

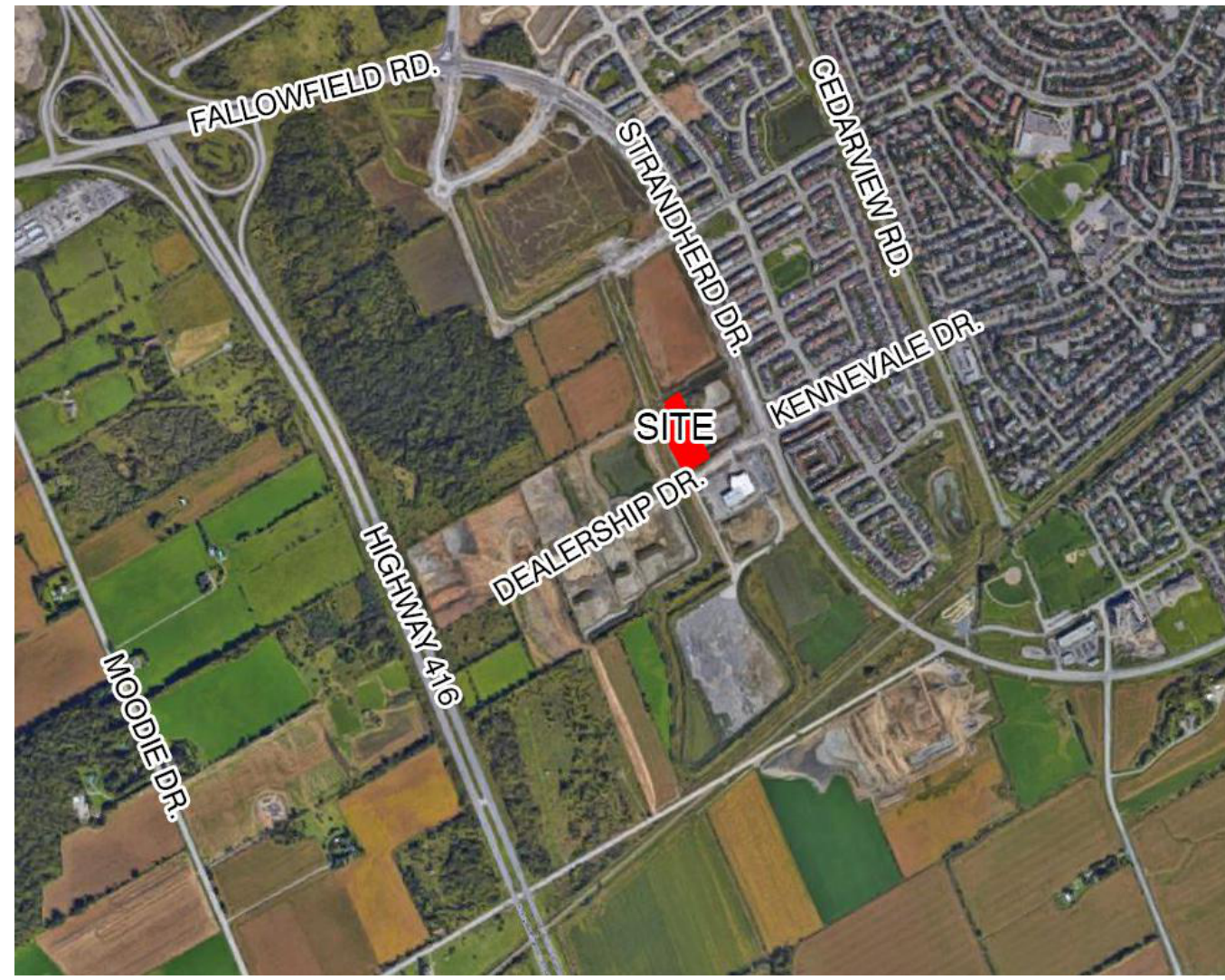
Project Zoning Review/Statistics

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
Ground Floor		
Sales/Showroom	221	2,379
Parts	114	1,227
Service Garage / Drive-Thru	1012	10,893
	1,347	14,499
Second Floor		
Admin / Office Space	69	743
Parts	52	560
	121	1,302
Mezzanine		
Other (Storage)	172	1,851
	172	1,851
Totals	1,640	17,653

Development Standards	Required	Provided
Minimum Lot Area	4,000m ²	11,454m ²
Minimum Lot Width	No min.	66.228m
Maximum Lot Coverage	55%	14%
Minimum Required Yard		
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
Maximum Building Height		
Within 20m from a residential or institutional zone	11m	N/A
All other cases	22m	7.65m
Minimum Width of Landscaping		
Abutting a residential or institutional zone	3m	N/A
Abutting a street	3m	5.375m
All other cases	No min.	0m
Parking Spaces	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	
Total	37	37
Inventory Parking on Site		133
Grand Total:		170
Loading Spaces (3.5m x 9m)	1	1
Bicycle Parking (1/ 1500 sq.m.)	1	2
Parking for Physically Disabled	2	2



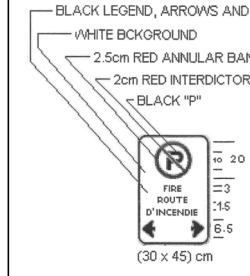
1 LOCATION PLAN
 A010 N.T.S.

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'.
BR	Blue Rack - See Landscape Plan
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.

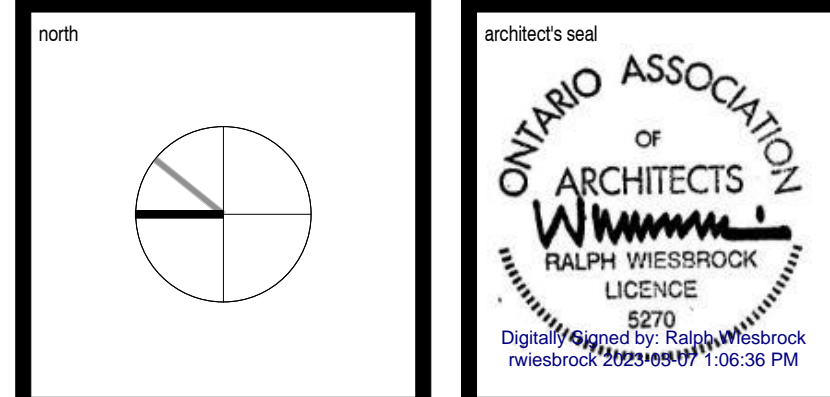
SITE PLAN SYMBOLS

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
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[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

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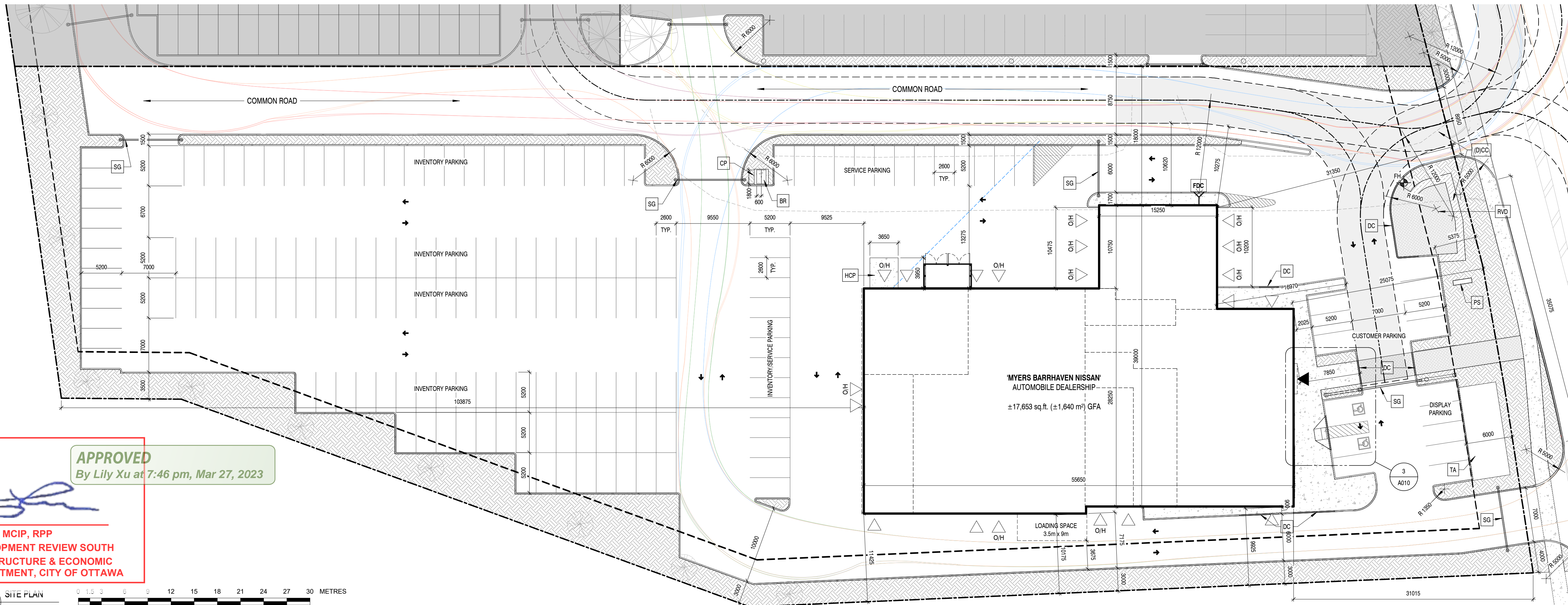
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owner
ZENA INVESTMENT CORPORATION

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

drawing title
SITE PLAN - NISSAN SITE

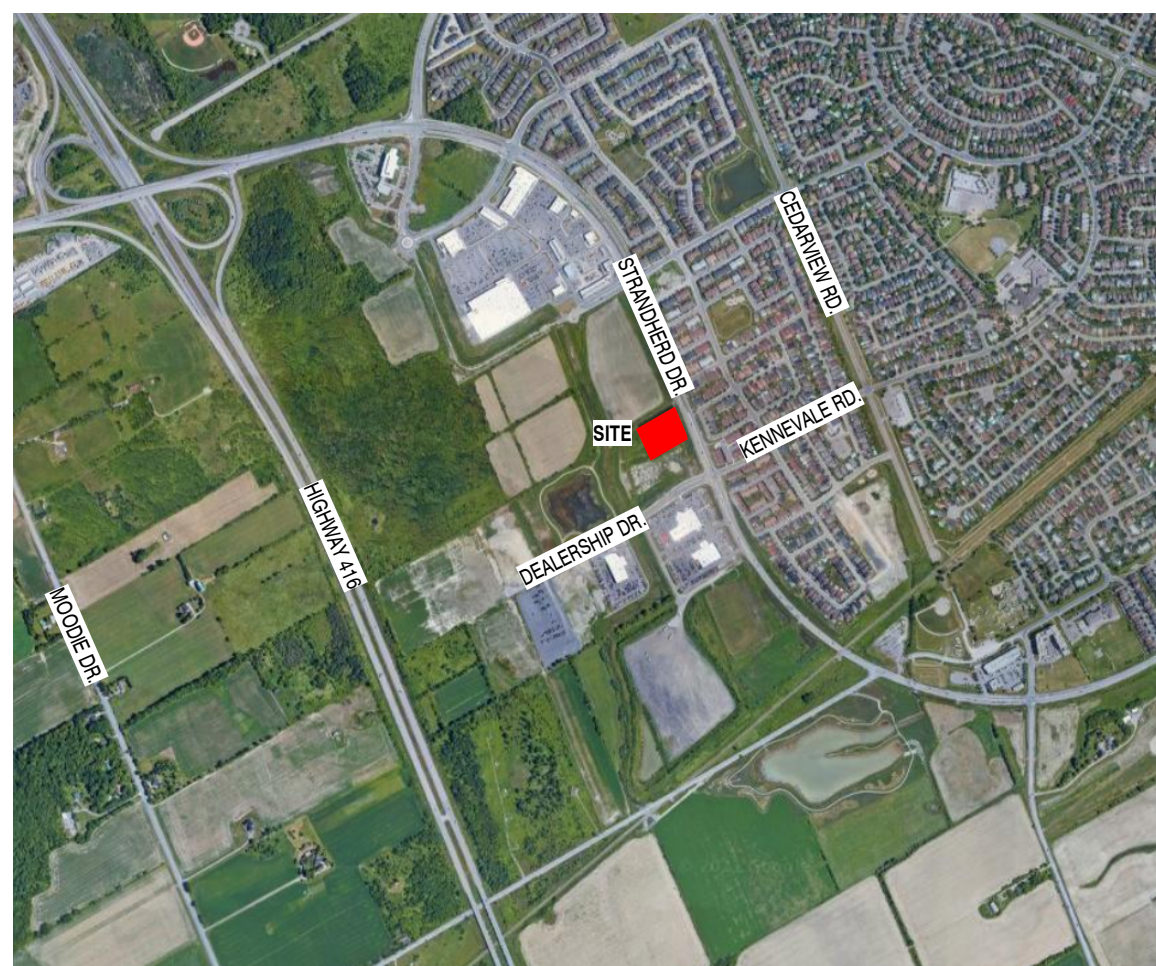
project no. **kwc 2216** drawing no.
 scale **As indicated**
 drawn by **AK**
 date **14 March 2022**
A010



APPROVED
 By Lily Xu at 7:46 pm, Mar 27, 2023

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

2 SITE PLAN
 A010 1: 300



1 LOCATION PLAN
A010 N.T.S.

TOPOGRAPHICAL SKETCH OF ELEVATIONS OVER PART OF
BLOCK 4
REGISTERED PLAN 4M-1538
CITY OF OTTAWA
ANNIS, OSULLIVAN, VOLLEBECK LTD.
E.H. Heneyer O.L.S.
Field Work Completed Sept. 2019

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Registered Owner: Zena Investment Corp.
Lot Area: 11,071 sq.m. (2.74 acres)

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

Building Areas	Gross Floor Area (Zoning Bylaw Definition)	
	Sq.m.	Sq.ft.
Ground Floor		
Sales/Showroom	636	6,846
Retail/Service Parts	254	2,734
Service Garage / Drive-Thru	1499	16,135
Second Floor	2,389	25,715
Admin/Office Space	133	1,432
Parts	155	1,668
Mezzanine	288	3,100
Other (Storage)	312	3,358
	312	3,358
Totals	2,989	32,174

Development Standards	Required	Provided
	Minimum Lot Area	4,000m ²
Minimum Lot Width	No. min.	95.388m
Maximum Lot Coverage	55%	29%
Minimum Required Yard		
Front Yard	6m	24.6m
Corner Side Yard	6m	N/A
Interior Side Yard	6m	N/A
Abutting a residential or institutional zone	6m	N/A
All other cases	3m	13.5m
Rear Yard	6m	41.4m
Maximum Building Height		
Within 20m from a residential or institutional zone	11m	N/A
All other cases	22m	7.3m
Minimum Width of Landscaping		
Abutting a residential or institutional zone	3m	N/A
Abutting a street	3m	6m
All other cases	No. min.	0m
Parking Spaces	Area 'C' on Schedule 1A	
Sales/Showroom		
- 2/100 sq.m @ 636 sq.m.	14	41
Service Area		
- 2/bay @ 18 bays	36	72
Other		
- 12/100 sq.m @ 854 sq.m.	9	90
Total	59	203
Loading Spaces (3.5m x 7m)	1	1 Table 113A
Bicycle Parking (1/1500 sq.m.)	3	3 Land Use Group (6) as per Table 111A
Parking for Physically Disabled	3	3 1x Type A; 2x Type B

FIRE ROUTE SIGNAGE:

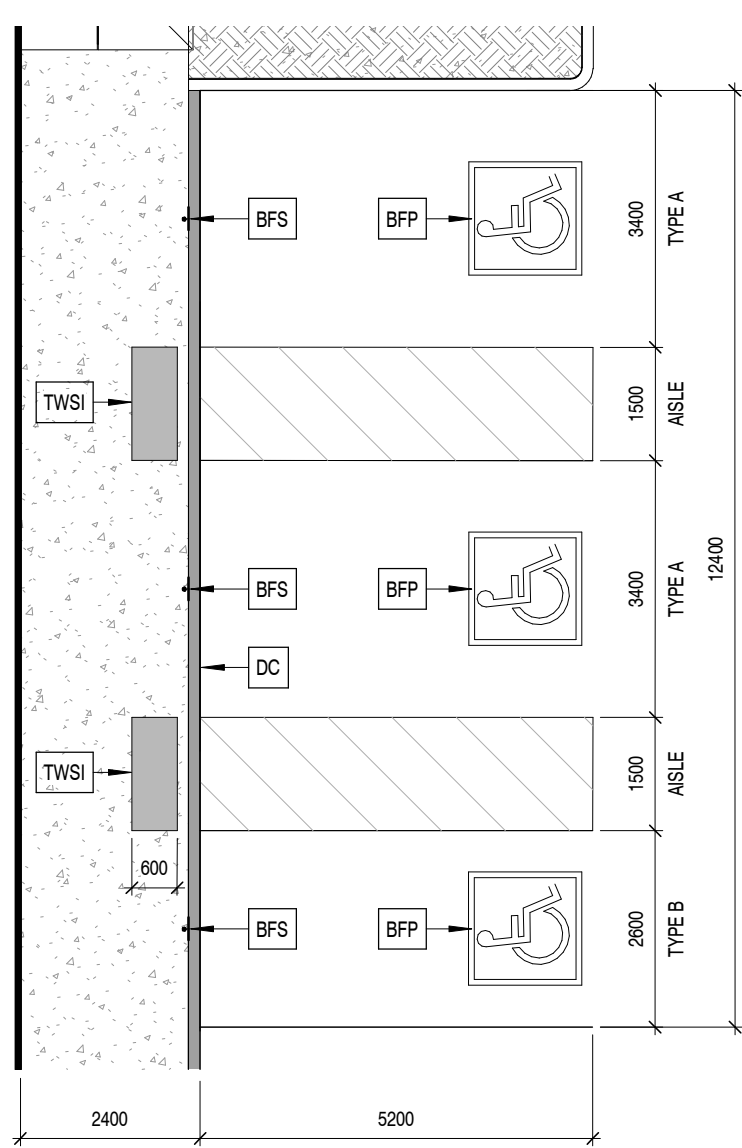
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SITE PLAN SYMBOLS

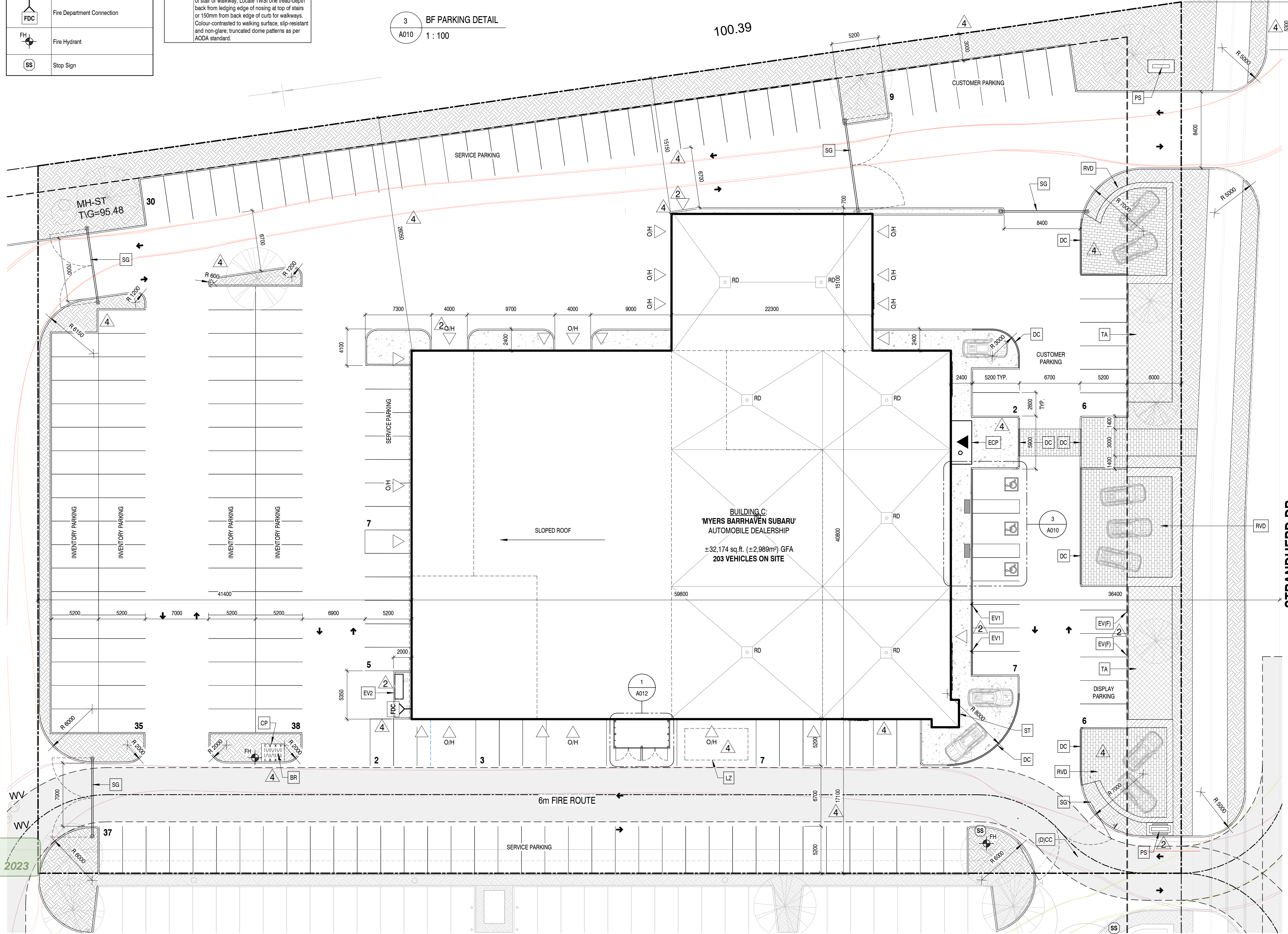
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[Symbol]	Proposed Buildings
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[Symbol]	Setback Lines
[Symbol]	Fence
[Symbol]	Road Lanes
[Symbol]	Existing Concrete Curb
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[Symbol]	Exterior 6m Wide Fire Route (12m centreline radius on all turns, TYP.)
[Symbol]	Fire Department Connection
[Symbol]	Fire Hydrant
[Symbol]	Stop Sign

SITE PLAN NOTES

NOTE#	NOTE
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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 BFP 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 / Four-wheeled Accessible'.
BR	Bike Rack - See Landscape Plan
CP	Concrete Pad
DC	Depressed Curb
ECP	Entrance Canopy and Posts
EV1	Electric Vehicle Charger: dual-charger station to serve 2 parked electric vehicles. By Owner.
EV2	Electric Vehicle Charger: 50kW charging station. By Owner.
EV(F)	Future Electric Vehicle Charger: dual-charger station to serve 2 parked electric vehicles. By Owner.
LZ	Loading Zone: 3.5m x 9m
PS	Pylon Sign, by Owner
RVD	Raised Vehicle Display: Refer to Landscape
SG	Steel Gate with locking mechanism
ST	Subaru Signage Tower: see Elevations (Drawing A011)
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: truncated to walking surface, slip-resistant and non-glare; truncated dome patterns as per AODA standard.



3 BF PARKING DETAIL
A010 1:100



2 SITE PLAN
A010 1:250



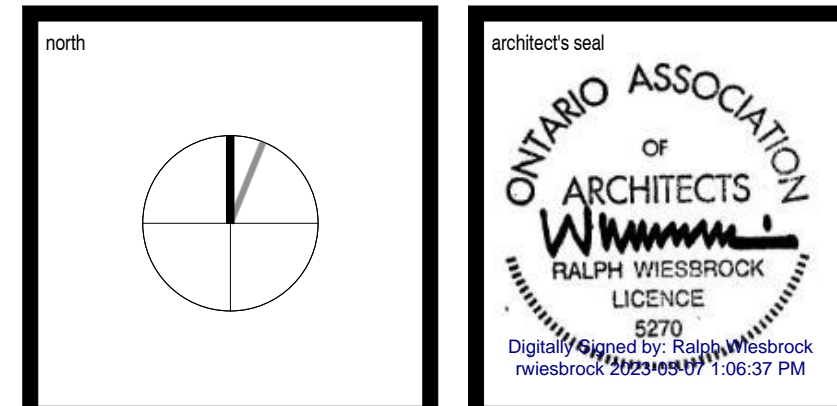
REVISIONS

No.	DATE	DESCRIPTION
0	08 Feb 2022	Issued for Client Review
1	22 Apr 2022	Issued for Coordination
2	24 May 2022	Issued for Client Review & Consultant Coordination
3	20 July 2022	Progress for Review
4	09 Aug 2022	Revised per SPA City Comments 1
5	18 Aug 2022	Issued for Consultant Coordination

GENERAL SITE PLAN NOTES:

- Exterior site lighting shall be directed onto the site away from adjacent properties. See Electrical Drawings.
- Read this drawing in conjunction with the Landscape Drawings, Civil Engineering Drawings and Electrical Drawings.

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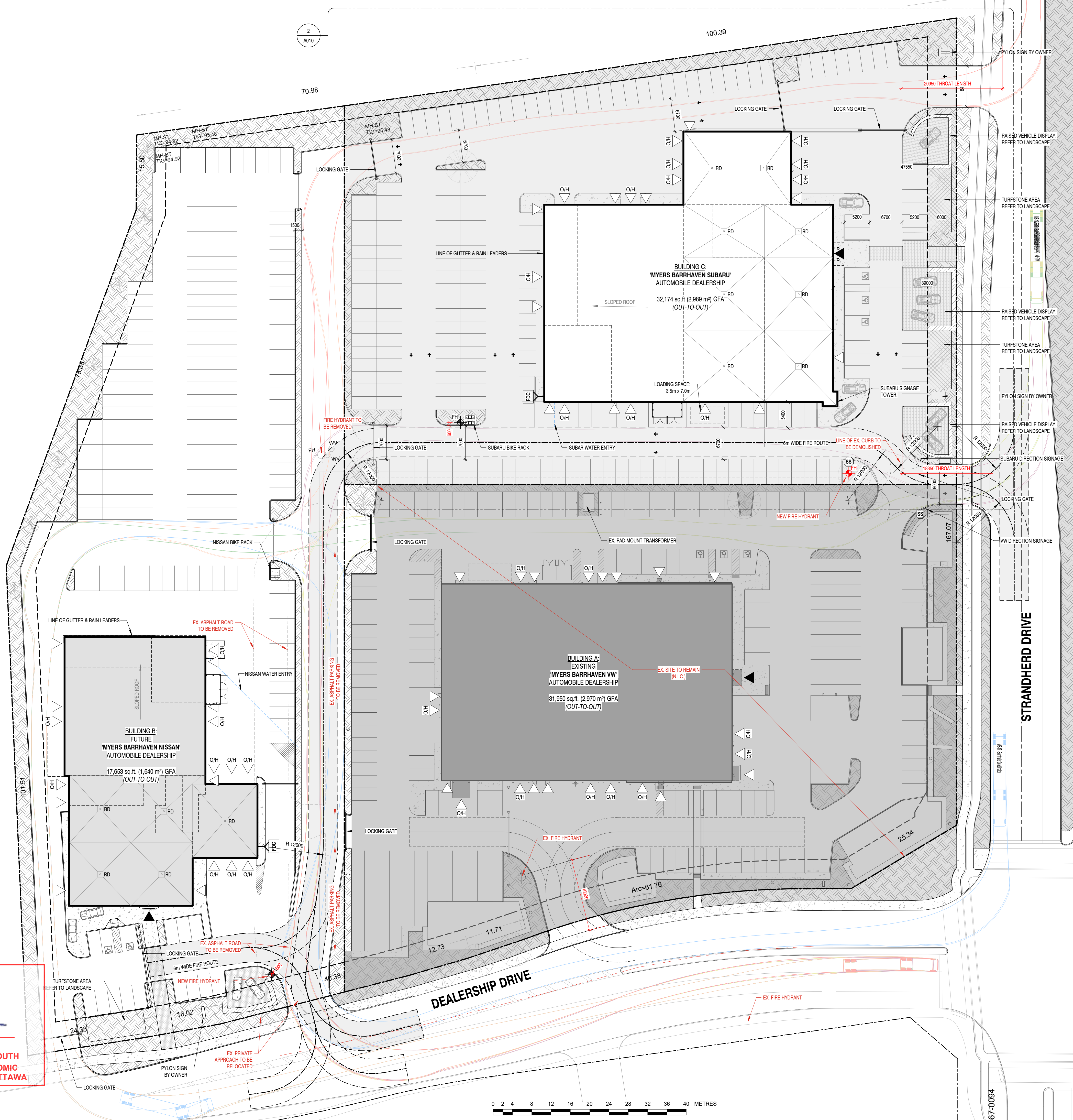
owner
ZENA INVESTMENT CORPORATION
project
MYERS BARRHAVEN SUBARU AUTOMOBILE DEALERSHIP
4149 Strandherd Drive

drawing title
SITE PLAN - SUBARU SITE

project no. KWC 2174 **drawing no.** A010
scale As indicated
drawn by CM / AK / TC
date 11 JANUARY 2022

APPROVED
By Lily Xu at 7:46 pm, Mar 27, 2023

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



SITE / BUILDING / PARKING SUMMARY:

TOTAL SITE AREA = 33,784 m² (8.35 acres)
VW SITE = 11,259 m² (2.78 acres)
SUBARU SITE = 11,071 m² (2.74 acres)
NISSAN SITE = 11,453 m² (2.83 acres)
= 33,784 m² (8.35 acres)

BUILDING AREAS: (OUT-TO-OUT)

VW SITE = 2,970 m²
SUBARU SITE = 2,969 m²
NISSAN SITE = 1,840 m²
= 7,599 m²

OVERALL FLOOR SPACE INDEX = 0.25

LOT COVERAGE:

VW SITE = 2,448 m²
SUBARU SITE = 2,781 m²
NISSAN SITE = 1,525 m²
= 6,754 m²

TOTAL LOT COVERAGE = 20.0%

MINIMUM WIDTH OF LANDSCAPING:

ABUTTING STRANDHERD DR. = 6.0m
ABUTTING STREET = 3.2m
ABUTTING O'KEEFE DRAINAGE CORRIDOR = 3.0m
OTHER CASES = 0.0m

TOTAL LANDSCAPE AREA:

VW SITE = 9,105 m²
SUBARU SITE = 1,128 m²
NISSAN SITE = 1,743 m²
= 11,976 m²

% LANDSCAPE AREA = 35.4%

PARKING ON SITE:

	REQ'D	PROVD
VW SITE	59 spaces	183 spaces
SUBARU SITE	xx	203 spaces
NISSAN SITE	37 spaces	170 spaces
	= xx	558 spaces

BARRIER-FREE PARKING:

	REQ'D	PROVD
VW SITE	1x 'A', 2x 'B'	3x 'A'
SUBARU SITE	xx	2x 'A', 1x 'B'
NISSAN SITE	1x 'A', 1x 'B'	1x 'A', 1x 'B'

'A' = 3.4m x 5.2m
 'B' = 2.6m x 5.2m

BICYCLE PARKING:

	REQ'D	PROVD
VW SITE	2	2
SUBARU SITE	3	3
NISSAN SITE	2	2
TOTAL	7	7

SITE PLAN SYMBOLS

ICON	DESCRIPTION
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[Symbol]	Fence
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TOPOGRAPHICAL SKETCH OF ELEVATIONS OVER PART OF

BLOCK 4 REGISTERED PLAN 4M-1538 CITY OF OTTAWA
 ANNIS, O'SULLIVAN, VOLLEBECK LLC.
 E.H. Herweyer O.L.S.
 Field Work Completed: Sept 2019

REVISIONS

No.	DATE	DESCRIPTION
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north

architect's seal
ONTARIO ASSOCIATION OF ARCHITECTS
 RALPH WIESSBROCK
 LICENCE # 5270
 Digitally signed by Ralph Wiesbrock
 wiesbrock@kwc-arch.com 1.08.21 PM

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 Ottawa, Ontario, Canada, K1Y 4R4

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owner

ZENA INVESTMENT CORPORATION

project

MYERS BARRHAVEN SUBARU AUTOMOBILE DEALSHIP
 4149 Strandherd Drive

drawing title

SITE PLAN - OVERALL COMPOSITE PLAN

project no.	kwc 2174	drawing no.	A010A
scale	As indicated	drawn by	CM / AK
date	11 JANUARY 2022		

APPROVED
 By Lily Xu at 7:46 pm, Mar 27, 2023

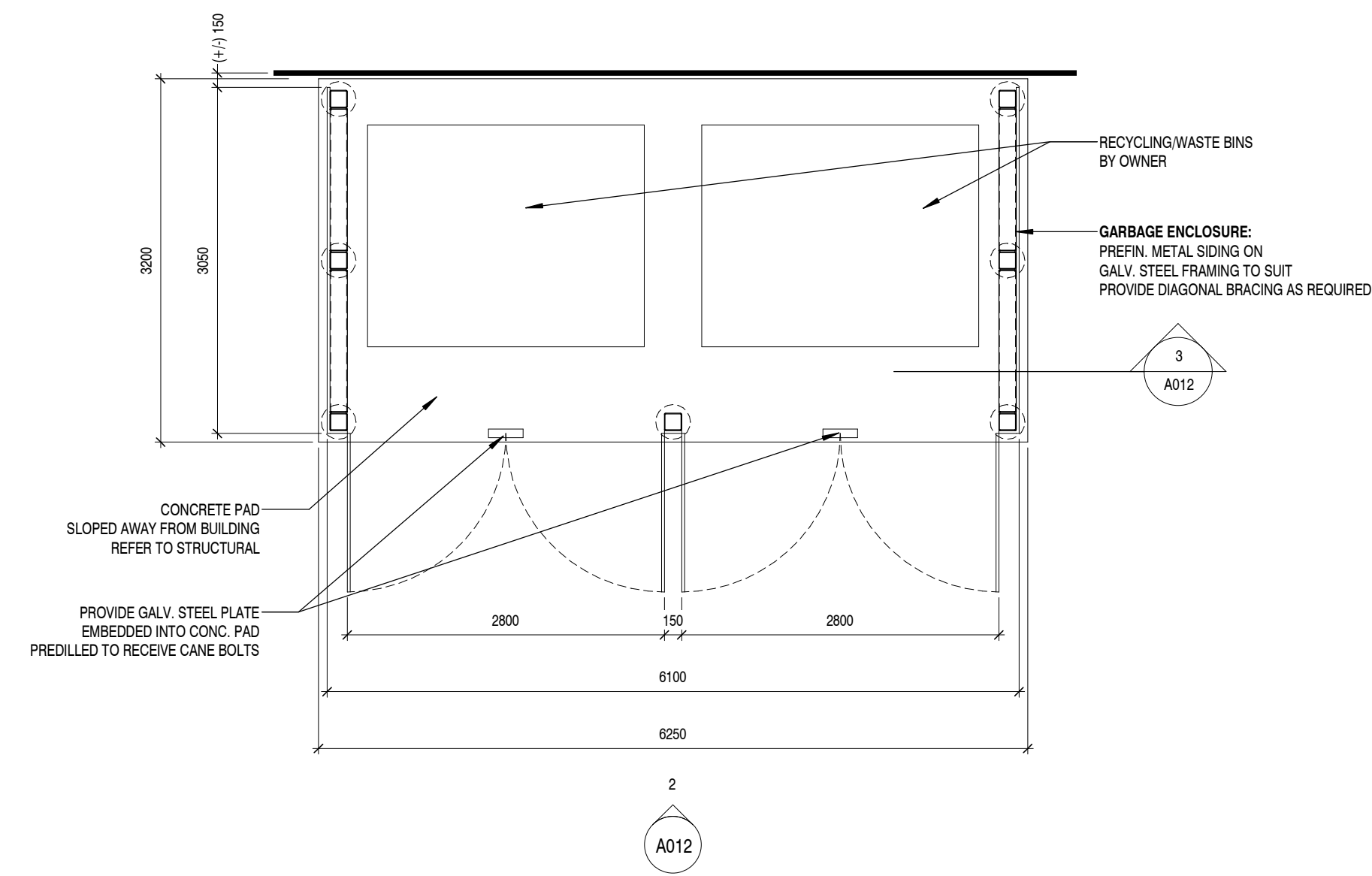
Lily Xu

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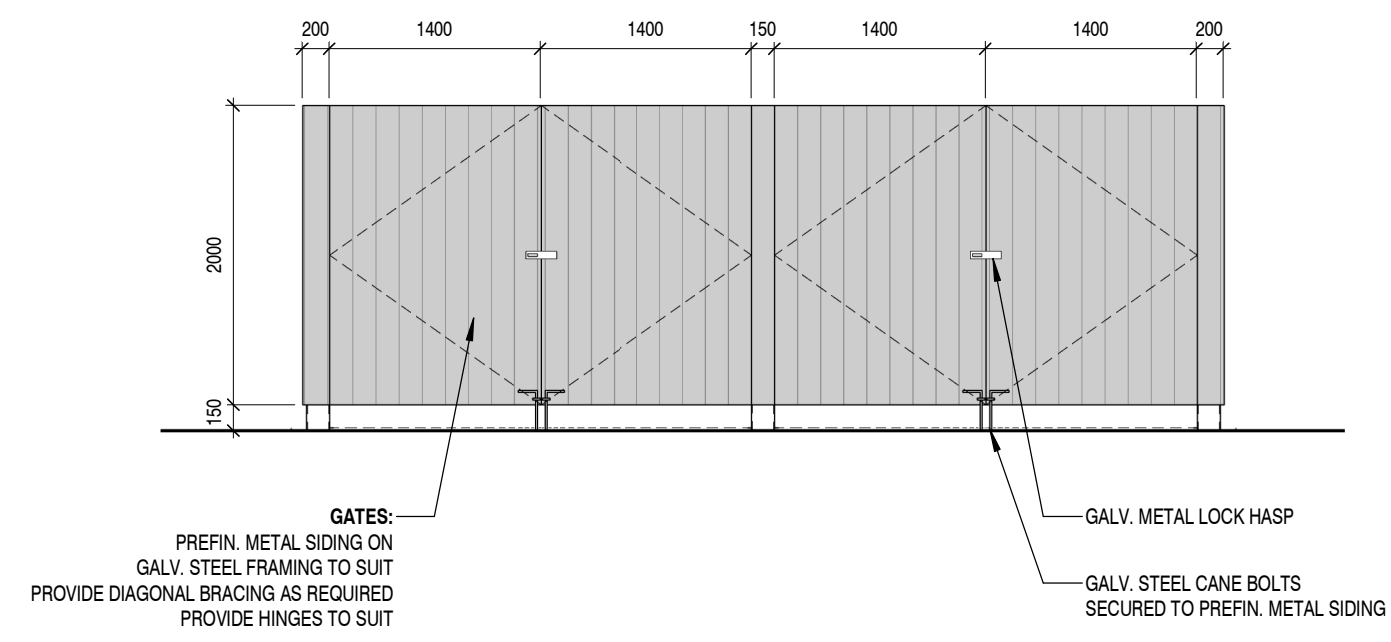
1 SITE PLAN OVERALL
 A010A 1:400



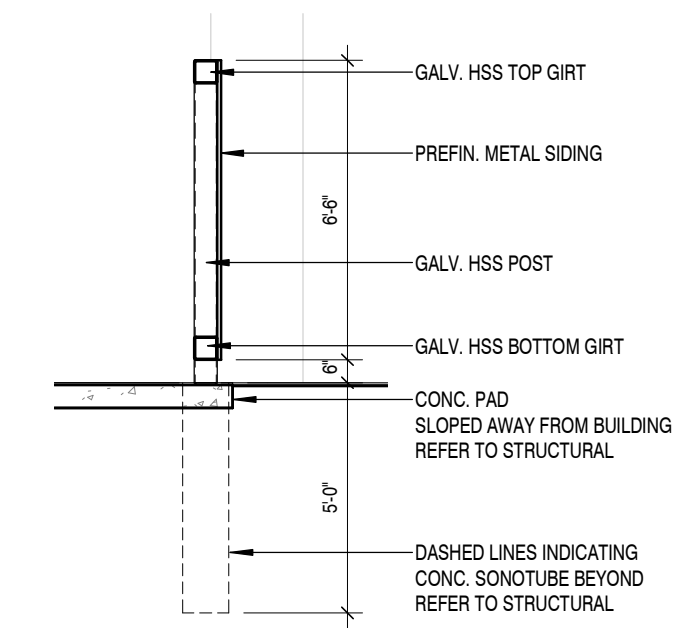
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 18069



1 PLAN DETAIL - GARBAGE ENCLOSURE
A012 1 : 50



2 ELEVATION - GARBAGE ENCLOSURE
A012 1 : 50



3 SECTION DETAIL - GARBAGE ENCLOSURE
A012 1 : 50

REVISIONS		
No.	DATE	DESCRIPTION

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north

architect's seal
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Digitally signed by: Ralph Wiesbrock
wiesbrock.20230927.11:06:27 PM

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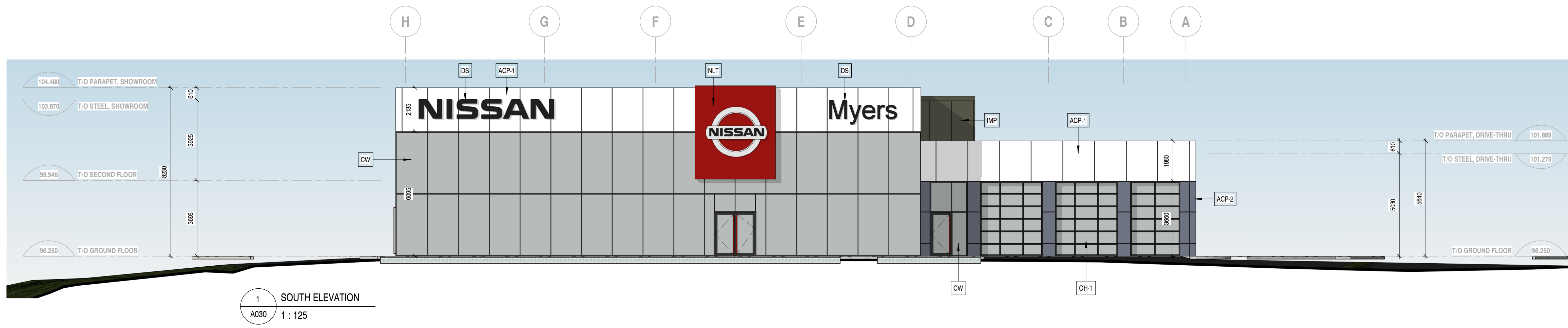
project
MYERS BARRHAVEN SUBARU AUTOMOBILE DEALSHIP
4149 Strandherd Drive

drawing title
SITE PLAN DETAILS

project no. **KWC 2174** drawing no. **A012**
scale **1 : 50**
drawn by **TC**
date **12 SEPTEMBER 2022**

APPROVED
By Lily Xu at 7:47 pm, Mar 27, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
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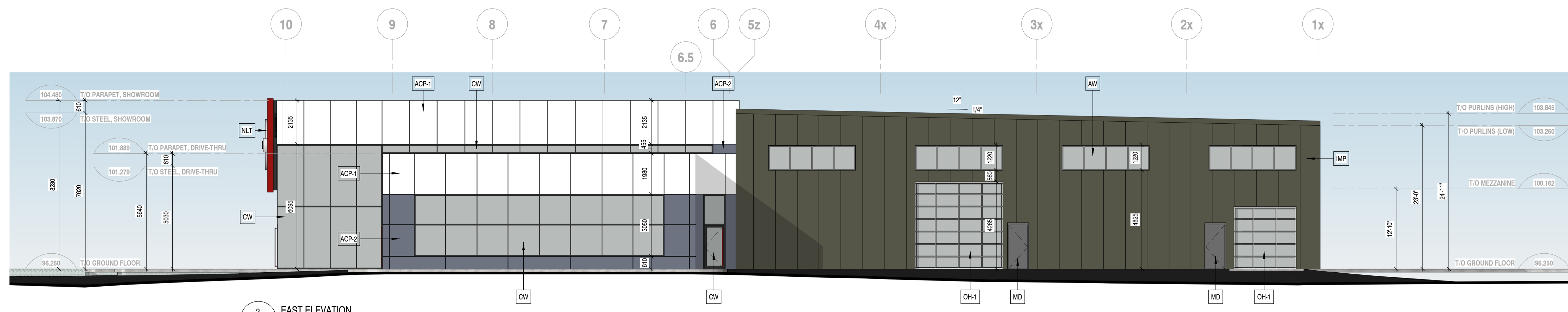


1 SOUTH ELEVATION
A030 1 : 125

Elevation Notes	
ACP-1	Aluminum Composite Panel Cladding, Colour - Silver
ACP-2	Aluminum Composite Panel Cladding, Colour - Nissan Grey
AW	Coloured Anodized Aluminum Window, Clear Low-E Glass with Acid Etched Bird-Safe Pattern on Surface 1
CW	Anodized Aluminum Curtain Wall, Coloured Clipped Horizontal & Perimeter Mullions, Silicone Joint Vertical Mullions; Clear Low-E Glass with Acid Etched Bird-Safe Pattern on Surface 1
DS	Dealer Signage, by owner
IMP	Insulated Metal Wall Panels, installed vertically, Colour - Dark Grey
MD	Painted Hollow-Metal Door & Steel Frame
NLT	Nissan Logo Tablet Signage, by Owner
OH-1	Glazed Aluminum Sectional Overhead Door, Clear Sealed Insulated Glass, Powder Coated Reels and Stiles, colour to match ACP-2
OH-2	Sectional Metal Overhead Door, Colour to match ACP-2
SP	Glass Curtain Wall Spandrel Panel, Colour to match ACP-2

REVISIONS		
No.	DATE	DESCRIPTION
0	17 Jan 2022	Issued for Client Review

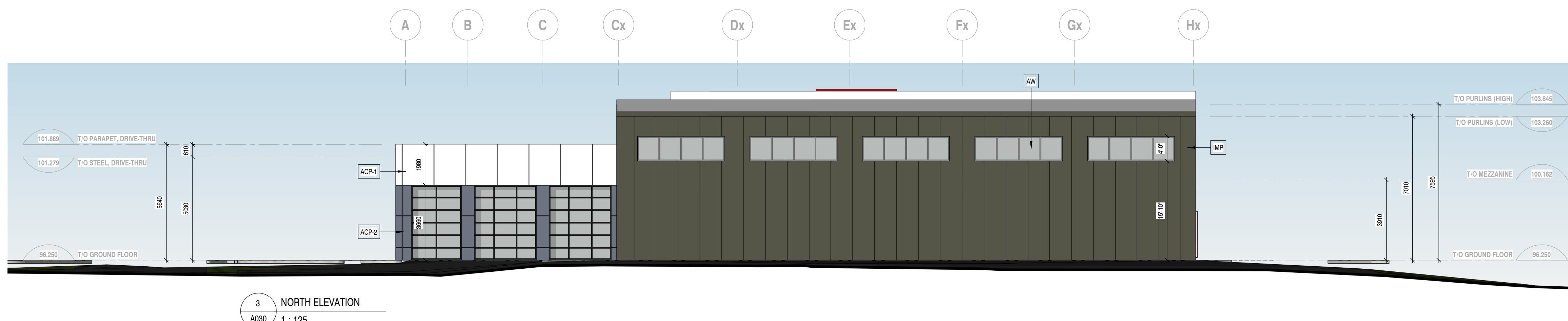
It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the Architect. All contractors must comply with all pertinent codes and by-laws. Do not scale drawings. This drawing may not be used for construction until signed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



2 EAST ELEVATION
A030 1 : 125

architects seal

Ontario Association of Architects
RALPH WIESBROCK
LICENCE 5270
Digitally signed by Ralph Wiesbrock
wiesbrock.20230117.10:27 PM



3 NORTH ELEVATION
A030 1 : 125

383 Parkdale Avenue, Suite 201
Ottawa, Ontario, Canada, K1V 4R4

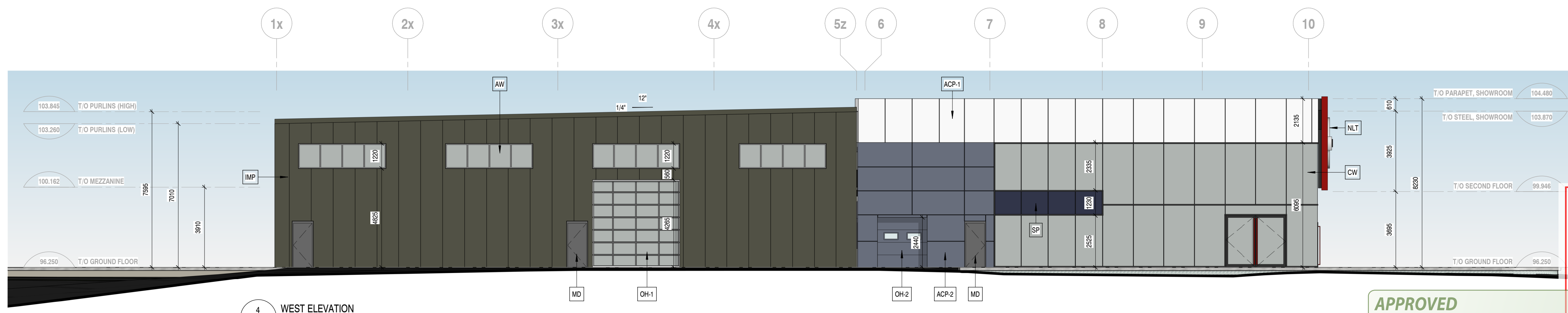
KWC ARCHITECTS INC.

Phone: 613 238-2217
Fax: 613 238-6595
E-Mail: kwc@kwc-arch.com

BBS

BUILDING A REPUTATION ON EXCELLENCE

BBS CONSTRUCTION (ONTARIO) LTD.
1805 WOODWARD DRIVE,
OTTAWA, ON. K2C 0P9 CANADA
TEL: (613) 226-8830 FAX: (613) 226-7709
www.bbsconstruction.ca

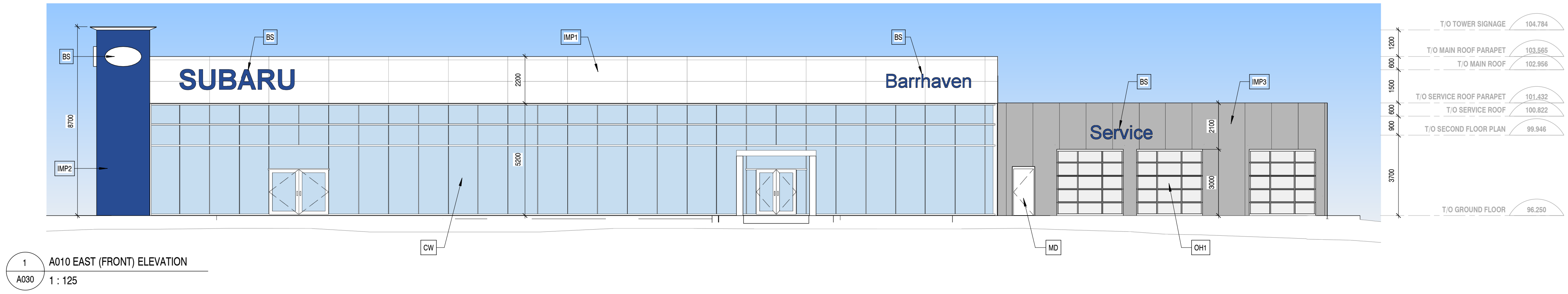


4 WEST ELEVATION
A030 1 : 125

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

APPROVED
By Lily Xu at 7:47 pm, Mar 27, 2023

owner	ZENA INVESTMENT CORPORATION	
project	MYERS BARRHAVEN NISSAN AUTOMOBILE DEALERSHIP 4149 Strandherd Drive, Ottawa, ON.	
drawing title	BUILDING ELEVATIONS SPC	
project no.	kwc 2216	drawing no.
scale	1 : 125	A030
drawn by	AK	
date	14 January 2022	

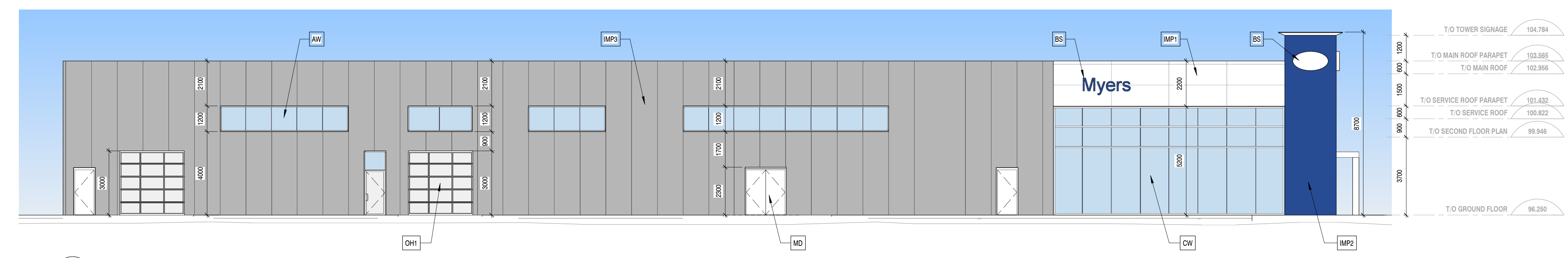


1 A010 EAST (FRONT) ELEVATION
A030 1: 125

Elevation Notes	
AW	Coloured Anodized Aluminum Window, Clear low-e glass with acid-etched bird-safe pattern on Surface 1
BS	Building Signage, by Owner
CW	Anodized Aluminum Curtain Wall, Clear anodized capped horizontal and perimeter mullions, silicone joint vertical mullions, Clear low-e glass with acid-etched bird-safe pattern on Surface 1
IMP1	Insulated Metal Panel Walls, installed horizontally, Colour - White
IMP2	Insulated Metal Panel Walls, installed horizontally, Colour - Blue
IMP3	Insulated Metal Panel Walls, installed vertically, Colour - Dark Grey
MD	Painted hollow-metal door & steel frame; Paint colour to match wall colour
OH1	Glazed aluminum sectional overhead door, Clear sealed insulated glass, powder coated rails and stiles, Colour to match wall colour

REVISIONS		
No.	DATE	DESCRIPTION
0	13 Jan 2022	Issued for Client Review

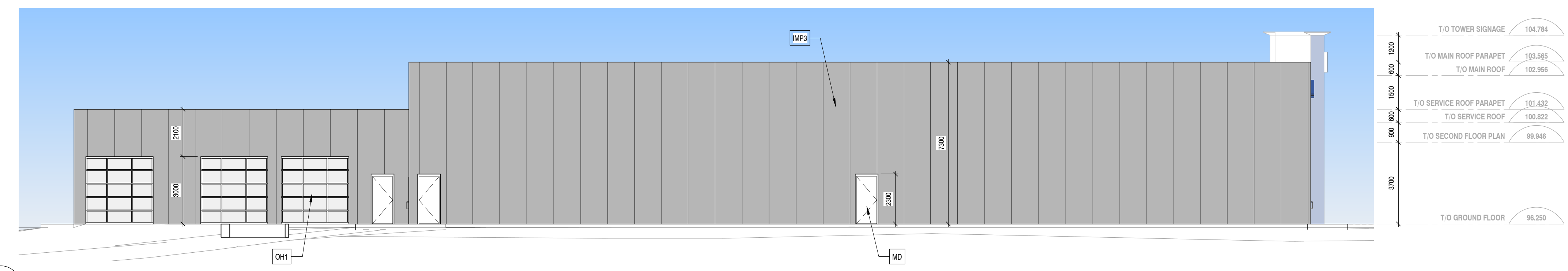
It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and / or omissions to the Architect. All contractors must comply with all pertinent codes and by-laws. Do not scale drawings. This drawing may not be used for construction until signed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



2 A010 SOUTH ELEVATION
A030 1: 125

architect's seal

Digitalized by: Ralph Wiesbrock
wiesbrock.20220301 11:08:26 PM



3 A010 WEST ELEVATION
A030 1: 125

383 Parkdale Avenue, Suite 201
Ottawa, Ontario, Canada, K1Y 4R4

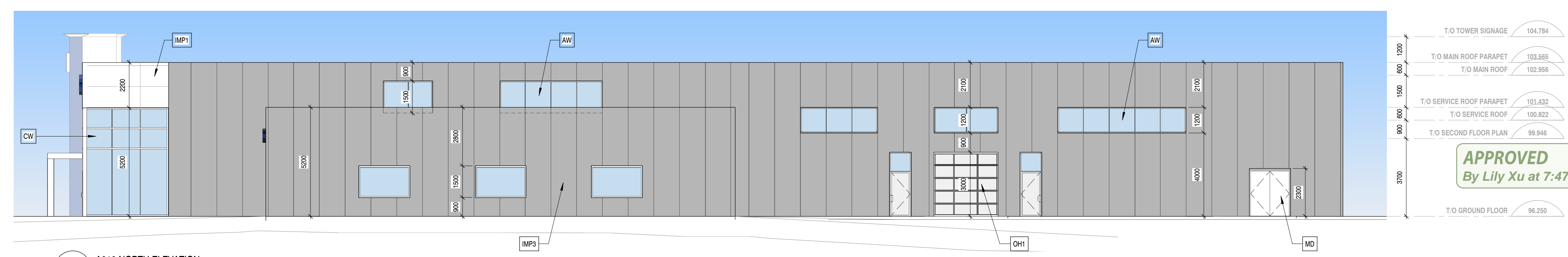
KWC ARCHITECTS INC.

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BBS

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www.bsconstruction.ca



4 A010 NORTH ELEVATION
A030 1: 125

APPROVED
By Lily Xu at 7:47 pm, Mar 27, 2023

Lily Xu

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

owner	ZENA INVESTMENT CORPORATION	
project	MYERS BARRHAVEN SUBARU AUTOMOBILE DEALSHIP 4149 Strandherd Drive	
drawing title	BUILDING ELEVATIONS SPC	
project no.	KWC 2174	drawing no.
scale	1: 125	A030
drawn by	CM / TC	
date	11 JANUARY 2022	