







<b>ZONING</b>	GM (2167)	<b>LOT NO.</b>	Concession 1 Part of Lot 3	
<b>PLAN NO.</b>	4M-1566	<b>LOT AREA</b>	25764 sqm	

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
LAND USE	VACANT	RETAIL STORE	GENERAL MIXED USE - INCL. RETAIL STORE	187-188
MIN LOT WIDTH		132.2 m	NO MINIMUM	TABLE 187
MIN. LOT AREA		25764 sqm	NO MINIMUM	TABLE 187
MAX BUILDING HEIGHT		8.2 m (27')	18 M	TABLE 187
NO. OF STORIES		2		
<b>GFA TOTAL</b>		<b>7910.24 sqm</b>		
PHASE 1: BUILDING A		5,678.11 sqm		
PHASE 2: BUILDING B		687.43 sqm		
BUILDING C		729.10 sqm		
BUILDING D		815.57 sqm		
<b>BUILDING AREA TOTAL</b>		<b>7768.08 sqm</b>		
PHASE 1: BUILDING A		5535.95 sqm		
PHASE 2: BUILDING B		687.43 sqm		
BUILDING C		729.10 sqm		
BUILDING D		815.57 sqm		
<b>FSI</b>		0.3	2	TABLE 187
<b>GLA TOTAL</b>		<b>6586 sqm</b>		
PHASE 1:		4577 sqm		
PHASE 2:		2009 sqm		

LANDSCAPED AREA	EXISTING	PROPOSED		REQUIRED	SECTION
MIN. AREA OF LANDSCAPING IN PARKING LOT:		3017 sm	25%	15 %	
MINIMUM WIDTH OF LANDSCAPED AREA		3 m	3 M (i) ABUTTING A STREET OR (ii)ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE  NO MINIMUM (iii) OTHER CASES		TABLE 187

LOADING	EXISTING	PROPOSED	REQUIRED	SECTION
TOTAL NUMBER OF LOADING SPACES		2 SPACES	2 SPACES	TABLE 101

[illegible]

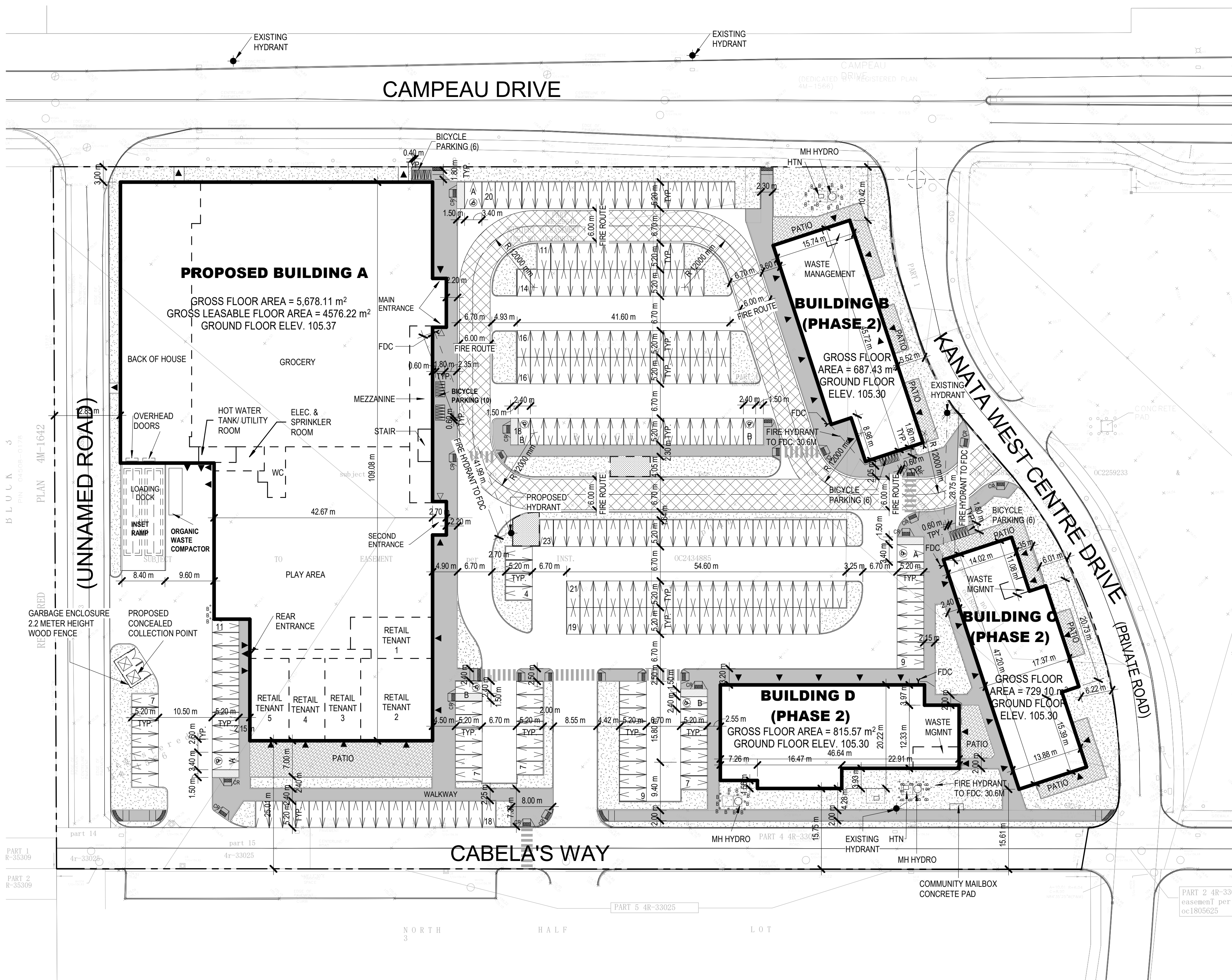
SOFT LANDSCAPING

CONCRETE SIDEWALK

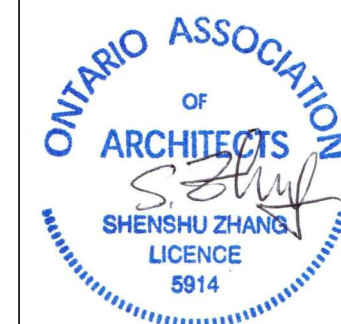
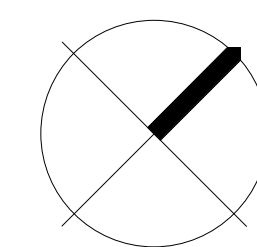
FIRE ROUTE

PATIO

SNOW STORAGE

[illegible]

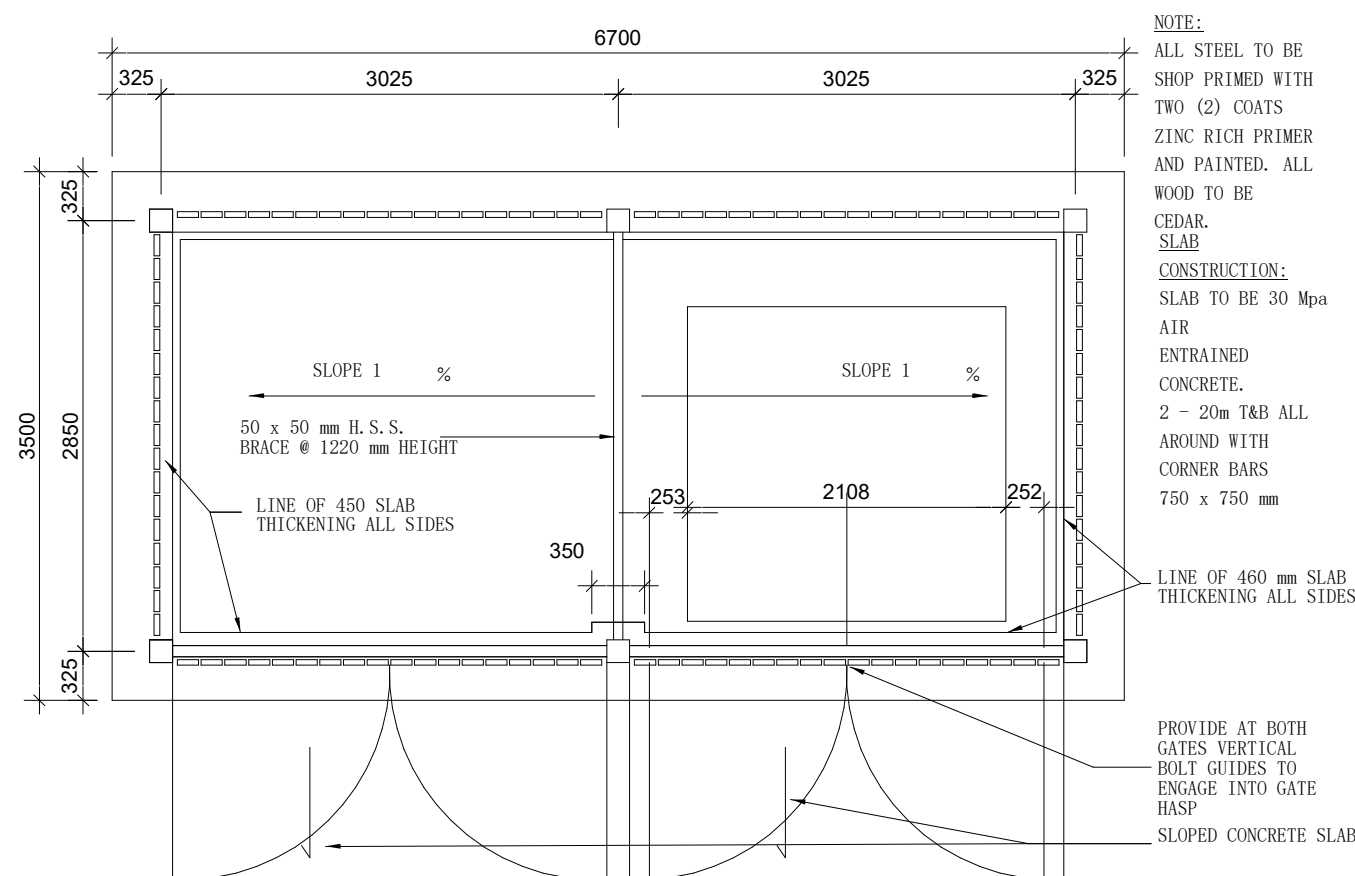
**SITE LOCATION**



98 SCARSDALE ROAD,  
TORONTO, ONTARIO, M3B 2R7  
T: 416 800 3284  
F: 416-800-3485

Project No.	T2023043	
Drawn	Scale	As indicated
Checked	Date	07/25/24

## A001



6200

CLOSE OFF THE TOP OF ALL STEEL POSTS WITH WELDED STEEL PLATE.  
GRIND SMOOTH ALL EXPOSED EDGES (TYPICAL)

38 x 140 mm PRESSURE TREATED CEDAR FACING

2200

960

Technical drawing of a double gate assembly. The drawing shows two gates with a total width of 6200 units. Each gate has a height of 2200 units. The gates are constructed with a frame of steel posts and rails, with a 38 x 140 mm pressure treated cedar facing. The top of the steel posts is closed off with a welded steel plate, and all exposed edges are ground smooth. The gates are shown in a closed position, with a central hinge mechanism. A dimension of 960 units is indicated for the width of the central hinge area.

3000

CLOSE OFF THE TOP OF ALL STEEL POSTS WITH WELDED STEEL PLATE GRIND SMOOTH ALL EXPOSED EDGES (TYPICAL)

38 x 140 mm PRESSURE TREATED CEDAR FACING

2200

1.8m Minimum

### 5 Bicycle Parking Detail



DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS  
ON SITE.

THIS DRAWING IS NOT TO BE USED FOR  
CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

[illegible]

**SITE LOCATION**

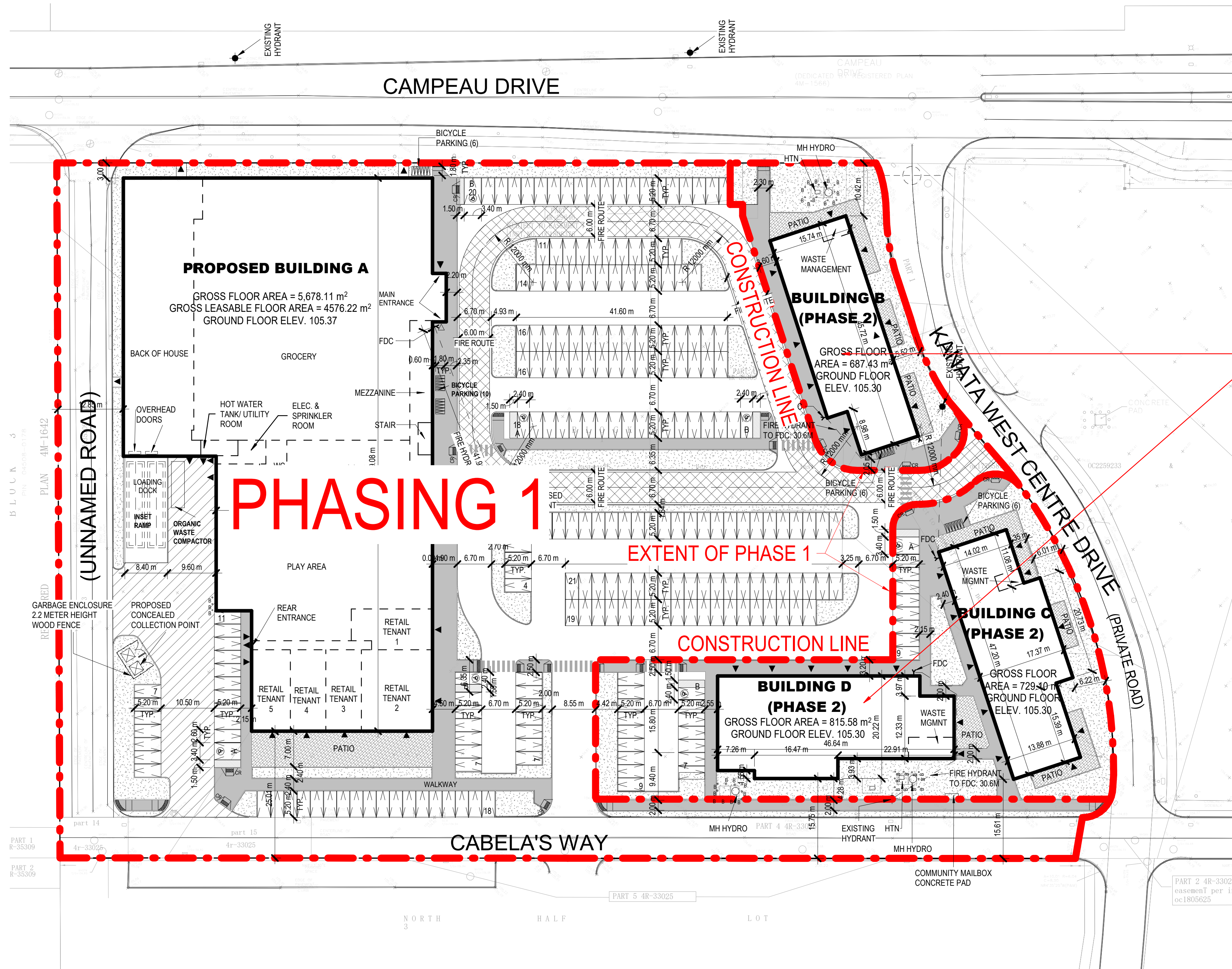


98 SCARSDALE ROAD,  
TORONTO, ONTARIO, M3B 2R7  
T: 416 800 3284  
F: 416-800-3485

3075 PALLADIUM DRIVE, OTTAWA,  
ON

## SITE PLAN - PHASING

Drawing No.



# PHASING 2

1 Site Plan - Phasing  
A002 SCALE: 1 : 500











