| ZONING   | GM (2167) | LOT NO.  | Concession 1 Part of Lot 3 |
|----------|-----------|----------|----------------------------|
| PLAN NO. | 4M-1566   | LOT AREA | 25764 sm                   |

| DESCRIPTION            | EXISTING | PROPOSED       | REQUIRED                                     | SECTION   |
|------------------------|----------|----------------|--|-----------|
| LAND USE               | VACANT   | RETAIL STORE   | GENERAL MIXED<br>USE - INCL. RETAIL<br>STORE | 187-188   |
| MIN.LOT<br>WIDTH       |          | 132.2 m        | NO MINIMUM                                   | TABLE 187 |
| MIN. LOT AREA          |          | 25764 sm       | NO MINIMUM                                   | TABLE 187 |
| MAX.BUILDING<br>HEIGHT |          | 8.2 m<br>(27") | 18 M   | TABLE 187 |
| NO. OF STORIES         |          | 2              |  |           |
| 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: BUILIDING A   |          | 4577 sm        |  |           |
| PHASE 2: TOTAL         |          | 2009 sm        |  |           |
| BUILDING B             |          | 643.44 sm      |  |           |
| BUILDING C             |          | 677.15 sm      |  |           |
| BUILDING D             |          | 688.41 sm      |  |           |

| 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<br>AREA                             | EXISTING | PROPOSED         |  | REQUIRED   | SECTION        |
| MIN. AREA OF<br>LANDSCAPING IN<br>PARKING LOT: |          | 3017 sm 25% 15 % |  |  |                |
| MINIMUM WIDTH OF<br>LANDSCAPED AREA            |          | 3 m              |  | 3 M (i) ABUTTING A<br>STREET OR (ii)ABUTTING<br>A RESIDENTIAL OR<br>INSTITUTIONAL ZONE | TABLE 187      |

**PROPOSED** 

REQUIRED

NO MINIMUM (iii) OTHER

2 SPACES (One Over Size Space)

**SECTION** 

TABLE 113

| PARKING                      | EXISTING | PROPOSED   | REQUIRED  | SECTION    |
|------------------------------|----------|------------|---|------------|
| TOTAL PARKING                |          | 237 SPACES | 3.6 per 100 m <sup>2</sup> 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, Builidng C, Building D (Shopping Centre): 1 per 500 m² of GFA = 5 | TABLE 111A |
| LOADING                      | EXISTING | PROPOSED   | REQUIRED  | SECTION    |

2 SPACES (One Over

## LEGAL DESCRIPTION

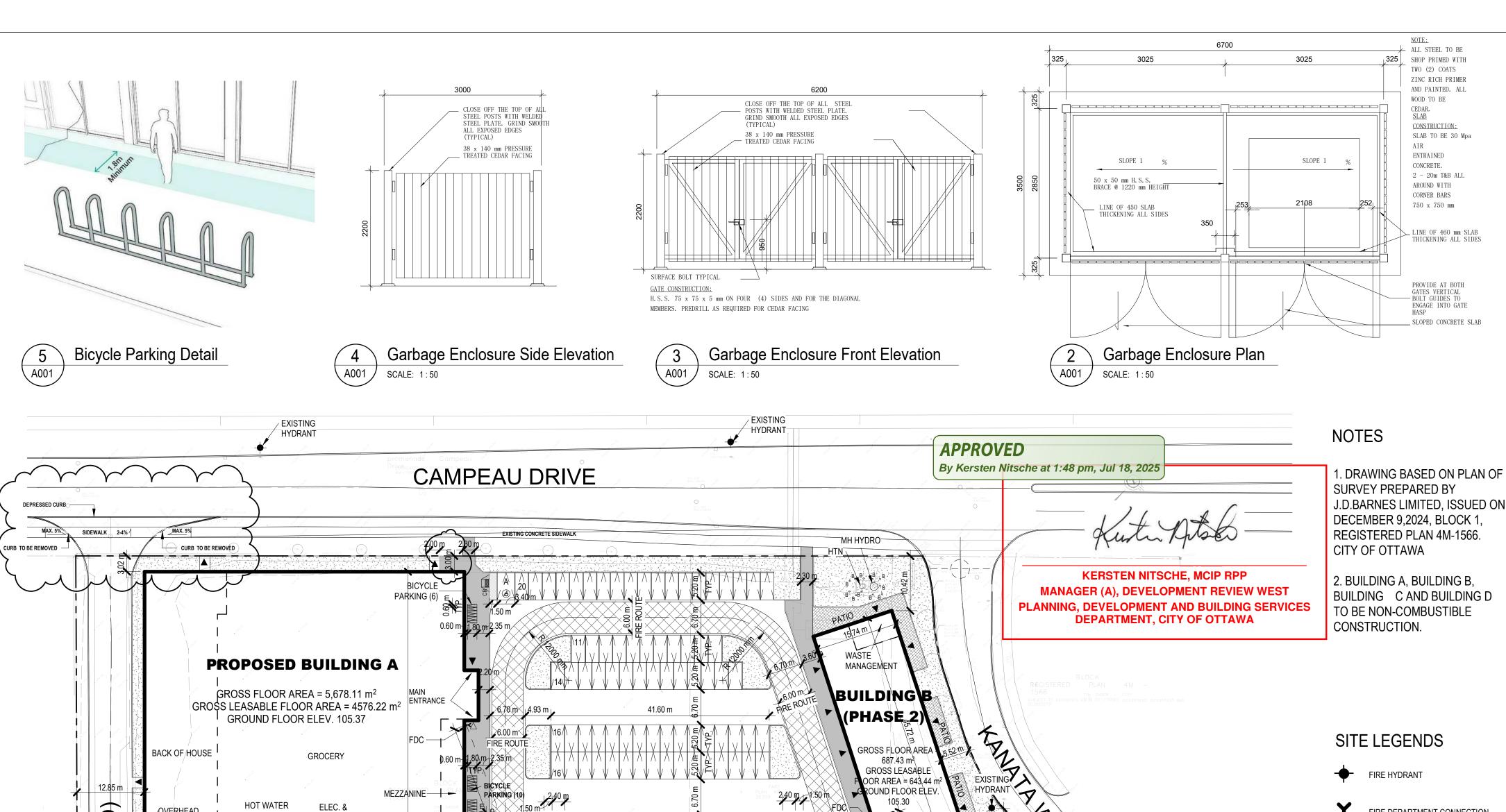
TOTAL NUMBER OF

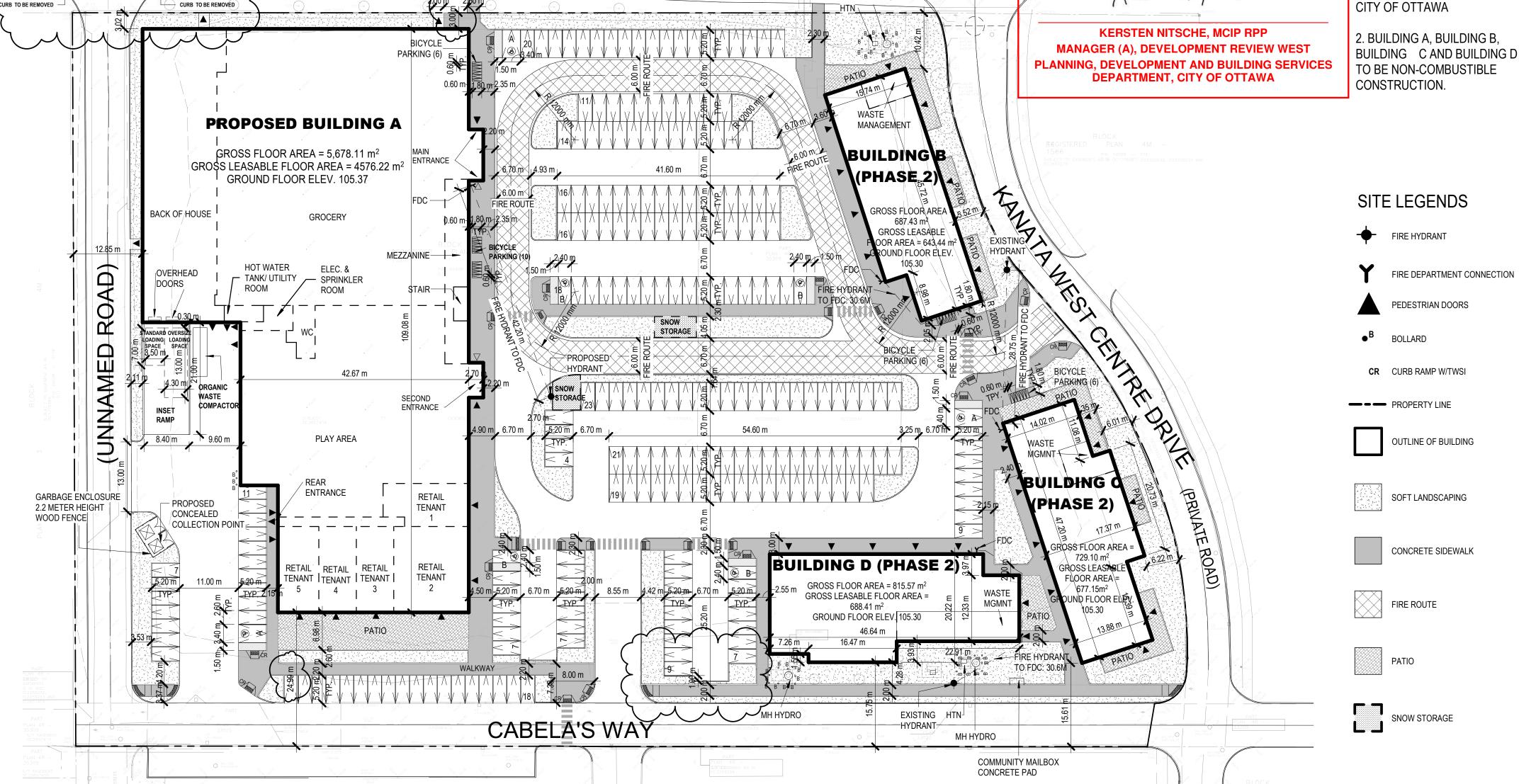
LOADING SPACES

SETBACK

EXISTING

4R29646 AS IN OC1808376 TOGETHER WITH AN EASEMENT OVER PART BLOCK 2 4M1566 PARTS 3,10 & 11 4R33025 AS IN 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





SLAB TO BE 30 Mpa ENTRAINED CONCRETE. 2 - 20m T&B ALL AROUND WITH CORNER BARS "ALL DRAWINGS, SPECIFICATIONS AND RELATED 750 x 750 mm DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST \_ LINE OF 460 mm SLAB THICKENING ALL SIDES REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT." PROVIDE AT BOTH GATES VERTICAL

— BOLT GUIDES TO

ENGAGE INTO GATE

HASP DO NOT SCALE DRAWINGS. \_ SLOPED CONCRETE SLAB

ALL STEEL TO BE

CONSTRUCTION:

.325 SHOP PRIMED WITH TWO (2) COATS ZINC RICH PRIMER AND PAINTED. ALL WOOD TO BE

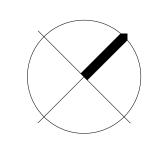
> CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

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 |
| 2   | Revision 1 For SPA     | 2024-09-30 | JW |
| 3   | Revision 2 For SPA     | 2024-12-18 | JW |
| 4   | Revision 3 For SPA     | 2025-01-24 | JW |
| 5   | Revision 4 For SPA     | 2025-05-20 | JW |
|     |                        |            |    |
|     |                        |            |    |
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|     |                        |            |    |
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|     |                        |            |    |
|     |                        |            |    |

**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 | As indicated |
| Checked     | Date  | 07/25/24     |

SITE PLAN (D07-12-24-0076)

Drawing No.

SCALE: 1:500 OWNER: **1000514608 Ontario Inc.** (ie. Sunny Food Mart) 100 Duffield Dr, Markham, ON L6G 1B5,

Tel: (905) 946-0551

Site Plan

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

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

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