

**Project Zoning Review/Statistics**

Municipality: City of Ottawa  
 Municipal Address: 4149 Strandherd Drive  
 Registered Owner: Zena Investment Corp.  
 Lot Area: 11,454 sq.m. (2.83 acres)

Zoning Analysis  
 Ottawa  
 Zoning By-law: 2008-250  
 Zone: IP(2636) H(22)  
 Proposed Use: Automobile Dealership

Building Areas	Gross Floor Area (Zoning By-Law Definition)	
	Sq.m.	Sq.ft
<b>Ground Floor</b>		
Sales/Showroom	221	2,379
Parts	114	1,227
Service Garage / Drive-Thru	1012	10,893
	<b>1,347</b>	<b>14,499</b>
<b>Second Floor</b>		
Admin / Office Space	69	743
Parts	52	560
	<b>121</b>	<b>1,302</b>
<b>Mezzanine</b>		
Other (Storage)	172	1,851
	<b>172</b>	<b>1,851</b>
<b>Totals</b>	<b>1,640</b>	<b>17,653</b>

Development Standards	Required	Provided
<b>Minimum Lot Area</b>	4,000m <sup>2</sup>	11,454m <sup>2</sup>
<b>Minimum Lot Width</b>	No min.	66.228m
<b>Maximum Lot Coverage</b>	55%	14%
<b>Minimum Required Yard</b>		
Front Yard	6m	27.05m
Corner Side Yard	6m	N/A
Interior Side Yard		
Abutting a residential or institutional zone	6m	N/A
All other cases	3m	10.0m
Rear Yard	6m	106.63m
<b>Maximum Building Height</b>		
Within 20m from a residential or institutional zone	11m	N/A
All other cases	22m	7.65m
<b>Minimum Width of Landscaping</b>		
Abutting a residential or institutional zone	3m	N/A
Abutting a street	3m	5.375m
All other cases	No min.	0m
<b>Parking Spaces</b>	Area "C" on Schedule 1A	
Sales/Showroom		
- 2/100 sq.m @ 221 sq.m.	6	
Service Area		
- 2/bay @ 13 bays	26	
Other		
- 1/100 sq.m @ 407 sq.m.	5	
<b>Total</b>	<b>37</b>	<b>37</b>
Inventory Parking on Site		<b>133</b>
<b>Grand Total:</b>		<b>170</b>
Loading Spaces (3.5m x 9m)	1	Table 113A
Bicycle Parking (1/ 1500 sq.m.)	1	Land Use Group (I) as per Table 111A
Parking for Physically Disabled	2	1x Type A; 1x Type B



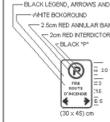
1 LOCATION PLAN  
A010 N.T.S.

TOPOGRAPHICAL SKETCH OF ELEVATIONS OVER PART OF  
**BLOCK 4**  
**REGISTERED PLAN 4M-1538**  
**CITY OF OTTAWA**  
 ANNS, O'SULLIVAN, VOLLEBEKK Ltd.  
 E.H. Herweyer O.L.S.  
 Field Work Completed: Sept. 2019

3 BF PARKING DETAIL  
A010 1: 100

**FIRE ROUTE SIGNAGE:**

- FIRE ROUTE TO BE IDENTIFIED BY VERTICALLY MOUNTED SIGNS PROHIBITING PARKING, AND SHALL:
  - BE NOT LESS THAN 45cm IN HEIGHT AND NOT LESS THAN 30cm IN WIDTH;
  - BEAR THE MARKINGS AND MESSAGE THAT THE AREA IS A FIRE ROUTE WHERE PARKING IS PROHIBITED AND INCLUDE DOUBLE ARROWS, EXCEPT AT THE ENDS OF THE FIRE ROUTE WHERE A SINGLE ARROW SHALL BE INCLUDED;
  - INCLUDE, IN BLACK LETTERS OF A MINIMUM HEIGHT OF 3cm, THE ENGLISH LANGUAGE MESSAGE "FIRE ROUTE" AND THE FRENCH LANGUAGE MESSAGE "ROUTE DES POMPIERS" OR "ROUTE D'INCENDIE", BELOW THE ENGLISH MESSAGE, AND;
  - HAVE THE DESIGN AND DIMENSIONS DESCRIBED IN THE FOLLOWING FIGURE:
- FIRE ROUTE SIGNS SHALL BE LOCATED NO MORE THAN 25m APART UNLESS OTHERWISE SPECIFICALLY APPROVED BECAUSE OF UNUSUAL SITE CONDITIONS OR THE FIRE ROUTE CONFIGURATION, AND THE LOWER EDGE OF EACH SIGN SHALL BE BETWEEN 2m AND 2.5m ABOVE THE GROUND.



**SITE PLAN NOTES**

NOTE#	NOTE
(D)CC	Line of existing concrete curb to be demolished to suit.
BFP	Barrier-Free parking space pavement marking; Min. 1525mm x 1525mm; White Yellow International Symbol of Accessibility and border with blue background; Locate as shown on drawings.
BFS	Barrier-Free parking signage; Provide vertically mounted sign (minimum 300mm W x 600mm H) marked with International Symbol of Accessibility; Mounted not less than 1500mm and not more than 2000mm from ground. Ensure tonal contrast between BF Parking Signage and background environment. Provide information text compliant with City by-law requirements. Provide additional building signage that identifies Type 'A' spaces as 'Van Accessible' / 'Fourgonnette Accessible'. Blue Rack - See Landscape Plan
BR	Concrete Pad
CP	Concrete Pad
DC	Depressed Curb
HCP	Heated Concrete Pad
PS	Pylon Sign, by Owner
RVD	Raised Vehicle Display; Refer to Landscape
SG	Steel Gate with locking mechanism.
TA	Turfstone Areas - refer to Landscape
TWSI	Tactile Walking Surface Indicator; recessed into walking surface. Minimum 600mm deep x full width of stair or walkway. Locate TWSI one tread depth back from leading edge of nosing at top of stairs or 150mm from back edge of curb for walkways. Colour: contrasted to walking surface, slip-resistant and non-glare; truncated dome pattern as per AODA standard.

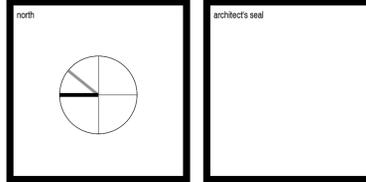
**SITE PLAN SYMBOLS**

ICON	DESCRIPTION
[Symbol]	Existing Buildings
[Symbol]	Proposed Buildings
[Symbol]	Property Lines
[Symbol]	Setback Lines
[Symbol]	Overhead Wires
[Symbol]	Fence
[Symbol]	Existing Concrete Curb
[Symbol]	Proposed Concrete Curb
[Symbol]	Depressed Concrete Curb
[Symbol]	Existing Concrete
[Symbol]	Proposed Concrete
[Symbol]	Proposed Concrete Pavers
[Symbol]	Existing Landscape Area
[Symbol]	Proposed Landscape Area
[Symbol]	Proposed Turfstone Area
[Symbol]	Barrier Free Parking Space
[Symbol]	Exterior Bicycle Parking Spot with Bollard Style Bike Rack
[Symbol]	Two Way Vehicle Circulation
[Symbol]	Principal Entrance Door
[Symbol]	Exterior Door ("OH" indicates Overhead Door)
[Symbol]	Exterior 6m Wide Fire Route (12m centerline radius on all turns, TYP)
[Symbol]	Fire Hydrant
[Symbol]	Fire Department Connection

**REVISIONS**

No.	DATE	DESCRIPTION
0	08 Feb 2022	Issued for Client Review
1	18 Aug 2022	Issued for Consultant Coordination

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and / or omissions to the Architect. All contractors must comply with all pertinent codes and by-laws. Do not scale drawings. This drawing may not be used for construction until signed by KWC Architects Inc. and shall not be used without the Architect's consent.



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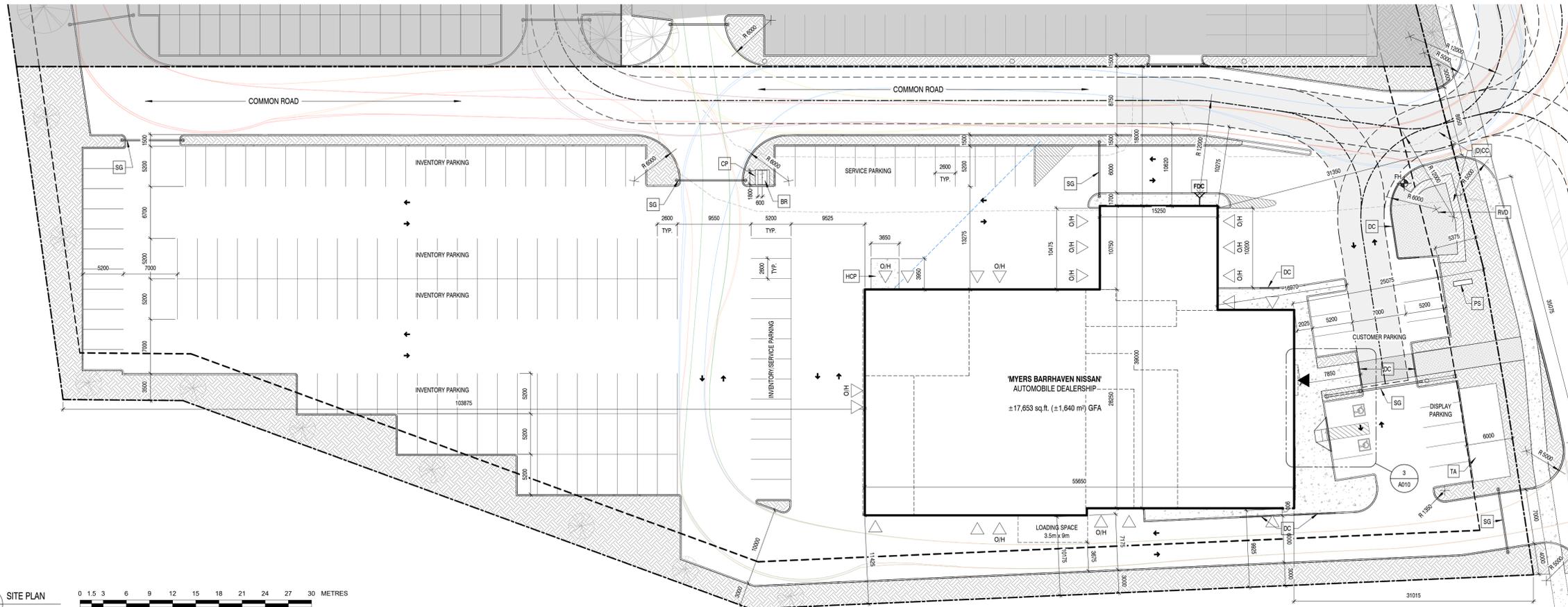
**BBS**  
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 www.bbsconstruction.ca

owner  
**ZENA INVESTMENT CORPORATION**

project  
**MYERS BARRHAVEN NISSAN AUTOMOBILE DEALERSHIP**  
 4149 Strandherd Drive, Ottawa, ON.

drawing title  
**SITE PLAN - NISSAN SITE**

project no. **kwc 2216** drawing no.  
 scale **As indicated**  
 drawn by **AK**  
 date **14 March 2022**  
**A010**



2 SITE PLAN  
A010 1: 300