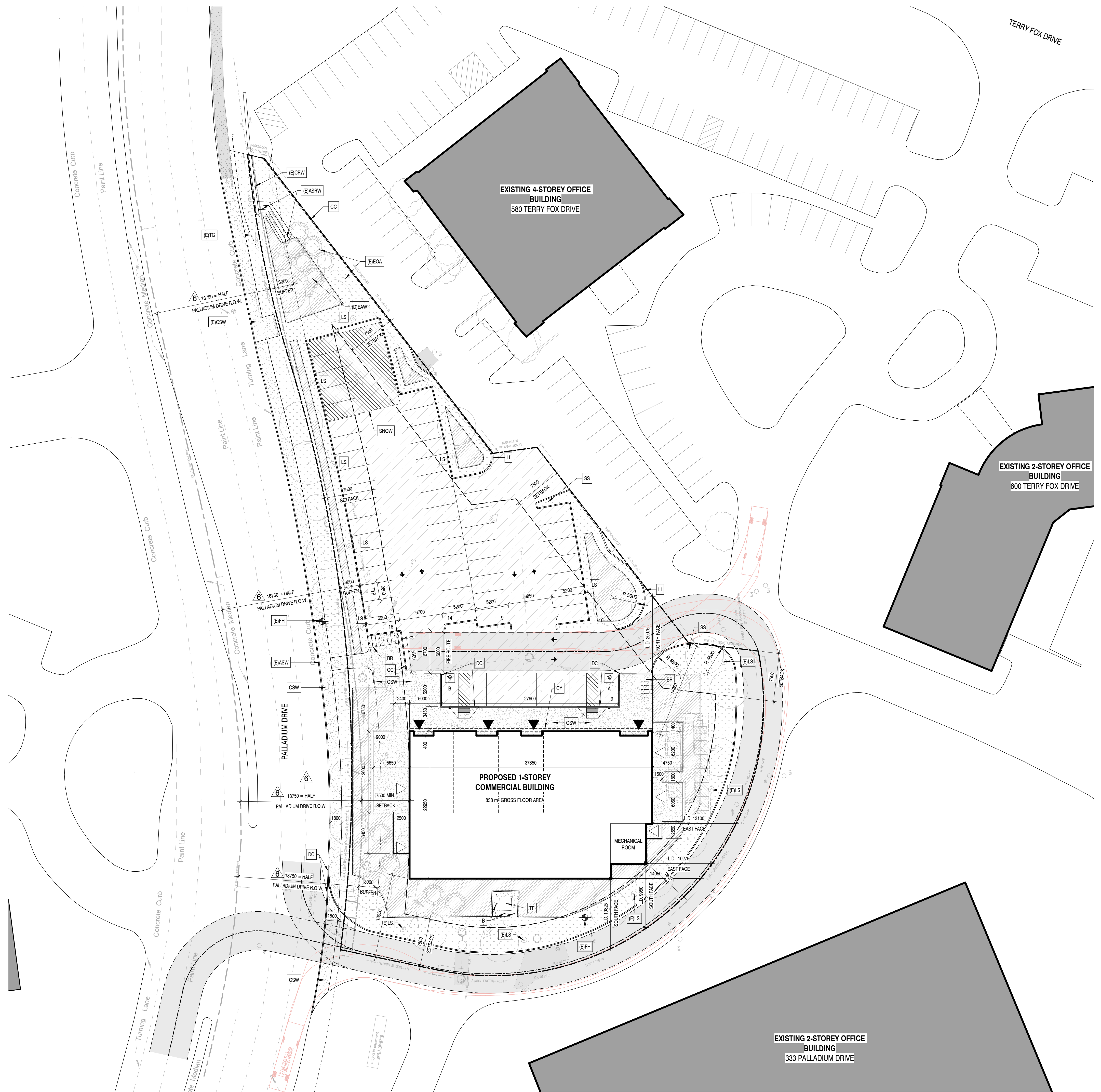


BIM 380/2148_Mazin 301 Palladium Drive_Rv2023 04 04_Mazin 301 Palladium Dr. Rv2023_BIM380.rvt

PLOT SCALE: 1:1

PLOT DATE: 08/29/2023 2:04:34 PM
SHEET SIZE: ARCH D 24" x 36" (6100 x 9140mm)



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.

with:
Updated Palladium Drive R.O.W. limits per Plan 4R-35482 prepared by Annis, O'Sullivan, Vollebakk Ltd., dated May 12, 2023.

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
Zone: ILS(25-17) H(22)
Proposed Use: 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 - Restaurant - Full Service	84	904	
Unit 04 - Restaurant - Full Service	79	850	
Totals	763	8,213	

Development Standards		
	Required	Provided
Minimum Lot Area	4,950m 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	57	

Accessible Parking			
Type A 3.4m x 5.2m	1	1	
Type B 2.8m x 3.2m	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	18	

Loading Spaces (3.5m x 9m)			
	0	0	

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/IFH)	Existing Fire Hydrant.
(E/ELS)	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 - FOURNOUINETTE ACCESSIBLE'.
BR	Bike Rack - See Landscape Plan.
CC	Concrete Curb.
CSW	Concrete Sidewalk.
CY	Canopy c/w Recessed Pot Lights - See Electrical.
DC	Depressed Curb Indicated by solid grey hatch over curb line. Refer to Landscape / Civil.
LI	Landscape Island.
LS	Light Standard - Refer to Electrical.
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
[Solid Grey Hatch]	Existing Buildings
[Dashed Grey Hatch]	Proposed Buildings
[Thin Dashed Line]	Property Lines
[Thick Dashed Line]	Palladium Drive R.O.W. Boundary (Ref. Survey)
[Dotted Line]	Palladium Drive R.O.W. Centreline (Ref. Survey)
[Thin Solid Line]	Setback Lines
[Thick Solid Line]	Existing Concrete Curb
[Thin Solid Line]	Proposed Concrete Curb
[Thin Solid Line]	Depressed Concrete Curb
[Thin Solid Line]	Existing Concrete Sidewalk
[Thin Solid Line]	Proposed Concrete Pad
[Thin Solid Line]	Soil Landscaping - Ref. Landscape
[Thin Solid Line]	Proposed Asphalt
[Thin Solid Line]	Garden Bed Landscaping - Ref. Landscape
[Thin Solid Line]	Barrier Free Parking Space
[Thin Solid Line]	Exterior Bicycle Parking Spot with Bollard Style Bike Rack
[Thin Solid Line]	Two Way Vehicle Circulation
[Thin Solid Line]	Principal Entrance: Barrier-Free
[Thin Solid Line]	Exterior Door ("QH" indicates Overhead Door)
[Thin Solid Line]	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.

Lisa Stern

LISA STERN
PLANNER
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lisa Stern at 10:18 am, Sep 12, 2023

no.	revision	date
7	Response to City Planning Comments	29 Aug 2023
6	Response to City Planning Comments	22 Jun 2023
5	Response to City Planning Comments	06 Jun 2023
4	Response to City Planning Comment RE: Palladium Drive R.O.W. Width	14 Nov 2022
3	Issued for Building Permit	09 Sep 2022
2	Issued for Site Plan Control Submission 2	24 Jun 2022

north
nord

KWC ARCHITECTS INC.
383 Parkdale Avenue, Suite 201
Ottawa, Ontario, Canada, K1Y 4K4
Phone: 613 238-2217
Fax: 613 238-6595
E-Mail: kwc@kwc-arch.com

detail no. 1 no. de détail
sheet no. A101 no. de la feuille

**MAZIN PROPERTIES PALLADIUM DR.
NEW 1-STOREY COMMERCIAL BUILDING**

301 PALLADIUM DRIVE,
designed by RW / CM approved by RW
drawn by CM / AK project no. 2148
scale as noted

**LOCATION PLAN, SITE PLAN, ZONING
REVIEW NOTES / STATISTICS**

revision 7 sheet no. A010
no. de la feuille

#18649

D07-12-22-0017