

January 24th, 2023



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PROJECT INFORMATION

Application Submission

This Design Brief has been prepared by Rossmann Architecture Inc. for BOUSADA INC. (the owner) in support of the application for Site Plan Control for the development of the property located at 30 Auriga Dr in Nepean, Ottawa (K2E 8B7), near the intersection of Auriga Drive and Deakin Street south of the City. This property will be referred herein as the 'Subject Site'.

The Subject Site is within the IG5 zone, allowing a building height of up to 22m.

The proposed development (Figure 1.) consists of a building with a 1 storey storage warehouse (792 m²) connected to a 2 storey office building with an area of 250 m². Additionally 20 parking spaces have been provided on grade in the exterior. There is one bicycle parking next to the entrance. The site also provides an access for a WB-20 truck for loading/unloading.

This location, encouraged by the zoning, provides a valuable opportunity to improve the urban landscape while adhering to the approved land use.

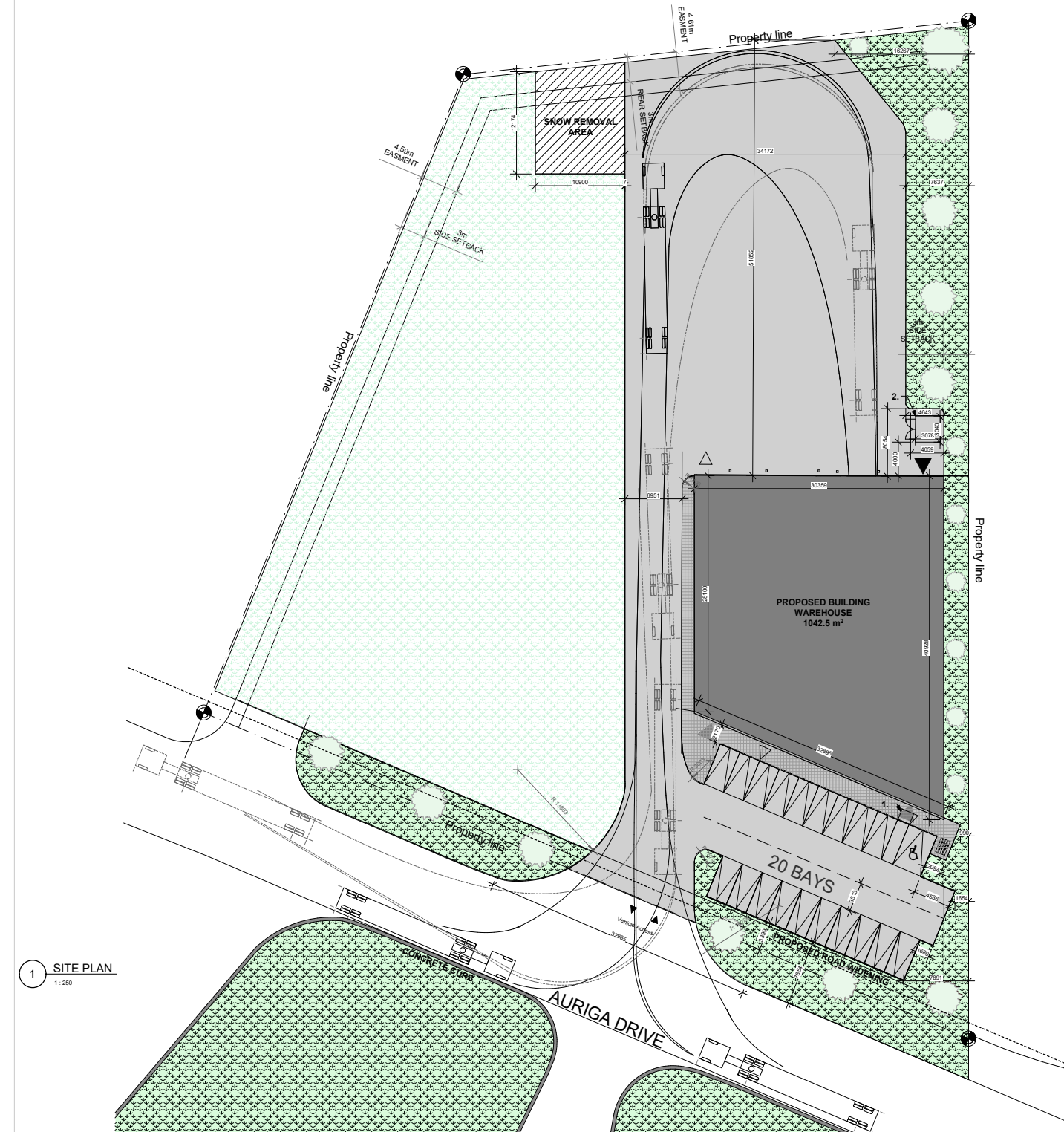







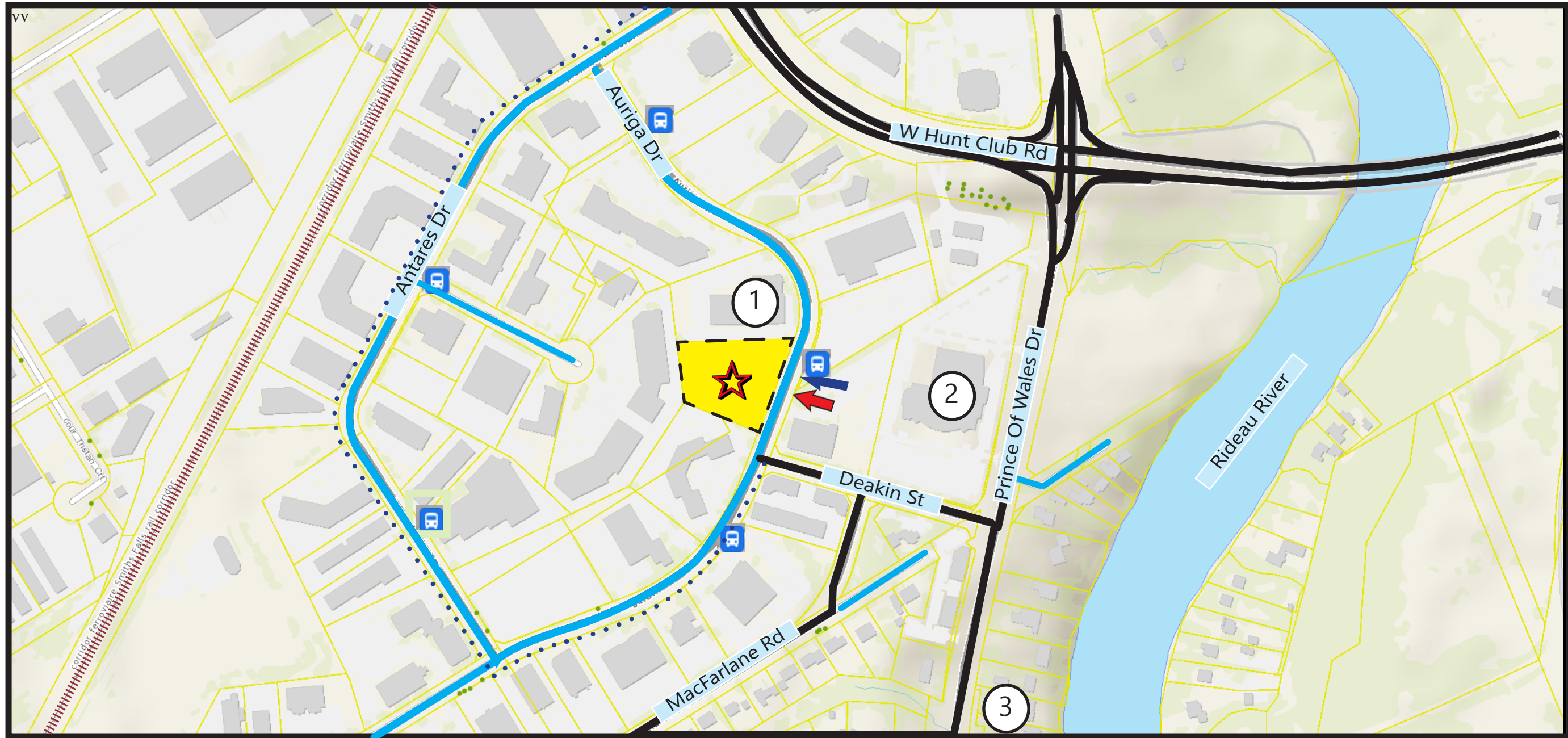
Figure 1. 30 Auriga Dr - Proposed Site Layout














-  CECCE School board
-  OCDSB School Board
-  OCBS School Board
-  Licensed Child Care Centre

-  Main RoadV
-  Site
-  Current/Future Parks

 Subject Site



-  Bus Stop
-  Current/Future Parks
-  Existing Buildings
-  Subject Site
-  Main Roads
-  Secondary Roads
-  Pedestrian/Cyclist Access Routes
-  Railway
- 1. RCCG OVERCOMERS CHAPEL
- 2. THE MET CHURCH
- 3. RAMADA HOTEL
-  Subject Site
-  Vehicular Access
-  Primary Pedestrian Access



C - VIEW OF EXISTING LOT



D - VIEW FROM NORTH OF AURIGA






B - VIEW OF EXISTING LOT



A - VIEW FROM SOUTH OF AURIGA





-  CHIROPODIST OTTAWA
-  BUS NODES
-  RCCG OVERCOMERS CHAPEL
-  CANADIAN FOOD INSPECTION AGENCY
-  SUBJECT SITE

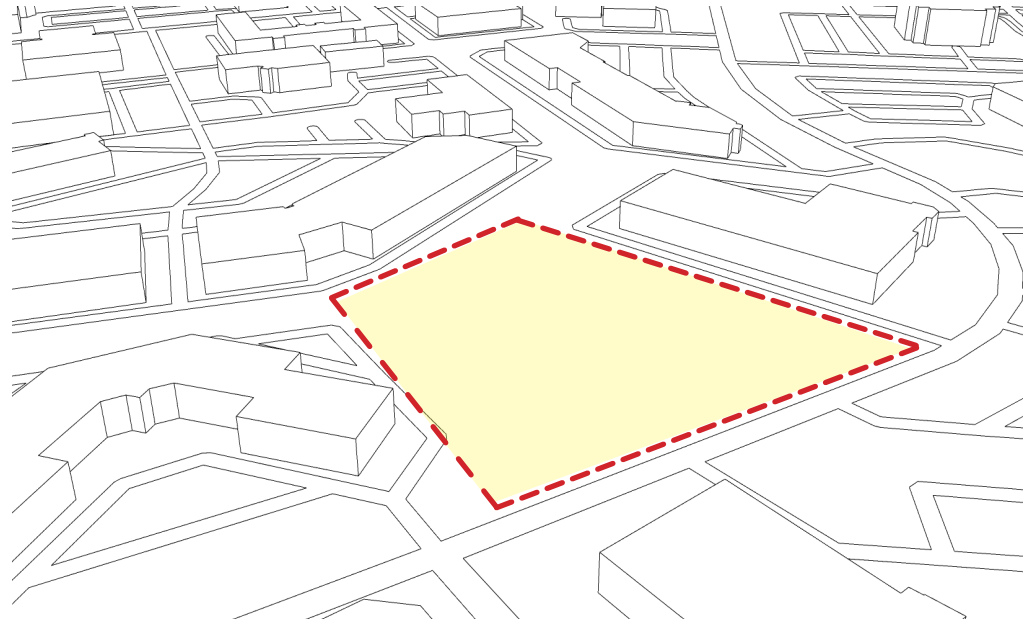


Figure 2.

EXISTING SITE
Property line

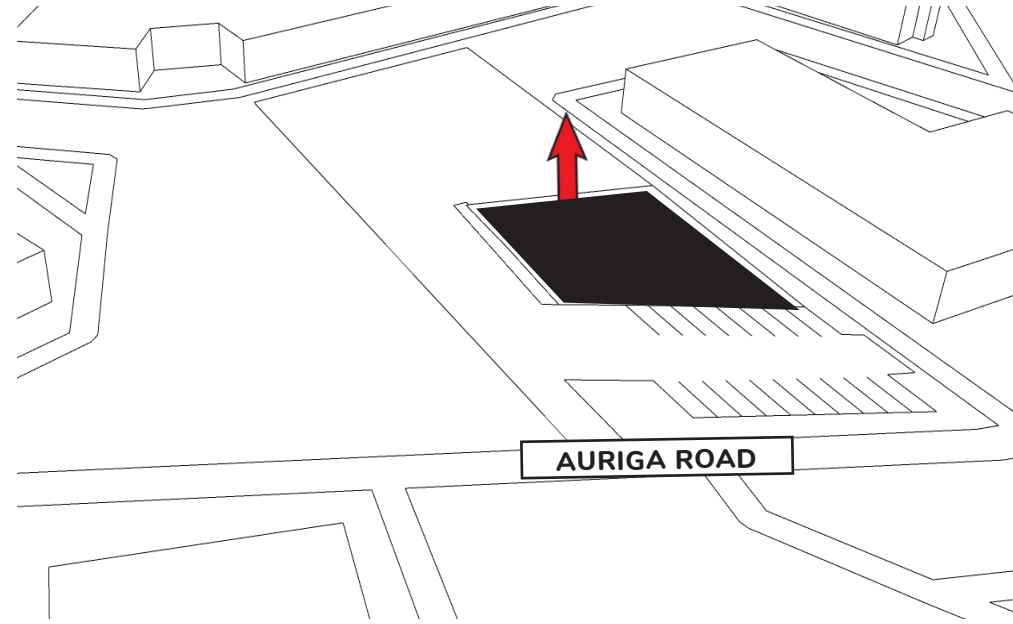


Figure 3.

BASE BUILDING
Base form of the building.

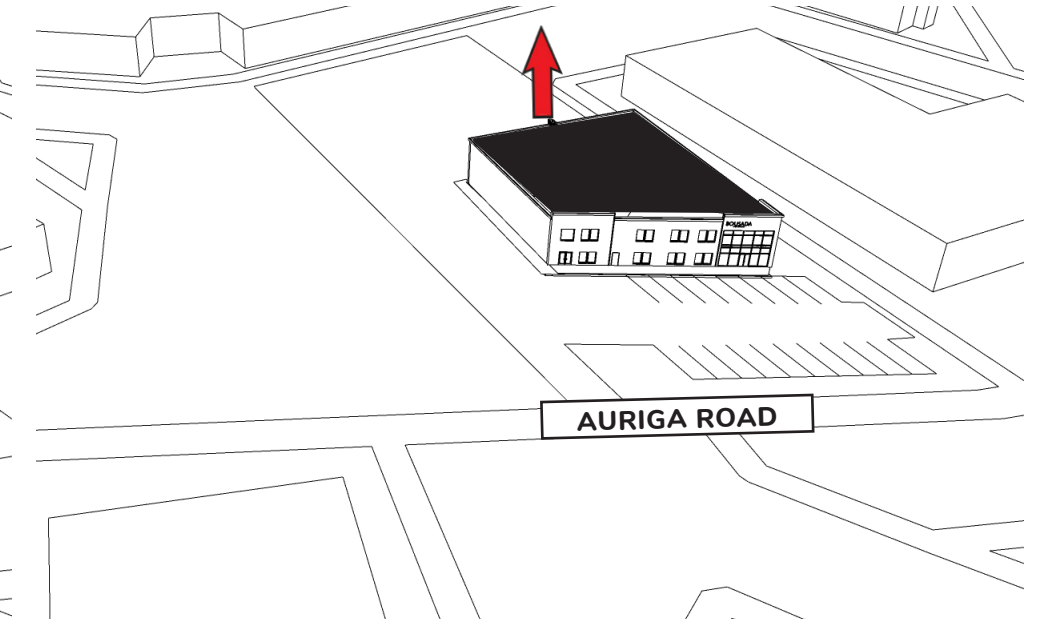


Figure 4.

UPPER VOLUME
Recessed upper 'mid-rise' component of the proposed building.

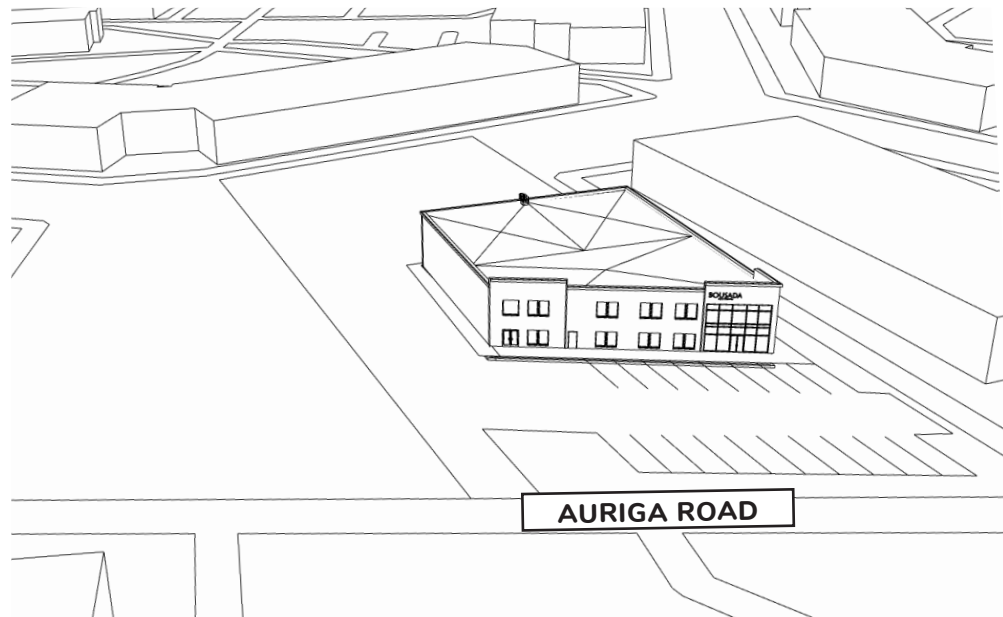


Figure 5.

VOLUMETRIC ARTICULATION
Schematic volume of the proposed building on the site.

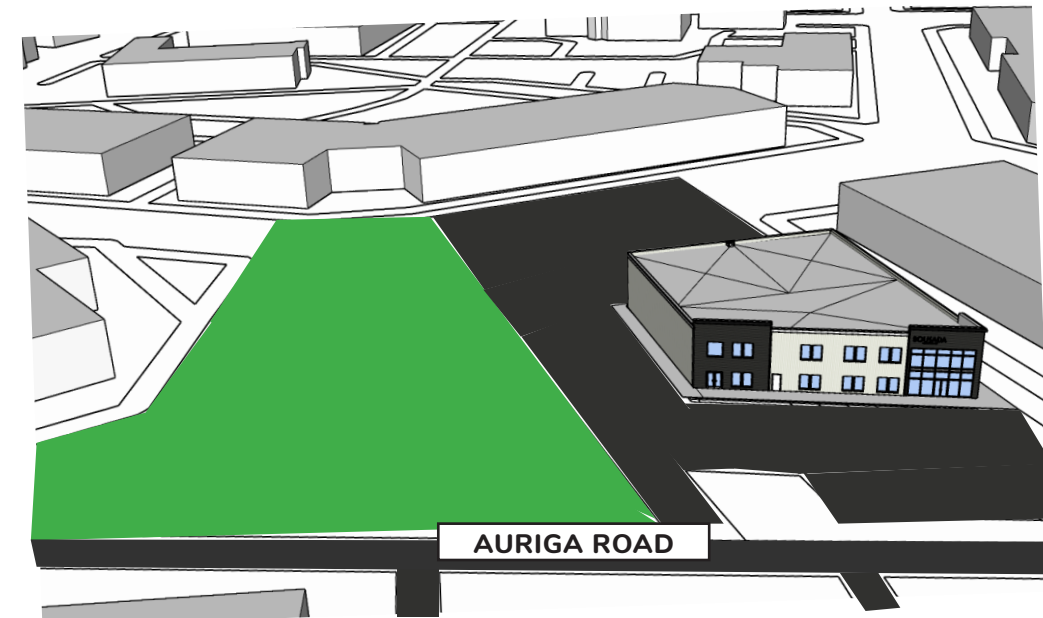
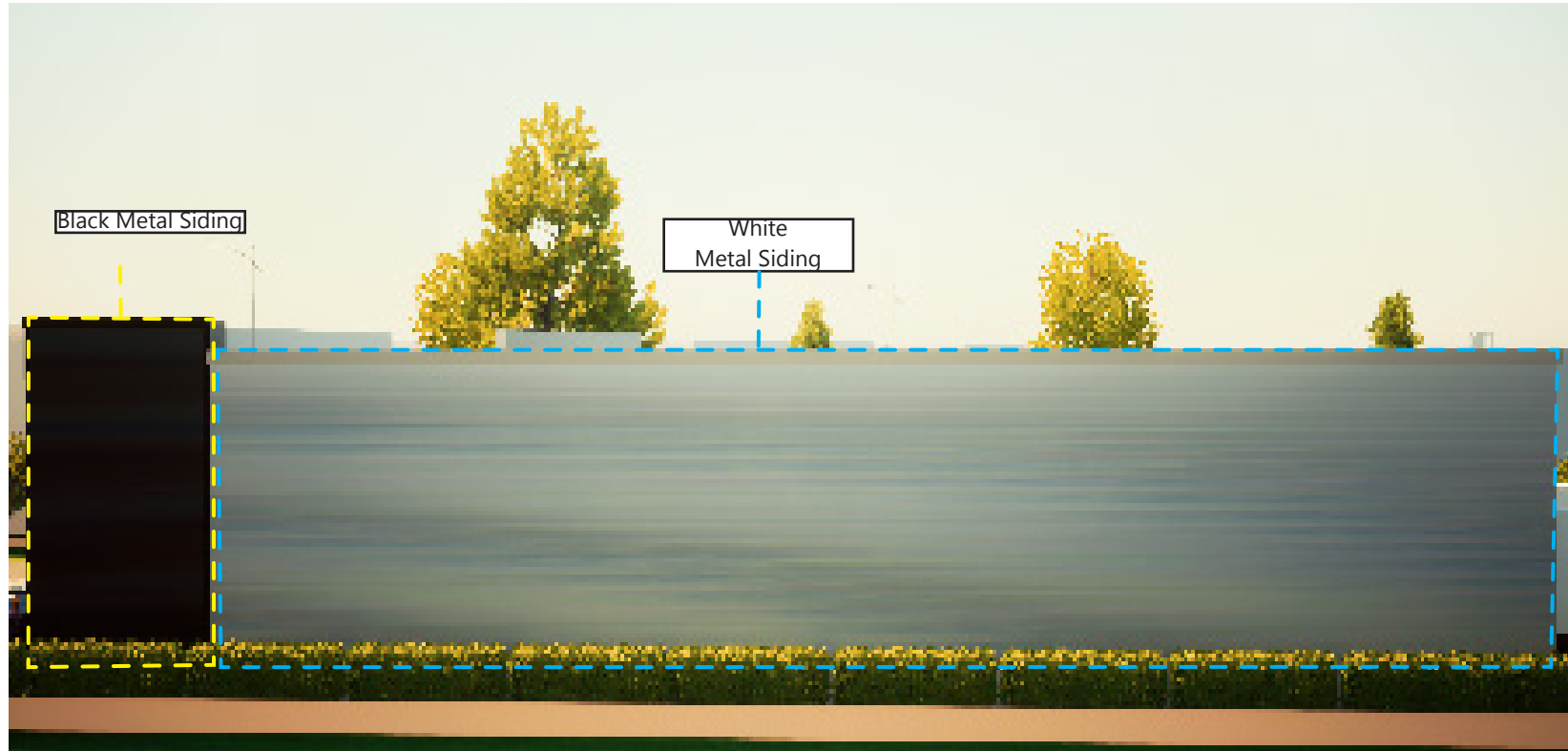


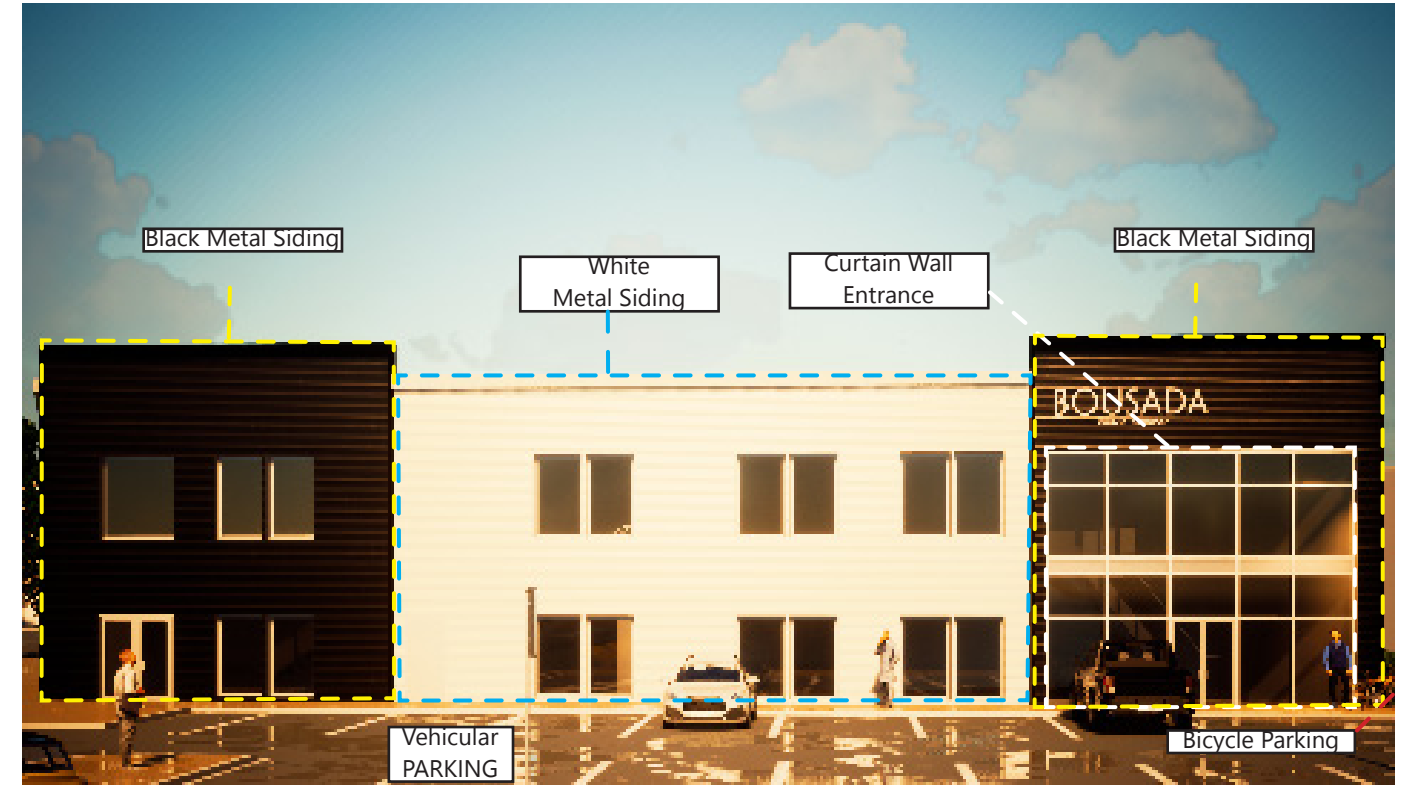
Figure 6.

SURFACE COATING DIAGRAM
Heavy and light surface materials.

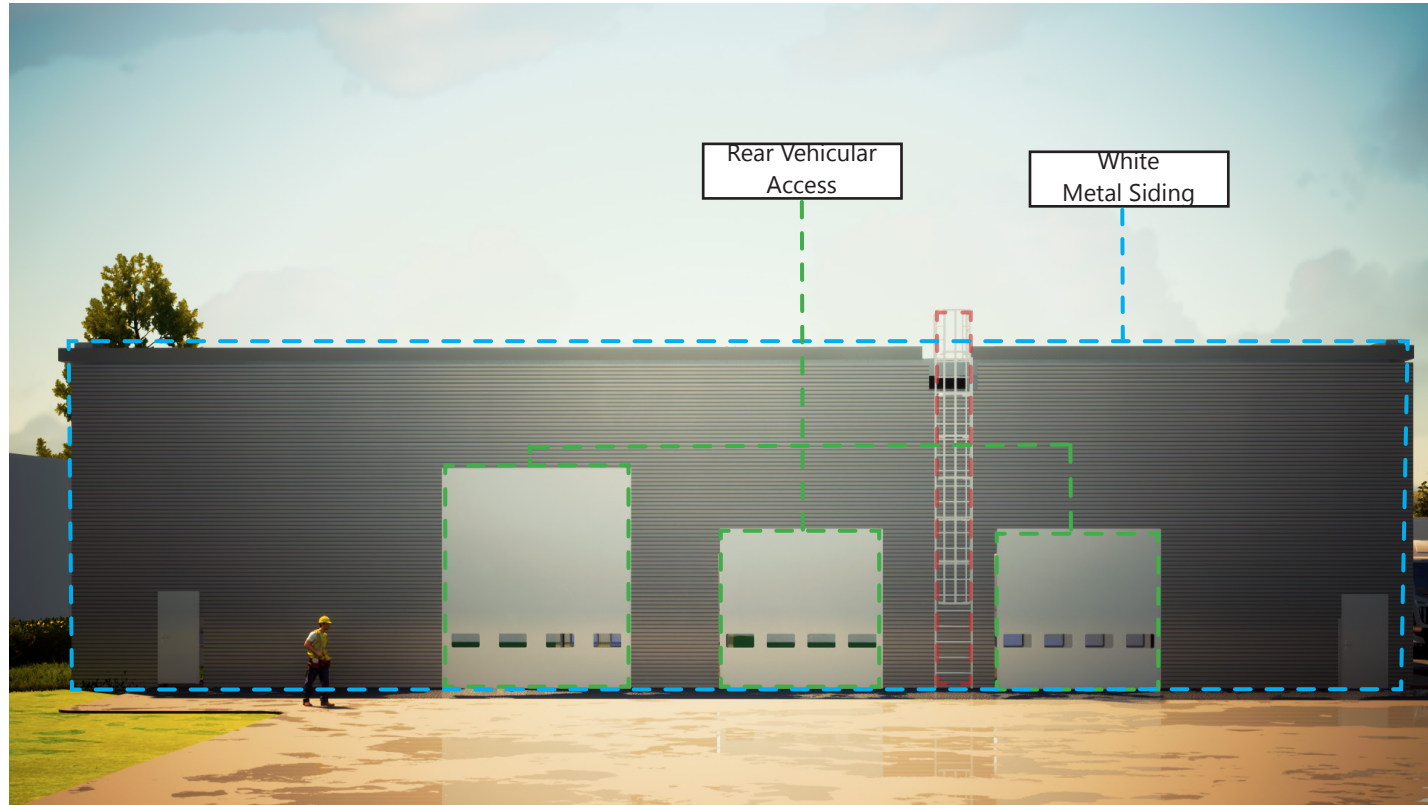
- Lighter material
- Heavier material



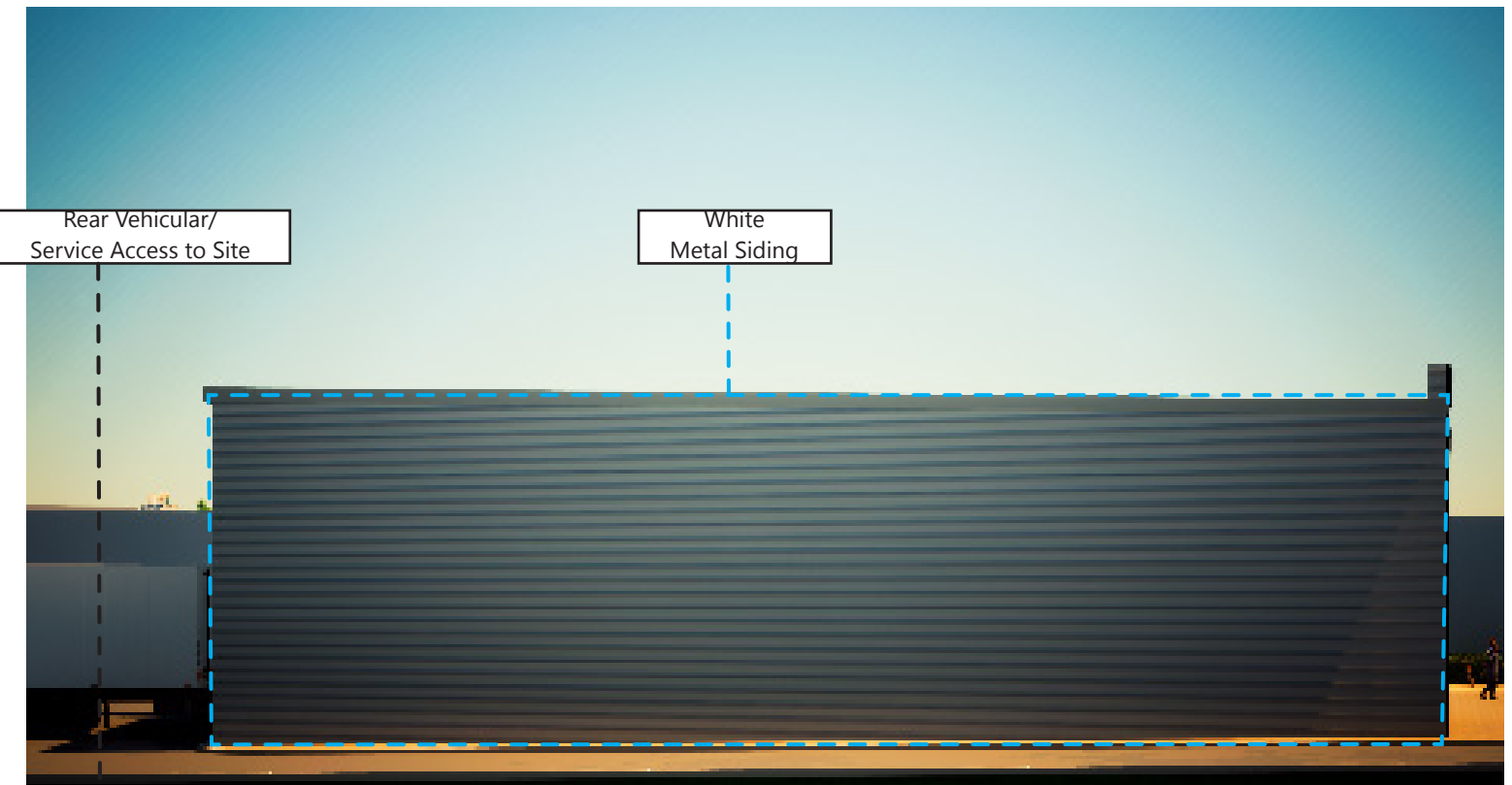
1 - EAST ELEVATION - NEIGHBOUR IG5 ZONE



2 - NORTH ELEVATION - AURIGA ROAD



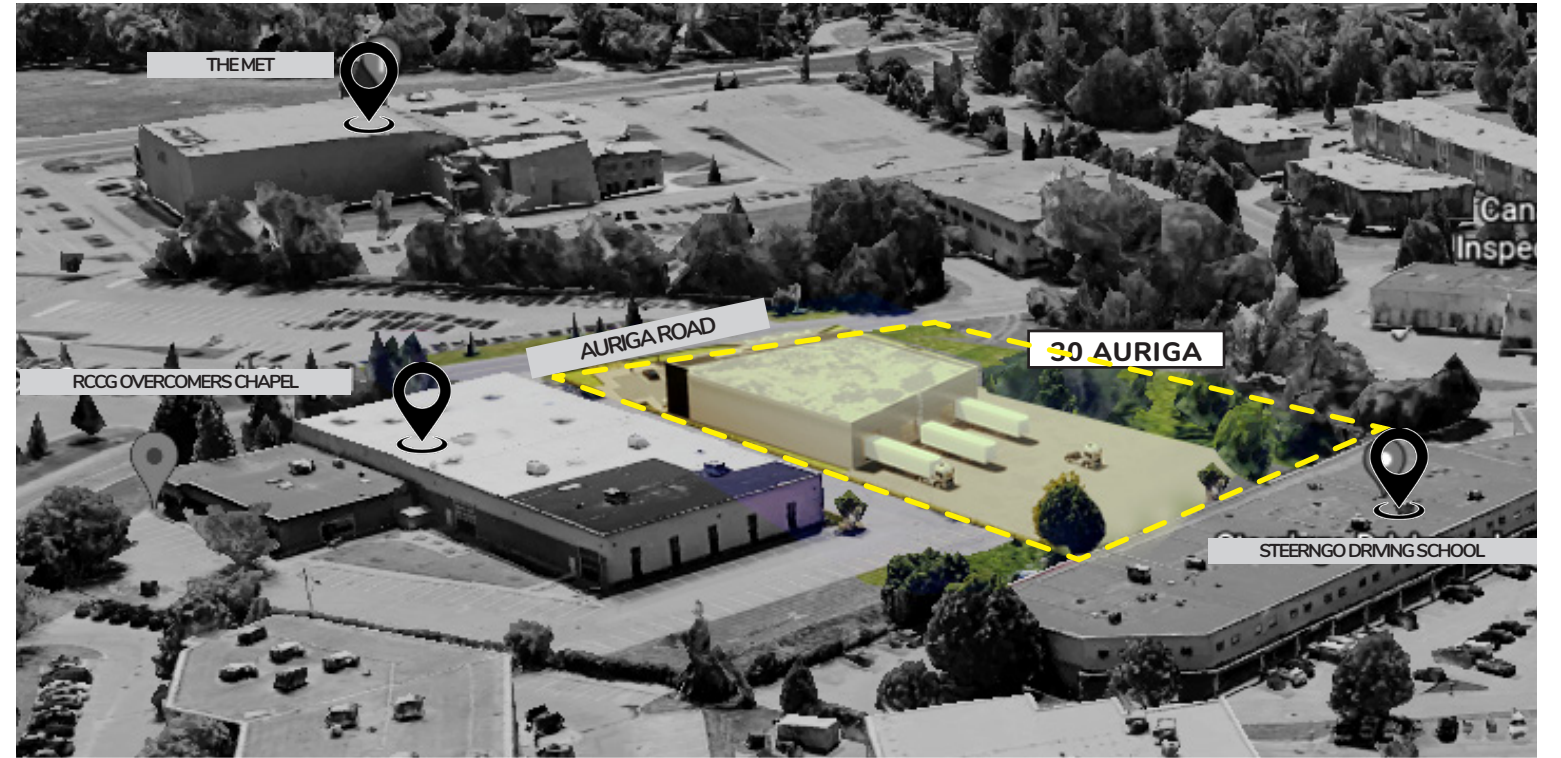
3 - SOUTH ELEVATION - REAR



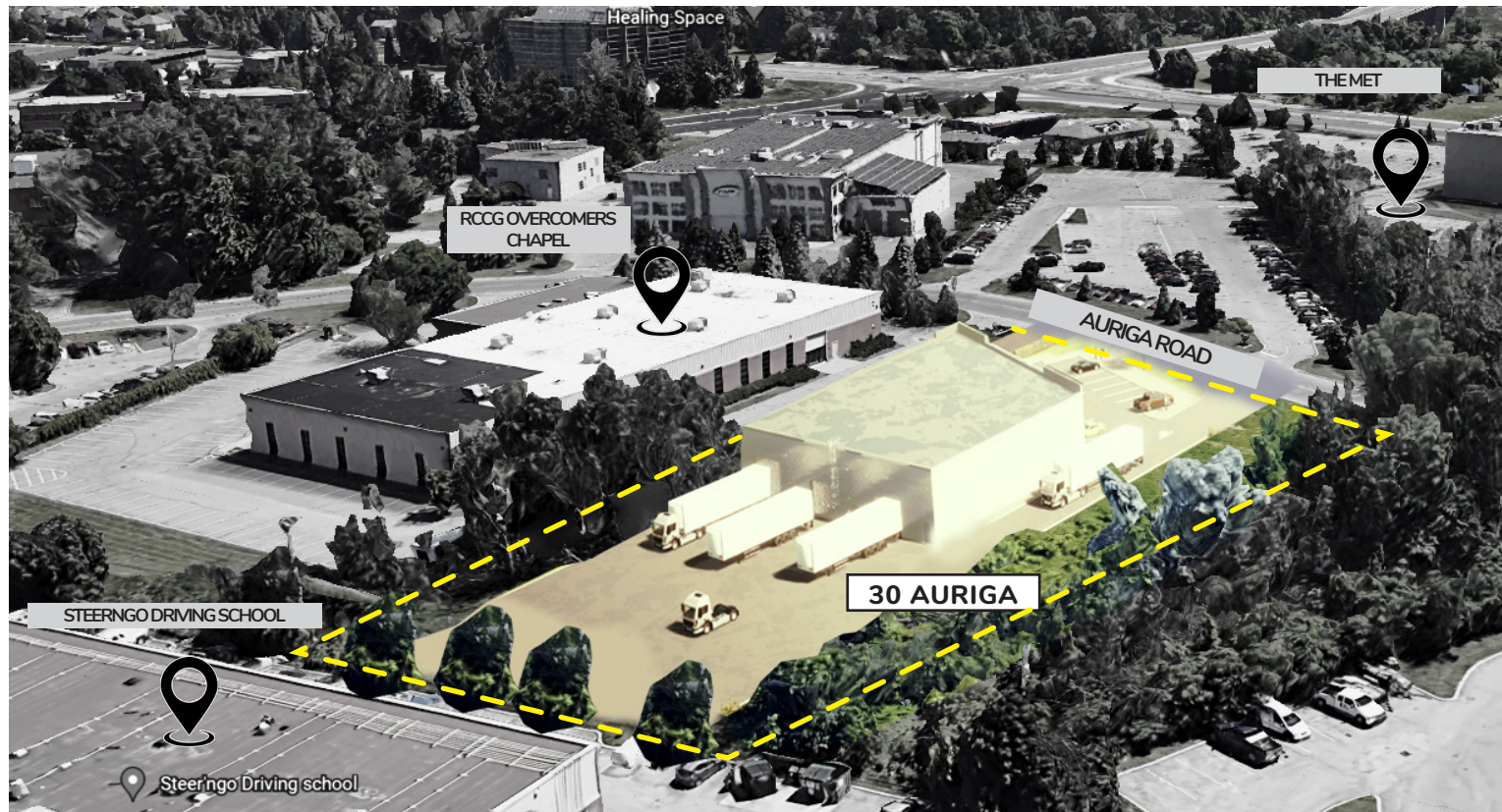
4 - WEST ELEVATION - SAME SITE



1 - AERIAL VIEW FROM NORTH EAST LOOKING SOUTH WEST



2 - AERIAL VIEW FROM NORTH WEST TO SOUTH EAST



3 - AERIAL VIEW FROM SOUTH WEST TO NORTH EAST



4 - AERIAL VIEW FROM SOUTH EAST TO NORTH EAST

BUILDING DESIGN (in accordance with Official Plan Section 5.2.1)

The proposed development is a commercially used building that consists of a 1-storey storage warehouse (792 m²) connected to a 2 storey office building with an area of 250 m². The 2-storey office building consists of two separate areas; a rental office space and a complete office space with their own storage warehouse.

The complete office space includes three office rooms, a conference room, a showroom, and a bathroom on the ground floor. The second floor includes a kitchen, a bathroom, and an open space. The rental space also carries a second floor.

There are two separate storage warehouses for each office space. The rental space has a 220 m² storage warehouse and the complete office space has a 572 m² storage warehouse with locker space. Both of the storage warehouses include garage doors and exit doors for convenience.

Materiality

The materials contribute to reinforcing the separation between the rental space and the complete office on the front elevation. On the front elevation, the black metal siding (Figure 7.) stands bold at each corner indicating the 2 separate office spaces. The curtain wall (Figure 9.) and windows indicate the entrances. The off-white siding (Figure 8.) connects the two corners and surrounds the rest of the building.



Figure 7.
BLACK SIDING:
CORRUGATED METAL (SHEET)



Figure 8.
OFF WHITE SIDING:
CORRUGATED METAL (SHEET)



Figure 9.
CURTAIN WALL SYSTEM





1 - STREET VIEW



2 - STREET VIEW

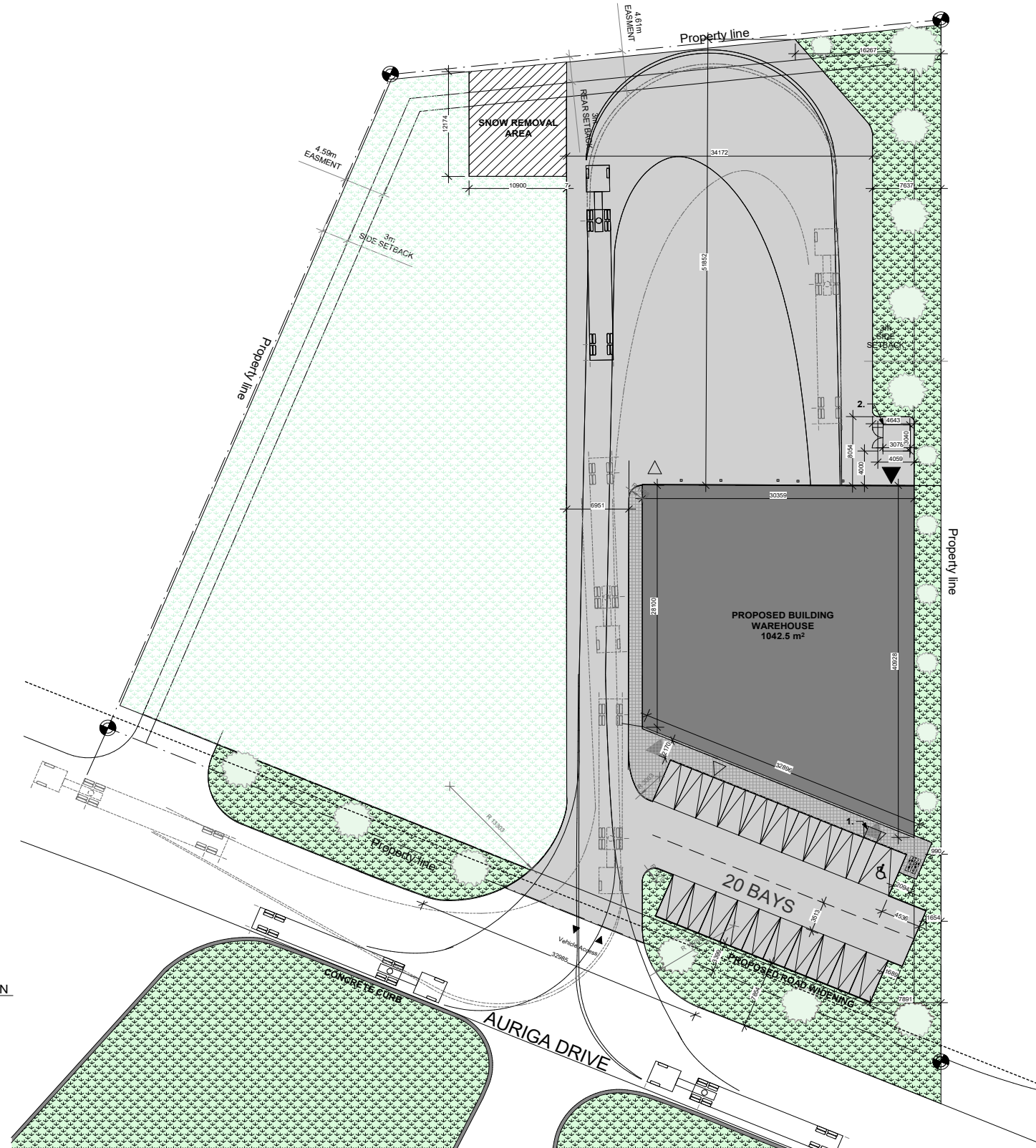


3 - REAR VIEW OF SITE

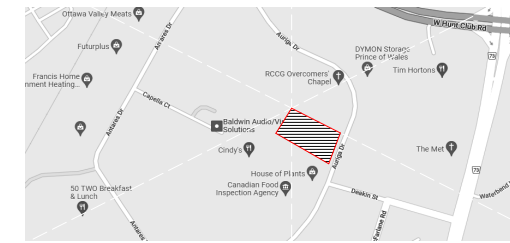


4 - BIRDS EYE VIEW OF SITE OVERLOOKING REAR OF SITE

1 SITE PLAN
1:250



SITE CONTEXT



LEGEND

SURFACES

- EXISTING GRASS
- NEW GRASS
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- NEW SNOW REMOVAL AREA
- EXISTING BUILDING TO BE DEMOLISHED

LINES

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

VEGETATION

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS

PARKING

- BIKE PARKING
H: HORIZONTAL 0.6M x 1.8M
V: VERTICAL 0.5M x 1.5M
S: STACKED 0.37M x 1.8M
- CAR PARKING
R: RESIDENTIAL
V: VISITOR
- BF PARKING
R: RESIDENTIAL
V: VISITOR
- BF PARKING (TYPE A)
R: RESIDENTIAL
V: VISITOR
- BF PARKING (TYPE B)
R: RESIDENTIAL
V: VISITOR

GENERAL NOTES

- NOTE A:**
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE B:**
ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.
- NOTE C:**
CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE D:**
REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE E:**
DO NOT SCALE DRAWINGS.
- NOTE F:**
ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

TOPOGRAPHIC SURVEY OF:

PROJECT INFORMATION

SITE SUMMARY

ADDRESS	30 AURIGA DR
CURRENT ZONING	IGS
SITE AREA	7864.00 m²
PROPOSED USE	INDUSTRIAL
BUILDING AREA	1042.50 m²

ZONING SUMMARY

	REQUIRED	PROPOSED
LOT AREA	1000.00 m²	7864.00 m²
LOT WIDTH	0.00 m	54.92 m
MIN. LOT WIDTH	0.00 m	0.00 m
MAX. BUILDING HEIGHT	22.00 m	9.00 m
MAX. PARAPET HEIGHT	0.00 m	0.00 m

SETBACKS

	REQUIRED	PROPOSED
- FRONT YARD	3.00 m (min.) 0.00 m (max.)	23.20 m (min.) 0.00 m (max.)
- CORNER SIDE YARD	0.00 m (min.) 0.00 m (max.)	0.00 m (min.) 0.00 m (max.)
- INTERIOR SIDE YARD	3.00 m (min.) 0.00 m (max.)	3.00 m (min.) 0.00 m (max.)
- REAR YARD	3.00 m (min.) 0.00 m (max.)	50.00 m (min.) 0.00 m (max.)
- ADDITIONAL REQ	0.00 m	0.00 m
MIN LANDSCAPED AREA	3.00 m	3.00 m

VEHICULAR PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	0	0
MIN VISITOR PARKING SPACES	20	20
MIN ACCESSIBLE PRKG SPACES	1	1

BICYCLE PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	1	1

WASTE CONTAINERS

	REQUIRED	PROPOSED
GARBAGE (0.11 y³ / unit)	0	0
RECYCLING (0.038 y³ / unit)	0	0
ORGANICS	0	0

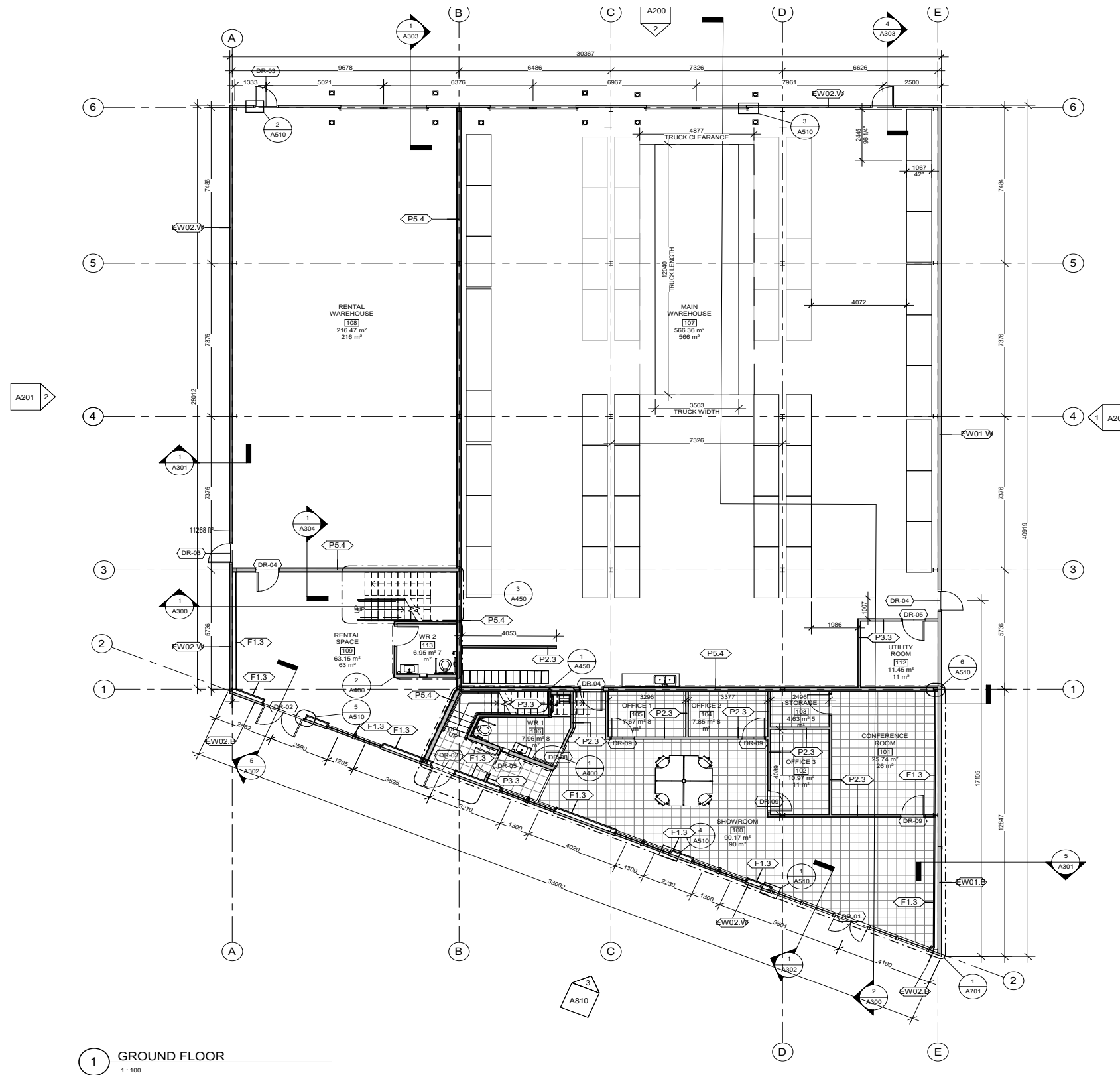
AMENITY AREA

	REQUIRED	PROPOSED
PRIVATE	0.00 m²	0.00 m²
COMMUNAL	0.00 m²	0.00 m²

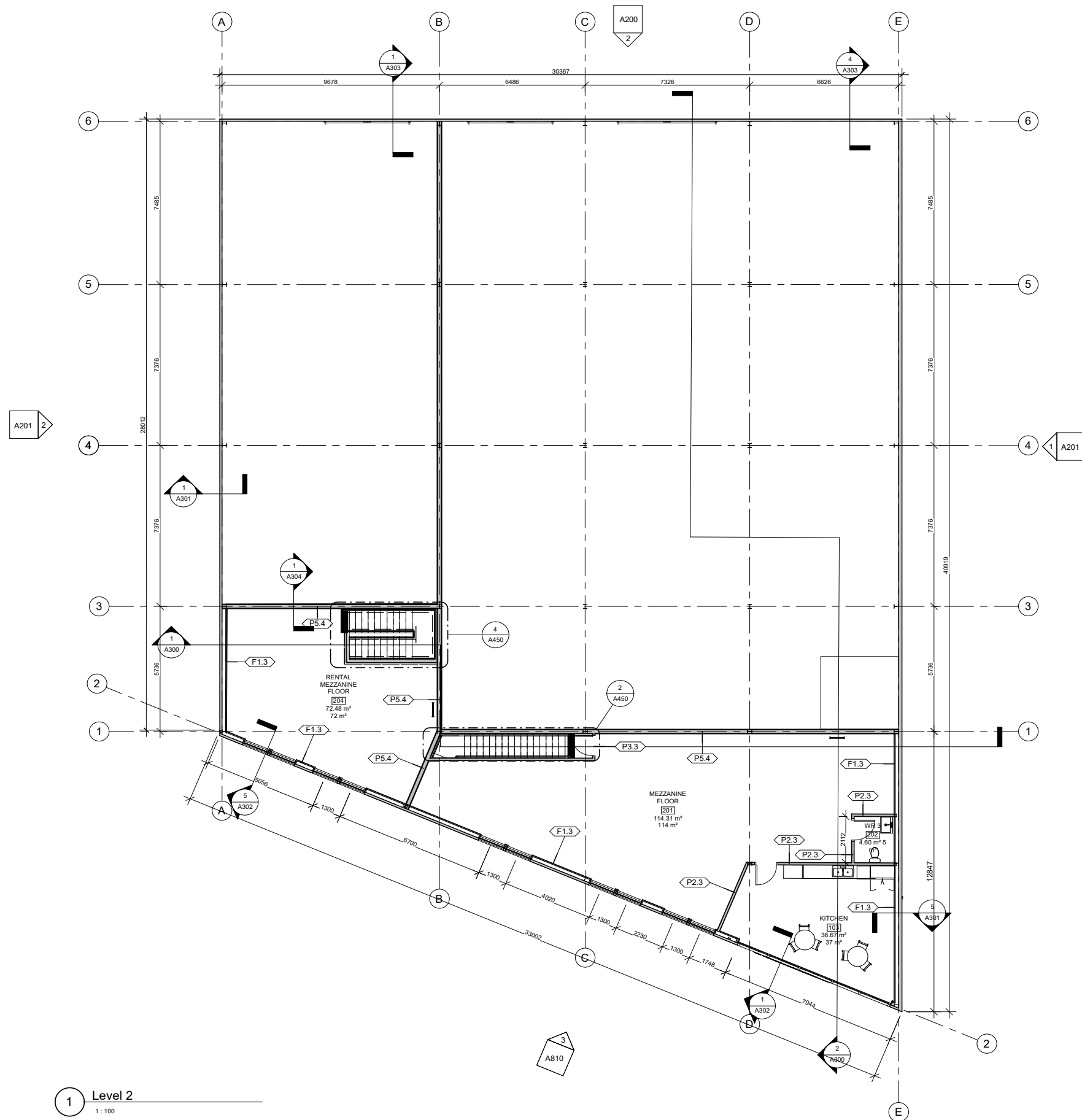
BUILDING SUMMARY

UNITS	GEA_COC	GEA_CITY

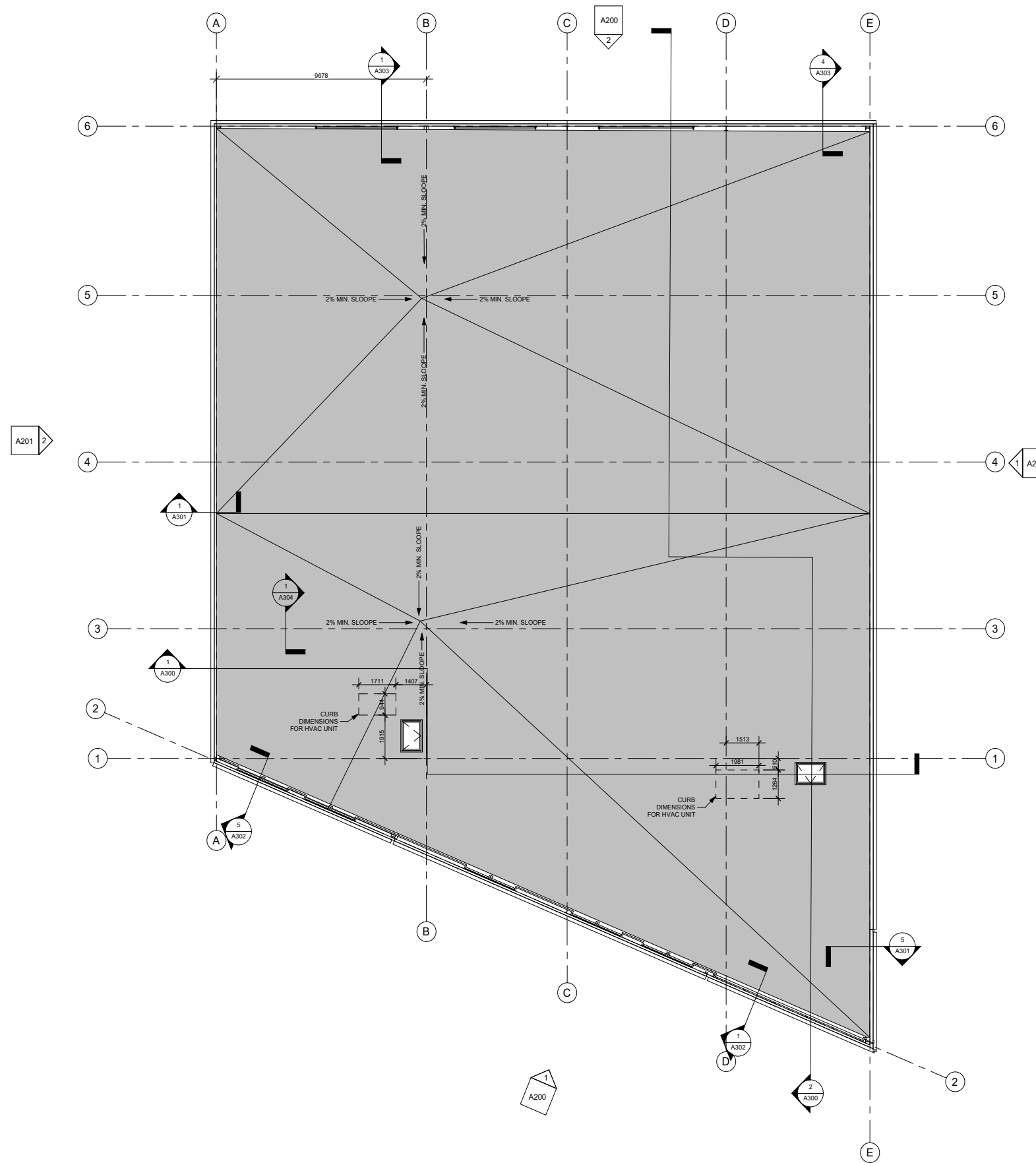
DRAWING NOTES:
1 DEPRESSED CURB
2 GARBAGE

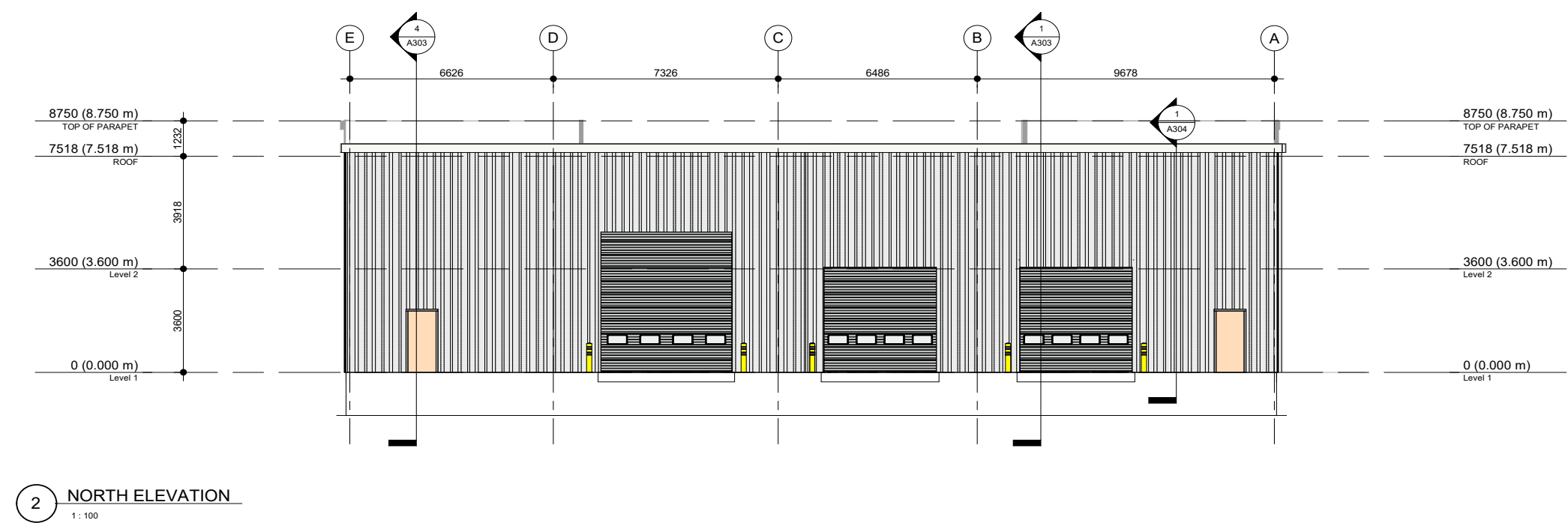
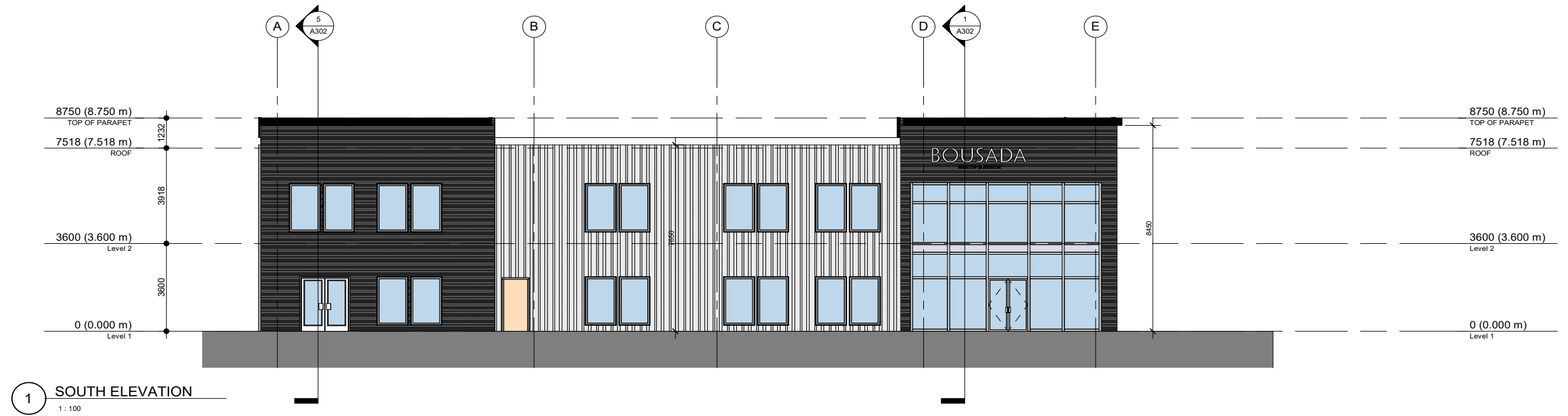


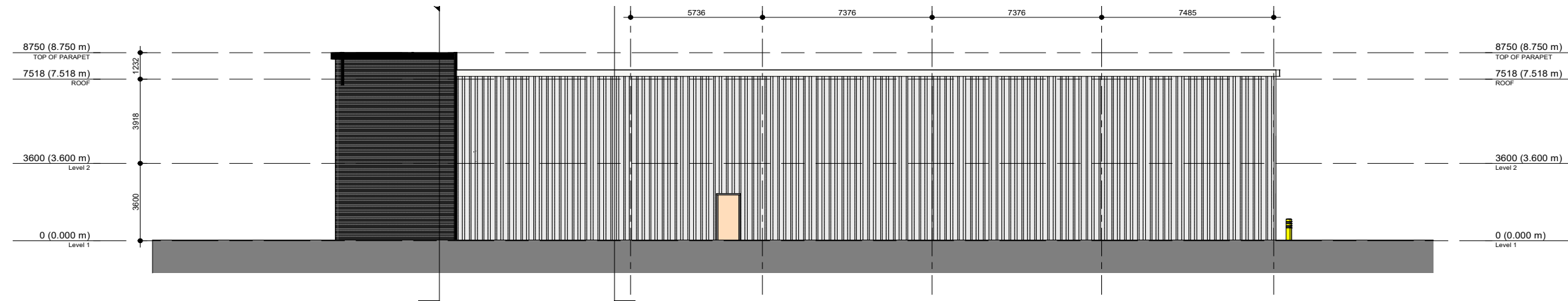
1 GROUND FLOOR
1:100



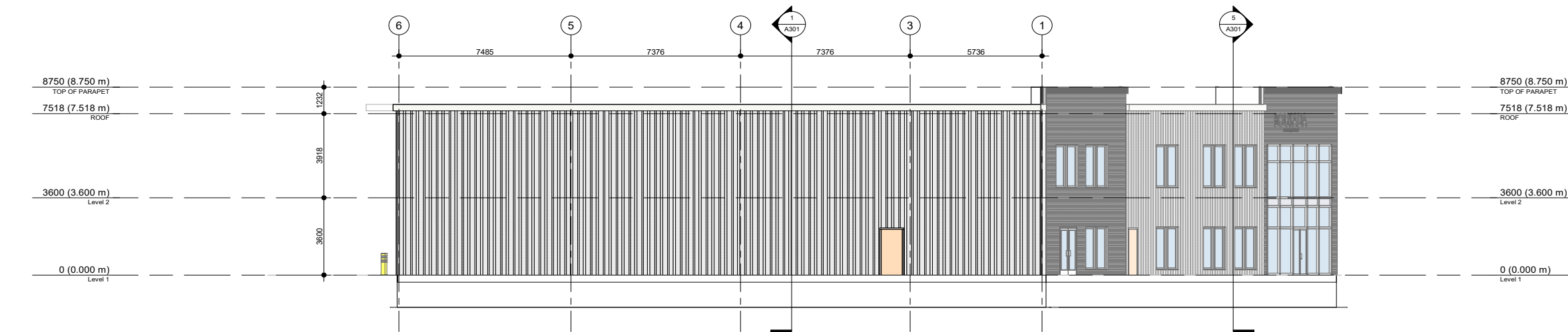
1 Level 2
1:100



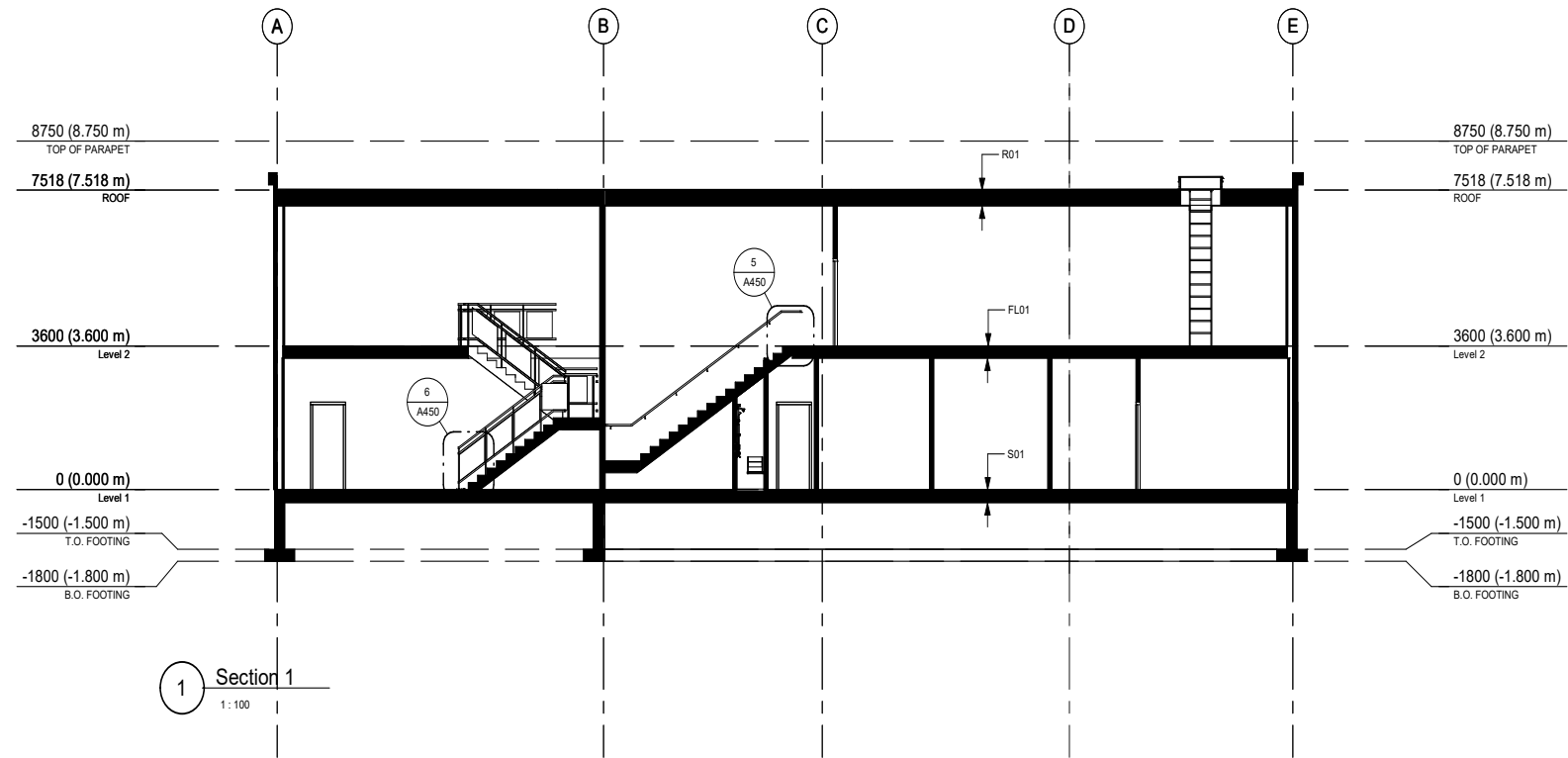




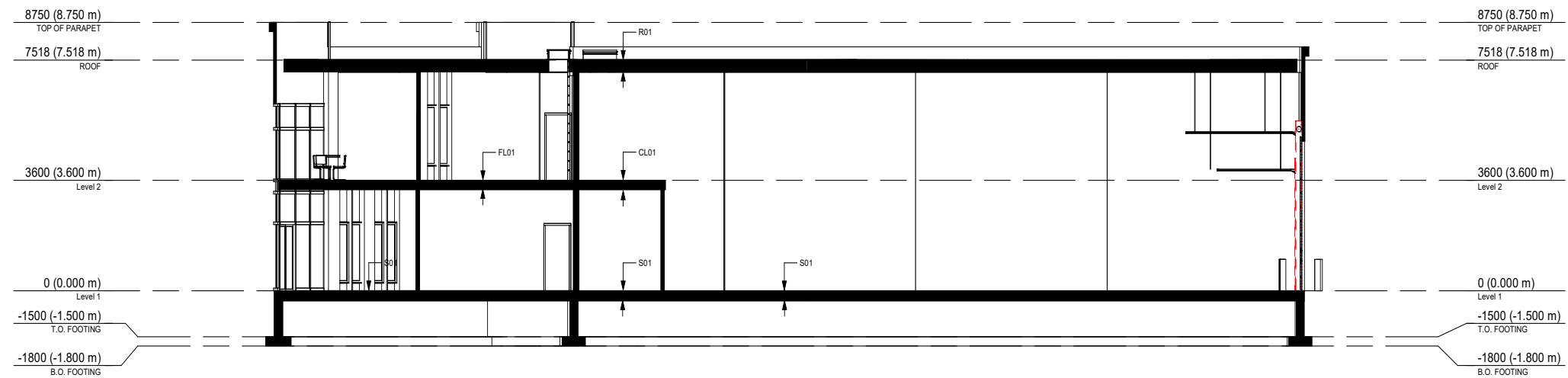
1 EAST ELEVATION
1:100



2 WEST ELEVATION
1:100



1 Section 1
1:100



2 Section 2
1:100