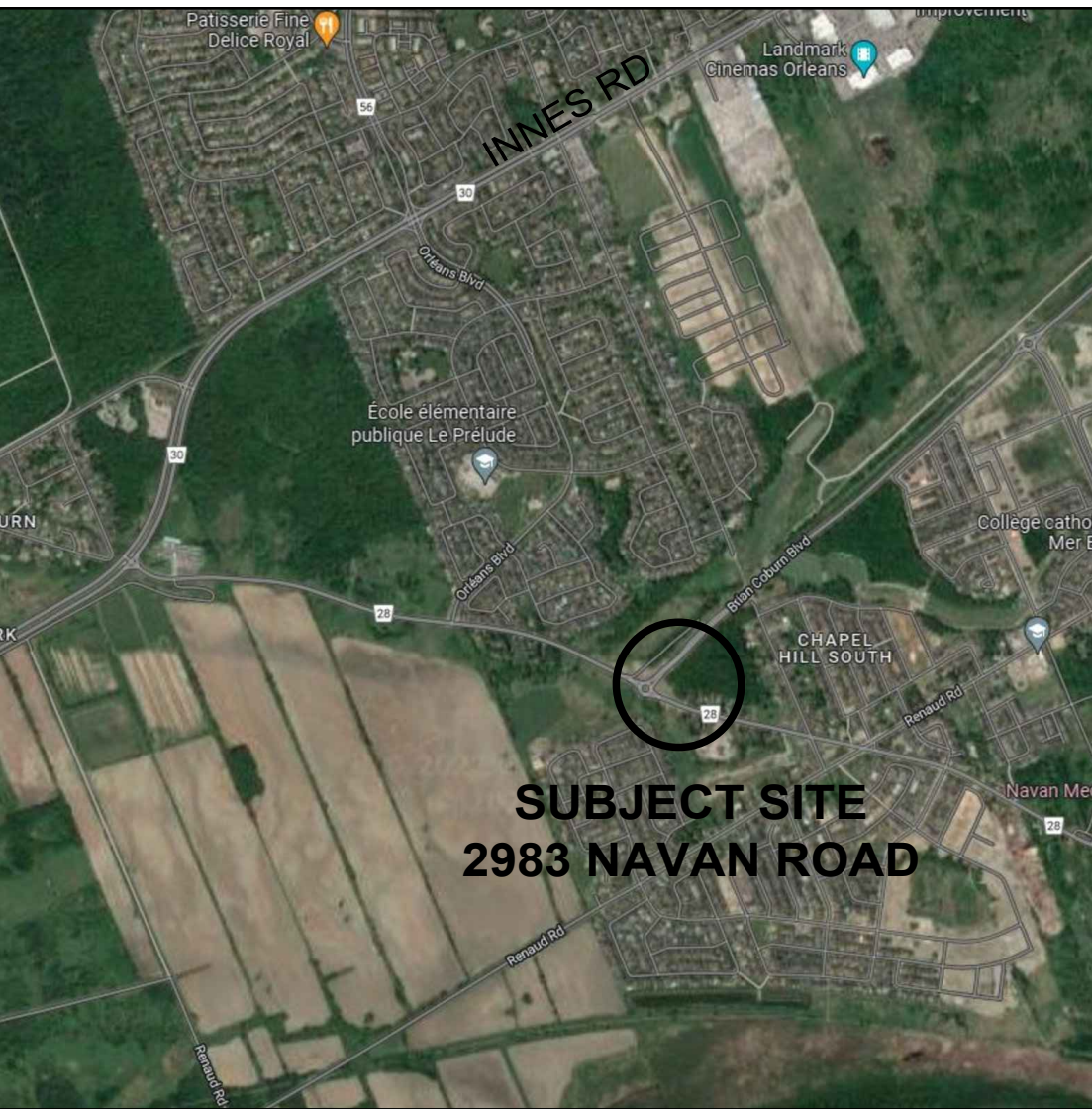
MINIMUM WIDTH OF LANDSCAPED AREA:

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
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)

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

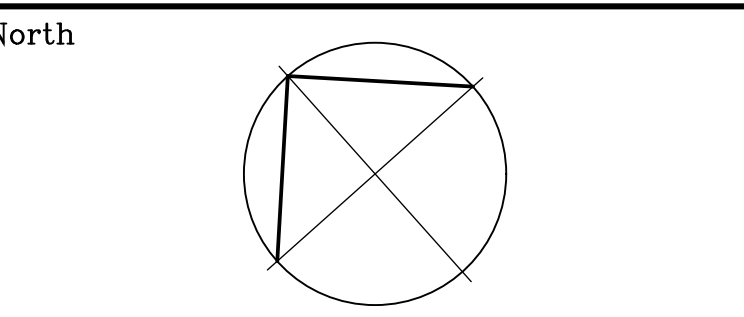


01 LOCATION PLAN
SP-A01 SCALE: NTS

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 K1J 1N4

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



Revisions			
No.	By	Description	Date
13	IW	REVISED FOR SPA	31 JAN 2025
14	IW	FUEL PUMP SPACING	24 FEB 2025
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

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