



1 SITE PLAN
A010 1:300



2 LOCATION PLAN
A010 N.T.S.

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)

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

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	2,930m 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 (based on 31 spaces)	Type A 3.4m x 5.2m	Type B 2.8m x 3.2m
Medical Facility	1	1
Restaurant - Full Service	1	1
Total	2	18

Bicycle Parking	Area	C' on Schedule 1A
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)	Area	C' on Schedule 1A
	0	0

SITE PLAN NOTES

NOTE#	NOTE
(DEAW)	Existing Asphalt Walkway to be demolished. Refer also to Civil & Landscape drawings.
(EASRW)	Existing Armour Stone Retaining Wall to remain.
(EASW)	Existing Asphalt Sidewalk.
(EICRW)	Existing Concrete Retaining Wall to remain.
(EICSW)	Existing Concrete Sidewalk.
(EIEOA)	Existing Edge of Asphalt to be removed. Refer to Landscape / Civil.
(EIPH)	Existing Fire Hydrant.
(EILS)	Existing Light Standard.
(EITG)	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 Post 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.
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
[Solid Grey Hatch]	Existing Buildings
[Dashed Line]	Proposed Buildings
[Thin Dashed Line]	Property Lines
[Dotted Line]	Setback Lines
[Double Line]	Road Lanes
[Hatched Box]	Existing Concrete Curb
[Dotted Box]	Proposed Concrete Curb
[Hatched Box]	Existing Depressed Concrete Curb
[Dotted Box]	Proposed Concrete Sidewalk
[Hatched Box]	Existing Concrete Sidewalk
[Hatched Box]	Proposed Concrete Pavers
[Hatched Box]	Proposed Concrete Pad
[Hatched Box]	Proposed Asphalt Driving Surface
[Hatched Box]	Existing Asphalt Surface
[Hatched Box]	Sidewalk Asphalt
[Hatched Box]	Extent of Roof Projection
[Hatched Box]	Soft Landscaping
[Hatched Box]	Proposed Landscape Area
[Hatched Box]	Proposed River Stone Basin
[Wheelchair Icon]	Barrier Free Parking Space
[Bike Icon]	Exterior Bicycle Parking Spot with Bollard Style Blue Rack
[Two Arrows]	Two Way Vehicle Circulation
[Triangle]	Principal Entrance: Barrier-Free
[Circle]	Exterior Door ("OH" indicates Overhead Door)
[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.

no.	revision	date
3	Issued for Building Permit	09 Sep 2022
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

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

301 PALLADIUM DRIVE, OTTAWA, ON K2L 4B9

designed by	approved by
comp per RW / CM	approved per RW
drawn by	project no.
drawn per CM / AK	no. du projet 2148
date	scale
2022-09-09	as noted

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