

2375 St. Laurent Boulevard

Planning Rationale

Site Plan Control

Prepared By:

LIFF & TOLOT ARCHITECTS INCORPORATED
1926 Merivale Road, Suite 101,
Ottawa, Ontario
K2G 1E8

January 2018
Job Number: 1728

January 5th, 2018

City of Ottawa
110 Laurier Avenue West
4th Floor
Planning and Growth Management Department
Ottawa, ON
K1P 1J1

Attention:

Dear Sir/Madame:

**Reference: 2375 St. Laurent Boulevard
Application for Site Plan Control
Our Project No.: 1728**

1. Application Submission

This application is for the Site Plan Control Application for the property located at 2375 St. Laurent Boulevard .

The following documents are appended with this application:

- Completed Site Plan Control Application form
- Cheque in the amount of \$23,041.77
- Survey Plan (**2 copies**)
- A1 Architectural Site Plan (**20 copies**)
- A2 Ground Floor Plan (**3 copies**)
- A3 Elevations (**3 copies**)
- L1.0 Landscape Plan (**20 copies**)
- Tree Conservation Report (**10 copies**)
- C101 Erosion and Sediment Control Plan (**6 copies**)
- C301 Grading and Drainage Plan (**20 copies**)
- C401 Servicing Plan (**20 copies**)
- C601 Stormwater Management Plan (**6 copies**)
- C701 Post-Development Watershed Plan (**6 copies**)
- C901 Construction Detail Plan (**6 copies**)
- C902 Construction Detail Plan (**6 copies**)
- Phase 1 Environmental Site Assessment (**5 copies**)
- Geotechnical Report (**4 copies**)
- Stormwater Management/ Site Servicing Report (**6 copies**)
- Planning Rational (**3 copies**)
- Transportation Impact Statement (**9 copies**)
- USB of the above drawings and reports

2. Location

This site is located on the south side of St. Laurent Boulevard west of Thurston Drive. The address is 2375 St. Laurent Blvd, City of Ottawa. The site is bounded by developed commercial lands to the north, east, west and a Hydro easement to the south.

3. Requested Planning Approvals

The purpose of this application is to gain Site Plan Approval for a 930 sq.m. (of building area) one storey warehouse building. A Pre-Consultation meeting took place on September 7th 2017 with City staff. This project is not subject to the Urban Design Review Panel.

4. Proposal Details

Site Plan

The proposal is designed to respond to the zoning requirements of an interior lot in an IL Zone. It has been sited further than the required front yard zoning setback due to a Hydro easement across the front.

The office component faces the street and the delivery doors and loading dock are located on the side facades. Storage for a garbage container is located by the loading facility on the east façade.

There is an existing bus shelter near the northeast corner of the property. Thus access to the site will be on the east side of the front property line.

Parking

The parking count of 8 spaces meets the zoning requirements. Bicycle parking is not required.

Landscaping

The site is a vacant lot with trees planted along north facade. The development proposal includes boulevard tree planting along St. Laurent Boulevard.

Materials and Lighting

The building will be clad in architectural block and metal cladding as specified and illustrated on Drawing A3 Elevations.

Site lighting will be carefully considered, with respect to the City's night sky policy, and requirements for full cut off angle for site lighting at property lines. Wall packs will be provided for security lighting.

5. Transportation

One entrance is proposed to the site for efficient vehicular traffic circulation. The entrance will accommodate loading and garbage trucks as well as fire trucks.

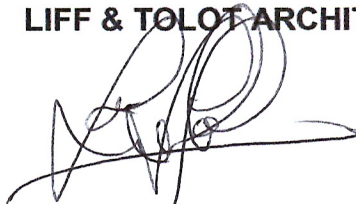
6. Policy Justification

The Official Plan (OP) for this site is General Urban Area, (Official Plan, Schedule B, Urban Policy Plan).

The site is zoned IL and permits warehouses. The application conforms to all applicable zoning regulations; no further By-Law amendments are required for this development.

Yours Truly,

LIFF & TOLOT ARCHITECTS INCORPORATED



TINO V. TOLOT,

