

<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	

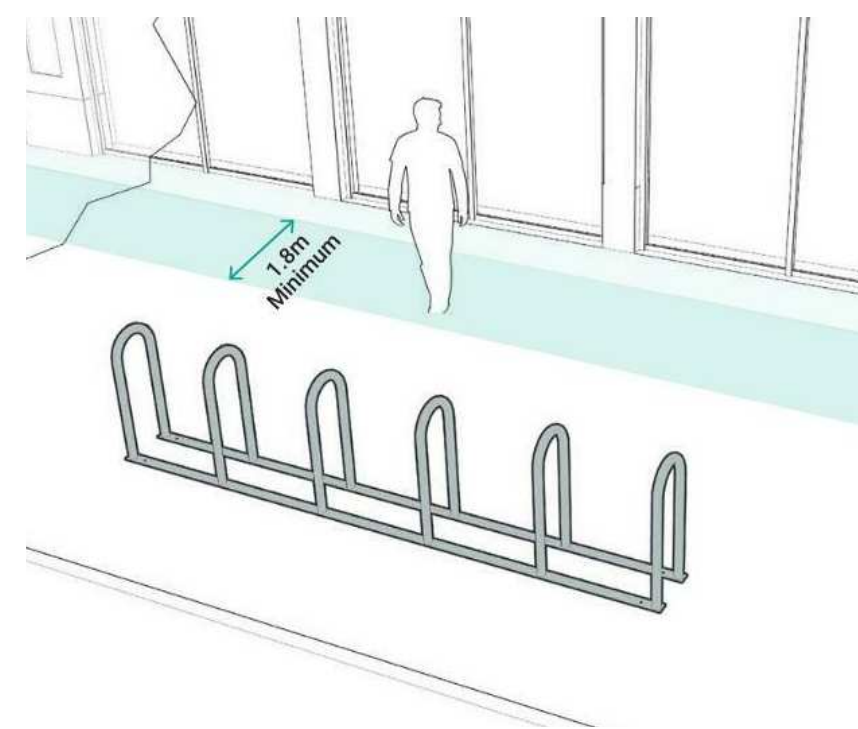
DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
LAND USE	VACANT	RETAIL STORE	GENERAL MIXED USE - INCL. RETAIL STORE	187-188
MIN. LOT WIDTH		132.2 m	NO MINIMUM	TABLE 187
MIN. LOT AREA		25764 sqm	NO MINIMUM	TABLE 187
MAX. BUILDING HEIGHT		8.2 m (27')	18 M	TABLE 187
NO. OF STORIES		2		
<b>GFA TOTAL</b>		<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		
FSI		0.3	2	TABLE 187
<b>GLA TOTAL</b>		<b>6586 sqm</b>		
PHASE 1: BUILDING A		4577 sqm		
PHASE 2: TOTAL		2009 sqm		
BUILDING B		643.44 sqm		
BUILDING C		677.15 sqm		
BUILDING D		688.41 sqm		

SETBACK	EXISTING	PROPOSED	REQUIRED	SECTION
FRONT (EAST)		5.52 m	1.5 m	EXCEPTION 2167
SIDE (NORTH)		3.00 m	NO MINIMUM	TABLE 187
SIDE (SOUTH)		15.61 m	NO MINIMUM	EXCEPTION 2167
REAR (WEST)		12.85 m	NO MINIMUM	TABLE 187

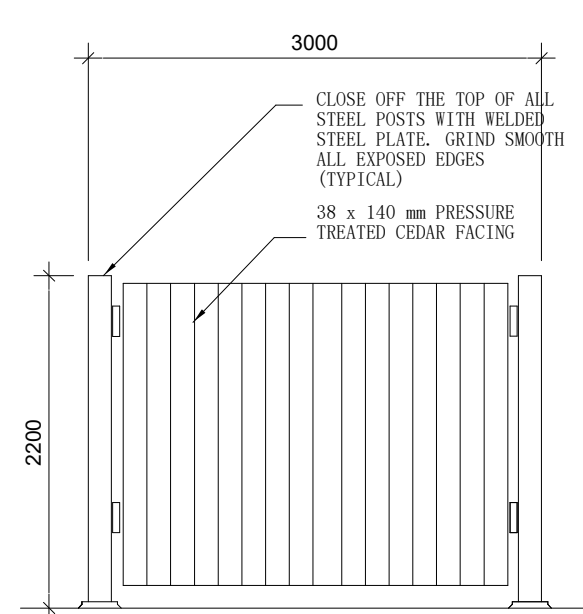
LANDSCAPED AREA	EXISTING	PROPOSED	REQUIRED	SECTION
MIN. AREA OF LANDSCAPING IN PARKING LOT:		3017 sqm	25% 15 %	
MINIMUM WIDTH OF LANDSCAPED AREA		3 m	3 M (i) ABUTTING A STREET OR (ii) ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE  NO MINIMUM (iii) OTHER CASES	TABLE 187

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	Building A (Retail): 1 per 250 m² of GFA = 23 Building B, Building C, Building D (Shopping Centre): 1 per 500 m² of GFA = 5	TABLE 111A

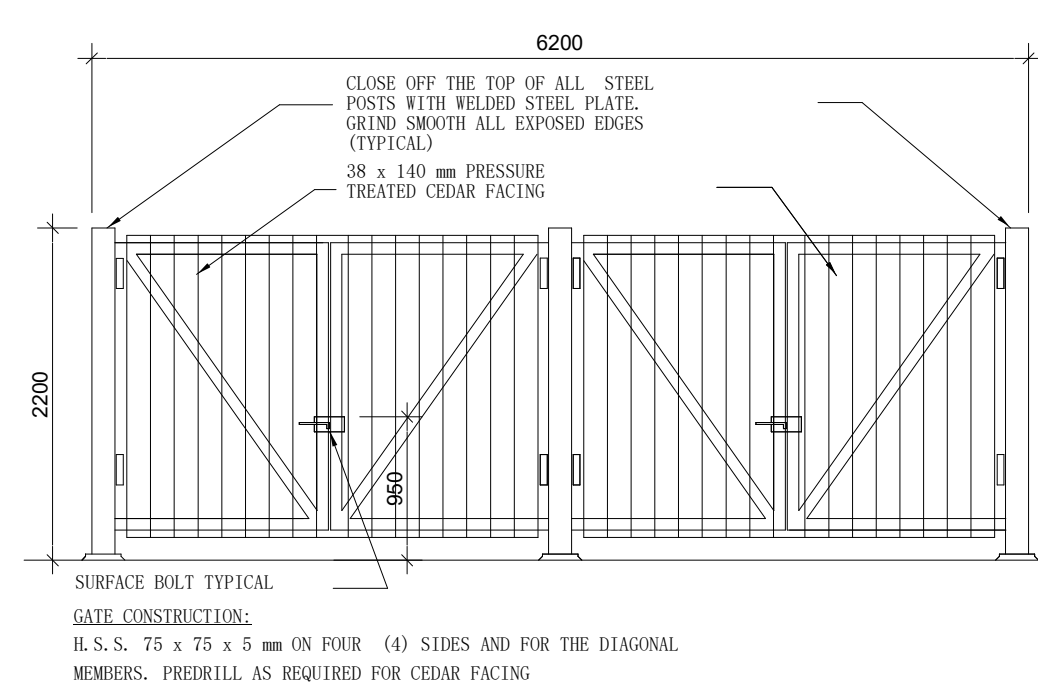
LOADING	EXISTING	PROPOSED	REQUIRED	SECTION
TOTAL NUMBER OF LOADING SPACES		2 SPACES (One Over Size Space)	2 SPACES (One Over Size Space)	TABLE 113

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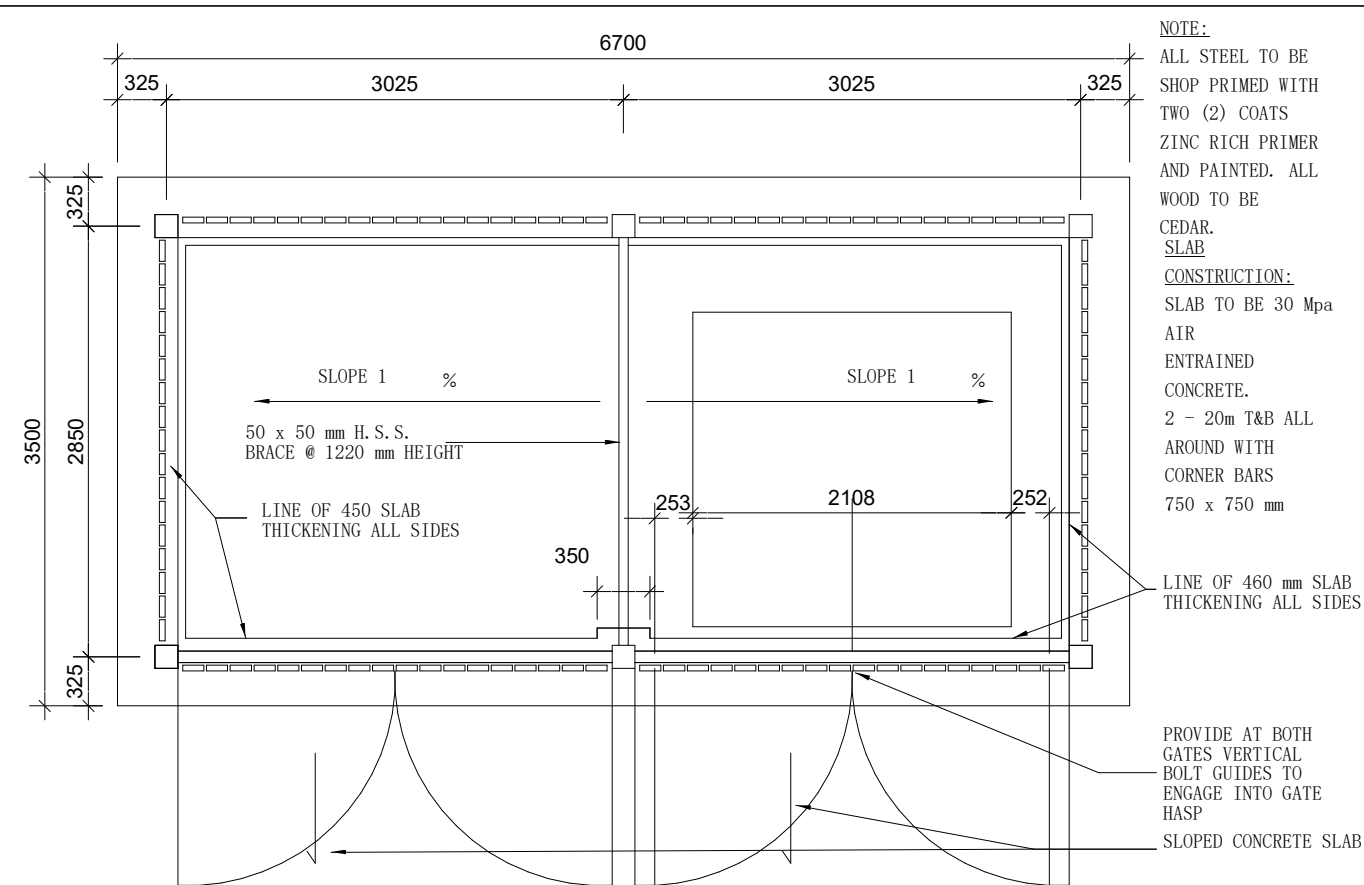
5 Bicycle Parking Detail



4 Garbage Enclosure Side Elevation  
001 SCALE: 1:50



3 Garbage Enclosure Front Elevation  
A001 SCALE: 1 : 50



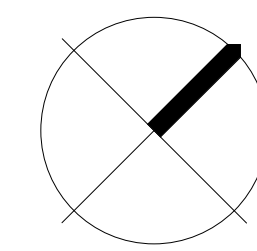
2 Garbage Enclosure Plan  
A001 SCALE: 1:50

1. DRAWING BASED ON PLAN OF SURVEY PREPARED BY J.D.BARNES LIMITED, ISSUED ON DECEMBER 9,2024, BLOCK 1, REGISTERED PLAN 4M-1566. CITY OF OTTAWA

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

[illegible]

**SITE LOCATION**



**TAES Architects Inc.**  
98 SCARSDALE ROAD,  
TORONTO, ONTARIO, M3B 2R7  
T: 416 800 3284  
F: 416-800-3485

3075 PALLADIUM DRIVE, OTTAWA,  
ON

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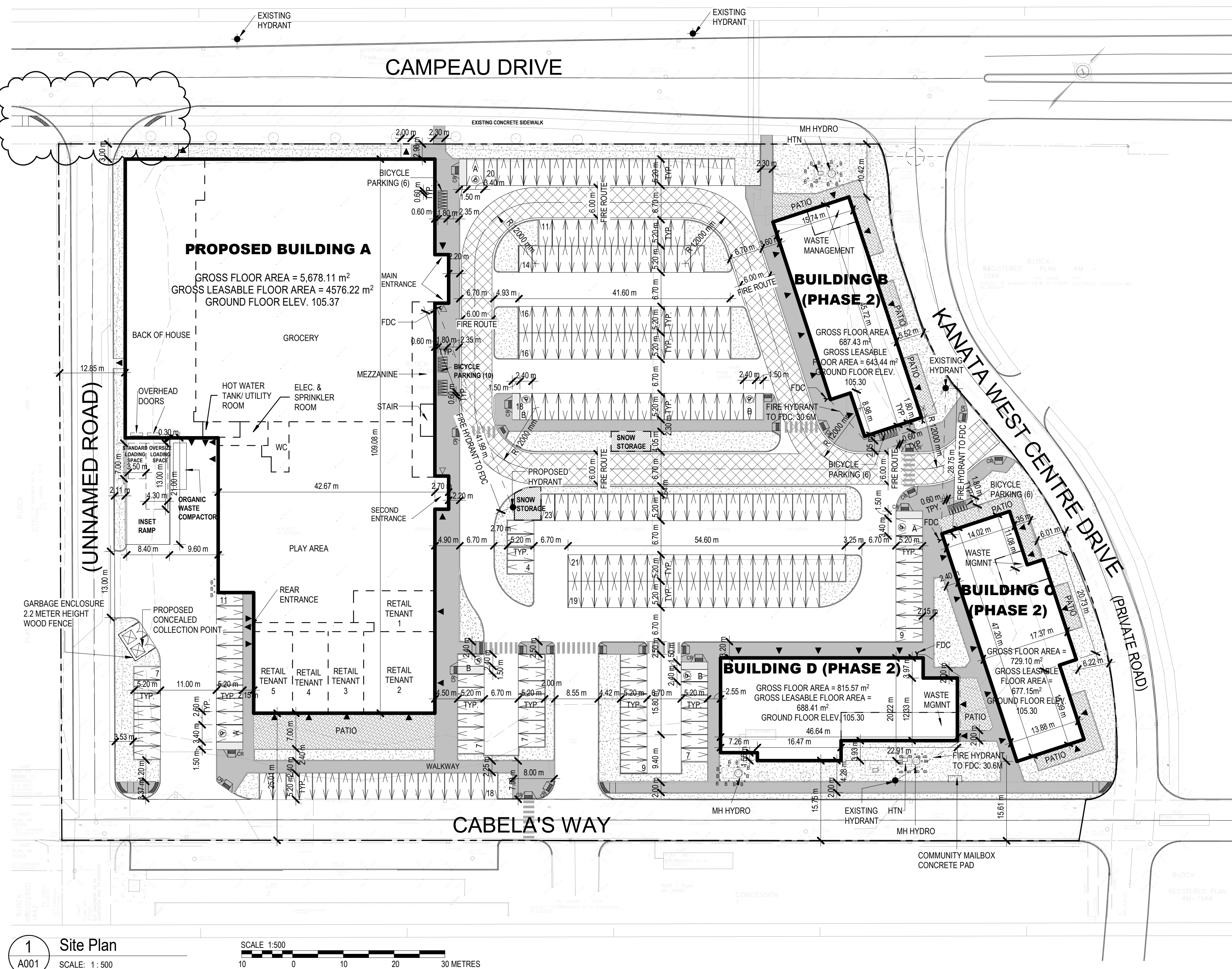
Drawn	Scale	As indicated
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Checked	Date	07/25/24
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## Drawing No.

A001



1 Site Plan  
A001 SCALE: 1 : 500

**OWNER:**  
**1000514608 Ontario Inc.**  
**(ie. Sunny Food Mart)**  
100 Duffield Dr,  
Markham, ON L6G 1B5,  
Tel: (905) 946-0551

**APPLICANT:**  
**Caimion Development Inc.**  
234 Willowdusk St,  
Ottawa, ON K2M 0L5.  
Tel: 613-777-9888.

**ARCHITECTS:**  
**TAES Architects Inc.**  
98 Scarsdale Road  
Toronto, ON M3B 2R7  
Tel: 416-800 3284

**SURVEYOR**  
**J.D. BARNES LIMITED**  
62 STEACIE DRIVE, SUITE 103  
KANATA, ON K2K 2A9  
TEL: 613-713-7244

**CIVIL ENGINEER:**  
**WPE Engineering Limited**  
222 - 7250 Keele Street  
Vaughan, On. L4K 1Z8  
TEL: 416-578-8682

**LANDSCAPE ARCHITECTS:**  
**James B. Lennox & Associates Inc.**  
 3332 Carling Ave.  
 Ottawa, Ontario K2H 5A8  
 Tel: 613-722-5168

**MECHANICAL AND ELECTRICAL ENGINEERING**  
**JHD Engineering Inc**  
 Unit 290, 7181 Yonge Street  
 Thornhill Ontario L3T 0C7  
 Tel: 647-632-4763