



## Site Plan Control Application Summary Standard (Staff approval, no public consultation)

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<b>File Number:</b> D07-12-20-0084	<b>Date:</b> June 30, 2020
<b>Applicant:</b> BBS Construction Ltd, attn. Mark Kauhanen	<b>Comments due date*:</b> July 14, 2020
<b>Email:</b> mark.kauhanen@bbsconstruction.ca	<b>Planner:</b> Sarah Ezzio
<b>Phone:</b> (613) 226-8830	<b>Ward:</b> Ward 22 Gloucester-South Nepean
<b>Owner:</b> Pat Hunter, 1850591 Ontario Ltd.	<b>Councillor:</b> Carol Anne Meehan

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### Site Location

The site is located at 2 Bill Leathem Drive

### Applicant's Proposal

A Site Plan Control application to allow for a new 1-storey, 1,858 m<sup>2</sup> building to be used as an office with an associated warehouse use. The proposal includes 42 parking spaces and 6 loading spaces.

### Proposal Details

The site is located to the southwest of the intersection of Longfields Drive and Bill Leathem Drive, within the South Merivale Business Park. The site is an irregularly shaped parcel that has an area of 12,114 square metres. The site is abutting a natural feature with an Open Space Official Plan designation directly to its southwest. There are vacant lands to the site's north and west.

The subject lands are currently undeveloped. The northern portion of the site, with frontage on Bill Leathem Drive, has been cleared and graded. The southern 'triangular' portion of the site is a wooded area that has steep slopes adjacent to a watercourse which cuts through the lot.

The proposal is to develop the site with an 1,858 square-metre single storey building for associated office and warehouse uses on its northern portion. The building will consist of two units, each with separate entrances on the front of the building and three loading spaces at the rear of the site. The site will be accessed by two in-and-out accesses onto Bill Leathem Drive.

The proposal also includes 42 surface parking spaces, two of which will be dimensioned to meet accessibility standards. The site plan also proposes vegetation, a garbage enclosure structure, and one post and ring bicycle parking spot. The perimeter of the

surface parking lot will be landscaped with rock boulder elements to address the grading of the site.

### **Related Planning Applications**

N/A

### **Roadway Modifications**

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:\*

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\*Please provide comments by **July 14, 2020**. Please note that this application is being put through an expedited review timeline.

## Location Map / Carte de l'emplacement

