

SUNNY FOODMART

3075 PALLADIUM DRIVE, OTTAWA, ON



"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

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.

No.	Issued	Date	Ву
1	For Site Plan Approval	2024-07-25	JW



TAES Architects Inc.

98 SCARSDALE ROA RONTO, ONTARIO, M3B 2F T: 416 800 32: F:416-800-34

SUNNY FOODMART

3075 PALLADIUM DRIVE, OTTAWA,

 Project No.
 T2023043

 Drawn
 Scale

 Checked
 Date

COVER PAGE

Drawing No.

A000

SITE STATISTICS (By Law 2008-250)

ZONING	GM (2167)	LOT NO.	Concession 1 Part of Lot 3	
PLAN NO.	4M-1566	LOT AREA	25764 sm	
DESCRIPTION	EXISTING	PROPOSED	REQUIRED SECTION	

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 sm	NO MINIMUM	TABLE 187
MAX.BUILDING HEIGHT		8.2 m (27")	18 M	TABLE 407
NO. OF STORIES		2		TABLE 187
GFA TOTAL		7910.24 sm		
PHASE 1: BUILIDING A		5,678.11 sm		
PHASE 2: BUILDING B		687.43 sm		
BUILDING C		729.10 sm		
BUILDING D		815.57 sm		
BUILDING AREA TOTAL		7768.08 sm		
PHASE 1: BUILIDING A		5535.95 sm		
PHASE 2: BUILDING B		687.43 sm		
BUILDING C		729.10 sm		
BUILDING D		815.57 sm		
FSI		0.3	2	TABLE 187
GLA TOTAL		6586 sm		
PHASE 1:		4577 sm		
PHASE 2:		2009 sm		

SETBACK	EXISTING	PROPOSED	REQUIRED	SECTION
FRONT (EAST)		5.52 m	1.5 m	TABLE 187
SIDE (NORTH)		3.00 m	NO MINIMUM	TABLE 187
SIDE (SOUTH)		15.61 m	NO MINIMUM	TABLE 187
REAR (WEST)		12.85 m	NO MINIMUM	TABLE 187

LANDSCAPED AREA	EXISTING	PROPOS	SED	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

PARKING	EXISTING	PROPOSED	REQUIRED	SECTION
TOTAL PARKING		237 SPACES	3.6 per 100 m2 of GLA	TABLE 101
INCLUDING ACCESSIBLE PARKING		7 SPACES	= 237	
BICYCLE PARKING SPACE		28 SPACES	28 SPACES	

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

NOTES

1. BUILDING A, BUILDING B, BUILDING C AND BUILDING D TO BE NON-COMBUSTIBLE CONSTRUCTION.

CONCINCOTION.

SITE LEGENDS

FIRE HYDRANT



●^B BOLLARD

CR CURB RAMP W/TWSI



PROPERTY LINE

SOFT LANDSCAPING

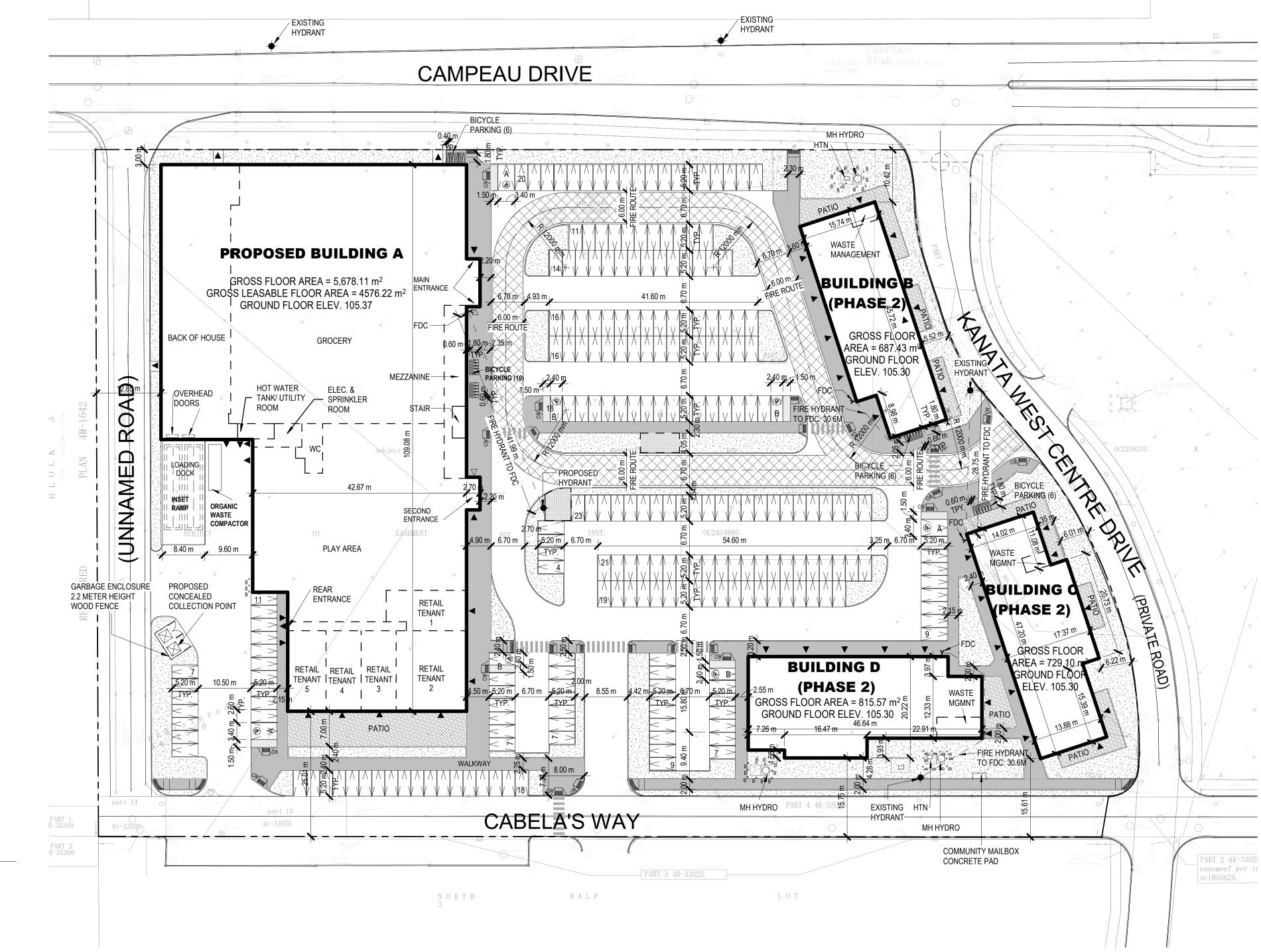






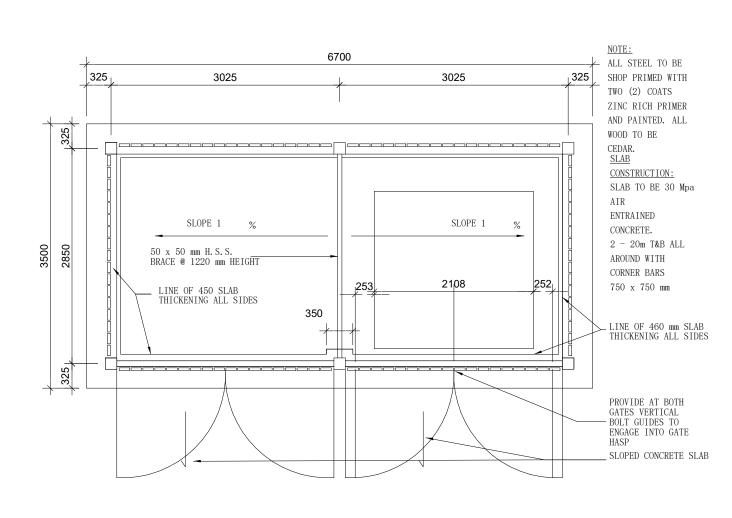






LEGAL DESCRIPTION

BLOCK 1, PLAN 4M1566 SUBJECT TO AN EASEMENT AS IN OC1776587 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 4R29646 AS IN OC1808376 TOGETHER WITH AN EASEMENT OVER PART BLOCK 2 4M1566 PARTS 3,10 & 11 4R33025 AS IN OC2259230 TOGETHER WITH AN EASEMENT OVER PART BLOCK 2 4M1566, PARTS 3,8,9,10 & 11 4R33025 AS IN OC2259230 TOGETHER WITH AN EASEMENT OVER BLOCK 2 4M1566 AS IN OC2259230 SUBJECT TO AN EASEMENT OVER PARTS 4,14 & 15 4R33025 IN FAVOUR OF PART LOT 3 CONCESSION HUNTLEY, PART 1 4R28887 AS IN OC2259232 SUBJECT TO AN EASEMENT OVER PARTS 4,14 & 15 4R33025 IN FAVOUR OF PART LOT 3 CONCESSION HUNTLEY,PART 1 4R28887 AS IN OC2259232 SUBJECT TO AN EASEMENT OVER PART 15 4R33025 IN FAVOUR OF PART LOT 3 CONCESSION HUNTLEY, PART 1 4R28887 AS IN OC2259232 SUBJECT TO AN EASEMENT IN FAVOUR OF PART LOT 3 CONCESSION HUNTLEY, PART 1 4R28887 AS IN OC2259232 SUBJECT TO AN EASEMENT OVER PARTS 4,14 & 15 4R33025 IN FAVOUR OF BLOCK 2 4M1566 AS IN OC2259233 SUBJECT TO AN EASEMENT IN FAVOUR OF BLOCK 2 4M1566 AS IN OC2259233 TOGETHER WITH AN EASEMENT OVER PART LOT 3 CONCESSION 1 HUNTLEY, PART 12 4R33025 AS IN OC2259234 TOGETHER WITH AN EASEMENT OVER PART LOT 3 CONCESSION 1 HUNTLEY, PART 5 4R33025 AS IN OC2259234 TOGETHER WITH AN EASEMENT OVER PART LOT 3 CONCESSION 1 HUNTLEY, PART 13 4R33025 AS IN OC2259234 TOGETHER WITH AN EASEMENT OVER PART LOT 3 CONCESSION 1 HUNTLEY PART 1 4R28887 AS IN OC2259234 TOGETHER WITH AN EASEMENT OVER PART BLOCK 14, PLAN 4M-1566, PARTS 1, 2, 6 AND 7, 4R33025 AS IN OC2603279 TOGETHER WITH AN EASEMENT OVER PART BLOCK 14, PLAN 4M-1566, PARTS 1 AND 2, 4R33025 AS IN OC2603279 TOGETHER WITH AN EASEMENT OVER BLOCK 14, 4M-1566 AS IN OC2603279 SUBJECT TO AN EASEMENT OVER PART 3 ON PLAN 4R-35309 IN FAVOUR OF PART OF BLOCK 2, PLAN 4M1566, BEING PARTS 1-4 ON PLAN 4R-33022 AS IN OC2657399 SUBJECT TO AN EASEMENT OVER PART 3 ON PLAN 4R-35309 IN FAVOUR OF PART OF BLOCK 2, PLAN 4M1566, BEING PART 1 ON PLAN 4R-34709 AS IN OC2657400 SUBJECT TO AN EASEMENT OVER PART 3 ON PLAN 4R-35309 IN FAVOUR OF BLOCK 2, PLAN 4M1566, SAVE AND EXCEPT PARTS 1-4 ON PLAN 4R-33022 AND PART 1 ON PLAN 4R-34709 AS IN OC2657401 SUBJECT TO AN EASEMENT OVER PART 3 ON PLAN 4R-35309 IN FAVOUR OF PART OF LOT 3, CONCESSION 1, HUNTLEY, BEING PART 1 ON PLAN 4R-28887 AS IN OC2657402 SUBJECT TO AN EASEMENT OVER PART 3 PLAN 4R35309 IN FAVOUR OF BLOCK 14 PLAN 4M1566 AS IN OC2657403 SUBJECT TO AN EASEMENT OVER PARTS 4, 14 AND 15 PLAN 4R33025 IN FAVOUR OF BLOCK 14 PLAN 4M1566 AS IN OC2657404 SUBJECT TO AN EASEMENT OVER BLOCK 1 PLAN 4M1566 IN FAVOUR OF BLOCK 14 PLAN 4M1566 AS IN OC2657404 TOGETHER WITH AN EASEMENT OVER PART OF BLOCK 13, 4M1566, PART 1, 4R35071 AS IN OC2665902 CITY OF OTTAWA

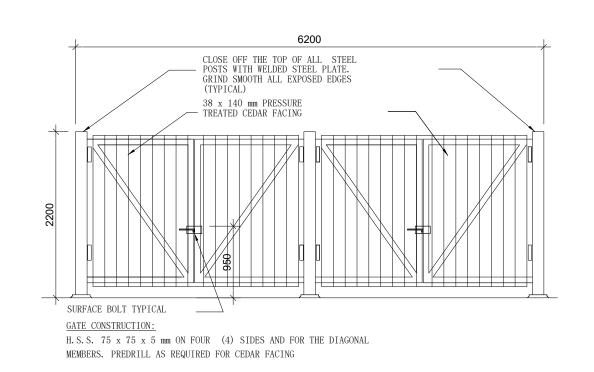


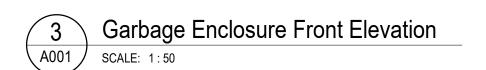
Garbage Enclosure Plan

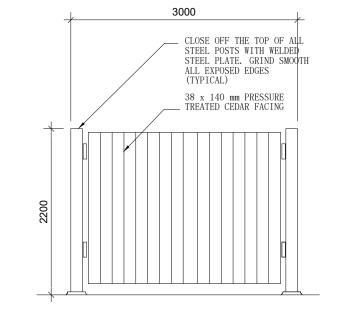
SCALE: 1:50

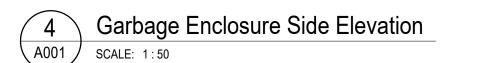
Site Plan

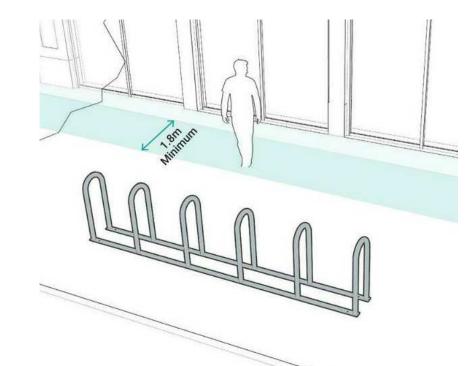
SCALE: 1:500











Bicycle Parking Detail

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.

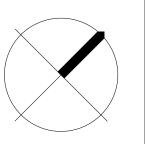
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

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

No.	Issued	Date	Ву
1	For Site Plan Approval	2024-07-25	JW

KEY PLAN







TAES Architects Inc.

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

SUNNY FOODMART

3075 PALLADIUM DRIVE, OTTAWA,

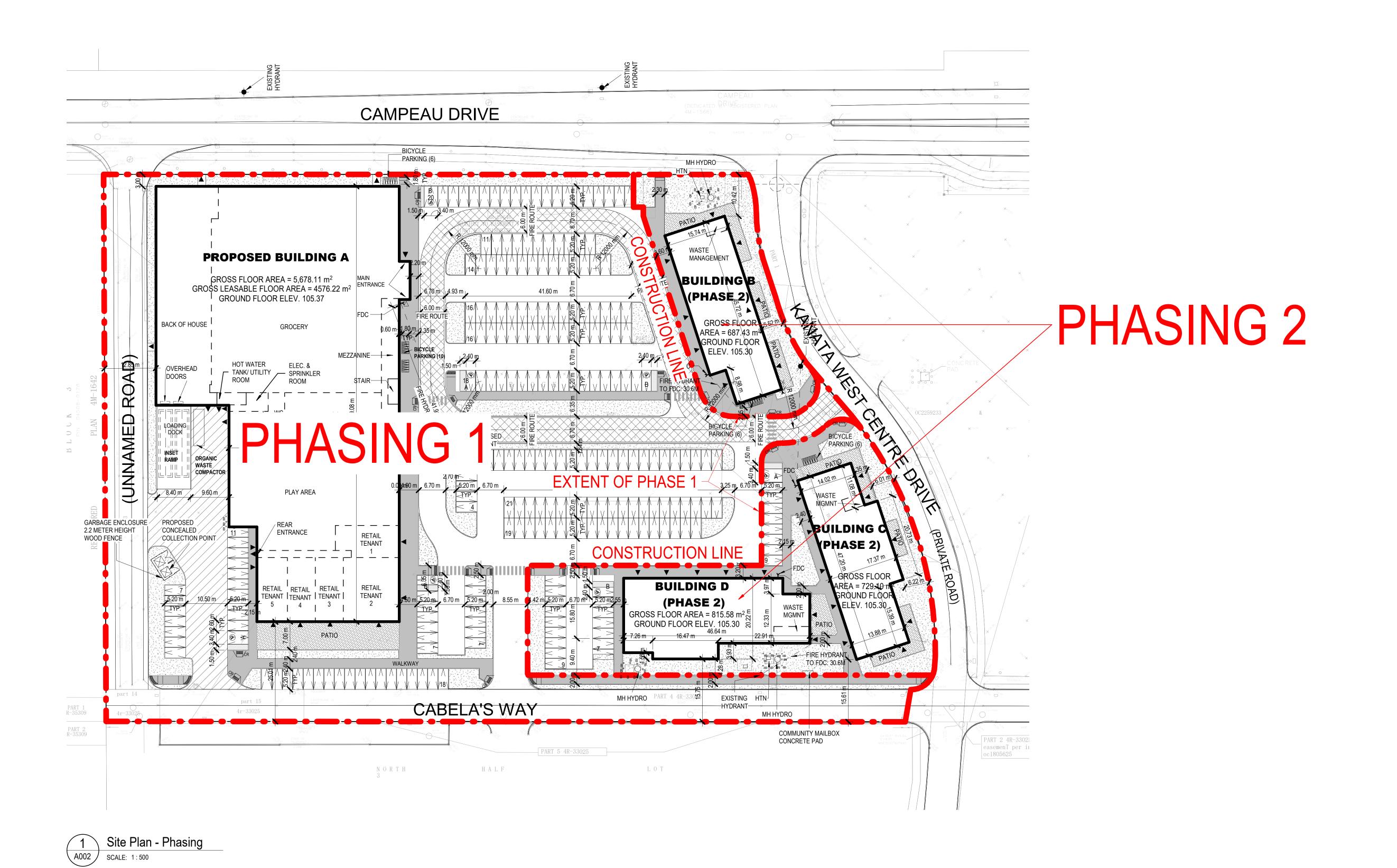
Project No.		T202304
Drawn	Scale	As indicate
Checked	Date	07/25/2

SITE PLAN

Drawing No.

A001

001



"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.

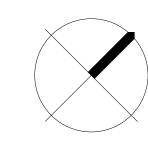
CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

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

No.	Issued	Date	Ву
1	For Site Plan Approval	2024-07-25	JW

KEY PLAN







TAES Architects Inc.

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

SUNNY FOODMART

3075 PALLADIUM DRIVE, OTTAWA, ON

Date

Project No. T2023043

Drawn Scale As indicated

SITE PLAN - PHASING

Drawing No.

Checked

A002

07/09/24



Perspective 1: Overhead View of the Entire Site Facing Southwest



Perspective 3: Overhead View of the Entire Site Facing East



Perspective 2: Overhead View of the Entire Site Facing South



Perspective 4: Overhead View of the Entire Site Facing Southeast

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

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.

No.	Issued	Date	Ву
1	For Site Plan Approval	2024-07-25	JW

KEY PLAN





TAES Architects Inc.

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

SUNNY FOODMART

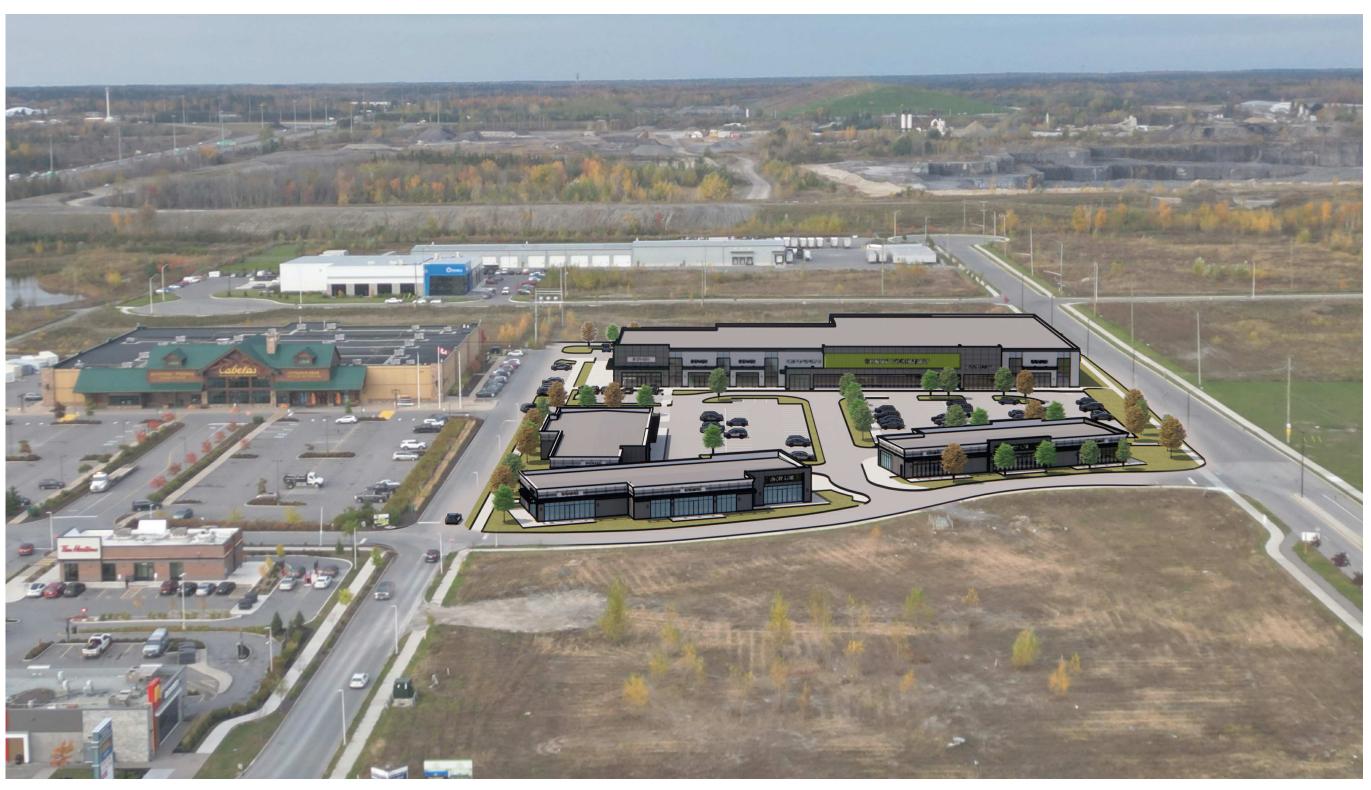
3075 PALLADIUM DRIVE, OTTAWA,

Project No.		T2023043
Drawn	Scale	1:2
Checked	Date	07/25/24

CONTEXT PERSPECTIVES

Drawing No.

A003



Perspective 5: Overhead View of the Entire Site Facing Southwest



Perspective 7: Facing West Towards Retails and Sunny Foodmart Main Entrance from Cabela's Way



Perspective 6: Overhead View of the Entire Site Facing Northwest



Perspective 8: Facing Southwest Towards Building C and Building B from Kanata West Centre Drive

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

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.

No.	Issued	Date	Ву
1	For Site Plan Approval	2024-07-25	JW



TAES Architects Inc.

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

SUNNY FOODMART

3075 PALLADIUM DRIVE, OTTAWA,

Project No.	12023043	
Drawn	Scale	
Checked	Date	07/25/24

CONTEXT PERSPECTIVES 02

Drawing No.

A004



Perspective 9: Facing South Towards Sunny Foodmart Main Entrance from Campeau Drive



Perspective 10: Facing West Towards the Retails of Building A from Cabela's Way



Perspective 11: Facing Northeast Towards the Loading Area of Sunny Foodmart from Cabela's Way



Perspective 9: Facing South Towards Building B and the Parking Lot from Campeau Drive

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

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.

No.	Issued	Date	Ву
1	For Site Plan Approval	2024-07-25	JW



TAES Architects Inc.

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

SUNNY FOODMART

3075 PALLADIUM DRIVE, OTTAWA,

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

CONTEXT PERSPECTIVES

Drawing No.

A005

Copyright © 2011 TAES Architects Inc.