

February 10, 2018

City of Ottawa
Planning Department
110 Laurier Avenue West, Ottawa, ON K1P 1J1
Attention: Wendy Tse- Planner Urban Services

**RE: Design Rationale:
Site Plan Application 2510 Walkley Rd**

Dear Ms. Tse,

CONTEXT

The site at 2510 Walkley Rd is a corner property located in the General Urban and Greenbelt Area C in the community of Gloucester Southgate. It is located at the southwest corner of Walkley and Russell Roads and surrounded by a broad mix of low rise uses, including Residential (R3A) to the north, Light Industrial (IL) to the south and west, as well as General Mix (GM1) to the east. Separated on 2 sides by multi-lane roads and on another by a rail corridor, it leaves one adjacent neighbor to the west. The property itself has a long and narrow shape oriented north to south, and includes a main gas easement that runs lengthwise within it.

COUNCILLOR, COMMUNITY GROUPS, DESIGN PLANS/ INITIATIVES

Prior to this application, Christopher Simmonds Architect (CSA) met with the Councillor of the Gloucester Southgate ward, Diane Deans, to review the proposal concept. The project received positive feedback, and in particular, the type of use, low level of traffic involved, and the scale of the project were considered very appropriate for this corner site.

This project began its development in 2013 and was put on hold by the owner until recently. In 2013, CSA met with the Hawthorne Business Parks Association (which to our knowledge no longer exists) to discuss the project. The meeting with this group was prior to the minor variance that was sought and granted on this site. There are no secondary design plans or community design plans for this site that we are aware of.

DESIGN PROPOSAL

Zoning

The site is zoned IL. In 2013, the project applied for and was granted a variance that reduced the required side yard setback and increased the allowable showroom area.

Architecture

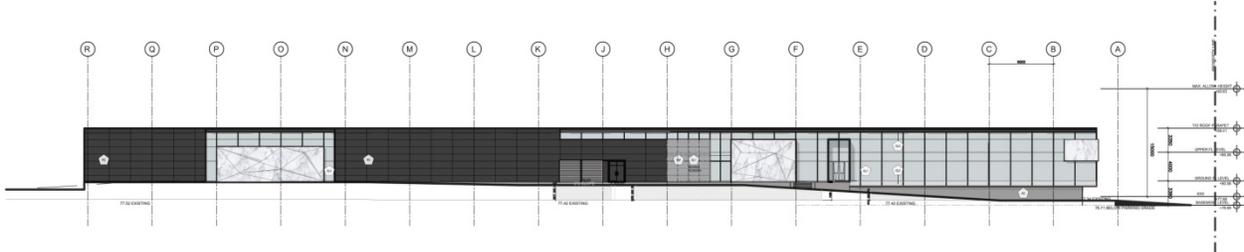
The overall vision of the design formed as a result of 3 main factors:

- The inherent restrictions within the site
- The needs based on the particular building use
- The need to visually address the main intersection

Due to these site restrictions and out of necessity, the resulting building form stretches along the western lot line, virtually from end to end of the property. It is bound on the west by the side yard setback line on the east, by the main gas easement. The remaining area on the property is required for driveway, parking loading, and landscaping.

In working with the resulting length of the building and inherent proportions, the design strategy was one of simplicity of form, with the use of transparency and materiality to give a sense of lightness and elegance.

Strategies to lighten the form are oriented and increased towards the northern end of the site. This both addresses the importance of Walkley Road, while articulating the long façade along Russell Road. The southern end of the building where the warehouse is housed is more opaque, however the eastern façade running along Russell Road becomes increasingly transparent as it moves northwards towards the showroom and main entrance. And it is at this end where the grade is lower, that the form cantilevers, further lightening the structure and giving it a strong presence along Walkley Road.



A simple material palette of 3 elements has been proposed. It includes dark precast panels, curtain wall, as well as natural marble panel. The dark precast concrete panels are a counterpart to the full height glass and punctuations of elegant stone elements. These stone elements continue from the exterior façade into the showroom area.





Landscape and site design

The remaining areas of the site that surround the building are primarily needed for either vehicle servicing or landscaping.

As required by the City of Ottawa, the vehicle entrance to the site is located along the south end of the property off of Russell Road. The delivery vehicles move to the southern end of the building where the loading docks are located, while visitor and staff access surface parking located along the length of the site between the eastern property line and the main gas easement. In addition, there is also staff and visitor parking located below grade. The access to below grade parking utilizes the existing drop in grade along the northern end of the site. The level of truck traffic is to be very low, with deliveries arriving on site on a weekly basis.

The landscape design proposal is to focus on a natural sense, using tall grasses and boulders wherever possible along the eastern and northern façade. It emphasizes and breaks up the linear east façade of the building and creates a soft complement to the simple lines of the facility.