



2 LOCATION PLAN
A010 N.T.S.

Property Legal Description:
PART 1 PLAN OF SURVEY of part of LOT 1 CONCESSION 2 GEOGRAPHIC TOWNSHIP OF MARCH Now CITY OF OTTAWA, AS IN PIN 04509-0040 AND PIN 04509-0041.
CITY OF OTTAWA
Prepared by Fairhall, Motter & Woodland Limited
Plan dated October 18, 2011

Project Zoning Review/Statistics
Municipality: City of Ottawa
Municipal Address: 301 Palladium Drive
Registered Owner: Zena Investment Corp.
Lot Area: 4,950 sq.m. (1.22 acres)

Zoning Analysis
Ottawa
Zoning By-law: 2008-250 ILS (2017) H(22)
Zone: Medical Facility (Personal Service Business), Restaurant - Full Service (Cafe / Coffee Shop)

Building Areas	Gross Floor Area (Zoning By-Law Definition)	
	Sq. m.	Sq. Ft.
Ground Floor		
Unit 01 - Medical Facility	516	5,554
Unit 02 - Medical Facility	84	904
Unit 03 - Medical Facility	84	904
Unit 04 - Restaurant - Full Service	79	850
Totals	763	8,213

Development Standards	Required	Provided
Minimum Lot Area	2,000m ²	4,950m ²
Minimum Lot Width	No min.	114.6m
Maximum Lot Coverage	65%	17%
Minimum Required Yard		
Front Yard	7.5m	7.5m
Corner Side Yard	7.5m	7.5m
Interior Side Yard	7.5m	7.5m
Rear Yard	7.5m	13.0m
Maximum Floor Space Index	2	0.15
Maximum Building Height	22m	4.4m
Minimum Width of Landscaping		
Abutting a street	3m	3m
All other cases	No min.	0m

Parking Spaces	Area 'C' on Schedule 1A
Medical Facility, 4 per 100 m ² @ 684m ²	27
Restaurant - Full Service, 5 per 100 m ² @ 79m ²	4
Total	31

Accessible Parking (based on 31 spaces)	Type A 3.4m x 5.2m	1	1
	Type B 2.6m x 5.2m	1	1

Bicycle Parking	Medical Facility, 1 per 1,000 m ² @ 684m ²	1
	Restaurant - Full Service, 1 per 250 m ² @ 79m ²	1
Total		2

Loading Spaces (3.5m x 9m)	0	0
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- SITE PLAN NOTES**
- NOTE# NOTE
 - (D/EAW) Existing Asphalt Walkway to be demolished. Refer also to Civil & Landscape drawings.
 - (E/ASRW) Existing Armour Stone Retaining Wall to remain.
 - (E/ASW) Existing Asphalt Sidewalk.
 - (E/CRW) Existing Concrete Retaining Wall to remain.
 - (E/CSW) Existing Concrete Sidewalk.
 - (E/EOA) Existing Edge of Asphalt to be removed. Refer to Landscape / Civil.
 - (E/FH) Existing Fire Hydrant.
 - (E/LS) Existing Light Standard.
 - (E/ITG) Existing Metal / Wood Post Traffic Guardrail to remain.
 - B Bollard
 - BFFS Provide vertically mounted sign, minimum 300mm wide x 600mm high, marked with International Symbol of Accessibility. Mount not less than 1500mm above grade and not more than 2000mm above grade. Ensure tonal contrast between BF Parking Sign and background environment. Provide information text compliant with City of Ottawa By-Law requirements. Provide additional building signage that identifies Type 'A' spaces as 'VAN ACCESSIBLE - FOURROUINETTE ACCESSIBLE'.
 - BR Blue Rack - See Landscape Plan
 - CC Concrete Curb
 - CSW Concrete Sidewalk
 - CY Canopy c/w Recessed Pot Lights - See Electrical
 - LI Landscape Island
 - LS Light Standard - Refer to Electrical
 - MW Masonry Knee Wall
 - OP Optional Patio Pergola
 - SNOW Proposed locations for short-term snow storage on site prior to removal to an off-site disposal location
 - SS Stop Sign
 - TF Transformer - See Electrical
 - TWSI Tactile Walking Surface Indicator (TWSI), Full Width of curb ramp. Recessed to be flush with concrete walking surface.

- SITE PLAN SYMBOLS**
- | ICON | DESCRIPTION |
|----------|--|
| [Symbol] | Existing Buildings |
| [Symbol] | Proposed Buildings |
| [Symbol] | Property Lines |
| [Symbol] | Setback Lines |
| [Symbol] | Road Lanes |
| [Symbol] | Existing Concrete Curb |
| [Symbol] | Proposed Concrete Curb |
| [Symbol] | Depressed Concrete Curb |
| [Symbol] | Existing Concrete Sidewalk |
| [Symbol] | Proposed Concrete Sidewalk |
| [Symbol] | Proposed Concrete Pavers |
| [Symbol] | Proposed Concrete Pad |
| [Symbol] | Proposed Asphalt Driving Surface |
| [Symbol] | Existing Asphalt Surface |
| [Symbol] | Sidewalk Asphalt |
| [Symbol] | Extent of Roof Projection |
| [Symbol] | Soft Landscaping |
| [Symbol] | Proposed Landscape Area |
| [Symbol] | Proposed River Stone Basin |
| [Symbol] | Barrier Free Parking Space |
| [Symbol] | Exterior Bicycle Parking Spot with Bollard Style Bike Rack |
| [Symbol] | Two Way Vehicle Circulation |
| [Symbol] | Principal Entrance Door |
| [Symbol] | Exterior Door ("OH" indicates Overhead Door) |
| [Symbol] | Exterior 6m Wide Fire Route (12m centerline radius on all turns, TYP.) |

NOTES
Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

no.	revision	date
2	Issued for Site Plan Control Submission 2	24 Jun 2022
1	Issued for Coordination	03 Jun 2022
0	Issued for Site Plan Approval	20 Jan 2022

383 Parkdale Avenue, Suite 201
Ottawa, Ontario, Canada, K1Y 4K4

KWC ARCHITECTS INC.

Phone: 613 238-2217
Fax: 613 238-6595
E-Mail: kwc@kwc-arch.com

detail no.	no. de détail
1	A010

MAZIN PROPERTIES PALLADIUM DR. NEW 1-STORY COMMERCIAL BUILDING

301 Palladium Drive, Ottawa, Ontario

designed by / conçu par	approved by / approuvé par
RW / CM	RW

drawn by / dessiné par	project no. / no. du projet
CM / AK	2148

date: **MAY 26, 2022** scale: **as noted**

LOCATION PLAN, SITE PLAN, ZONING REVIEW NOTES / STATISTICS