



SURVEY INFORMATION TAKEN FROM:
 TOPOGRAPHICAL SKETCH OF
BLOCK 4
 REGISTERED PLAN 4M-1538
 CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBEKK Ltd
 E.H. Herweyer O.L.S.
 Field Work Completed: Sept. 2019

CONSULTANTS

ARCHITECT
 N45 Architecture Inc.
 The Sovereign Building
 71 Bank Street, 7th Floor
 Ottawa, Ontario K1P 5N2 | Tel: 613-224-0095

CIVIL & TRANSPORTATION
 NOVATECH Engineers, Planners & Landscape Architects
 240 Michael Cowpland Drive, Suite 200
 Ottawa, Ontario, K2M 1P6 | Tel: 613.254.9643

LANDSCAPE & TREE CONSERVATION REPORT
 DOUGLAS & RUHLAND ASSOCIATES LTD.
 Suite 200 - 1750 Courtwood Crescent
 Ottawa, Ontario K2C 2B5 | Tel: 613 224-4744

STRUCTURAL
 Adjelelan Allen Rubell Ltd.
 75 Albert Street, Suite 1005
 Ottawa, Ontario, K1P 5E7 | Tel: 613-232-5786

MECHANICAL & ELECTRICAL
 Goodkey, Weedmark & Associates Limited
 Consulting Engineers
 1688 Woodward Drive
 Ottawa, Ontario, K2C 3R8 | Tel: 613-727-5111

GEOTECHNICAL REPORT PROVIDED TO OWNER BY:
 Paterson Group Inc.
 154 Colonnade Road South
 Ottawa, Ontario, K2E 7J5 | Tel: (613) 226-7381

SURVEY PLAN INFORMATION PROVIDED TO OWNER BY:
 ANNIS, O'SULLIVAN, VOLLEBEKK Ltd
 14 Concourse Gate, suite 500
 Nepean, Ontario, K2E 7S6 | Tel: (613) 727-0850

OWNER
 Myers Automotive Group
 1200 Baseline Rd #2
 Ottawa, Ontario K2C 0A6



ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
ADDRESS	4149 STRANDHERD DRIVE	
DEFINITION	IP (2298) H(18) BUSINESS PARK INDUSTRIAL ZONE	AUTOMOBILE DEALERSHIP OFFICE
MIN. LOT WIDTH	NO	
MIN. LOT AREA	4000 m²	33952 m²
MIN. FRONT / CORNER SIDE YARD SETBACK	6 m	> 6 m
MIN. INT. SIDE YARD SETBACK	3 m	> 3 m
MIN. REAR YARD SETBACK	6 m	> 6 m
MAX. LOT COVERAGE	55 %	
MAX. BUILDING HEIGHT	18 m	<18 m
MAX. FLOOR SPACE INDEX	2	
MIN. WIDTH OF LANDSCAPING	3 m ABUTTING A STREET, 0 m IN ALL OTHER CASES	
PARKING SPACE LANDSCAPED BUFFER	6 m ABUTTING STRANDHERD DR., 3 m ABUTTING O'Keefe DRAINAGE CORRIDOR	
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
ACCESSIBLE PARKING SPACE	3.66m WIDTH x 5.2m LENGTH	3.66m WIDTH x 5.2m LENGTH
PARKING REQUIREMENTS AREA C: SUBURBAN	AUTO. DEALERSHIP: 59 SALES/SHOWROOM: 16 (2 / 100 m² G.F.A.) SERVICE AREA: 28 (2 / BAY) OTHER AREA: 15 (1 / 100 m² G.F.A.) OFFICE: ±200 (2.4 / 100 m² G.F.A.) HOTEL: 113 (1 / ROOM)	59 PROVIDED 150 (INVENTORY) 209 TOTAL 332
BARRIER-FREE PARKING		12
LOADING SPACES	1 / BUILDING	1 / BUILDING
BICYCLE PARKING RATE	OFFICE: 1 / 250 m² of G.F.A. OTHER: 1 / 1500 m² of G.F.A. REQUIRED SPACES: X	

LEGEND

- PROPERTY LINE
- YARD SETBACK
- ▭ PROPOSED BUILDING
- ▨ LANDSCAPED AREA
- ▶ MAIN ENTRANCE
- ▭ GARBAGE ENCLOSURE
- DC DEPRESSED CURB
- SECURITY GATE
- ▭ FUTURE DEVELOPMENT

N45 ARCHITECTURE INC.

71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
 tel: 613.224.0095 fax: 613.224.9811

project
COMMERCIAL PROPERTY DEVELOPMENT

4149 STRANDHERD DR,
 NEPEAN, ONTARIO

construction north

seal

drawing title
SITE PLAN

scale 1:500	drawn by
date NOV. 06, 2019	checked by
project number 19-471	drawing number A-001
revision	

DO NOT SCALE DRAWINGS