

SURVEY INFORMATION TAKEN FROM:
 TOPOGRAPHICAL SKETCH OF
BLOCK 4
REGISTERED PLAN 4M-1538
CITY OF OTTAWA
ANNIS, OSULIVAN, VOLLEBEKK LTD
 E.H. Hemminger O.L.S.
 Field Work Completed: Sept. 2019

APPROVED
 By Lily Xu at 11:32 am, Nov 16, 2020

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

STRANDHERD DRIVE

- 20m WIDE GREEN THERMAL PLASTIC COATING LENGTH OF BICYCLE LANE AT ENTRY
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ZONING INFORMATION

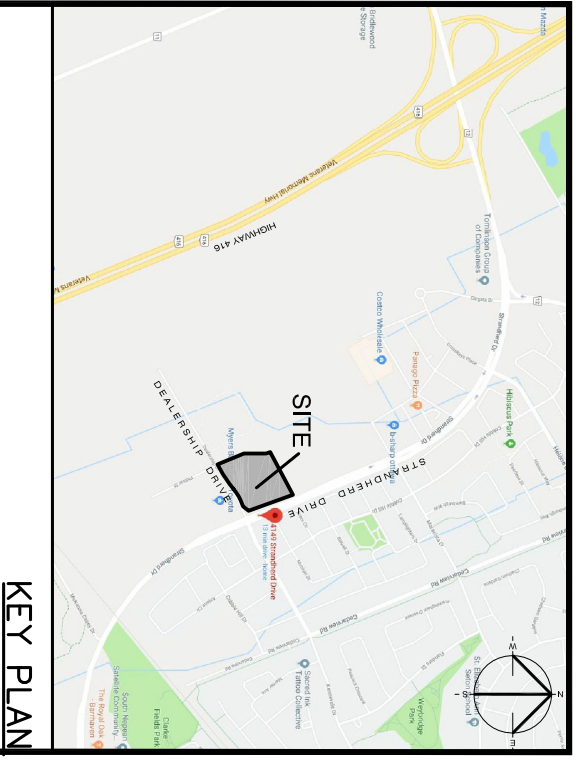
NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2006-250

ZONING MECHANISM	REQUIRED	PROVIDED
ADDRESS	4149 STRANDHERD DRIVE	
DEFINITION	IP (2/28) HI-RISE INDUSTRIAL ZONE	AUTOMOBILE DEALERSHIP OFFICE
MIN. LOT WIDTH	NO	NO
MIN. LOT AREA	4000 m ²	33982 m ²
MIN. FRONT / CORNER SIDE YARD SETBACK	6 m	> 6 m
MIN. INT. SIDE YARD SETBACK	3 m	> 6 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	6 m ABUTTING STRANDHERD DR. 3 m ABUTTING OKAEE DRAINAGE CORRIDOR
PARKING SPACE LANDSCAPED BUFFER	3 m ABUTTING STRANDHERD DR. 3 m ABUTTING OKAEE 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: 99 LESS SPARK: 16 SERVICE AREA: 28 (2 / BAY) OTHER AREA: 15 (1 / 100 m ² G.F.A.) OFFICE: 4188 (2.4 / 100 m ² G.F.A.) HOTEL: 109 (1 / ROOM)	155 (INVENTORY) 214 TOTAL 327
PARKING REQUIREMENTS AREA D: URBAN		59 PROVIDED
BARRIER-FREE PARKING	15	15
LOADING SPACES	1 / BUILDING	1 / BUILDING
BICYCLE PARKING RATE	OFFICE: 32 (1,250 m ² G.F.A.) OTHER: 11 (1500 m ² G.F.A.) REQUIRED SPACES: X	32 (G.F.A.) 2 (Other) 4 (Heli)
GROSS FLOOR AREA		OFFICE: 47890 m ²

LEGEND

- PROPERTY LINE
- YARD SETBACK
- DECORATIVE SECURITY FENCE
- SEE LANDSCAPE
- PHASE LINE
- PROPOSED BUILDING
- LANDSCAPED AREA
- MAIN ENTRANCE
- GARAGE ENCLOSURE
- DEPRESSED CURB
- PAINTED AREA
- SLIDING SECURITY GATE
- SEE LANDSCAPE
- FUTURE DEVELOPMENT
- FIRE DEPARTMENT CONNECTION
- SITE LIGHTING
- SEE ELEC SITE PLAN
- FIRE HYDRANT
- SEE CIVIL
- CHARGING STATION
- SEE ELEC SITE PLAN

- CONSULTANTS**
- ARCHITECT**
 M45 Architecture Inc.
 71 Bank Street 7th Floor
 Ottawa, Ontario K1P 5N1 | Tel: (613) 224-0095
 - CIVIL & TRANSPORTATION**
 NOVATECH Engineers, Planners & Landscape Architects
 40 Metcalfe Compound Drive, Suite 200
 Ottawa, Ontario K2M 1R9 | Tel: (613) 254-9943
 - LANDSCAPE & TREE CONSERVATION REPORT**
 DOUGLAS & HURLAND ASSOCIATES LTD.
 Ottawa, Ontario K2C 2S1 | Tel: (613) 224-4744
 - STRUCTURAL**
 75 Albert Street, Suite 1005
 Ottawa, Ontario K1P 5E7 | Tel: (613) 232-5788
 - MECHANICAL & ELECTRICAL**
 Goodwin, Wadmore & Associates Limited
 1888 Woodward Drive
 Ottawa, Ontario, K2C 3R8 | Tel: (613) 272-5111
 - GEOTECHNICAL REPORT PROVIDED TO OWNER BY:**
 Paterson Group Inc.
 154 Carondeau Road South
 Ottawa, Ontario, K2E 7S1 | Tel: (613) 226-7381
- SURVEY PLAN INFORMATION PROVIDED TO OWNER BY:**
ANNIS, OSULIVAN, VOLLEBEKK LTD
 11 Concorde Parkway, Suite 510
 Nepean, Ontario, K2E 9S1 | Tel: (613) 724-6550
- OWNER**
Myers Automotive Group
 Ottawa, Ontario K2C 0A6



NO.	REVISION	DATE
	ISSUED FOR S.P.C. RESUBMITTAL	OCT. 13, 2020
	ISSUED FOR S.P.C. RESUBMITTAL	JULY 24, 2020
	ISSUED FOR S.P.C. RESUBMITTAL	MAR. 06, 2020
	ISSUED FOR CIRCULATION	FEB. 10, 2020
	ISSUED FOR REVIEW	FEB. 10, 2020
	ISSUED FOR SITE PLAN CONTROL	JAN. 24, 2020
		NOV. 06, 2019

M45 ARCHITECTURE INC.
 71 Bank Street 7th Floor - Ottawa, Ontario K1P 5N2
 Tel: (613) 224-0095 Fax: (613) 224-8811

PROJECT
4149 STRANDHERD DR.
COMMERCIAL PROPERTY DEVELOPMENT
 NEPEAN, ONTARIO

Construction north

Drawing title
SITE PLAN

Scale: 1:500

date: NOV. 06, 2019

Project number: 19-471

drawing number: A-001

revision: 1

DO NOT SCALE DRAWINGS