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May 16, 2022

Colette Gorni – Planner I  
Planning, Real Estate and Economic Development  
City of Ottawa  
110 Laurier Avenue West, 4th Floor  
Ottawa, ON  
K1P 1J1

Dear Ms. Gorni:

**SITE PLAN APPLICATION - DESIGN BRIEF FOR THE FUTURE U-HAUL MOVING  
AND SELF-STORAGE CENTER 30 FRANK NIGHBOR PLACE, KANATA, ON**

**IBI FILE NO. 138165**

On behalf of the owner, U-Haul Company of Canadas, we are pleased to submit the Design Brief in support of a Site Plan Control Application for the property located at 30 Frank Nighbor Place, Kanata, which should be read in conjunction with the Planning Rationale prepared by Novatech.

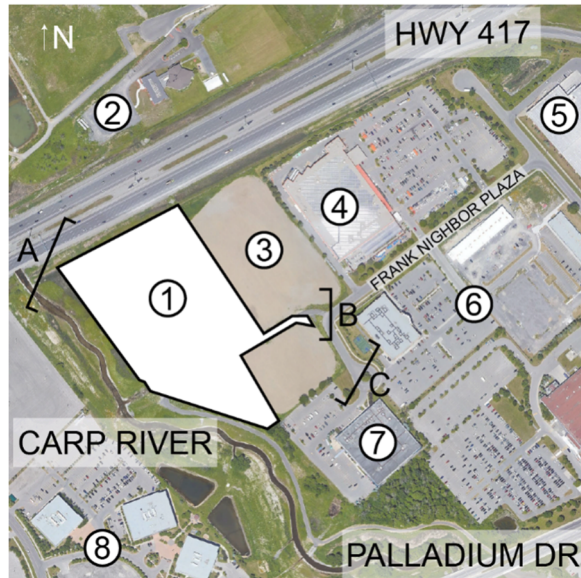
The subject lands are legally described as PART OF BLOCK 2 PLAN 4M1012, PARTS 2, 3, 7, 8, 9, 10, 11 AND 12 PLAN 4R30745 SUBJECT TO AN EASEMENT OVER PARTS 3, 10 AND 11 PLAN 4R30745 AS IN N698162 SUBJECT TO AN EASEMENT OVER PARTS 3, 10 AND 11 PLAN 4R30745 AS IN N698164 SUBJECT TO AN EASEMENT OVER PART 9 PLAN 4R30745 AS IN LT1174833 SUBJECT TO AN EASEMENT OVER PARTS 2, 3, 8 AND 11 PLAN 4R30745 IN FAVOUR OF PART OF BLOCK 2 PLAN 4M1012, PART 1 PLAN 4R30745 AS IN OC1955094 SUBJECT TO AN EASEMENT OVER PARTS 2 AND 3 PLAN 4R30745 IN FAVOUR OF PART OF BLOCK 2 PLAN 4M1012, PARTS 4, 5, 6 AND 13 PLAN 4R30745 AS IN OC1955094 TOGETHER WITH AN EASEMENT OVER PART OF BLOCK 2 PLAN 4M1012, PARTS 5 AND 13 PLAN 4R30745 AS IN OC1955094.

- Current Official Plan designation: **Urban Employment Area** per Schedule B – Urban Policy Plan
- New Official Plan designation: **Mixed Industrial** per Schedule B5 – Suburban (West) Transect

**Context Plan**

The subject property is located between Highway 417, Palladium Drive, and directly adjacent to Carp River to the west. The surrounding area opens to the east and consists primarily of commercial plazas. This is an ideal location to provide local businesses and near-by residents to self-storage amenities, and rental vehicles.

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**Legend**

- 1. Subject Property – U-Haul Kanata
- 2. Place of Worship
- 3. 401 Auto Financing & CampMart RV Rentals
- 4. The Home Depot
- 5. Costco Wholesale
- 6. Silver Seven Commercial Plaza
- 7. 50 Frank Nighbor Place
- 8. Palladium Campus

**The Site**

The site (1) consists of a single parcel with the main address of 30 Frank Nighbor Place. The subject property has an area of 38,245.60 sq. meters / 411,673 sq. feet / 9.44 acres.

The site is in the neighbourhood of Katimavik-Hazeldean and bound by Highway 417 to the North, Carp River to the west and Palladium Drive to the far south. The site is free from any existing structures but is bordered by publicly owned lands along Carp River. The extent of public owned lands is approximate to the 100-year flood plain. Currently, the site consists of an untouched landscape with a private road and sidewalk that terminates just before the subject property line.

**Surrounding Area**

The surrounding area is immediately framed by Highway 417 to the north and Carp River to the west. Opening towards the east along Frank Nighbor Place are several low-rise office buildings and commercial plazas. Commercial properties are characterized by surface parking.

**View A – North-East**



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Carp River runs underneath and perpendicular to Highway 417. The subject property is currently empty with only CampMart RV rentals (3) on its borders to its north-west. In the south-east, beyond Carp River, Palladium Campus & Canadian Tire Centre resides (8).

#### View B – West



Along Frank Nighbor Place, before the roundabout, is a currently unnamed private road that will lead to the subject property (1).

#### View C – South-West



Further along Frank Nighbor Place are the north and west entrances to 50 Frank Nighbor Place. The plaza consists of recreational and business operations.

### Design Proposal

U-Haul Company of Canada's internal development directive is to continue seeking out new property opportunities. Locations should be within a 5 to 10 miles variation to other existing U-Haul Moving and Storage Centers. This is our way to expand business, serve their customers, and maintain corporate sustainability business practices.

Since 1945, U-Haul has built an impressive legacy of sustainable business practices, long before the term sustainability became commonplace. Adaptive Reuse of existing buildings and designing new bare land developments is one of our award-winning achievements as a sustainable company.

At U-Haul, we are committed to sustainable development through environmental protection, social responsibility, economic efficiency, building design and product selection. For us, sustainability means embracing our responsibility to act as a good corporate citizen. We continuously refine our

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products, services, and activities to meet the needs of the present without compromising the ability of future generations to meet their needs.

Currently, U-Haul is constructing a Moving and Self-Storage Center at 3636 Innes Road, Ottawa, Ontario. This location is repurposing an existing building along construction of a new building. Unfortunately, we were not able to find another property with the milage variation until last year. The current Frank Nighbor bare land property meets all our requirements. This site consists of two undeveloped parcels totaling 9.45 acres. This site historically has been undeveloped since at least 1947 and may have been used for agricultural purposes. The Carp River is located just west of the site

Site Planning and a High Level of Architectural Building Design are a major component of every new U-Haul Moving and Self-Storage Center. The areas of concentration for each new development can be found within the design concepts, aesthetics, and material palettes.

At the U-Haul Frank Kanata, we are proposing 4 separate buildings. Each building has been sited to take maximum advantage of views, natural land features and no obstructions to adjoining properties. These proposed buildings have been designed each with a different building height to create a campus feel with flow and energy.

The building designs are also following a planned theme to maximize aesthetics by use of materials changes, soft natural colours, accent trims, vertical and horizontal relief. The appeal of our building architecture combines the shapes, texture, color, balance, space, alignment, pattern, culture, and context that achieves the principles of building aesthetics. The proposed development has been designed in accordance with the applicable policies of the current City of Ottawa Official Plan Section 4.11 – Urban Design and Compatibility.

Please find enclosed drawings (A-1001, A-2001, A-2004, A-2011, A-2021, A-2022) that illustrate the proposed development including Site Plan, floor plans and building elevations along with coloured computer generated imagery that illustrate massing and scale, building design and proposed materials.

Please do not hesitate to contact IBI Group in the event you require further information.

Sincerely,

**IBI GROUP**

Yazan Bilbeisi

c.c David Pollock, U-Haul