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New Two-Storey Office Building
56 Steacie Drive, Ottawa, Ontario

Planning Rationale

1. Application Submission

This application is for Site Plan Control for the property located at 56 Steacie Drive, Ottawa.

The following documents are appended with this application :

- Completed Site Plan Control Application form
- Cheque in the amount of \$ 27,483.66
- A-01 Site Plan, Location Plan, OBC Matrix & Project Data (5 copies)
- A-01.1 Enlarged Plans & Site Details (5 copies)
- A-01.2 Vehicle Turning Design Template (4 copies)
- A-02 Basement / Parking Level Plan (1 copy)
- A-03 Ground Floor Plan (1 copy)
- A-04 Second Floor Plan (1 copy)
- A-05 Penthouse Plan (1 copy)
- A-06 Roof Plan (1copy)
- A-07 Building Elevations (1 copy)
- A-08 Building Sections (1 copy)
- SK1 Retaining Wall - North Elevations and Sections from Cunliffe and Associates
- SK2 Retaining Wall - Section Details from Cunliffe and Associates
- C-01 Notes and Details (3 copies)
- C-02 Servicing Plan (3 copies)
- CO-3 Grading Plan (3 copies)
- CO-4 Storm Drainage Area and Ponding Plan (3 copies)
- CO-5 Erosion and Sedimentation Control Plan (2 copies)
- Servicing and Storm Water Management Report from WSP dated January 15, 2019 (3copies)
- L-1 Tree Conservation Report & Landscape Plan (3 copies)
- Geo-technical Investigation PG 4484-1 from Paterson Group dated August 14 2018 (2 copies)
- Noise Study from State of the Art Acoustik (2 copies)
- Survey plan from Fairhall, Moffatt and Woodland (2 copies)
- Phase 1 Environmental Assessment PE 4382-1 from Paterson Group dated August 9, 2018 (2 copies)
- E-1 Electrical Site Plan from Goodkey Weedmark (2 copies)
- Planning Rationale (1 copy)
- CD of the above noted documents

2. Location

The site for the proposed new two storey multi-tenant office building is located at 56 Steacie Drive in Kanata. The legal description of the lot is "Part of Lot 6, Concession 3, Geographic Township of March, now City of Ottawa, Part 4, PIN 04511-1581". The site is fronted by Steacie Drive to the south, and

surrounded to the east and west by one to two storey office buildings and their respective parking lots. The north of the site is defined by an approximate one -storey grade drop to the parking lot of the neighbouring property, which is occupied by a large one-storey high tech light industrial building. The site currently has no buildings.

3. Requested Planning Approvals

The purpose of this application is to gain Site Plan Control (Manager Approval, Subject to Public Consultation) for the construction of a new two storey office building. Gross building area of the proposed new project is 1,628.42 sm. A Pre-Consultation meeting took place on October 11, 2018 with City of Ottawa staff. This project is not subject to the Urban Design Review Panel. All required zoning setbacks and building heights will be respected.

4. Proposal Details

Site Plan

The proposed new office building for the client Merkburn Holdings will be a two-storey reinforced concrete structure clad with full height vertical masonry banding and horizontal metal siding. Two areas will project out past the main volume of the building to form canopies over the main entrance and access to the basement garage. These will be clad in metal siding and glass to create an building accent similar to a large bay window in both areas. The rear north side of the building will drop along the slope of a ramp to the basement parking garage, and the grade difference between the ramp and neighbouring property will be bridged by a concrete retaining wall.

The building will be located to the rear north-west corner of the property in order to provide a double row of parking along both Steacie Drive and the east side of the site. The main entrance will be situated on the east side of the building, which is the main face of the building one sees as they approach from west along Steacie Drive. A ramp to the parking garage will be located to the north of the building, and will take advantage of the natural slope which currently exists at the rear of the site. Bicycle parking will be located both above ground and at the basement parking level (indoor) and will be provided to exceed City of Ottawa zoning requirements. A loading area will be located at the bottom of the ramp, although very little delivery loading activity is anticipated. An enclosed garbage shed and pad-mount transformer will be located along the west landscape buffer.

Landscaping

The landscape design focuses on the frontage of the property, through the use of both hard and soft landscape elements. Planting along the street and exit lanes will provide visual interest and screening. Street tree planting consists of deciduous trees.

The planting palette consists of drought resistant plant material so no irrigation is required. Native plant material and their cultivars are specified where feasible. Use of non-native material that is non invasive and adapted to the site's climate and conditions are utilized to meet site conditions such as winds and salt spray which limit the use of native species.

Materiality and Lighting

The proposed new building will be clad with vertical bands of masonry (Permacon noble block - buffed), pre-finished horizontal metal panels between block bands, and anodized aluminum windows . The panels will be provided in two finishes - charcoal on building faces and simulated wood veneer (Longboard) at soffits. Curtain wall glazing at ground level will have an anodized aluminum finish. The building's roof will feature an extensive green system.

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

5. Policy Justification

The Official Plan (OP) for this site is General Urban Area, (Official Plan, Schedule B, Urban Policy Plan). The site is zoned IP (Business Park Industrial Zone) which permits an office building. The application conforms to all applicable zoning regulations ; no further By-Law amendments are required for this development.

Yours truly,

Scott Hayward
PYE & RICHARDS ARCHITECTS INC.