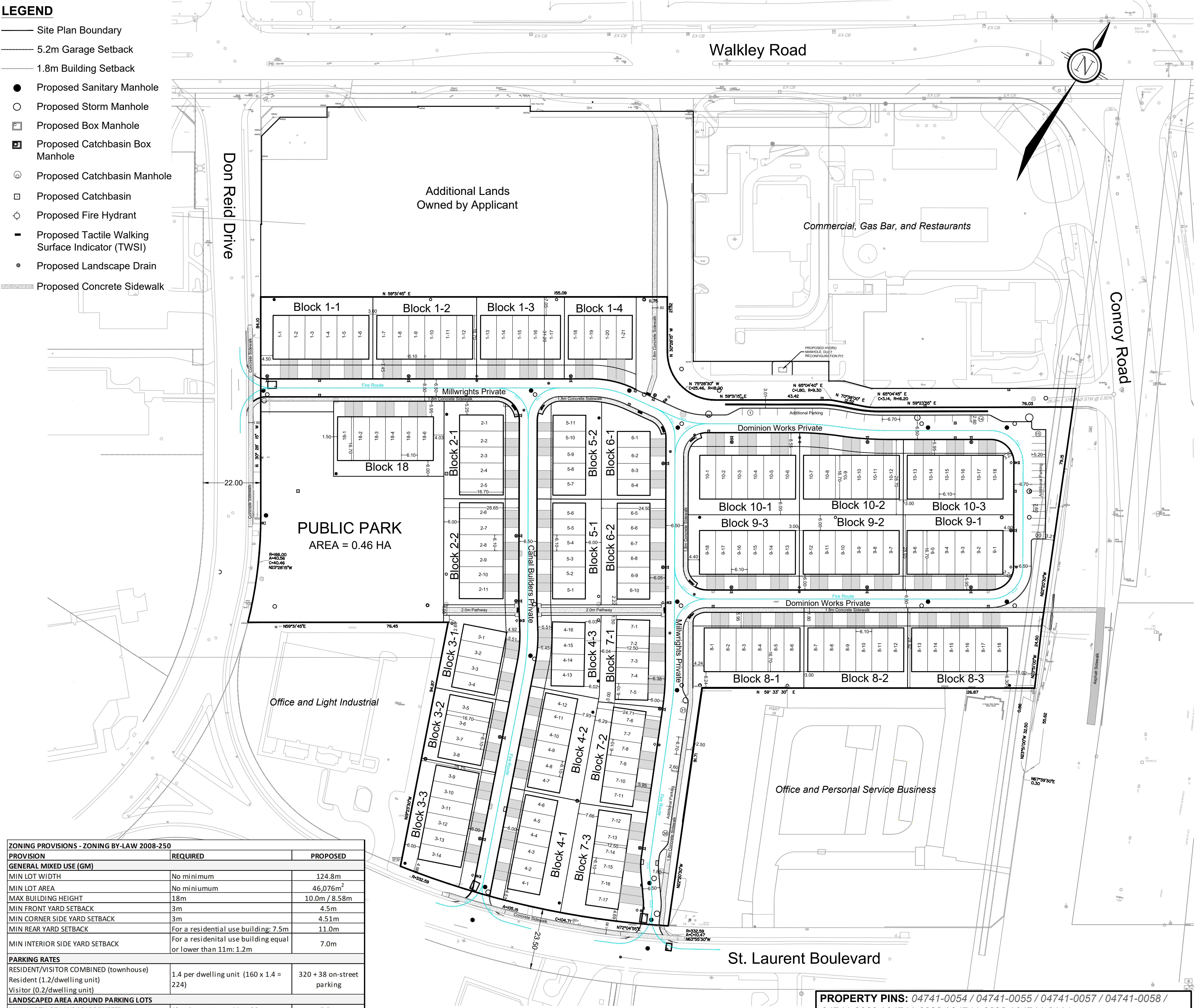


LEGEND

- 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
- Proposed Concrete Sidewalk



| ZONING PROVISIONS - ZONING BY-LAW 2008-250                                                                           |                                                              |                            |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------|
| PROVISION                                                                                                            | REQUIRED                                                     | PROPOSED                   |
| <strong>GENERAL MIXED USE (GM)</strong>                                                                              |                                                              |                            |
| MIN LOT WIDTH                                                                                                        | No minimum                                                   | 124.8m                     |
| MIN LOT AREA                                                                                                         | No minimum                                                   | 46,076m <sup>2</sup>       |
| MAX BUILDING HEIGHT                                                                                                  | 18m                                                          | 10.0m / 8.58m              |
| MIN FRONT YARD SETBACK                                                                                               | 3m                                                           | 4.5m                       |
| MIN CORNER SIDE YARD SETBACK                                                                                         | 3m                                                           | 4.51m                      |
| 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                       |
| <strong>PARKING RATES</strong>                                                                                       |                                                              |                            |
| RESIDENT/VISITOR COMBINED (townhouse)                                                                                | 1.4 per dwelling unit (160 x 1.4 = 224)                      | 320 + 38 on-street parking |
| Resident (1.2/dwelling unit)                                                                                         |                                                              |                            |
| Visitor (0.2/dwelling unit)                                                                                          |                                                              |                            |
| <strong>LANDSCAPED AREA AROUND PARKING LOTS</strong>                                                                 |                                                              |                            |
| MIN WIDTH OF LANDSCAPE BUFFER                                                                                        | Abutting a street - 11 to 99 spaces:                         | 3.2m                       |
| <strong>PLANNED UNIT DEVELOPMENT (PUD)</strong>                                                                      |                                                              |                            |
| 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                       |

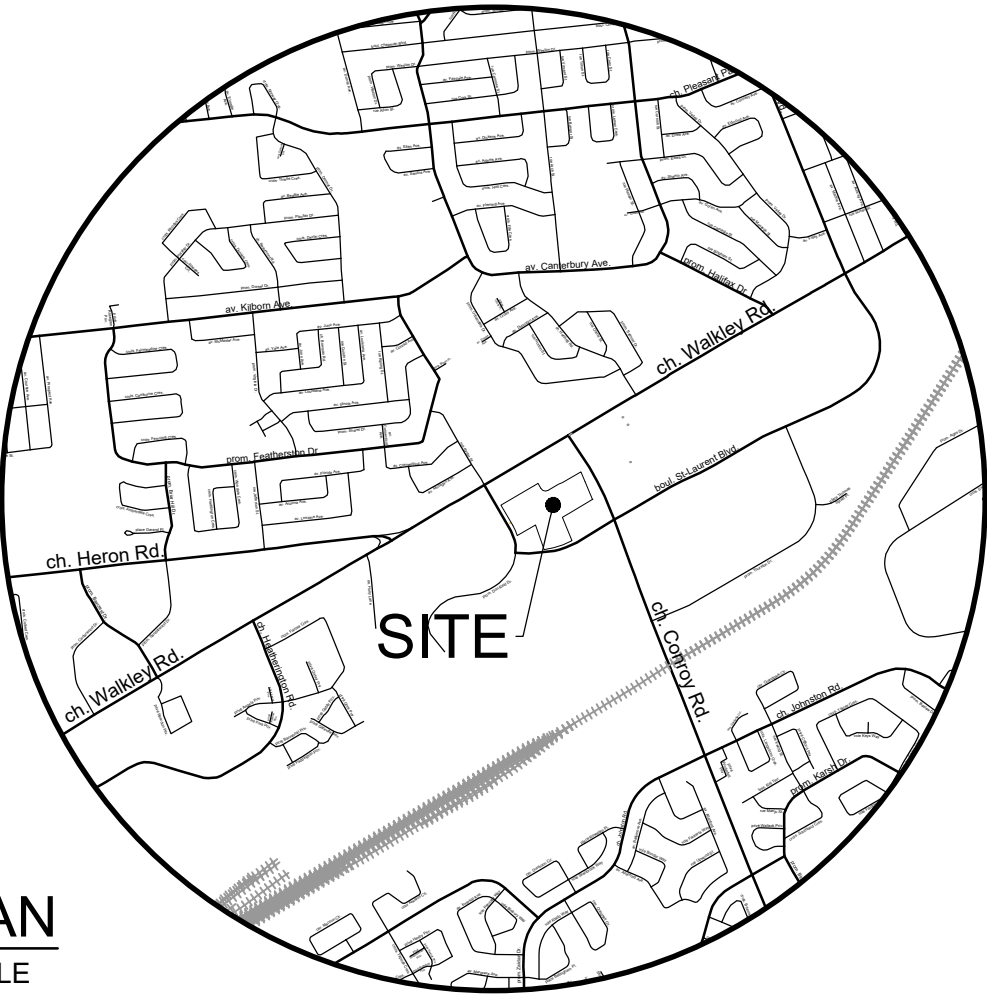
PROPERTY PINS: 04741-0054 / 04741-0055 / 04741-0057 / 04741-0058 / 04741-0060 / 04741-0088 / 04741-0098 / 04741-0114

SOURCE REFERENCE:

Legal Information: Draft Plan of Subdivision  
Annis, O'Sullivan, Vollebakk Ltd. / March, 2025 / 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



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



Paterson Group  
9 Auriga Drive  
Ottawa, ON  
K2E 7T9  
(Telephone) 613-226-7381



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

0 10 20 50 75 metres

SCALE 1:750

|     |                                            |            |    |
|-----|--------------------------------------------|------------|----|
| 11  | STREET NAMES ADDED                         | JULY 29/25 | RT |
| 10  | GENERAL REVISION                           | MAR 11/25  | RT |
| 9   | UPDATED BLOCK NUMBERS                      | NOV 26/24  | RT |
| 8   | UPDATED STREET ONE ENTRANCE AT ST. LAURENT | AUG 01/24  | RT |
| 7   | PARK LIMITS UPDATED                        | JAN 29/24  | RT |
| 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 |
| No. | REVISION                                   | DATE       | BY |



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Facsimile (613) 254-5867  
Website www.novatech-eng.com

ISSUED  
JULY, 2025  
PROJECT No.  
122040  
DRAWING No.  
122040-SP