

LAND FOR SALE

CDNGLOBAL[®]



2499 Palladium Drive

KANATA, ON

PROPERTY OVERVIEW

ADDRESS	2499 Palladium Drive, Ottawa ON
LAND SIZE	Approx. 1.72 acres
SALE PRICE	\$2,500,000
ZONING	GM22[2423] H(12): General Mixed-Use Zone, Urban Exception 2423 Building height maximum of 12 meters
REALTY TAXES	TBD

PROPERTY LOCATION

The subject property is located adjacent to the Kanata Palladium Auto Park, with convenient access to Highway 417 and Terry Fox Drive.

Adjacent to the Canadian Tire Centre, home of the Ottawa Senators and major concert events, Tanger Outlet Mall, Cabela's, Structube, Kinaxis, and nearby to hundred of new homes, both existing and to be constructed.

DEMOGRAPHICS

Radius	2 Kms	5 Kms	10 Kms
Population (2023)	10,914	84,836	159,411
Population (2028) Projection	12,836	98,460	183,327
Population (2033) Projection	14,293	110,314	203,814
Annual Growth (2023-2028)	3.5%	3.2%	3.0%
Daytime Population	9,390	69,443	136,734
Average Household Income	\$140,368	\$143,689	\$143,164



ZONING INFORMATION

The purpose of the GM - General Mixed-Use Zone is to:

1. Allow residential, commercial and institutional uses, or mixed-use development in the **General Urban Area** and in the **Upper Town, Lowertown and Sandy Hill West Character Areas** of the **Central Area** designations of the Official Plan;
2. Limit commercial uses to individual occupancies or in groupings in well-defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;
3. Permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and
4. Impose development standards that will ensure that the uses are compatible and complement surrounding land uses.

In the GM22 Subzone:

The uses listed under subsections 187(1) and (2) are not permitted and the following uses only are permitted subject to:

1. a limit of two restaurants for a cumulative total gross floor area of 930 m²;
2. the farmer's market being limited to a combined maximum gross floor area and outdoor space of 3,720 m²; and
3. bank, payday loan establishment and accessory uses to an automobile dealership being limited to a cumulative total gross floor area of 11,150 m²; (By-law 2017-302)
 - automobile dealership
 - automobile rental establishment
 - automobile service station
 - bank
 - bank machine
 - broadcasting studio
 - car wash
 - drive-through facility
 - emergency service
 - gas bar
 - medical facility
 - office
 - parking garage
 - parking lot
 - payday loan establishment (By-law 2017-302)
 - production studio
 - research and development centre
 - restaurant
 - retail food store, limited to a farmer's market
 - technology industry

GM22 SUBZONE PROVISIONS

ZONING MECHANISMS	PROVISIONS
(a) Minimum lot area	1,800 m ²
(b) Minimum lot width	30 m
(c) Minimum front yard and corner side yard setbacks	9 m, except in the case of a parking space, which may be no closer than 6 m to any public street (By-law 2012-33)
(d) Minimum interior side yard setbacks	2 m
(e) Minimum rear yard setback	7.5 m
(f) Minimum yard setback from Highway 417	14 m
(g) Maximum cumulative gross floor area for automobile dealership	21,135 m ²
(h) Minimum width of landscaped area	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped
(i) Minimum width of landscaped area around a parking lot	See Section 111 - Landscaping Provisions for Parking Lots
(j) Parking Space Location	Despite (i) above and Section 110, Table 110(a), each dealership may use up to 25% of its frontage for display of vehicles, which may be located no closer than 1.5 m to any public street, provided the balance of the frontage is landscaped. (By-law 2012-33)

EXCEPTION NUMBER	APPLICABLE ZONES	EXCEPTION PROVISIONS
2423 (By-law 2017-327)	GM22[2423]H(12)	<ul style="list-style-type: none"> - Subclauses 188(22)(a)(i), (a)(ii) and (a)(iii) do not apply - Zoning Mechanism (g) in Table 188E does not apply

LOCATION



CDNGLOBAL[®]

CDNGLOBAL.COM

CDN GLOBAL (OTTAWA) LTD.
BROKERAGE

1419 Carling Avenue, Suite 203
Ottawa, ON K1Z 7L6



PHILIP ZUNDER

President / Broker of Record

 613.725.7170

 pzunder@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.