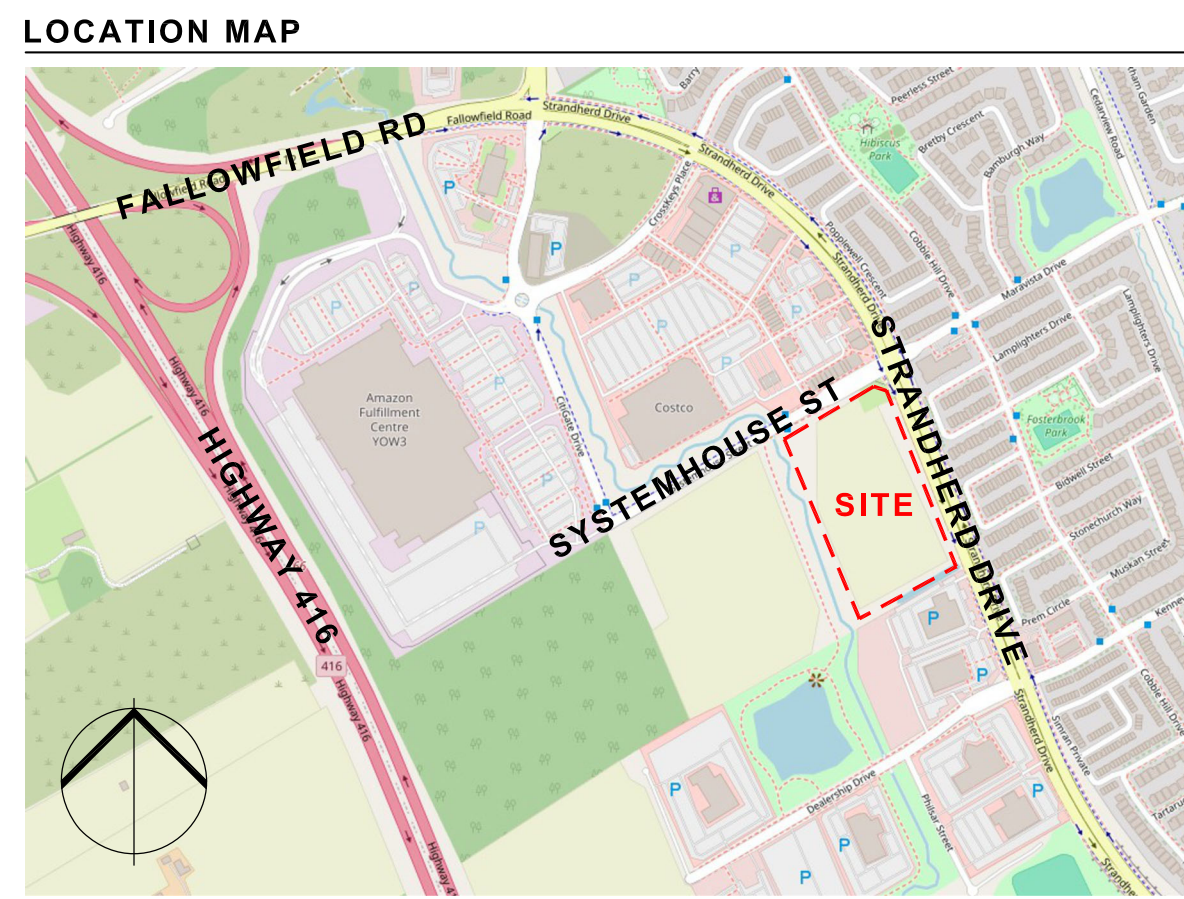
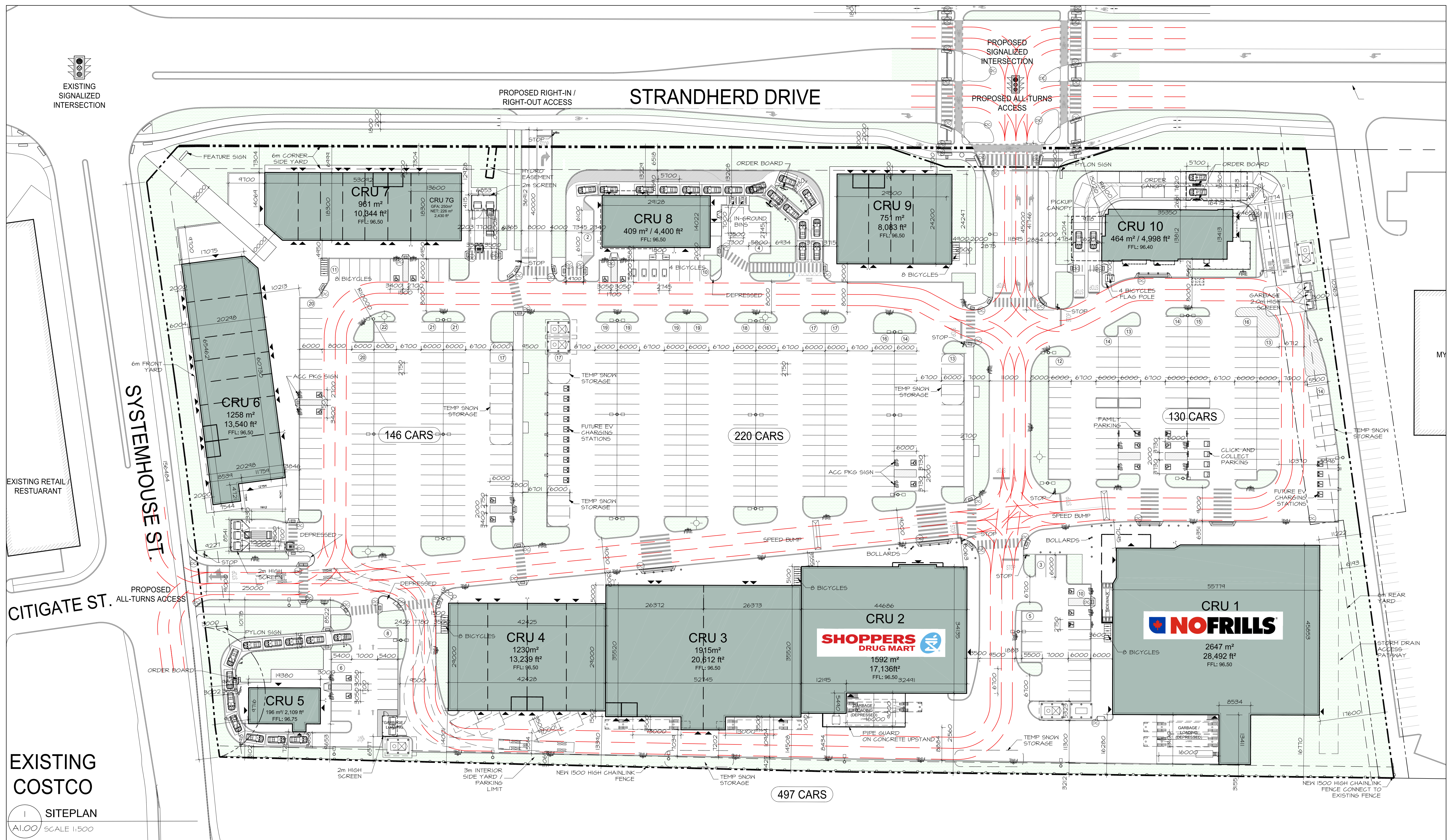




SURVEY INFORMATION	
LEGAL DESCRIPTION: Blocks 3 and Part of Block 27 registered Plan 4M-1538 City of Ottawa	
PREPARED BY Annis, O'Sullivan, Vollebakk Ltd FIELD WORK COMPLETED ON February 5, 2015	
NOTE: NOTE: REFER TO LANDSCAPE PLAN FOR EXTERIOR FINISHES, PLANTING & SITE FURNITURE. REFER TO SITE SERVICING 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 ²

ZONING INFORMATION		
ZONING	REQUIRED	PROVIDED
PERMITTED USES:	Retail,	Retail
	Retail Food Store	Retail Food Store
	Restaurant, Etc	Restaurant, Etc
MINIMUM LOT WIDTH	No Minimum	156.5m
MINIMUM LOT AREA	750m ²	52,733 m ²
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 / 100m2	
	410	497
BICYCLE PARKING:	1/500m2	
	23 SPACES	30 SPACES

BUILDING AREA:	USE	GFA
CRU 1	GROCERY	2647.0 m ²
CRU 2	PHARMACY	1592.0 m ²
CRU 3	RETAIL	1915.0 m ²
CRU 4	RETAIL	1230.0 m ²
CRU 5	DRIVE-THROUGH	196.0 m ²
CRU 6	RETAIL / RESTAURANT	1258.0 m ²
CRU 7	RETAIL / RESTAURANT	961.0 m ²
CRU 8	DRIVE-THROUGH	409.0 m ²
CRU 9	RETAIL / RESTAURANT	751.0 m ²
CRU 10	DRIVE-THROUGH	464.0 m ²
PROJECT TOTAL:		11,423.0 m ²

PROPERTY LINE

ACCESSIBLE PARKING

EV CHARGING

FAMILY PARKING

DEPRESSED CURB

ENTRANCE

FIRE HYDRANT

UTILITY POLE

EXISTING SIGN

LIGHT STANDARD

WATER VALVE

MAN HOLE

CATCH BASIN/CATCH BASIN INLET

CHAIN LINK FENCE WITH GATE

SIAMESE CONNECTION

EXTERIOR HOSE BIB

PHASING LINE

FIRE ROUTE SIGN

BARRIER FREE PARKING SIGN

BICYCLE PARKING

DRIVE-THRU ORDER BOARD

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

Choice Properties

PROJECT TEAM

OWNER
CHOICE REIT
700-22 St Clair Avenue E, Toronto
Vincent Raso
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6 Plaza Ct, Ottawa, ON
Andrew Hartle, P.Eng
T 613.697.3797

12	AUG 27, 2026	ISSUED FOR SITEPLAN APPLICATION
11	AUG 14, 2026	SITEPLAN FOR COORDINATION
10	JUNE 22, 2026	SITEPLAN FOR COORDINATION
9	APRIL 15, 2026	REVISED CRU 6, 7 FOR LEASING

8	FEB 06, 2026	REVISED CRU 4, 5, 8, 9
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

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

DRAWING TITLE:
SITE PLAN

DRAWN BY: OV	DATE: SEPT 2025	SCALE: 1:500
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PROJECT: 2511	DRAWING NO.:
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A1.00

REVISION NO.:

2026/09/14
A100-4175 Strandherd_ChoiceREIT.dwg