



Site Plan Control Application Summary

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File Number: D07-12-20-0022	Date: March 30, 2020
Applicant: Shawn Labelle, City of Ottawa	Comments due date: April 20, 2020
Email: Shawn.Labelle@ottawa.ca	Planner: Sarah Ezzio
Phone: (613) 809-5356	Ward: Ward 10 Gloucester-Southgate
Owner: The City of Ottawa	Councillor: Diane Deans

Site Location

The subject property is municipally known as 2465 & 2495 Don Reid Drive and is located in the Ottawa South Business Park (see attached location map).

The site is generally located south of Walkley Road and west of Conroy Road. Directly abutting the site to its south is an existing hydro corridor, with the Walkley rail corridor located further to the south. The land uses surrounding the property to the northeast and northwest are predominately light industrial.

The site is an approximately 2.74-hectare irregularly shaped parcel with two separate frontages onto Don Reid Drive. The site is currently developed with facilities used for the Ottawa Paramedic Services Headquarters, which include a 2-storey building, two fuelling stations, two parking areas, and an antenna system. There are two accesses, located on each of the site's frontages.

Applicant's Proposal

The City of Ottawa has received a Site Plan Control proposal for an expansion of the parking lot. The modifications to the site will accommodate an additional 39 parking spaces, two parking spaces for loading vehicles, and one lay-by space for ambulance vehicles.

Proposal Details

The proposed parking lot expansion includes modifications to both the gated employee parking area on the northern portion of the site and the smaller public parking area located towards the southern limits of the site.

In order to accommodate increased operational demands at the facility, the proposal will add 29 on-site employee parking spaces. The parking lot expansion will also include 10 spaces dimensioned for small cars, which are intended to be used for motorcycle parking. The number of public parking spaces will remain the same, with the total number of parking spaces on the site being 249.

The proposed site modifications also include the addition of one new lay-by space and two new loading spaces sized for emergency vehicles on the site. In order to accommodate the parking lot modifications, the existing garbage enclosure structure will be relocated and some of the existing vegetation elements on the site will be removed and replaced.

Related Planning Applications

N/A

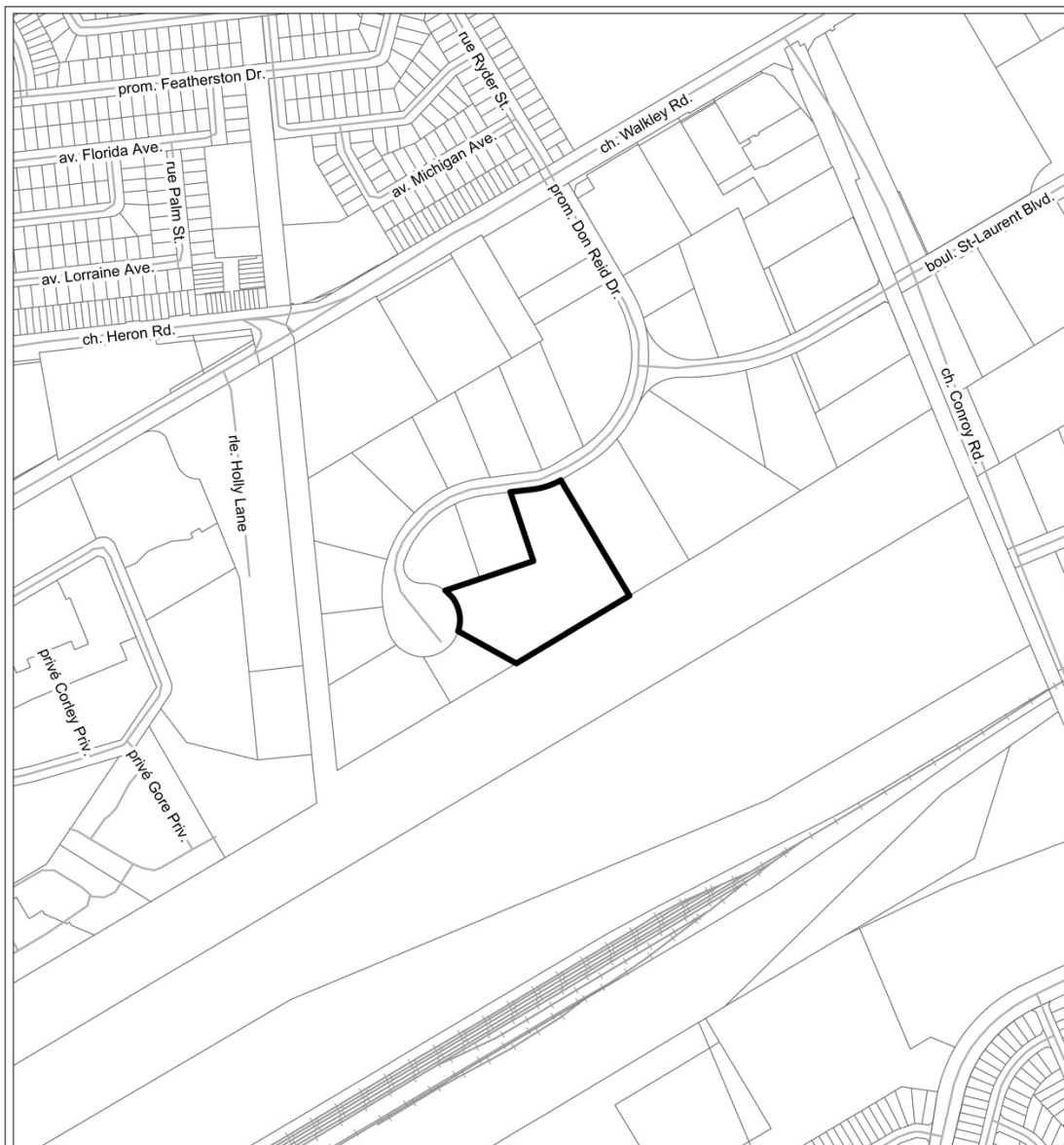
How to Provide Comments




For additional information or to provide your comments go through [Ottawa.ca/devapps](https://ottawa.ca/devapps) or contact:*

Sarah Ezzio
Planner I
Development Review, South
110 Laurier Avenue West, 4th floor
Ottawa, ON K1P 1J1
613-580-2424, ext. 23493
Fax No.: 613-580-2576
Sarah.Ezzio@ottawa.ca

*Please provide comments by **April 20, 2020**

Location Map / Carte de l'emplacement



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-20-0022	20-0264-B		
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<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 2465/2495 prom. Don Reid Dr.	
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