

ZONING CONFORMATION REPORT

3075 Palladium Drive,
Ottawa, ON K2T 0N7

2025-04-15



Prepared For:
1000514608 Ontario Inc.

Prepared By:
Caimion Development Inc.





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Executive Summary

1000514608 Ontario Inc. (i.e. Sunny Food Mart, the Owner) is proposing a commercial development on the vacant land described municipally as 3075 Palladium Dr in the City of Ottawa. The noted vacant land is located at the northwest corner of Palladium Dr and Kanata West Centre Dr (private road), which represents an area of approximately 25,764 square metres. The proposal consists of four commercial retail buildings with total building area of 7,768.08 square meters, a screened waste storage area, surface parking (237spaces, including 7 accessible parking spaces), bicycle parking (28 spaces), drive aisles, and a mix of hard and soft landscaping.

	Building Area	Use
Building A	5,535.95 m ²	A grocery store with indoor playground and a few other commercial units.
Building B	687.43 m ²	Commercial units
Building C	729.10 m ²	Commercial units
Building D	815.57 m ²	Commercial Units
Total Building Area	7,768.08 m²	



Zoning Confirmation Report

A. Project Information			
Review Date:	2024-08-30	Official Plan Designation	Neighborhood- Suburban (West) Transect
Municipal Address:	3075 Palladium Dr	Legal Description:	BLOCK 1, PLAN 4M1566 SUBJECT TO AN EASEMENT
Scope of Work:	To construct a shopping center contains four multi-tenant commercial buildings with total 7,910 square metre gross floor area, and 237 surface parking spaces.		
Existing Zoning:	GM [2167]	By-Law Number:	2008-250
Schedule 1 / 1A Area:	Area C: Suburban	Overlays Applicable:	n/a



B. Zoning Review			
Zoning Provision ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	<ul style="list-style-type: none"> - Animal care establishment - Animal hospital - Artist studio - Bank - Bank machine - Catering establishment - Click and collect facility - Community center - Community health and resource center - Convenience store - Day care - Diplomatic mission - Emergency service - Funeral home - Home-based business - Instructional facility - Library - Medical facility - Municipal service center - Office - Payday loan establishment - Personal service business - Place of assembly - Place of worship - Post office 	<p>Shopping center including:</p> <ul style="list-style-type: none"> - Retail food store - Retail store - Restaurant - Personal service business - Instructional facility <p>Future occupants will be consistent with the uses permitted in the GM [2167] zone.</p>	Y



	<ul style="list-style-type: none"> - Recreational and athletic facility - Research and development centre - Residential care facility - Restaurant - Retail food store - Retail store - Service and repair shop - Shelter - Storefront industry - Technology industry - Training centre - Urban agriculture - Automobile service station - Bar - Car wash - Cinema - Garden nursery - Parking garage - Parking lot - Nightclub - Restaurant - Retail food store - Sports arena - theatre 		
(a) Minimum lot area	No minimum	25,764 m²	Y
(b) Minimum lot width	No minimum	137 m	Y
(c) Minimum front yard and corner side yard setbacks	Urban Exception 2167: <ul style="list-style-type: none"> - Minimum required front yard setback along Palladium Drive is 1.5 m; - Minimum required corner side yard setback along Campeau Drive is 0 m; 	Setback from Campeau Dr is 3m Setback from Kanata West Centre Dr is 5.52m	Y



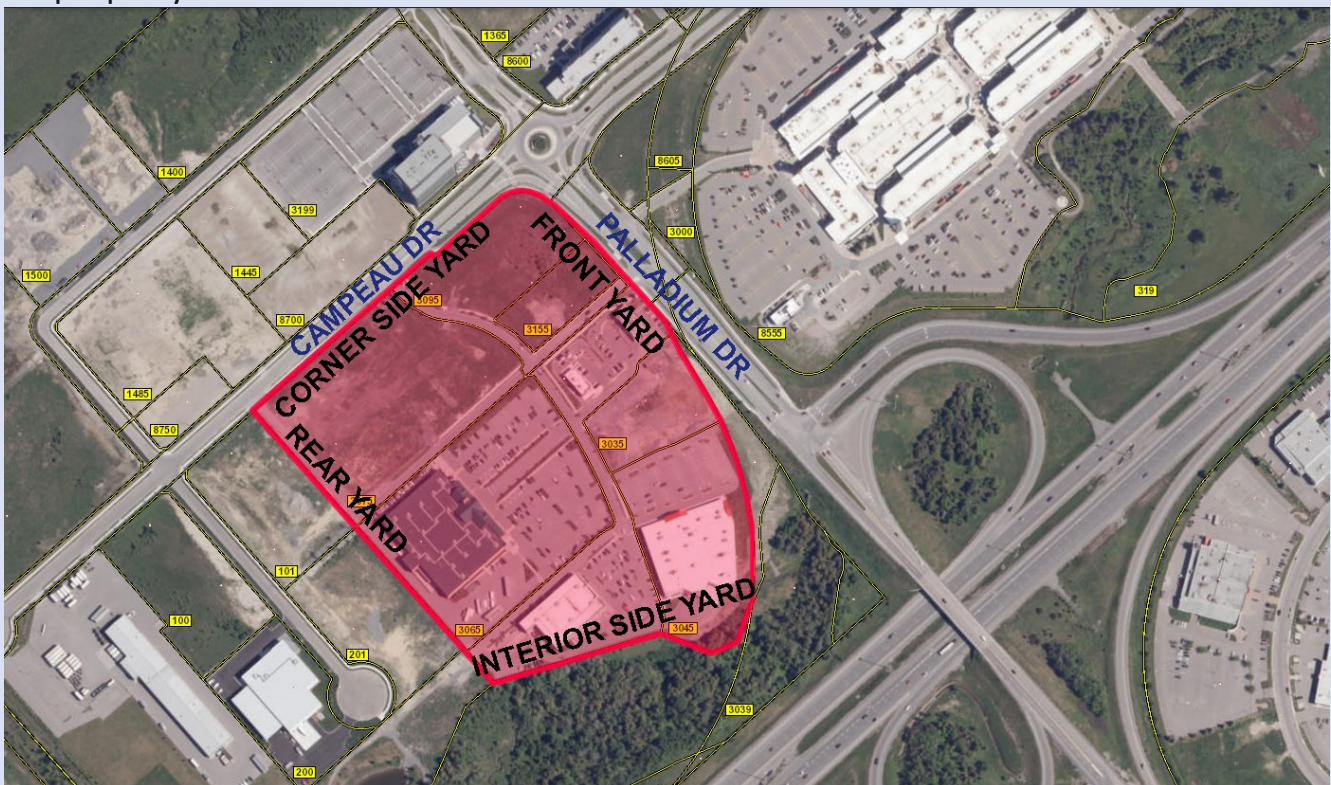
(d) Minimum interior side yard setbacks	Urban Exception 2167: No minimum	15.61 m	Y
(e) Minimum rear yard setback	Urban Exception 2167: No minimum	12.85m	Y
(f) Maximum building height	18m	8.2m	Y
(g) Maximum floor space index	2	0.3	Y
(h) Minimum width of landscaped area	Abutting Street 3m	3 m	Y
	Other cases: No Minimum	n/a	
Minimum area of landscaping in parking lot (Section 110)	15%	25% (3,017m ²)	Y
Parking spaces (Section 101)	237 (refer to calculations)	237 (Including 7 accessible)	Y
Driveway width (Section 107)	6.0m	6.7m	Y
Aisle width (Section 107)	6.7m	6.7m	Y
Bicycle Parking (Section 111)	17 (refer to calculations)	28	Y
Loading spaces (Section 113)	2	2	Y



C. Comments/Calculations

1. One Lot for Zoning Purposes (Section 93)

This property is part of Kanata West Commercial Centre, which was developed, occupied and managed by a group of owners, who share roads, parking spaces and some other facilities with each other. As per Ottawa Zoning Bylaw (2008-250) section 93, One Lot for Zoning Purposes, the Kanata West Commercial Centre can be considered as a single lot and the subject property is part of it. The setbacks will be calculated based on the one lot property line shown as below:



Except the setback calculation is based on above one lot line, and the setbacks to internal boundaries are considered as interior side yard setbacks. Other zoning indexes such as parking space, building height, floor space index, landscape areas as well as other site-specific characters are all based on the property line of 3075 Palladium Dr only.



2. Outdoor Commercial Patios (Section 85)

As per Zoning Bylaw Section 85, an outdoor commercial patio is permitted in any zone other than a residential zone, where associated with a permitted use., the proposed development provides exterior patios for some retail units to promote customer experiences.

3. Required Parking Spaces (Section 101)

Land Use: The proposed development meets the definition of “Shopping Centre” in Zoning Bylaw:

“Shopping centre means a group of predominantly commercial and service occupancies that:

(a) is designed, developed and managed as a unit whether by a single owner or a group of owners or tenants acting in collaboration;

(b) is either in a single building or in multiple buildings on the same lot or abutting lots, and shall be considered as one lot for zoning purposes; (OMB Order, File #PL080959 issued June 1, 2010)

(c) is made up entirely of uses permitted or lawful non-conforming on the site;

(d) has a minimum size greater than a cumulative total of 2,000 square metres of gross leasable floor area; and has either:

(i) a common parking lot or parking garage or a combination thereof; or

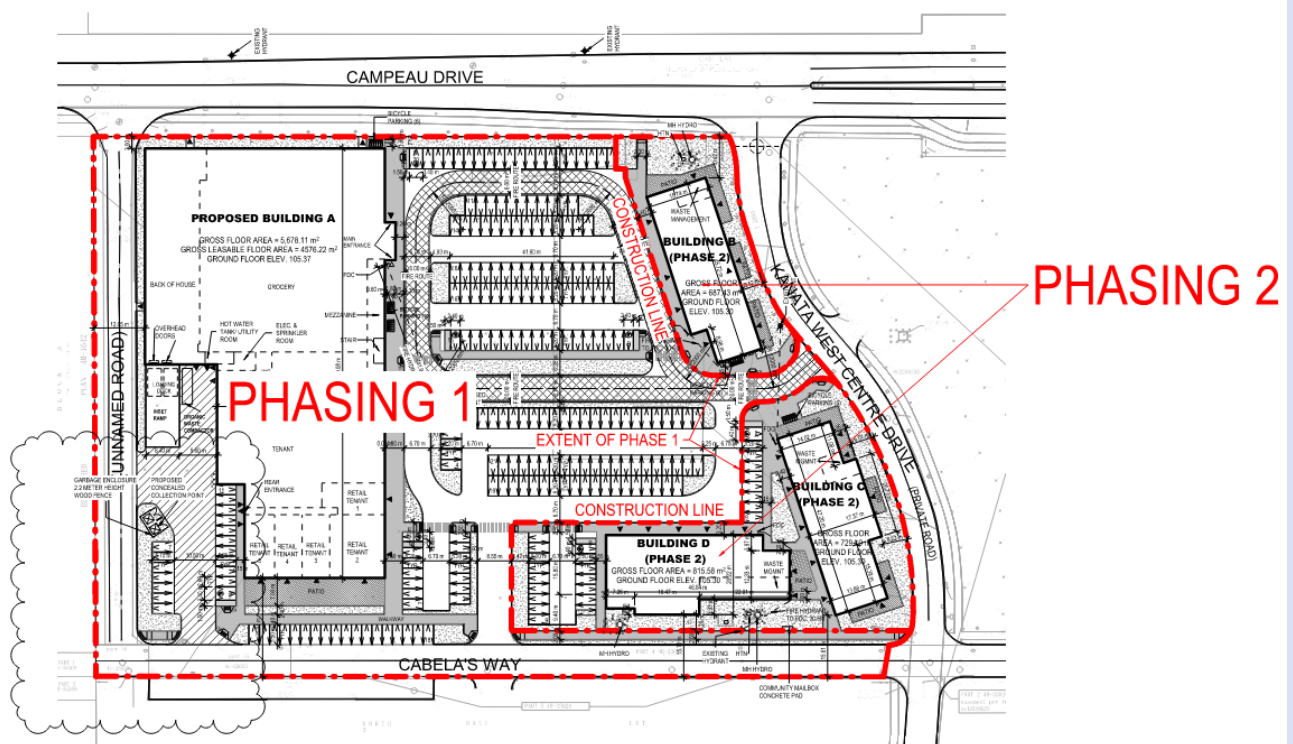
(ii) a group of parking lots or parking garages or a combination thereof which are managed as a unit by the same owner, owners or tenants of the commercial and service occupancies required in subparagraph (a) above, and are on the same lot or lots as the commercial and service occupancies required in subparagraph (a) above. (centre commercial)”

Leasable Floor Area:

GLA TOTAL		6586 sm
PHASE 1: BUILDING A		4577 sm
PHASE 2: TOTAL		2009 sm
BUILDING B		643.44 sm
BUILDING C		677.15 sm
BUILDING D		688.41 sm



Phasing:



The proposed development will be constructed in two phases. Phase 1 will include Building A and parking lot, except 25 parking spaces which will be constructed in Phase 2 with Building B, C, D. Depending on the sales situation, Phase 2 may directly commence following Phase 1. Either way, phasing construction will not cause shortage of parking spaces.

Location	Area C on Schedule 1A
Land Use	Shopping Centre (N83)
Within 400m-800 Rapid Transit	N/A
Parking Ratio	3.6 per 100 m ² of gross leasable floor area
Gross Leasable Floor Area	6,586 m ²
Required Parking Spaces	$3.6 \times 6586 / 100 = 237$
Parking Space Provided	237



4. Shared Parking Provisions (Section 104)

This section does not apply to Shopping Centre.

5. Bicycle Parking Space Rates and Provisions (Section 111)

As per Table 111A (f), a shopping centre requires 1 bicycle per 500 gross floor area.

Location	Area C on Schedule 1A
Land Use	Shopping Centre
Bicycle Parking Ratio	1 per 500 m ² of gross floor area
Gross Floor Area	7,910.24 m ²
Required Spaces	$1 \times 7910.24 / 500 = 17$
Parking Space Provided	28

We trust that the above Zoning Confirmation Report Checklist will satisfy the City's requirements. Should have any questions related to the information provided above, please feel free to contact the undersigned.

Yours very truly,

Caimion Development Inc.

Peter Cai