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 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 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 AREA	EXISTING	PROPOSED		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	TABLE 187

**PROPOSED** 

REQUIRED

CASES

SECTION

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 m <sup>2</sup> of GFA = 23 Building B, Builidng C, Building D (Shopping Centre): 1 per 500 m <sup>2</sup> of GFA = 5	TABLE 111A
LOADING	EXISTING	PROPOSED	REQUIRED	SECTION

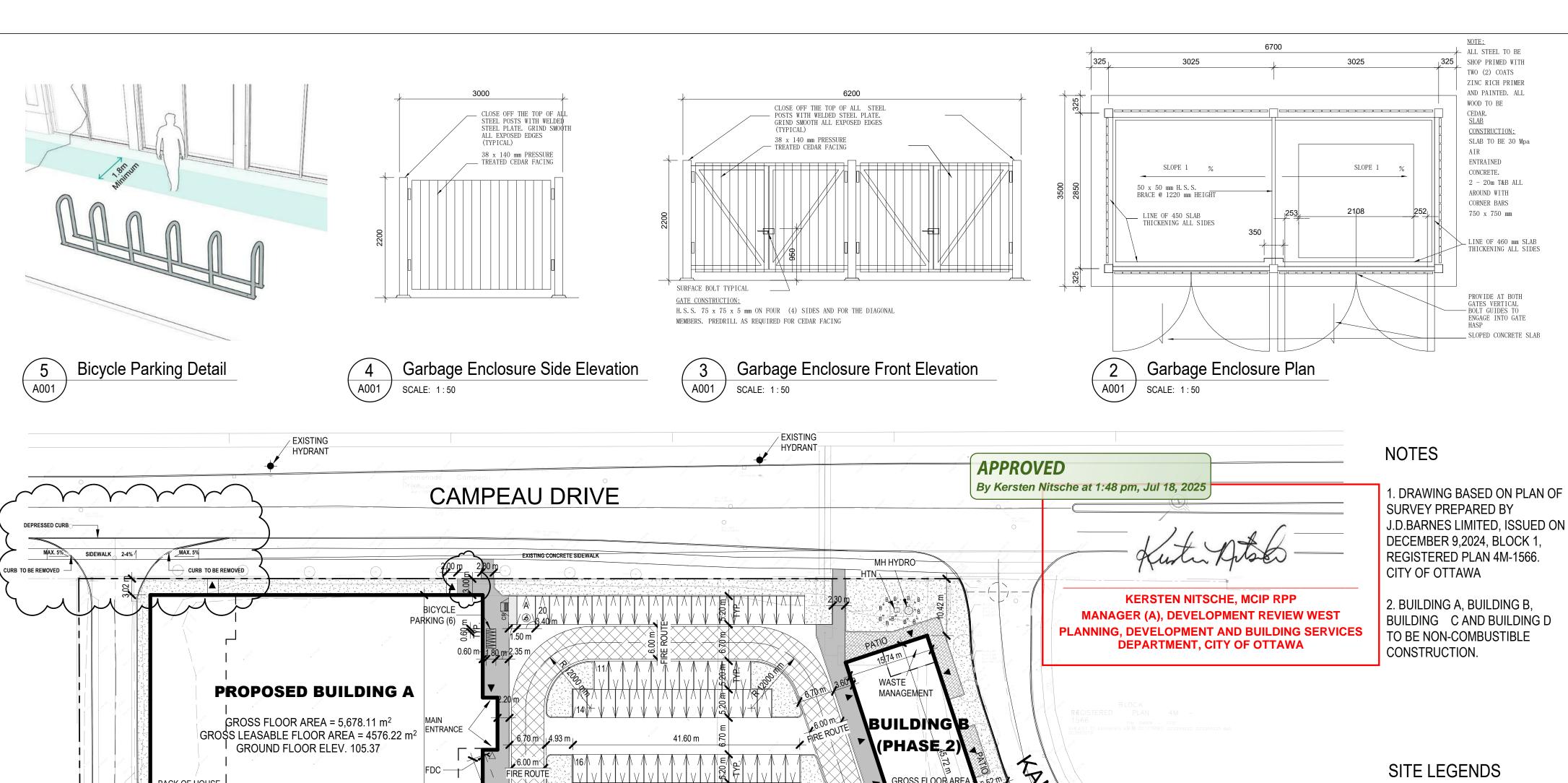
		Building D (Shopping Centre): 1 per 500 m <sup>2</sup> of GFA = 5		
LOADING	EXISTING	PROPOSED	REQUIRED	SECTION
TOTAL NUMBER OF LOADING SPACES		2 SPACES (One Over Size Space)	2 SPACES (One Over Size Space)	TABLE 113

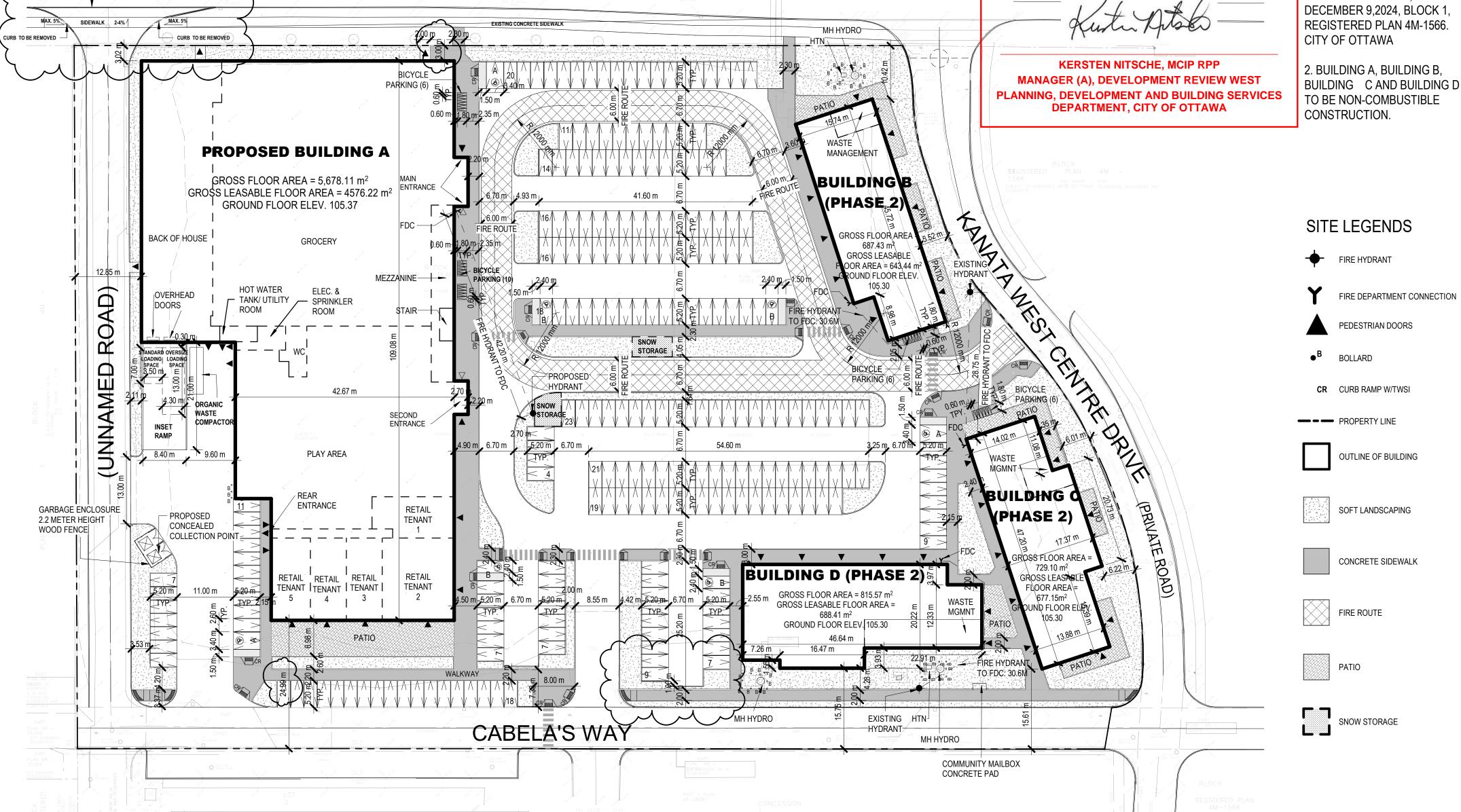
## LEGAL DESCRIPTION

SETBACK

EXISTING

BLOCK 1, PLAN 4M1566 SUBJECT TO AN EASEMENT AS IN OC1776587 SUBJECT TO AN EASEMENT IN GROSS OVER PART 4R29646 AS IN OC1808376 TOGETHER WITH AN EASEMENT OVER PART BLOCK 2 4M1566 PARTS 3,10 & 11 4R33025 AS IN AN EASEMENT OVER PART 3 ON PLAN 4R-35309 IN FAVOUR OF PART OF LOT 3, CONCESSION 1, HUNTLEY 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





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. Issued For Site Plan Approval Revision 1 For SPA Revision 2 For SPA **Revision 3 For SPA** Revision 4 For SPA **KEY PLAN** 

THE ARCHITECT."

"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

**Date** 

2024-07-25 JW

2024-09-30 JW

2024-12-18 JW

2025-01-24 JW

2025-05-20 JW

ALL STEEL TO BE

CONSTRUCTION:

ENTRAINED

CONCRETE. 2 - 20m T&B ALL

AROUND WITH CORNER BARS

750 x 750 mm

\_ LINE OF 460 mm SLAB THICKENING ALL SIDES

PROVIDE AT BOTH GATES VERTICAL

— BOLT GUIDES TO

ENGAGE INTO GATE

HASP

\_ SLOPED CONCRETE SLAB

SLAB TO BE 30 Mpa

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

LICENCE

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.

A001

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

Tel: (905) 946-0551

Site Plan

**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