

February 2, 2026

City of Ottawa
Planning, Development and Building Services Department
Development Review West
110 Laurier Avenue West
Ottawa, Ontario K1P 1J1

**Attention: Kelby Lodoen Unseth, MCIP RPP
Planner II, Development Review (South Services)**

**Reference: 4175 Strandherd Drive
Site Plan Control Rationale
Our File No.: 125050**

Novatech has been retained by Strandherd GP Inc. to administer applications for Site Plan Control and to Lift a 30cm Reserve in order to facilitate the development a retail shopping centre for the property at 4175 Strandherd Drive in Barrhaven. The following will summarize the general information about the development and the current planning framework.

Site Details

The Subject Site is known legally as Block 3 on Plan 4M-1538 (PIN 044671608). The Subject Site is located on the southwest corner of Strandherd Drive and Systemhouse Street in Barrhaven. The Subject Site is currently vacant. Surrounding uses include low and medium density residential, retirement home, retail (including restaurant and gas bar uses) and automotive uses. The Subject Site was created through a Plan of Subdivision application, resulting in the registration of Plan 4M-1538 in on May 13, 2015.

Proposed Development

The proposed development for the Subject Site is a retail shopping centre. The shopping centre will consist of 10 buildings and will include a retail food store, pharmacy and two stand-alone restaurants with drive-through facilities. The shopping centre will accommodate approximately 498 parking spaces, including 18 accessible parking, 14 future EV charging stations and 30 bicycle parking spaces. Landscaping will be provided primarily around the exterior of the Subject Site and will consist of various species of deciduous and coniferous trees as well as ground cover shrubs to provide ample visual screening.

Current Planning Framework

Official Plan

The Subject Site is in the Suburban Transect Policy Area on Schedule A of the City of Ottawa Official Plan (the “Official Plan”). The Official Plan designates the Subject Site as ‘Mixed Industrial’ on land use plan Schedule B6 (Suburban (Southwest) Transect). Section 6.5 of the Official Plan states that Mixed Industrial areas, “*can provide a transition between Industrial and Logistics areas and Neighbourhoods, Hubs or Corridors, and provide a supply of land for non-residential sensitive uses and smaller-scale light industrial and commercial uses.*” The Subject Site provides this transition being between vacant lands designated Industrial and Logistics to the west and existing an existing residential community in a Neighbourhood designation to the east.

Section 6.5.3, Policy 1 of the Official Plan permits small-scale neighbourhood-based uses along the edge of Mixed Industrial areas where they interface with Neighbourhoods. Policy 1 states,

“The following policies apply to commercial services that may be permitted in Mixed Industrial areas, in support of the 15-minute neighbourhood objectives:

- a) The types of permitted services are those of a scale that cater to a local neighbourhood clientele and to the employees working on lands designated Mixed Industrial, including small scale grocery stores, recreational, health and fitness uses and service commercial uses (e.g., convenience retail, doctor and dentist office, coffee shop, restaurant, bank, service station or gas bar);*
- b) The permitted services may locate within:
 - i) Stand-alone buildings;*
 - ii) Within a building containing a permitted Mixed Industrial use; or*
 - iii) In buildings that group more than one of these services;**
- c) Commercial service uses shall be located along the edge of the Mixed Industrial area abutting residential neighbourhoods but no more than 600 metres from a residential zone;*
- d) Developments shall demonstrate how the proposed use(s) achieves the 15-minute neighbourhood objectives; and*
- e) Appropriate cycling and pedestrian facilities may need to be provided where not currently available.”*

The proposed development of a shopping centre conforms to the above policies. The intended uses (which are permitted by zoning) include, but are not limited to, the following:

- Small-scale grocery store (approximately 2,650 sq.m.)
- Pharmacy
- Bank
- Restaurants (including quick-service with drive-through and full-service)
- Recreation and athletic facility
- Retail

All intended uses will provide opportunities for nearby residents to access basic needs and services within a 15-minute walk. The whole of the Subject Site is within 600 metres from residential zones on the east side of Strandherd Drive.

Section 2.2.4, Policy 1 of the Official Plan outlines the intent to, “Encourage development of healthy, walkable, 15-minute neighbourhoods that feature a range of housing options, supporting service and amenities”. The Official Plan outlines that one of the key attributes that contribute to a 15-minute neighbourhood is, “(d) Neighbourhood retail and commercial services in order to reduce travel time for daily needs and provide jobs and other economic opportunities for residents.” The proposed shopping centre will contain commercial uses that will be small-scale, with the largest single use being a small-scale grocery store of less than 2,700 square metres (approximately 29,000 square feet) gross floor area. Proposed uses will provide opportunities for shops and services to be within a 15-minute (600 metres) walk from an existing residential area that currently has limited access to small-scale commercial uses.

The development of a community-based shopping centre conforms to the intent of the Official Plan policies encouraging the establishment of 15-minute neighbourhoods. The proposed uses conform to the policies of the Mixed Industrial designation.

Zoning By-law 2008-250

The current zoning of the Subject Site is ‘Business Park Industrial Zone, Exception 3033 with a maximum height of 18 metres (IP[3033] H(18)) in the City of Ottawa Zoning By-law 2008-250. The current zoning was implemented through the passing of By-law 2025-170 effective on April 30, 2025. The purpose of Exception 3033 was to bring the Zoning By-law into conformity with the ‘Mixed Industrial’ Official Plan designation.

Exception 3033 adds the following list of permitted uses to the standard ‘Business Park Industrial Zone’:

- Artist studio
- Click and collect facility
- Community centre
- Community health and resource centre
- Library
- Payday loan establishment
- Retail food store
- Retail store
- Storefront industry

Exception 3033 also contains a provision that eliminates the gross floor area restrictions for certain uses that typically applies to the ‘Business Park Industrial Zone’, as those provisions contrast with the policies of the ‘Mixed Industrial’ designation in the Official Plan.

The proposed development is consistent with the intent of the Zoning By-law. The Site Plan has been designed to ensure compliance with all zoning provisions.

Draft Zoning By-law

The City of Ottawa is anticipated to adopt a new comprehensive Zoning By-law in early 2026. The Draft Zoning for the Subject Site is 'Mixed Industrial Zone, Exception 3033, maximum height of 18 metres' (IM[3033] H(18)).

Transition provisions in the Draft Zoning By-law indicate that Planning applications filed prior to adoption will be deemed to conform with the new Zoning By-law based on conformity with the current Zoning By-law (2008-250). Exception 3033 is expected to be brought forward verbatim in the new Draft Zoning By-law, which will ensure that all currently permitted uses are carried forward in the new Zoning By-law.

Parkland Contribution

The requirement for parkland contribution as per the *Planning Act* was satisfied with the registration of the underlying Plan of Subdivision (4M-1538). As part of the registration process, a cash-in-lieu of parkland payment was made to the City of Ottawa based on a standard non-residential rate of 2% of the value of the land.

The proposed development does not contain any residential uses and does not trigger a requirement for the contribution of additional parkland.

Conclusion

The proposed shopping centre conforms to the policies of the Official Plan and is permitted in the current zoning for the Subject Site. The proposed Site Plan has been prepared in conformity with the applicable zoning for the Subject Site. The Site Plan Control and Lifting of a 30cm Reserve applications are appropriate to facilitate the development of the Subject Site and are good planning.

Yours truly,
NOVATECH



Adam Thompson, MCIP RPP
Senior Project Manager | Planning & Development