

# DS STUDIO INC

ARCHITECTURE / INTERIORS / EXPERIENCE



100 TERENCE MATTHEWS CRESCENT - OFFICE ADDITION  
**DESIGN RATIONAL**

Prepared for:  
City of Ottawa  
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# 1. INTRODUCTION

## INTRODUCTION

The proposed project at 100 Terence Matthews will be a 958 square meter extension to an existing 449 square meter office building currently located at 100 Terence Matthews Crescent, within the Glen Cairn Kanata business park. This application is being submitted as a revision to a previously approved Site plan application to increase the parking lot capacity on the Site in question. The work proposed by the revision increases the office space provided on site in relation to the increased parking area previously approved by the city.

The Extension will consist of additional office space for the Insurance company currently occupying the site along with an added office rental shell space made ready for tenant fit up.

The proposed design maintains most of the surrounding greenery on the site and affects only 2 existing trees, both of which are in poor health. Several new outdoor gathering spaces have been incorporated on the site along with a number of new trees and planting beds and a direct link to the Trans Canada trail pathway is being proposed.

The proposed work adheres to existing zoning regulations and is in line with new City of Ottawa Official Plan intentions for the site and surrounding context.



## 2. SITE CONTEXT

### 2.1 SITE LOCATION

100 Terence Matthews Crescent is located within the Glen Cairn Kanata South Business park, within Ward 23 in Kanata South.

The site is currently zoned for business park industrial use and is categorized under schedule 1 as a part of Area C-Suburban. Under the new Official plans the site is similarly designated as mixed industrial.

### 2.2 EXISTING SITE

The site is currently occupied by a single +/-450 square meter, 1 storey, slab on grade office building.

The site boasts a number of mature trees as well as a generous landscape buffer surrounding the building.

The existing parking lot was recently expanded to accommodate the anticipated future expansion of the offices located on Site and runs north south along the western side yard setback.

### 2.3 NEIGHBORING CONTEXT

The surrounding context is predominantly comprised of low rise 1-2 storey office buildings.

Parking is typically located set back but facing towards the street or along the side of exiting buildings.

### 2.4 EXISTING TRANSIT AND PARKING

The Site is connected to the Trans Canada trail multi-use pathway via an existing pathway that runs adjacent to the site. There is no major public transit hub within the vicinity of the site.

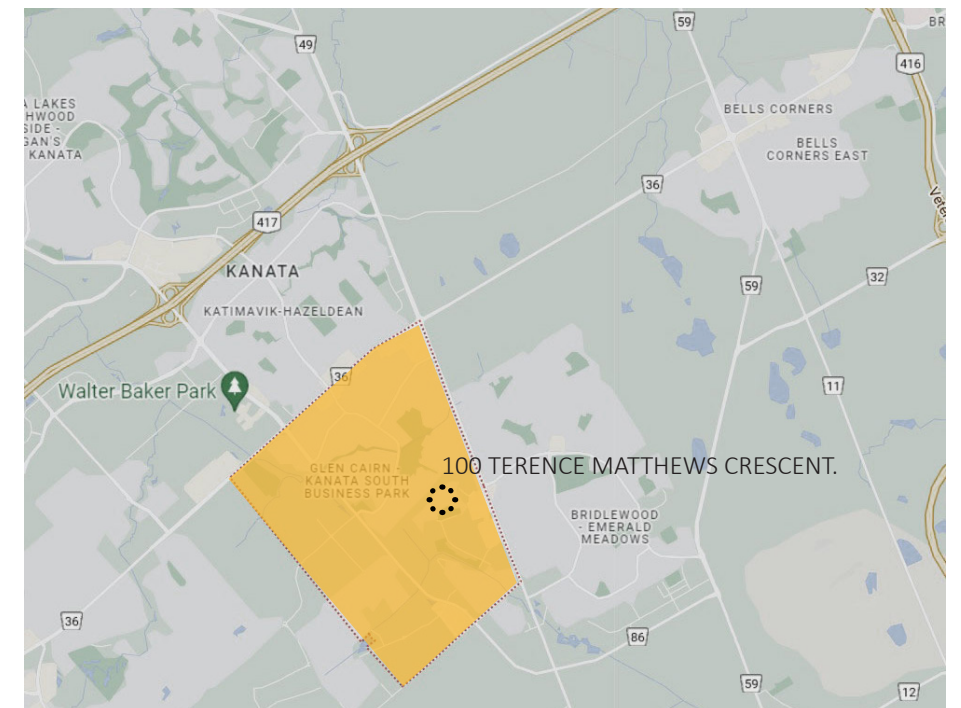


Fig. 2.a South Kanata - Glen Cairn Business Parks Park



Fig. 2.b Terence Matthews Crescent



Fig. 2.c 175 Terence Matthews



Fig. 2.d 155 Terence Matthews



Fig. 2.e 120-130 Terence Matthews



Fig. 2.f 115 Terence Matthews



Fig. 2.g 80 Terence Matthews



Fig. 2.h 100 Terence Matthews Existing building



Fig. 2.i Aerial Site view 100 Terence Matthews



# 3. PLANNING AND POLICY CONTEXT

## 3.1 NEW OP DESIGNATION

Under the New Official Plan, the site in question will continue to be considered as part of the suburban Transect and will fall within an area designated as a mixed industrial zone. Terence Matthews Crescent does not fall within any designated hubs and is not considered to be a main street or minor corridor.

## 3.2 MIXED INDUSTRIAL OVERVIEW

As a mixed industrial zone, the intent for the area surrounding 100 Terence Matthews is to provide an environment conducive to a mix of economic activities including office, light industrial and small scale commercial uses which thrive in business park settings. This zone is meant to act as a transition between residential areas and other industrial or commercial zones.

## 3.3 TRANSIT OVERVIEW

While the site is not located within proximity to any of the planned transit system stations, it is directly connected to the Trans Canada trail recreational pathway making it well suited to encourage both pedestrian and cycling access in line with the city's goal of encouraging sustainable transit.

## 3.4 HEIGHT AND DENSITY

Intended building height within the suburban transect, not within a hub or major corridor, is anticipated to no more than 4 storeys with no minimum.

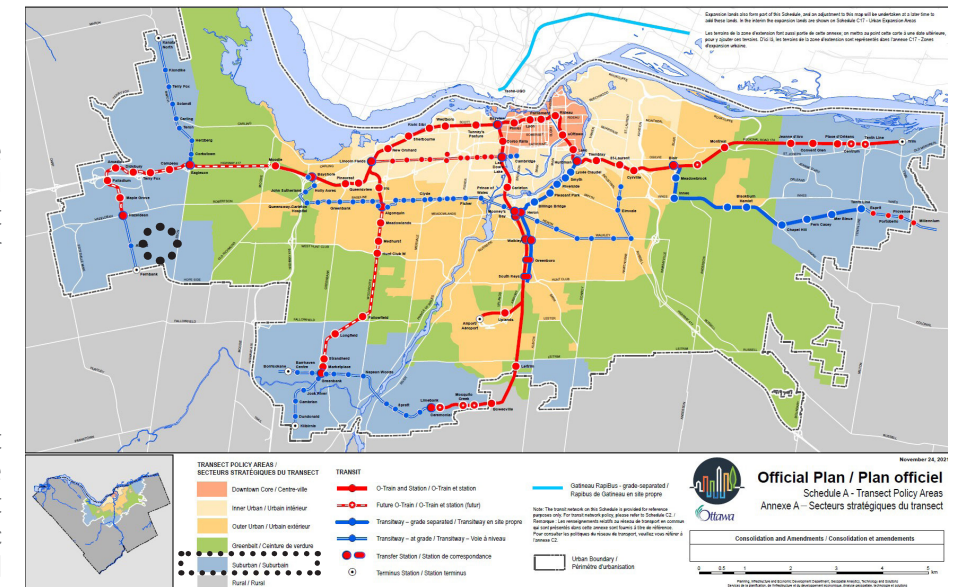


Fig. 3.a Official Plan Schedule A- Transect Policy Areas

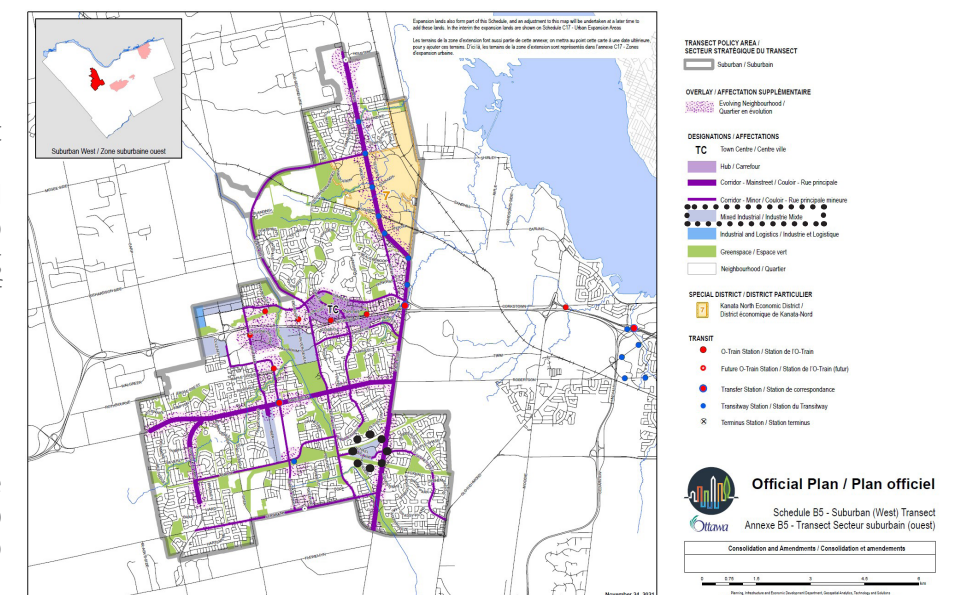
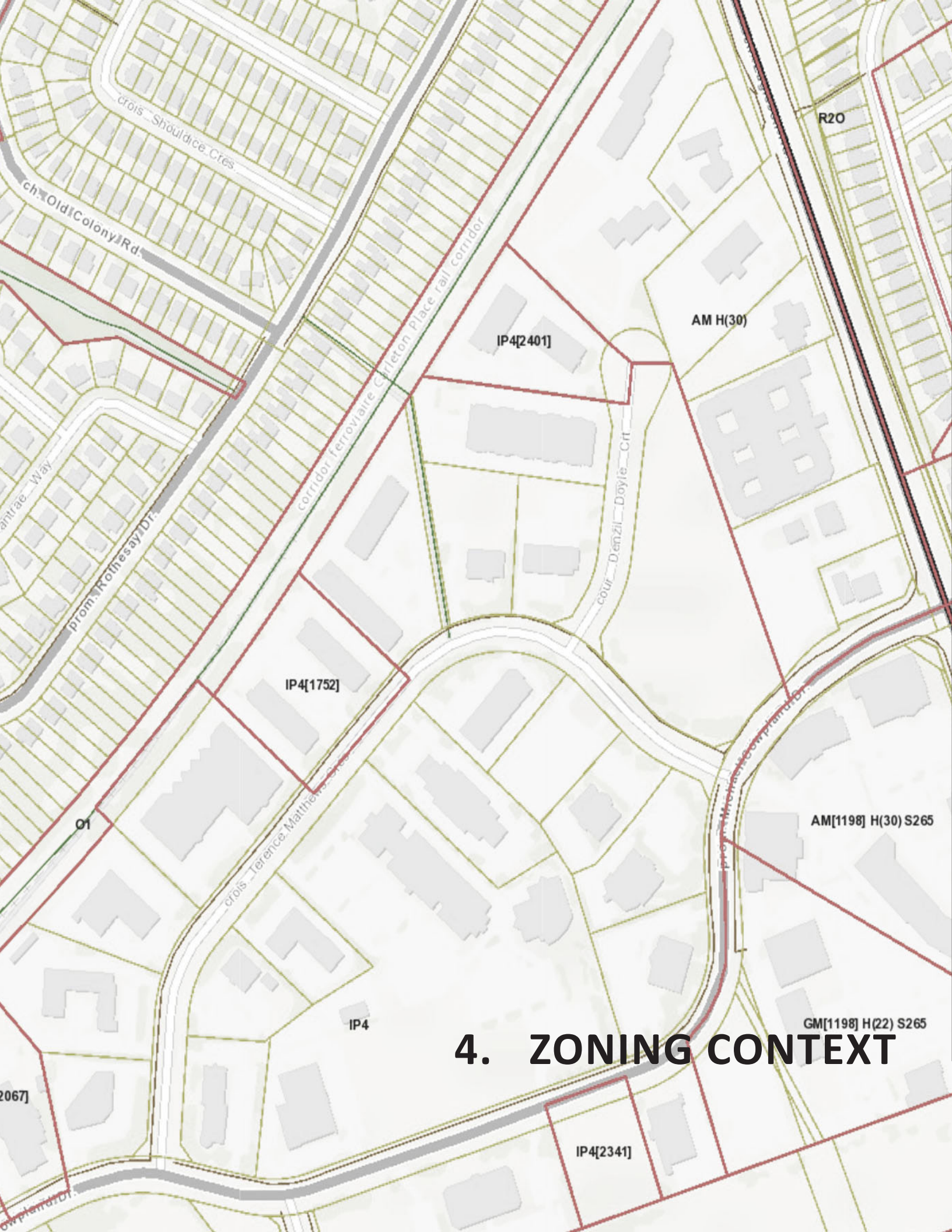


Fig. 2.b Terence Matthews Crescent



## 4. ZONING CONTEXT

### 4.1 ZONING OVERVIEW

The site is currently zoned IP4 and is intended to permit a variety of light industrial and office uses. Office is amongst the permitted uses within this Zone

### Purpose of the Zone

The purpose of the IP – Business Park Industrial Zone is to:

- (1) accommodate mixed office, office-type uses and low impact, light industrial uses in a business park setting, in accordance with the **Enterprise Area** designations of the Official Plan or, the **Employment Area** or the **General Urban Area** designation where applicable;
- (2) allow in certain **Enterprise** or **General Urban Areas**, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve the employees of the **Enterprise**, **Employment** or **General Urban Area**, the general public in the immediate vicinity, and passing traffic;
- (3) prohibit retail uses in areas designated as **Enterprise Area** but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product;
- (4) prohibit uses which are likely to generate noise, fumes, odours, or other similar obnoxious impacts, or are hazardous; and
- (5) provide development standards that would ensure compatibility between uses and would minimize the negative impact of the uses on adjacent non-industrial areas.

### Permitted Uses

(1) The following uses are permitted subject to:

(a) the provisions of subsections 205(3) to (6);

- |                                 |  |
|---------------------------------|--|
| automobile dealership           | personal brewing facility (By-law 2019-41) |
| automobile rental establishment | place of assembly                          |
| broadcasting station            | printing plant                             |
| day care                        | production studio                          |
| drive-through facility          | research and development centre            |
| emergency service               | service and repair shop                    |
| hotel                           | technology industry                        |
| light industrial uses           | training centre                            |
| medical facility                | warehouse                                  |
| office                          |  |

4.2 IP ZONING TABLE

Table 205 - IP Zone provisions

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		750 m <sup>2</sup>
(b) Minimum lot width		No minimum
(c) Maximum lot coverage		55%
(d) Minimum front yard and corner side yard		6 m
(e) Minimum interior side yard	(i) abutting a residential or institutional zone	6 m
	(ii) all other cases	3 m
(f) Minimum rear yard		6 m
(g) Maximum floor space index		2, unless otherwise shown on the zoning maps
(h) Maximum building height	(i) within 20 m from a residential or institutional zone	11 m
	(ii) in all other cases	22 m, or as shown otherwise by a suffix or on a schedule
(i) Minimum width of landscaping	(i) abutting a residential or institutional zone	3 m; may be reduced to one metre if a 1.4 metre hi opaque screen is provided
	(ii) abutting a street	3 m
	(iii) in all other cases	No minimum

4.2 IP4 SUBZONE ZONING TABLE

Table 206B - IP4 Subzone provisions

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	4,000 m <sup>2</sup>
(ii) Minimum lot width	45 m
(iii) Minimum front yard and corner side yard	12 m
(iv) Minimum interior side yard and rear yard	7.5 m
(v) Maximum building height	22 m

**IP4 Subzone – Kanata South Business Park**

(4) In the IP4 Subzone:

- (a) the following uses are prohibited:
  - automobile dealership** (By-law 2017-302)
  - automobile rental establishment**
  - automobile service station**
  - hotel**
- (b) The following uses are permitted:
  - restaurant, full-service**
  - instructional facility** (By-law 2017-302)
- (c) The following additional uses are permitted subject to a maximum gross floor area of 300 m<sup>2</sup> for an individual occupancy, and a cumulative gross floor area of 750 m<sup>2</sup> per lot:
  - catering establishment
  - restaurant, fast food**
  - restaurant, take out** (OMB Order #PL080959 issued March 18, 2010) (By-law 2017-302)
- (d) the provisions of subsections 205(3)(a),(b),(c),(d),(e) and (f), do not apply and the provisions set out under Table 206B below apply. (By-law 2017-302)
- (e) drive-through facility is only permitted in association with a permitted use when the permitted use is located within a building containing other permitted uses. (OMB Order #PL080959 issued March 18, 2010) (By-law 2017-302)





## 5. PROPOSAL OVERVIEW

### PROJECT OVERVIEW

The proposed addition at 100 Terence Matthews is a 958sqm single storey addition to the north of the existing office building. The proposed design aims to maintain a consistent height with both the existing building as well as neighboring buildings within the surrounding context. The proposed addition will sit within the vacant portion of the site to the north of the existing building and will be kept back from existing site vegetation, allowing for the preservation of existing site trees.

Several new outdoor seating spaces have been proposed for the resident office workers and a number of new trees and planting beds have been proposed to increase the vegetative boundary conditions of the site.

The proposed design is in keeping with both current and new official plan designations and fulfills the intention of increasing economic activity by providing addition office area within the Glen Cairn Business park.

A direct connection to the existing trans Canada trail recreational pathway has been proposed and a bike parking area has been located adjacent to the primary entrance to the addition to facilitate cycling as a means of commuting for those working out of the proposed office.

Vehicular Access to the site will be via the existing driveway and no additional roadcuts or modifications will be required along Terrance Matthews Cres.

As a revision to an existing site plan submitted to expand the parking lot on the site, our addition will provide the extra office space for which the parking lot has been designed.

The proposed design adheres to all zoning requirements and there are no variances being sought for this proposal.

5. PROPOSAL OVERVIEW

5.2 SITE PLAN

SITE OVERVIEW

USE:	Office Building
LEGAL DESCRIPTION:	PART 30, 5R-10105, PIN 04744-0135
CIVIC ADDRESS:	100 Terence Matthews Crescent
ZONING NOTES:	Business Park Industrial <b>IP4</b>
BUILDING AREA:	1407 m <sup>2</sup>
LOT AREA:	5,480 m <sup>2</sup>
LOT WIDTH:	45m
MIN FRONT YARD:	24.6m
MIN SIDE YARD:	7.5m
MIN REAR YARD:	7.5m
FSI:	0.25
HEIGHT:	4.75
LANDSCAPING @ ST:	24.5m
PARKING:	34
BIKE PARKING:	8
LOADING:	1



5.3 FLOOR PLAN



5.4 ELEVATIONS



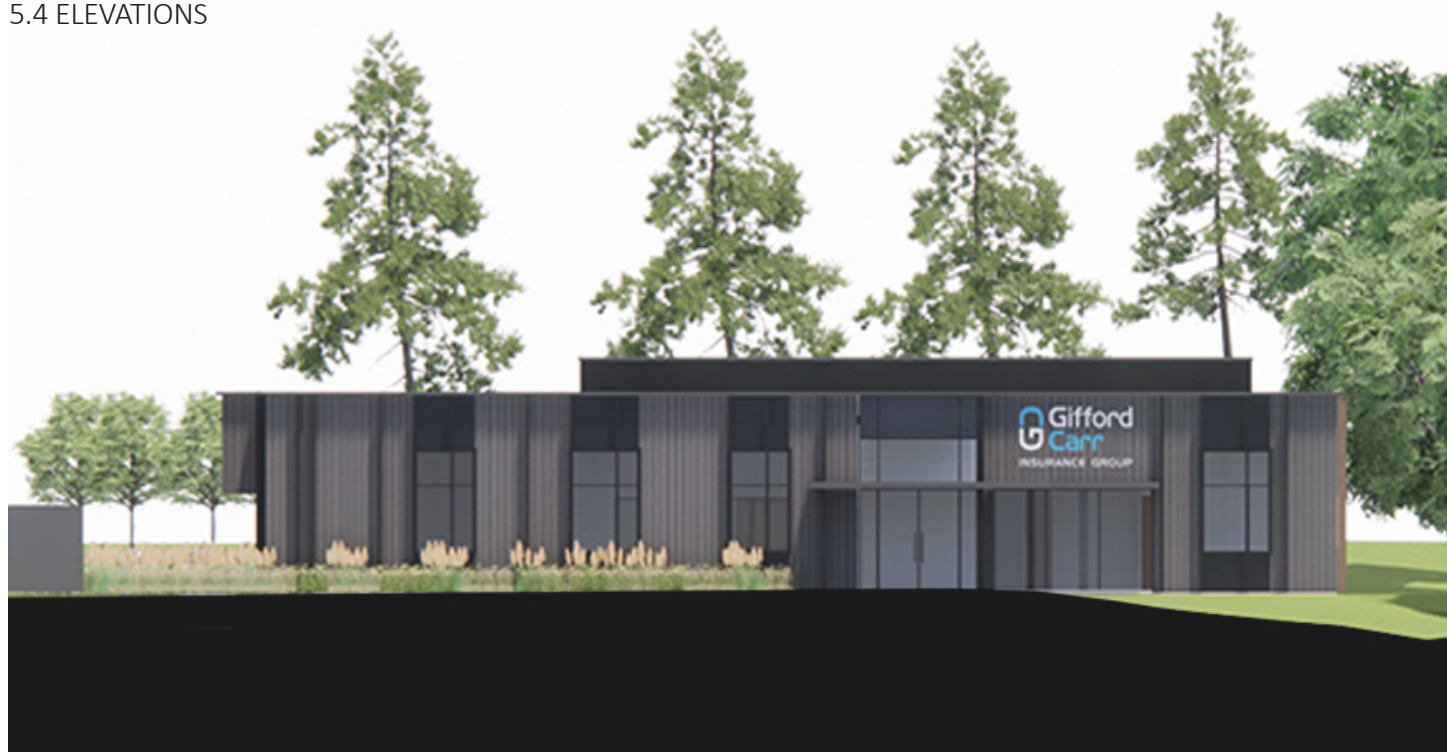
WEST ELEVATION



EAST ELEVATION

5. PROPOSAL OVERVIEW

5.4 ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION

5.5 CONTEXT VIEWS



COURTYARD VIEW



NEW ADDITION- MAIN ENTRANCE



RENOVATED MAIN ENTRANCE



TENANT SPACE ENTRANCE





THANK YOU

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