

**PROJECT TEAM**

**OWNER**  
CHOICE REIT  
700-22 St Clair Avenue E, Toronto  
Vincent Raso  
T 416.628.7771

**ARCHITECTURE**  
HOBIN ARCHITECTURE  
63 Pamela Street, Ottawa ON  
Doug van den Ham  
T 613.238.7200 EXT.115

**CIVIL ENGINEERING**  
NOVATECH ENGINEERS  
240 Michael Cowpland Dr, Suite 200, Ottawa  
Drew Blair  
T 613.254.9643

**SURVEYOR**  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD  
14 Concourse Gate, Suite 500, Ottawa, ON  
Ed Henweyer  
T 613.727.0850

**LANDSCAPE ARCHITECTURE**  
CSW LANDSCAPE ARCHITECTS LTD  
502-319 McRae Ave, Ottawa, ON  
Jerry Conish  
T 613.729.4536

**TRANSPORTATION ENGINEERING**  
NOVATECH ENGINEERS  
240 Michael Cowpland Dr, Suite 200, Ottawa  
Brad Byvelids  
T 613.254.9643

**ENVIRONMENTAL ENGINEERING**  
FIRM NAME  
Contact Person  
T 000.000.0000

**GEOTECHNICAL ENGINEERING**  
FIRM NAME  
Contact Person  
T 000.000.0000

7	FEB 02, 2026	ISSUED FOR SITEPLAN APPLICATION
6	DEC 19, 2025	ISSUED FOR COORDINATION
5	DEC 15, 2025	ISSUED FOR CLIENT REVIEW
4	DEC 2, 2025	ISSUED FOR CLIENT REVIEW
3	NOV 26, 2025	ISSUED FOR CLIENT REVIEW
2	NOV 13, 2025	ISSUED FOR CLIENT REVIEW
1	SEPT 26, 2025	ISSUED FOR COORDINATION
no.	date	revision

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.

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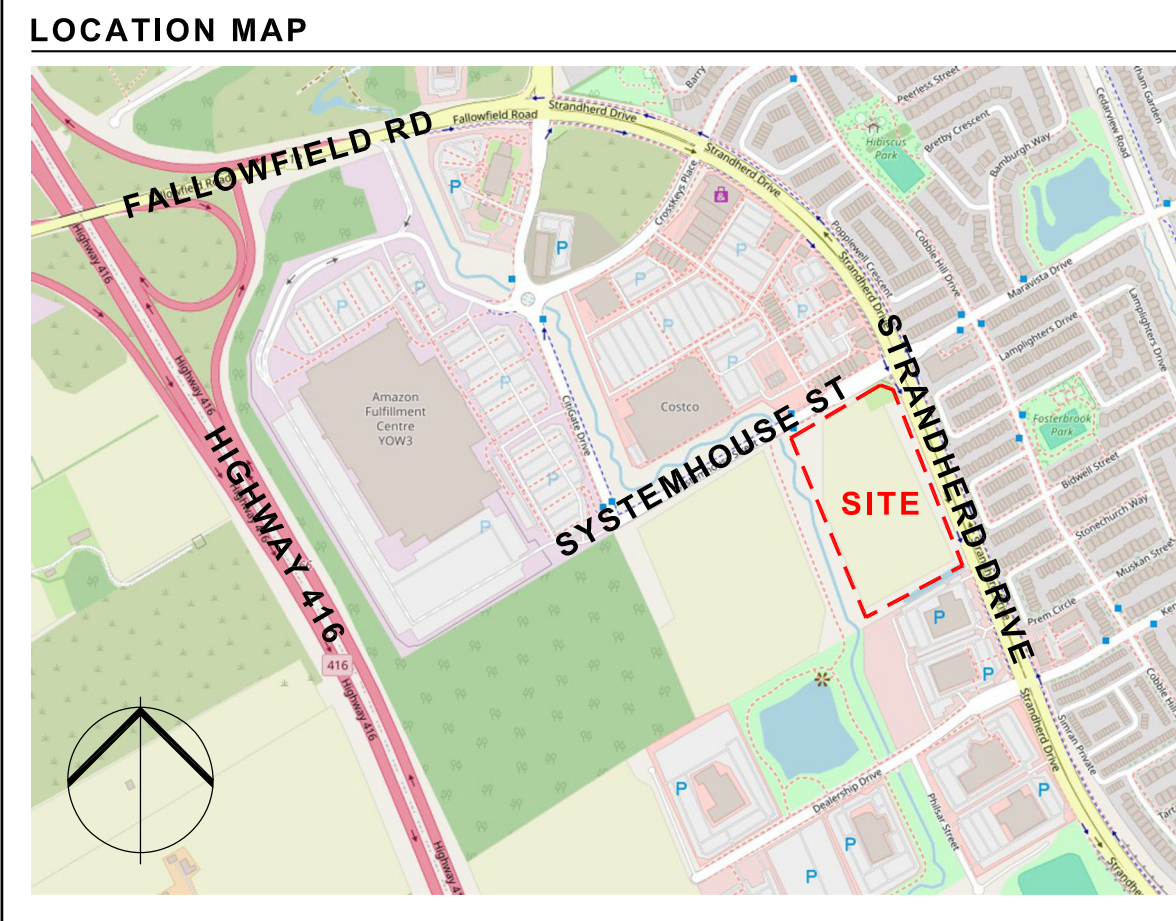
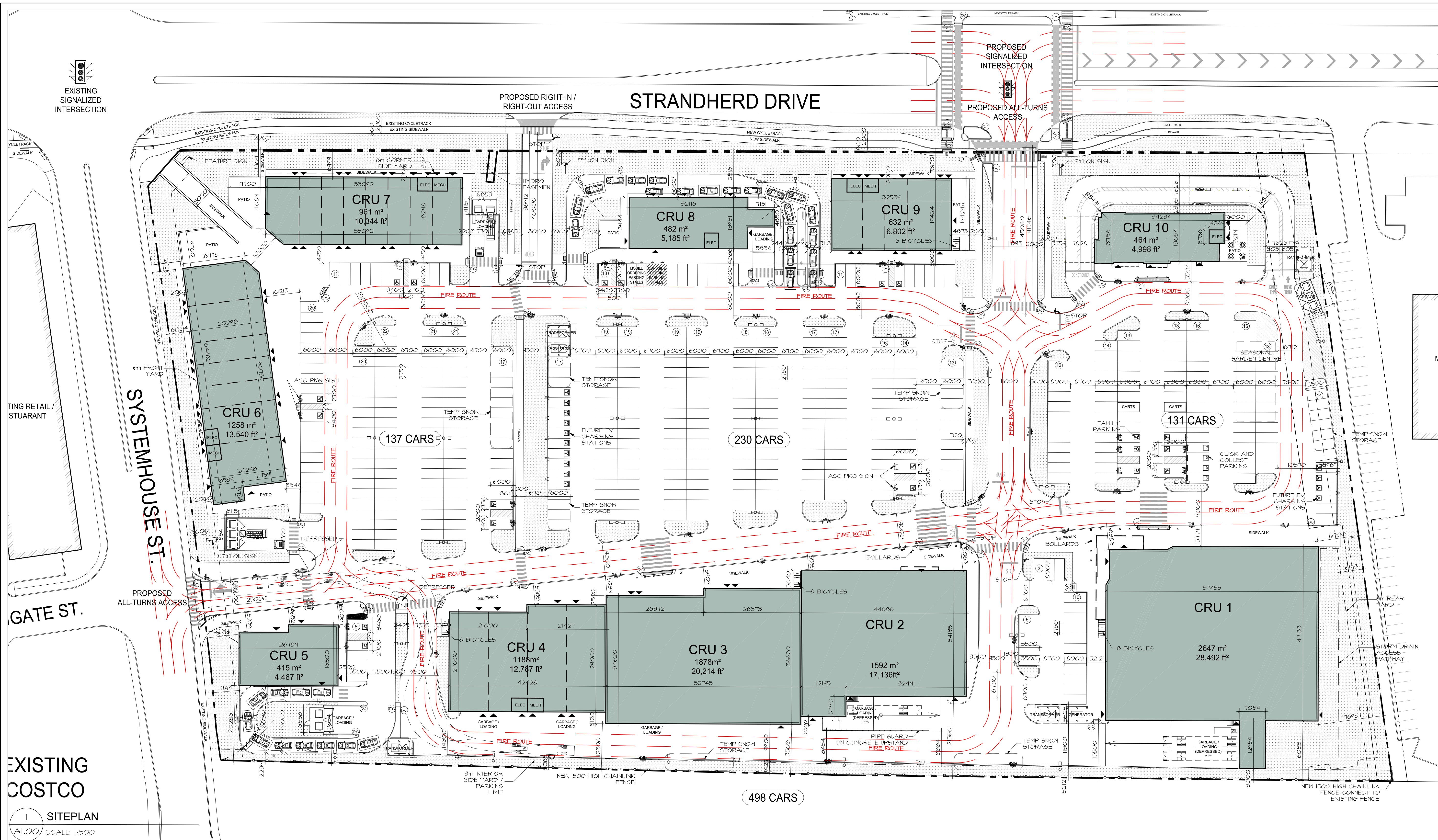


**Hobin Architecture Incorporated**  
63 Pamela Street  
Ottawa, Ontario  
Canada K1S 8K7  
T: 613-238-7200  
F: 613-235-2005  
E: mail@hobinarc.com  
hobinarc.com

**PROJECT/LOCATION:**  
CHOICE REIT  
4175 STRANDHERD DRIVE, OTTAWA

**DRAWING TITLE:**  
SITE PLAN

DRAWN BY: DV	DATE: SEPT 2025	SCALE: 1:500
PROJECT: 2511		DRAWING NO.:
REVISION NO.:		<b>A1.00</b>



**SURVEY INFORMATION**  
LEGAL DESCRIPTION:  
Blocks 3 and Part of Block 27  
registered Plan 4M-1538  
City of Ottawa  
PREPARED BY Annis, O'Sullivan, Vollebakk Ltd  
FIELD WORK COMPLETED ON February 5, 2015  
NOTE:  
NOTE: REFER TO LANDSCAPE PLAN FOR EXTERIOR FINISHES, PLANTING & SITE FURNITURE. REFER TO SITE SERVICING AND GRADING PLAN FOR RELEVANT INFO.

**PROJECT INFORMATION**  
CITY OF OTTAWA  
OFFICIAL PLAN: SUBURBAN TRANSECT, MIXED INDUSTRIAL, ARTERIAL RD  
ZONING: IP(3033) H(18) INDUSTRIAL PARK  
ADDRESS: 4175 STRANDHERD DRIVE, OTTAWA  
SITE AREA: 52.733 M<sup>2</sup>

**ZONING INFORMATION**

ZONING	REQUIRED	PROVIDED
PERMITTED USES:	Retail, Retail Food Store Restaurant, Etc	Retail, Retail Food Store Restaurant, Etc
MINIMUM LOT WIDTH	No Minimum	00.0m
MINIMUM LOT AREA	750m <sup>2</sup>	52.733 m <sup>2</sup>
MIN FRONT YARD (SYSTEM HOUSE)	6.0m	6.0m
MIN CORNER SIDE YARD (STRANDHERD):	6.0m	7.0m
MIN INTERIOR SIDE YARD (WEST)	3.0m	3.0m
MIN REAR YARD (SOUTH)	6.0m	11.0m
LOT COVERAGE	55% (max)	22%
FLOOR SPACE INDEX (FSI)	FSI 2 (max)	FSI 0.22
MAXIMUM HEIGHT	18.0m	9.6m
PARKING REQUIRED:	3.6 / 100m <sup>2</sup> 415	498
BICYCLE PARKING:	1/500m <sup>2</sup> 23 SPACES	30 SPACES

**BUILDING AREA:**

USE	GFA
CRU 1	2647.0 m <sup>2</sup>
CRU 2	1592.0 m <sup>2</sup>
CRU 3	1878.0 m <sup>2</sup>
CRU 4	1188.0 m <sup>2</sup>
CRU 5	415.0 m <sup>2</sup>
CRU 6	1258.0 m <sup>2</sup>
CRU 7	961.0 m <sup>2</sup>
CRU 8	482.0 m <sup>2</sup>
CRU 9	632.0 m <sup>2</sup>
CRU 10	464.0 m <sup>2</sup>
<b>PROJECT TOTAL:</b>	<b>11,517.0 m<sup>2</sup></b>

**DRAWING LEGEND**

	PROPERTY LINE		WATER VALVE
	ACCESSIBLE PARKING		MAN HOLE
	EV CHARGING		CATCH BASIN/CATCH BASIN INLET
	FAMILY PARKING		CHAIN LINK FENCE WITH GATE
	DEPRESSED CURB		SIAMESE CONNECTION
	ENTRANCE		EXTERIOR HOSE BIB
	FIRE HYDRANT		PHASING LINE
	UTILITY POLE		FIRE ROUTE SIGN
	EXISTING SIGN		BARRIER FREE PARKING SIGN
	LIGHT STANDARD		BICYCLE PARKING

**SCALE BAR - 1 : 500**  
ft 0 20 40 60 80 100 120 140 160 180 200 220  
m 0 10 20 30 40 50 60 70

2025/09/26 AL00-4175 Strandherd\_ChoiceREIT.dwg