



September 19, 2023 *via email*

Dolyn Construction Ltd.

Attention Doug Burnside

Re: **1485 Upper Canada Street
New Development
Design Brief**

SECTION 1

1.0 Application Submission

Legal description:

Block 1, south half lot 4, Concession 1, Ottawa ON
IP13- Business Park Industrial Zone

Municipal Address:

1485 Upper Canada Street

Purpose of the Application:

This proposal seeks to approve the development of the subject site to permit the construction of a one-storey, 8,142 square meter structure with warehouse/storage, office, and showroom space for a proposed 9 units.

Overall Vision Statement:

The proposed development will bring new businesses and employment opportunities to the area, providing new warehouse, showroom, and office space for up to new industrial and commercial units. A total of 116 parking spaces have been proposed for employees and clientele, including 5 accessible spaces, 10 loading bays and 13 spaces available for bicycle parking.

The overall site seeks to comply with the City of Ottawa's objectives in providing tree and landscaping opportunities to enhance the public realm, prioritize pedestrian and cycling safety, and creating animated facades to interact with the public realm.

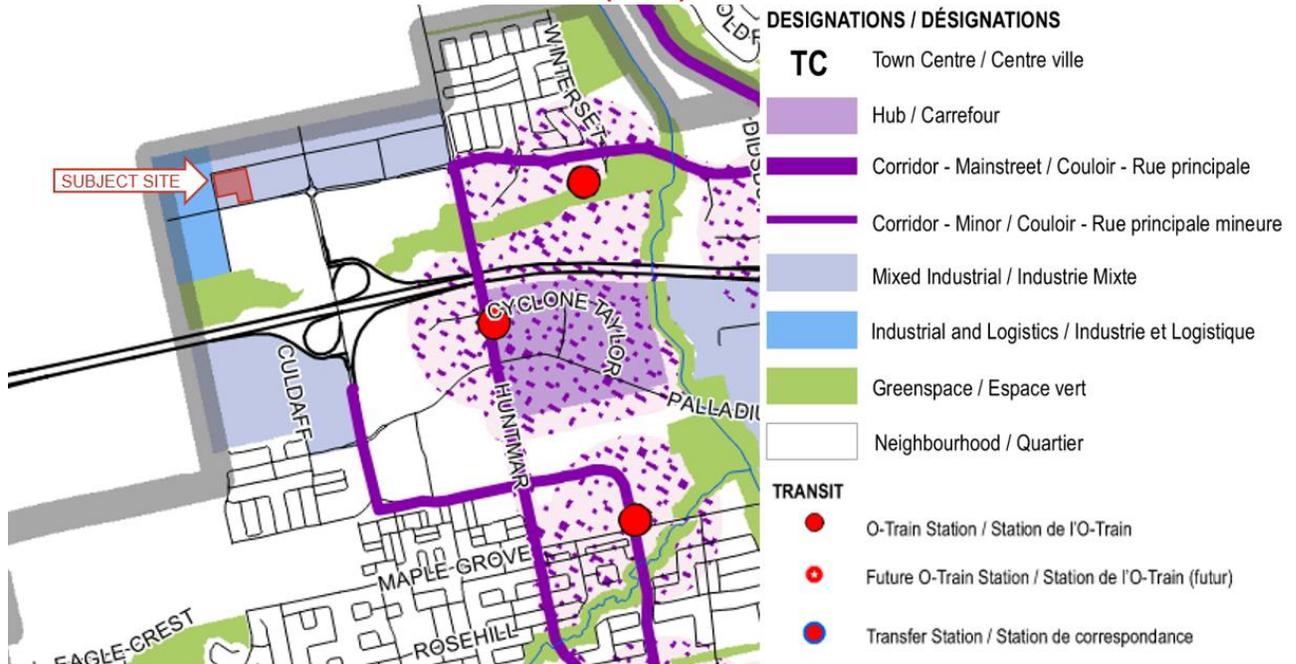
2.0 Response to City Documents

2.1 The Official Plan

The subject site forms part of the Kanata West Business Park, located north of Highway 417 and west of Palladium Drive. The subject site is located on lots 35, 53 and 54 from the Kanata West Development plan prepared for Taggart Realty Management (Figure 2) of the area identified as Block 1 in the official survey prepared by Annis, O'Sullivan, Vollebakk Ltd (Registered Plan 4M-1649). Situated between Campeau Drive and Upper Canada Street this site is currently a greenfield surrounded by proposed industrial and commercial development, and agricultural land.

This property was previously designated as an “Urban Employment Area” and is now dedicated to mixed industrial on Schedule B5 of the Official Plan (Figure 1). Zoning By-Law in the Urban Employment Area permits traditional industrial land uses such as warehousing, sales and display areas. This proposed design will be discussed below according to criteria set out in Section 2.2.2 and Section 4.1.4.11 of the City of Ottawa’s Official Plan as well as the Kanata West Concept Plan as developed in 2002. While this site under the Kanata West Concept Plan is identified as a Prestige Business Park, the City has recognised that land use and direction has shifted over the past two decades.

FIGURE 1: SECTION OF SCHEDULE B5 - SUBURBAN (WEST)



The proposed development aims to reflect the objectives of the Kanata West Business Park and the City’s Official Plan by the construction of a warehouse and showroom building designed in a similar to recently built and proposed industrial uses and multi-tenant formats. Similar projects in the surrounding area include the UPS Customer Centre south-west of the subject site, and the Purolator multi-tenant facility to the north-east. This multi-tenant format will provide opportunities for new businesses to be drawn to the business park that might otherwise be unable to access the capital required for independent construction, providing densification and increased employment opportunities to the existing neighbourhoods.

3.0 Context Plan

The existing site is located in an area that is currently under development as part of the Kanata West Business Park. The subject site, as show in the Kanata West development plan prepared by McRobie Architects in 2018 (Figure 3), is surrounded by similar business, office, and warehouse proposals. The subject sited has a combined frontage of approximately 245 meters along Upper Canada Street to the north-west, and approximately 63 meters of frontage along Campeau Drive to the south-east. The subject site has a total area of 18,383 square meters.

The proposed development would provide nine units with accessible entrances; six facing north-west and two facing south-west accessible from Upper Canada Street, and one facing south-east, accessible from Campeau Drive. Civil work would be undertaken as needed to provide accessible sidewalks and infrastructure to connect this site within the framework of the Kanata West Business Park development

plans.

Beyond the boundary to the north of the Kanata West Business Park lies agricultural land. Surrounding the subject site on all sides are other vacant, or under development sites with existing development applications currently under review with the City of Ottawa. Lots that have already been developed at the time of this report include the Cabela's, Structube and Princess Auto sites to the south-east, the UPS Customer Centre to the south-west, Kinaxis and the Wingate hotel to the north-east. Further to the west of the Kanata West Business Park lies Spratt Aggregates, an aggregate extraction operation.

FIGURE 2: SITE CONTEXT

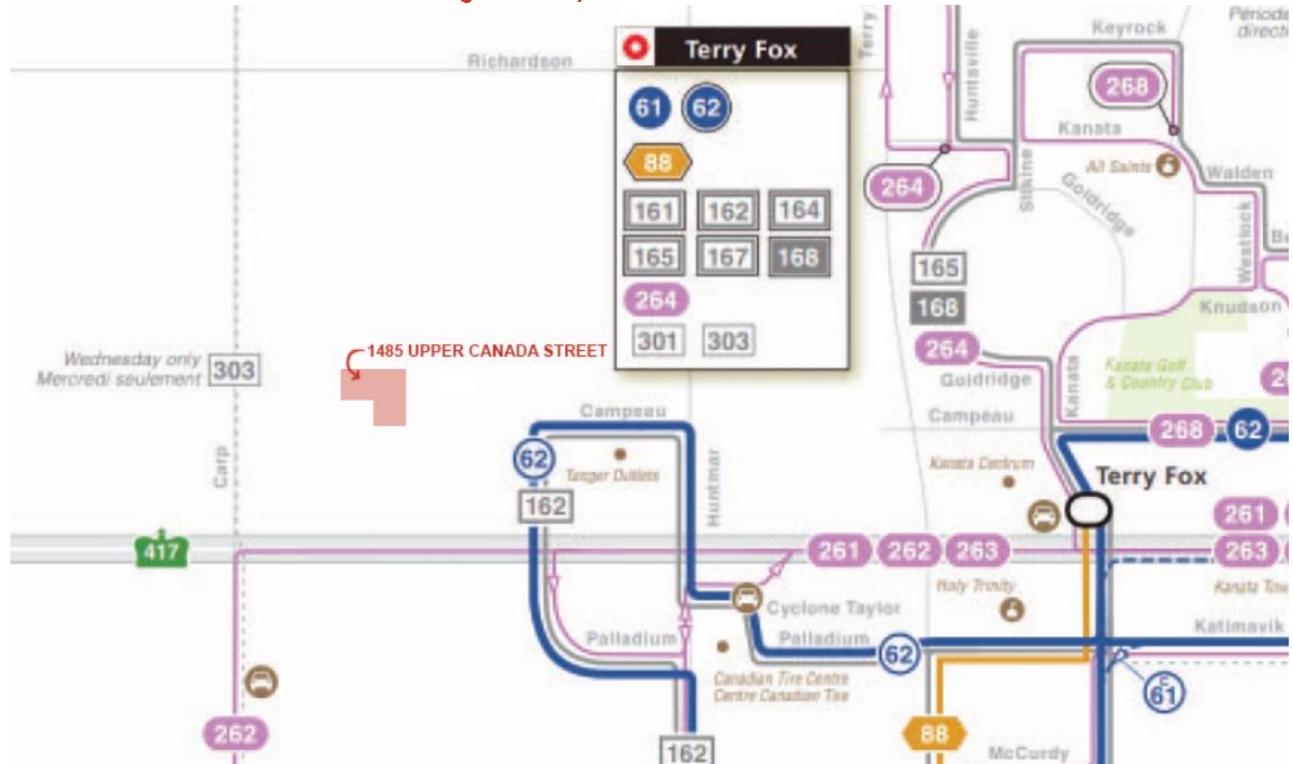


FIGURE 3: SURROUNDING DEVELOPMENT



As per the approved Plan of Subdivision and the proposed site plan, the subject site will be easily accessible by pedestrians via sidewalks and dedicated cycling lanes along Palladium Drive. The subject site is not located along a transit corridor, however it is situated within proximity to transportation links by way of bus stops along Palladium Drive, and east along Campeau Drive (Figure 4) for routes 62 and local route 162.

FIGURE 4: OC TRANSPRO ROUTE MAP (JAN 2020)



Additionally, the site is located within reasonable walking distance from the proposed light rail transit stations outlined by the City of Ottawa which are planned for east on Campeau Drive, and south on Huntmar Drive (Figure 5). When this transit hub is constructed, the subject site will be accessible from a far larger region which will reduce the need for reliance on vehicular travel for regular staff and public use of the site.

The City of Ottawa recognises within its Official Plan, Section 2.2.2.8, that proximity and access to provincial 400 series highways is required for storage and logistic locations, indicating that such uses should be clustered along such access points and corridors. The proposed development's proximity to the 417 provides convenient truck access to site and reduces heavy load vehicles from long trips along public roadways to access warehouse facilities.

FIGURE 5: SECTION OF OFFICIAL PLAN - SCHEDULE A - TRANSECT POLICY AREAS

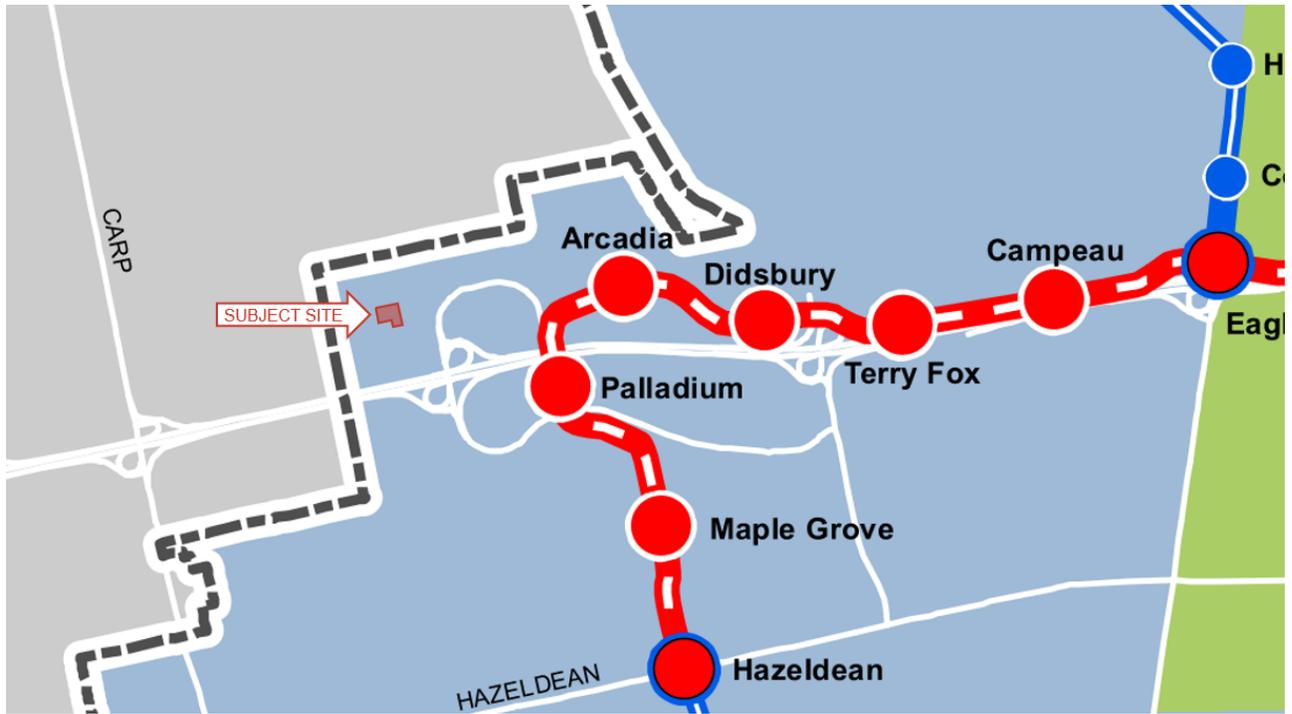
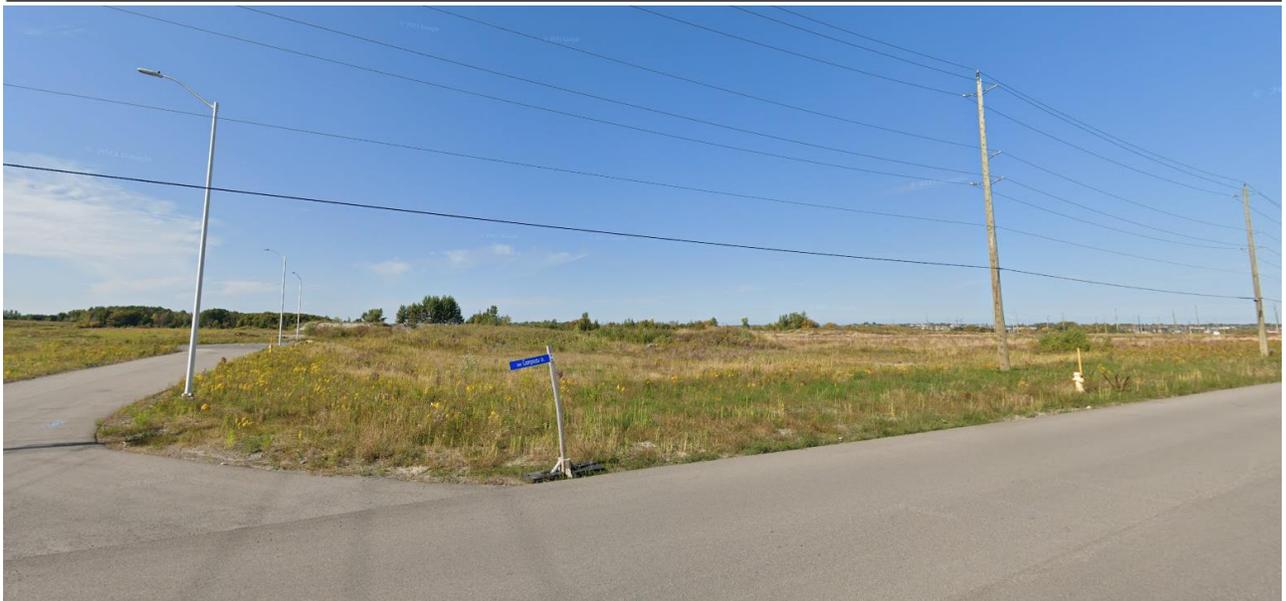


FIGURE 6: SITE CONTEXT PHOTOS



PROJECT SITE IMAGES
EXISTING CONTEXT



VIEW NORTH: CAMPEAU DRIVE AND UPPER CANADA STREET



VIEW WEST: CAMPEAU DRIVE AND KANATA WEST CENTRE DRIVE

PROJECT SITE IMAGES
EXISTING CONTEXT



VIEW SOUTH: UPS CUSTOMER CENTRE



VIEW WEST: CAMPEAU DRIVE AND PALLADIUM DRIVE

PROJECT SITE IMAGES
EXISTING CONTEXT**VIEW SOUTH WEST: PALLADIUM DRIVE****SECTION 2****DESIGN PROPOSAL****4.0 OVERVIEW**

This design brief is for the proposed development of a one-storey, warehouse, office, and retail showroom space for Konson Homes, as well as additional leasable units ranging in size from approximately 437 square meters to 1052 square meters. The proposed one-storey building has a gross building area of 8,142 square meters, (19, 827 square feet) and a building height of 6.9 meters.

Each unit is proposed to have one loading dock and one street facing façade and are intended to be occupied by uses permitted in the Zoning By-law for the Kanata West Business Park. Within each tenant space, they will have the possibility to include an office/showroom with a mezzanine if desired by tenants.

The main façade for the leasable units along the Upper Canada Street frontage is designed to provide retail or showroom spaces along the streetscape. The main entrance for Konson Homes will focus on the Campeau Drive frontage, providing parking, landscaping, and pedestrian access across the site.

As the proposed development includes warehouse space, the movement and circulation of trucks and vehicular access around the site is critical. The subject site features two access points from Upper Canada Street to the south-west and north-west intended for the purpose of facilitating truck movement to and from loading bay areas, as well as providing access to parking for staff and visitors.

A total of 116 parking spaces have been proposed for employees and clientele, including 5 accessible spaces and 13 spaces for bicycle parking. Additionally, ten loading bay spaces have been proposed, located so as not to impede or interfere with pedestrian access across the site.

MASSING AND SCALE**5.0 Building Massing and Views**

The principal massing of the proposed development includes a variety of material choices to break up the visual plane and direct interaction with the public. By providing clear focal points centered on unit entryways and an articulated parapet, this helps to reduce the built impact of a large expanse and helps to draw attention to the principal entrances of each unit.

The design of the building intends to keep the façade clean and cohesive, with a limited neutral colour scheme and a continuity of design language. Entrances to tenant spaces feature wide curtain wall portions to provide appealing commercial display and natural light into the units. Masonry block and brick is employed to provide detail and scale to corners and high traffic areas. A rhythm of neutral grey vertical stripes is provided along areas that are not dominated by tenant space entryways, while a lighter cream coloured corrugated siding is used to help accentuate and divide the streetscape elevations.

MASSING STUDIES
DESIGN DEVELOPMENT**DESIGN DEVELOPMENT: VIEW FROM UPPER CANADA STREET****DESIGN DEVELOPMENT: VIEW FROM UPPER CANADA STREET**

MASSING STUDIES
DESIGN DEVELOPMENT



DESIGN DEVELOPMENT: VIEW FROM CAMPEAU DRIVE



DESIGN DEVELOPMENT: VIEW FROM CAMPEAU DRIVE

PUBLIC REALM

6.0 Relationship to Public Realm

The proposed development endeavors to focus on the relationship to the public realm through its interactions along the Campeau Drive and Upper Canada Street frontages, providing visual direction through built design. Soft landscaping and canopy coverage will be provided where possible, while the site layout includes clearly marked pedestrian pathways to connect new site specific pedestrian infrastructure to existing sidewalks. Landscaping and foliage will be provided along ROW areas along Campeau Drive and Upper Canada Street to create a continuity around the site, and complement the intention of the Official Plan.

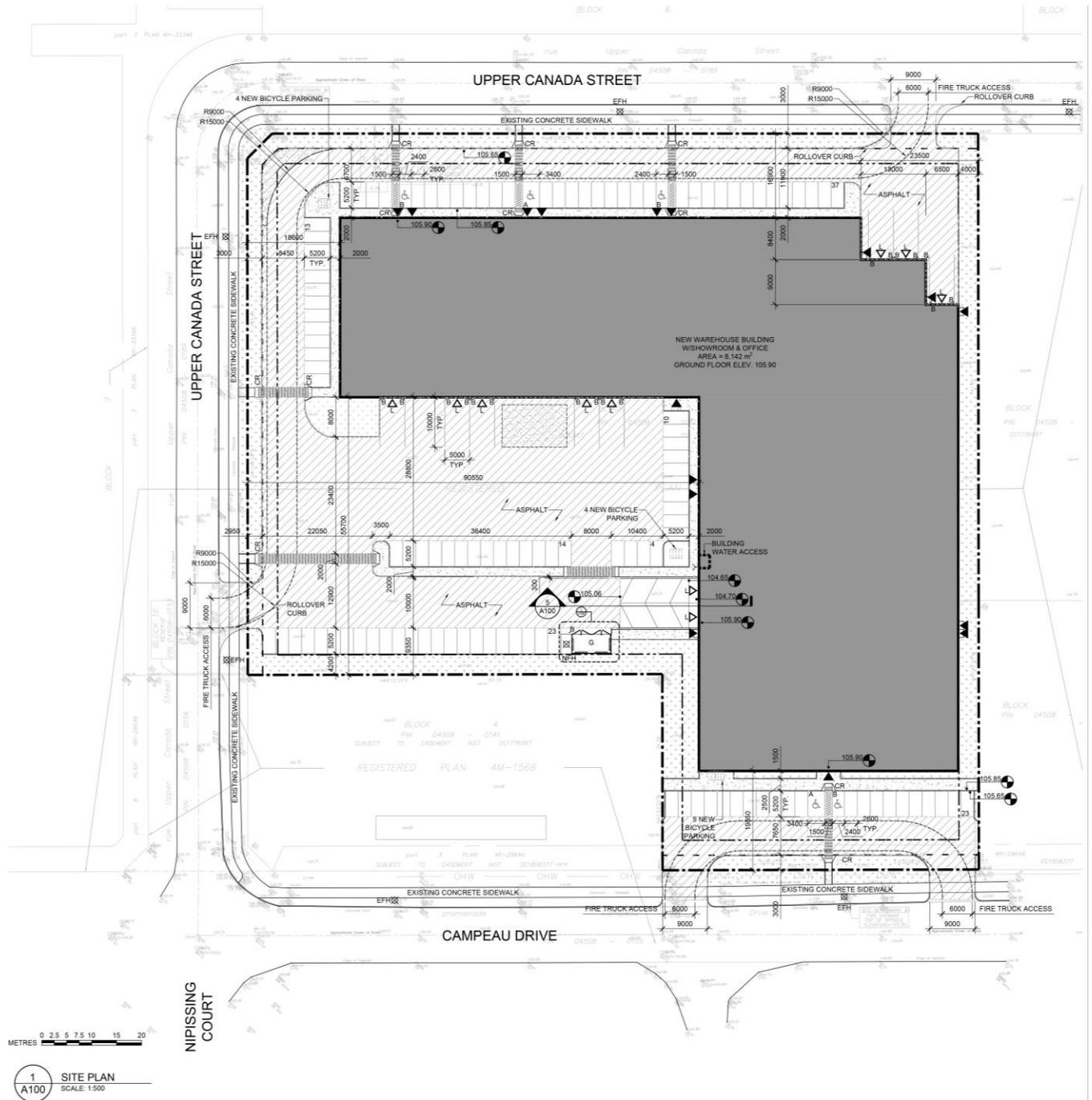
Bike parking spaces are located in proximity to building entrances, and consideration was given to providing a safe, visible location to encourage use by staff and the public.



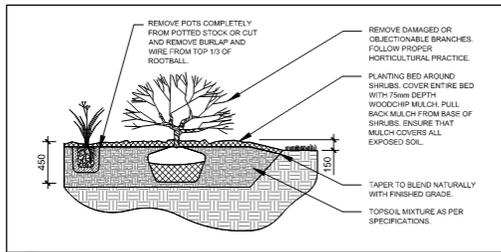
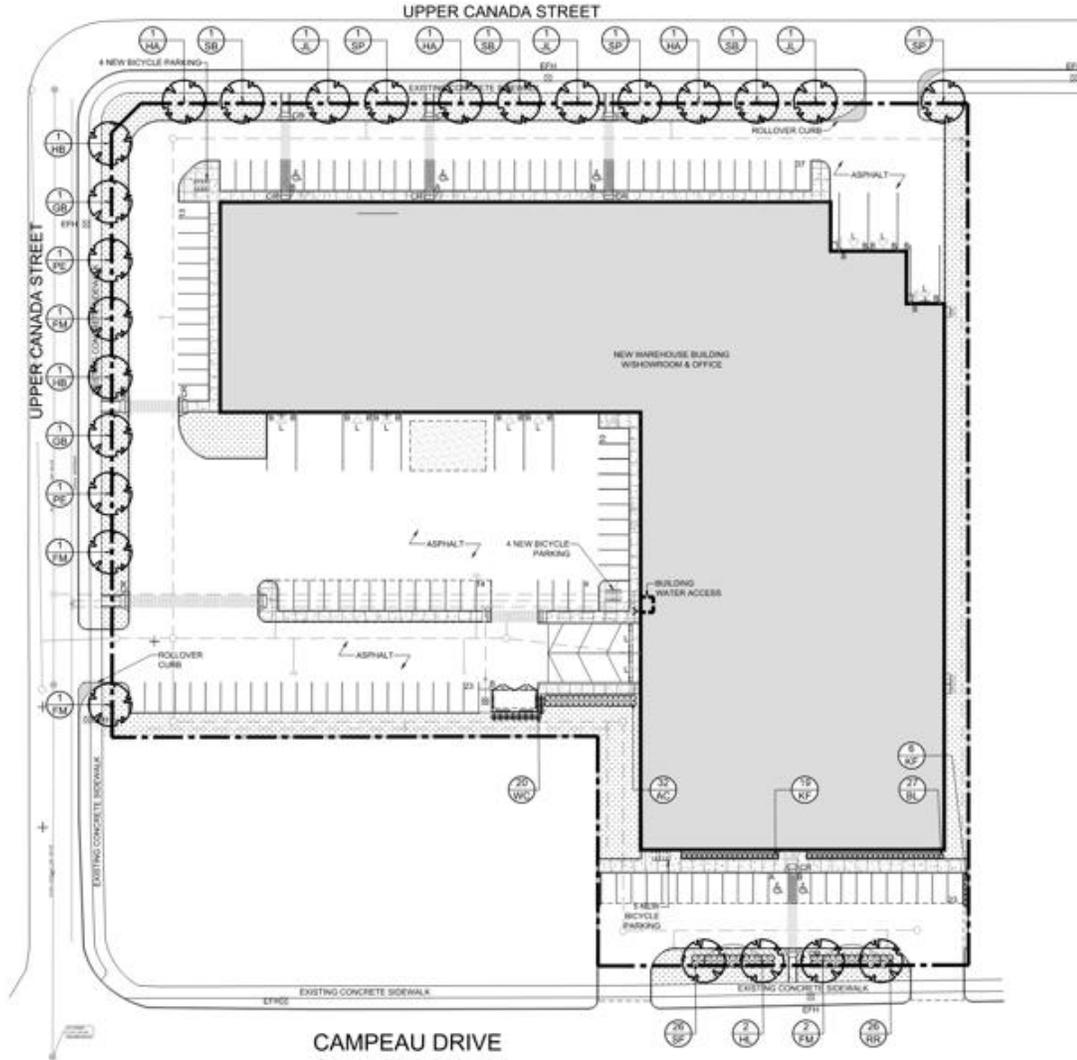
7.0 Building Design

The aim of the proposed development seeks to provide animated facades facing the public realm. The principal use of this site will be for warehouse, storage opportunities and providing possible retail showroom spaces along Upper Canada Street and Campeau Drive frontages. Locating internal offices and commercial uses along these elevations provide more interaction with the public realm, and attention has been given to articulating portions of the building through material choices and parapet heights to direct focus and provide a more human scale experience.

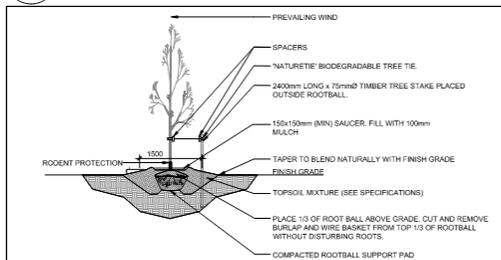
PROPOSED: SITE PLAN



PROPOSED: LANDSCAPE PLAN



2 SHRUB / ORNAMENTAL GRASS PLANTING
SCALE: NTS



3 DECIDUOUS TREE PLANTING
SCALE: NTS

PROPOSED PLANT LIST						QTY
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
FM	5	<i>Acer x freemanii</i>	Freeman's Maple	60mm cal.	B&B	
GB	2	<i>Ginkgo biloba</i>	Maidenhair Tree	60mm cal.	B&B	Male tree
HB	2	<i>Celtis occidentalis</i>	Hackberry	60mm cal.	B&B	
HL	2	<i>Gleditsia triacanthos</i>	Honey Locust	60mm cal.	B&B	
JL	3	<i>Syringa reticulata</i>	Japanese Tree Lilac	60mm cal.	B&B	Single leader
HA	3	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Hawthorn	60mm cal.	B&B	
PE	2	<i>Ulmus wilsoniana</i> 'Prospector'	Prospector Elm	60mm cal.	B&B	
SB	3	<i>Amelanchier canadensis</i>	Serviceberry	60mm cal.	B&B	Single leader
SP	3	<i>Amelanchier laevis</i> 'JFS-ARB'	Spring Flurry Serviceberry	60mm cal.	B&B	Single leader
SHRUBS						
AC	32	<i>Ribes alpinum</i>	Alpine Currant	600mm ht	Potted	1000 mm o.c.
RR	26	<i>Rosa rugosa</i>	Rugosa Rose	800mm ht.	Potted	1000 mm o.c.
SF	26	<i>Sorbus sorbifolia</i> 'Samm'	Sem False Spirea	600mm ht.	Potted	800 mm o.c.
WC	20	<i>Thuja occidentalis</i> 'Clumps'	Eastern White Cedar	2000mm ht.	Potted	600 mm o.c.
ORNAMENTAL GRASSES						
BL	27	<i>Leymus arenarius</i> 'Blue Dune'	Blue Lyme Grass	250mm pot	Potted	800 mm o.c.
KF	25	<i>Calamagrostis</i> 'Karl Foerster'	Feather Reed Grass	250mm pot	Potted	800 mm o.c.

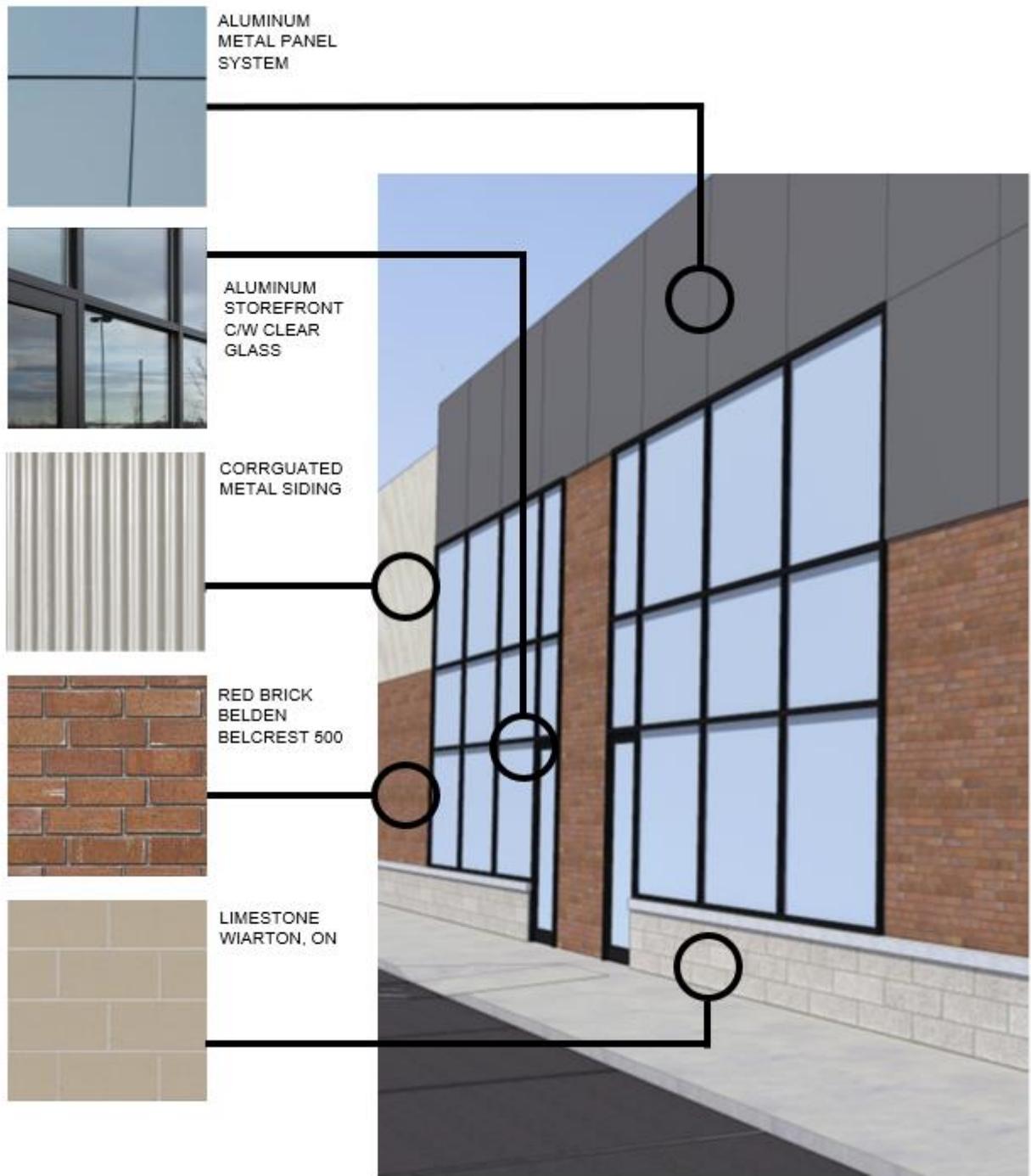
FLOOR PLAN: GROUND FLOOR



PROPOSED: ELEVATIONS



PROJECT DEVELOPMENT: CONTEXTUAL MATERIALS



8.0 Sustainability

A durable, sustainable building envelope is a primary focus for the proposed development. This development is following the precepts of CAN/CSA S478:19 and Part 5 of the Ontario Building Code, considering materials, lifecycle value, and the season in which the construction will take place. A well designed and implemented envelope will improve the longevity of the structure and reduce energy loss, lowering heating and cooling needs as well as reducing the development’s potential carbon footprint. The proposed building will be constructed using modern building and design standards and represents responsible greenfield development.

The nature of the proposed building requires a higher level of paved surfaces to permit adequate vehicle maneuverability, however permeable surfaces have been provided where possible and landscaping includes plant native species. Final landscaping plans show a focus on the use of deciduous trees where possible to maximize future canopy coverage as indicated in the pre-application consultation, November 15, 2022. The current proposed site contains limited to no existing canopy coverage and opportunities to find spaces for tree coverage are being refined to contribute to the 40% neighbourhood tree canopy objective within the Official Plan. Between the trees, additional shrubs and native vegetation will be provided along the ROW to provide continuity and a more pleasant pedestrian environment.



A flat roof is used to conserve storm water with a high albedo surface to reduce heat-island effects. This approach allows for better site water management and control of storm water runoff to reduce the impact on municipal storm sewers.

To encourage pedestrian use of the site, clearly indicated pedestrian crosswalks complete with pavement markings and depressed curbs for accessibility provide access across internal roads and associated pathways to existing concrete sidewalk on public roads. Additional space has been allocated on site to provide bicycle storage opportunities at appropriate locations along both Campeau Drive and Upper Canada Street.

