

**APPROVED**  
By Kersten Nitsche at 12:29 pm, Aug 06, 2024

*Kersten Nitsche*  
**KERSTEN NITSCHKE, MCIP RPP**  
**MANAGER (A), DEVELOPMENT REVIEW WEST**  
**PLANNING, DEVELOPMENT AND BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**REVISIONS AND DISTRIBUTION LOG**

No.	Date	Notes
01	20 JUN 2023	ISSUED FOR SITE PLAN CONTROL
02	20 OCT 2023	ISSUED FOR SITE PLAN CONTROL
03	17 NOV 2023	ISSUED FOR SITE PLAN CONTROL
04	09 FEB 2024	ISSUED FOR SITE PLAN CONTROL

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON REQUEST.  
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT.  
ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.  
DO NOT SCALE DRAWINGS.

**LEGEND**

Symbol	Denotes	Found Monuments
■	FOUND MONUMENTS	FOUND MONUMENTS
□	SET MONUMENTS	SET MONUMENTS
IB	IRON BAR	IRON BAR
IBD	ROUND IRON BAR	ROUND IRON BAR
SIB	STANDARD IRON BAR	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR	SHORT STANDARD IRON BAR
CC	CUT CROSS	CUT CROSS
S6	STARTER GEOMETRICS LTD.	STARTER GEOMETRICS LTD.
PI	REGISTERED PLAN 4M-1566	REGISTERED PLAN 4M-1566
●	BOLLARD	BOLLARD
SICB	SIDE INLET CATCH BASIN	SIDE INLET CATCH BASIN
CB	CATCH BASIN	CATCH BASIN
EPOST	ELECTRICAL OUTLET	ELECTRICAL OUTLET
HYD	FIRE HYDRANT	FIRE HYDRANT
LS	EXISTING LIGHT STANDARD	EXISTING LIGHT STANDARD
MH	MAINTENANCE HOLE UNIDENTIFIED	MAINTENANCE HOLE UNIDENTIFIED
MHSAN	MAINTENANCE HOLE SANITARY	MAINTENANCE HOLE SANITARY
MHSTM	MAINTENANCE HOLE STORM	MAINTENANCE HOLE STORM
MHT	MAINTENANCE HOLE TRAFFIC	MAINTENANCE HOLE TRAFFIC
PBX	PULL BOX	PULL BOX
SN	SNOW STORAGE	SNOW STORAGE
TB BELL	TERMINAL BOX - BELL	TERMINAL BOX - BELL
VB	VALVE BOX	VALVE BOX
○	TREE DECIDUOUS (D.B.H. SHOWN)	TREE DECIDUOUS (D.B.H. SHOWN)
○	FIRE ROUTE SIGN	FIRE ROUTE SIGN
■	CONCRETE PATHWAYS	CONCRETE PATHWAYS
■	PATIOS	PATIOS
■	SOFT LANDSCAPING	SOFT LANDSCAPING
■	CONFIRMED DOORS	CONFIRMED DOORS
■	CONCEPTUAL DOORS	CONCEPTUAL DOORS
○	BUS STOP	BUS STOP

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Project: **COMMERCIAL DEVELOPMENT**

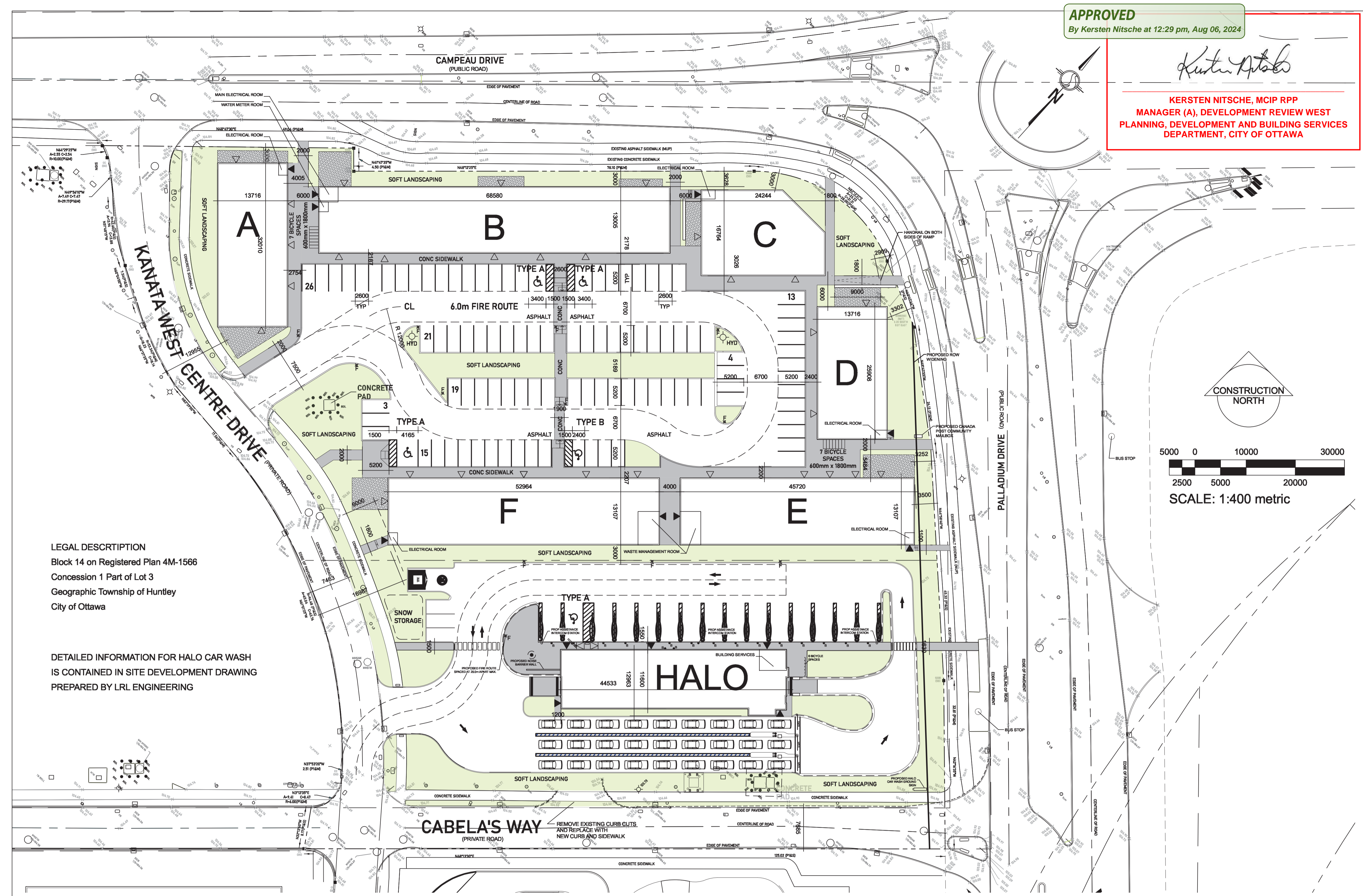
3095 Palladium Drive  
Ottawa Ontario

Drawing Title: **SITE PLAN**

Drawn By: [ ] Checked By: [ ] Date Checked: [ ] Project No: 3095P.2023

Date Plotted: Oct 02, 2023 - 10:12am Scale: 1:400

Drawing No: **A100** Revision No: 04 19/021



**LEGAL DESCRIPTION**  
Block 14 on Registered Plan 4M-1566  
Concession 1 Part of Lot 3  
Geographic Township of Huntley  
City of Ottawa

DETAILED INFORMATION FOR HALO CAR WASH  
IS CONTAINED IN SITE DEVELOPMENT DRAWING  
PREPARED BY LRL ENGINEERING

INFORMATION FOR THIS DRAWING TAKEN FROM PLAN OF SURVEY OF  
PART OF BLOCKS 1 AND 14 REGISTERED PLAN 4M-1566  
AND PART OF BLOCKS 3 AND 4 REGISTERED PLAN 4M-1642  
CITY OF OTTAWA COMPLETED JANUARY 24, 2023  
PREPARED BY STANTEC GEOMATICS LTD., OLS  
AND FROM  
TOPOGRAPHIC SKETCH OF BLOCK 14 REGISTERED PLAN 4M-1566  
(GEOGRAPHIC TOWNSHIP OF HUNTLEY) CITY OF OTTAWA  
COMPLETED APRIL 10, 2023  
PREPARED BY STANTEC GEOMATICS LTD., OLS

	GROSS FLOOR AREAS	BUILDING HEIGHTS
BUILDING A	418 m <sup>2</sup>	8.0 m
BUILDING B	846 m <sup>2</sup>	8.2 m
BUILDING C	352 m <sup>2</sup>	8.2 m
MEZZ	175 m <sup>2</sup>	
BUILDING D	336 m <sup>2</sup>	5.9 m
BUILDING E	548 m <sup>2</sup>	8.1 m
MEZZ	147 m <sup>2</sup>	
BUILDING F	639 m <sup>2</sup>	8.1 m
HALO	454 m <sup>2</sup>	5.4 m
<b>TOTAL</b>	<b>3915 m<sup>2</sup></b>	

Mechanism	3095 Palladium Zoning Compliance GM(2167)	
	Required	Proposed
Minimum lot area	No Minimum	17,673 m <sup>2</sup>
Minimum lot width	No Minimum	132.2 m
Minimum interior side yard setback	No Minimum	12.76 m
Minimum Front Yard Setback	1.5 m	2.65 m
Minimum rear yard setback	No Minimum	183.8 m
Minimum Corner Side Yard	No Minimum	0.7 m
Maximum Building Height	18 m	8.2 m
Maximum Floor Space Index	2	0.22
Minimum width of landscaped area	abutting a street: 3m	3m
	other cases: No Minimum	N/A
Minimum area of landscaping in parking lot	15%	24% (1876 m <sup>2</sup> )
Minimum width of landscaping around a parking lot	3 m	6.4 m
Parking Spaces	119	119
Bicycle Parking Spaces	7	20

**OWNER/DEVELOPER**  
3095 Palladium GP Inc.  
3080 Yonge Street Suite 6060  
Toronto ON M4N 3N1

**ENGINEER**  
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