

ZONING DATA - IP-13 ZONE

SETBACKS:	REQUIRED	PROVIDED
FRONT YARD:	6.0	6.0
SIDE YARD:	4.0	37.749
CORNER SIDE YARD:	6.0	10.717
REAR YARD:	6.0	6.0
LOT AREA:	4856 m ²	
GROSS FLOOR AREA:	1698 m ² (823 m ² GND. + 875 m ² 2ND)	
BUILDING FOOTPRINT:	1088 m ²	
LANDSCAPED AREA:	1606 m ²	
% LANDSCAPED AREA:	33%	
PARKING AREA:	2549 m ²	
LANDSCAPED PORTION:	387 m ²	
% LANDSCAPED AREA:	15%	
BUILDING HEIGHT:	8.5 m (22 m PERMITTED)	

PARKING REQUIRED:

MEDICAL SPACE:	4.0 / 100 m ² of GFA	1,586 X 4.0 / 100 m ² = 64 SPACES
RETAIL STORE (PHARMACY):	3.4 / 100 m ² of GFA	112 X 3.4 / 100 m ² = 4 SPACES
TOTAL PARKING REQUIRED:	68 SPACES	
TOTAL PARKING PROVIDED:	71 SPACES	
HANDICAP PARKING REQUIRED:	1 REQUIRED	2017-301, SEC. 111 / A.D.S. SEC. 3.1.2
HANDICAP PARKING PROVIDED:	4 SPACES TOTAL (2 TYPE A / 2 TYPE B)	
BICYCLE PARKING REQUIRED:	1 / 1,000 m ² of GFA = 2 SPACES	
BICYCLE PARKING PROVIDED:	10 SPACES	

LOADING AND WASTE

WASTE MANAGEMENT:
INTERNAL STORAGE OF WASTE / RECYCLING

LOADING SPACE REQUIREMENT:
PHARMACY USE 0 SPACE 2008-250, SEC. 113, T113A, ROW C
MEDICAL USE 1 SPACE 2008-250, SEC. 113, T113A, ROW D

3.5 m WIDE X 9 m LONG 2008-250, SEC. 113, T113B

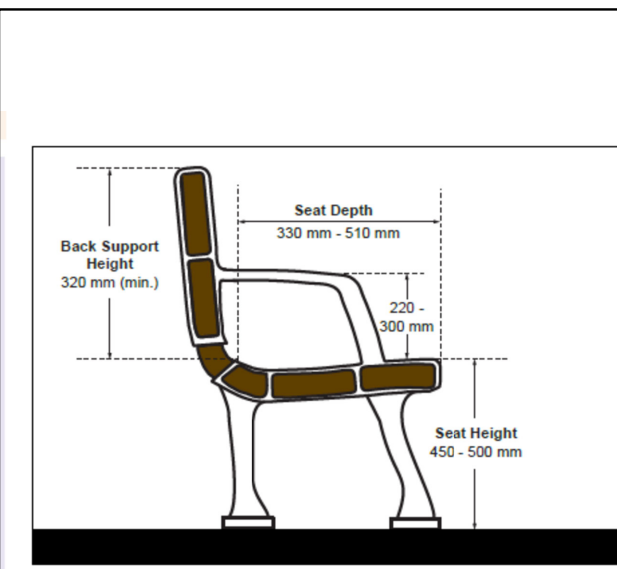


Figure 23: Typical Accessible Bench Dimensions - Section View

AODA COMPLIANT BENCH

PROVIDE PRE-MANUFACTURED BENCHES TO COMPLY WITH ABOVE SPEC AND ALL APPLICABLE AODA STANDARDS.

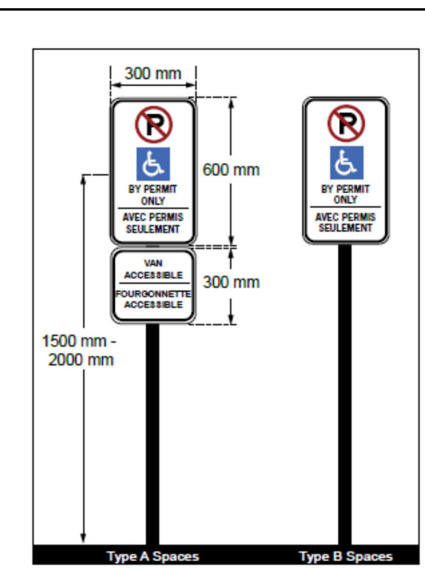
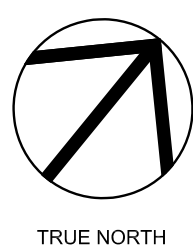


Figure 26: Accessible Parking Vertical Signage

B.F. PARKING SIGNAGE

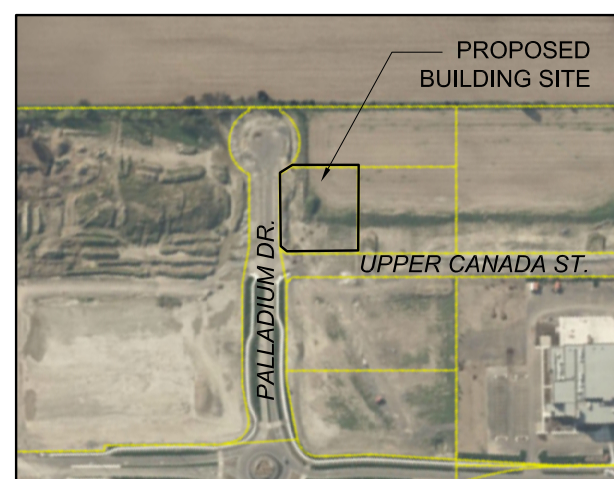
PROVIDE SIGNAGE IN FRONT OF EACH BARRIER-FREE SPACE. REFER ALSO TO CIVIL.



TRUE NORTH

SCALE: 1 : 200
0 1 2 5 10 m

SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY STANTEC GEOMATICS LTD., DATED FEBRUARY 19, 2019, PROJECT NO. 161614177-111.



KEY PLAN - N.T.S.

APPROVED REFUSED

THIS 29 DAY OF September, 2020

Erin O'Connell
ERIN O'CONNELL, MCIP, RPP, MANAGER (A)
DEVELOPMENT REVIEW, WEST
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

OVERHEAD CONDUCTORS

REGISTERED PER REGISTERED PLAN AM-1596 PIN 04505 0159

REGISTERED PER REGISTERED PLAN AM-1627

PALLADIUM DRIVE

CENTRELINE OF ROAD

UPPER CANADA STREET

1 SITE PLAN
A0 1 : 200

CLIENT :

GOVAN BROWN,
31-200 THURSTON DRIVE,
OTTAWA, ON K1G 4K7
613-231-7878

OWNER :

2635939 ONTARIO INC.

rev. / issue	description	date
06	ISSUED FOR SPC - ADD HYDRANT	07 AUG. 2020
05	ISSUED FOR SITE PLAN CONTROL	27 JULY 2020
04	ISSUED FOR BUILDING PERMIT	09 JULY 2020
03	ISSUED FOR 66%	25 JUNE 2020
02	ISSUED FOR CONSULTANT COORDINATION	14 MAY 2020
01	ISSUED FOR SITE PLAN CONTROL	12 MAR. 2020

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONSULTANT BEFORE WORK COMMENCES.

ALL WORK IS TO FOLLOW THE OBC 2012 AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS A BUILDING PERMIT IN RESPECT OF THIS PROJECT HAS BEEN GRANTED BY AUTHORITIES AND THEY ARE ISSUED FOR CONSTRUCTION.

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professional stamp project north

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architecture | interiors | concepts

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project

PANORAMA WELLNESS CENTRE
1380 UPPER CANADA STREET,
OTTAWA

drawing

SITE PLAN

drawn	KDB	date	JANUARY 2020
approved	KDB	revision	
project no.	2002	scale	AS SHOWN
drawing no.			

A001