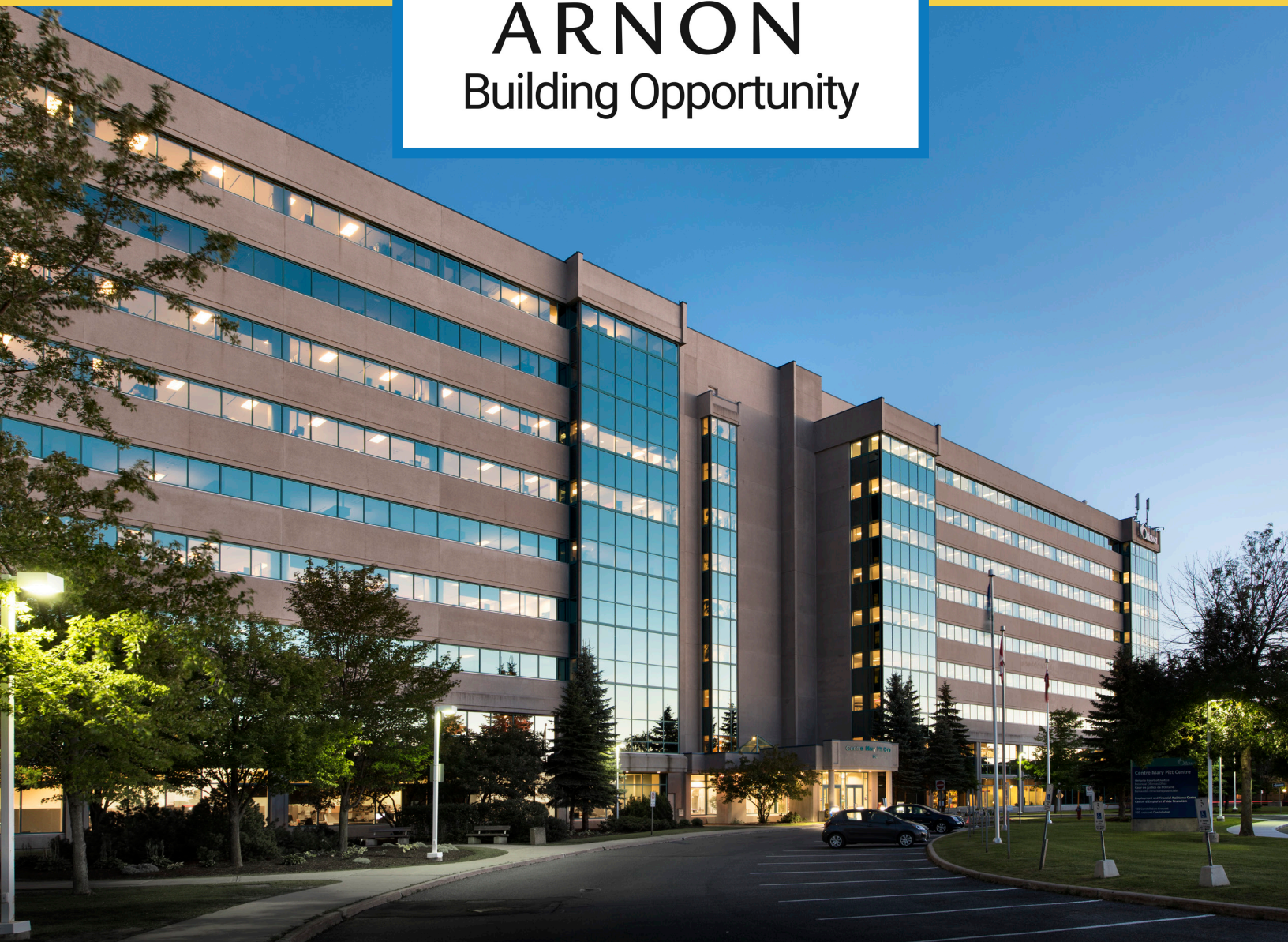




ARNON

Building Opportunity



1881 and 1883 Merivale Road

Site Plan Control
December 2021

Prepared By:

HP Urban Inc.
613-899-3464
Peter.Hume@hpurban.ca

This rationale will support the Site Plan Control Application for the lands municipally known as 1881 and 1883 Merivale Road (the subject properties) in the Hunt Club South Industrial Area





Jamie Avenue Frontage Looking East



Jamie Avenue Frontage Looking West



Merivale Frontage Looking North



Merivale Frontage Looking South

Subject Property

The Subject property is located on Merivale Road south of the intersection of Merivale Road and Hunt Club Road. The subject property is an L shape with frontage on Jamie Avenue and Merivale Road. The majority of the site is currently vacant with a small, converted house on a portion of the Merivale frontage. The combined property has a lot area of 13,999 square metres with 78.79 metres of frontage on Jamie Avenue and 77.26 metres of frontage on Merivale Road.



The Subject Site is bounded by:

NORTH – By Jamie Avenue and a commercial building at 1877 Merivale Road

EAST – by the industrial properties at 20 Jamie Avenue and 21 Bentley Street

SOUTH – By the commercial property at 1885 Merivale Road and the industrial properties at 11, 15 and 21 Bentley Avenue

WEST – by Merivale Road and the commercial properties at 1875 and 1877 Merivale Road

Arnon is submitting, on behalf of Z.V. Holdings Corp., the following applications:

Site Plan Application

The site plan application would allow the construction of 2 warehouse buildings (Building A 3540 sq. metres | Building B 3070 sq. metres) and associated parking and loading.

Subject Lands

The subject lands are legally known as:

1883 Merivale Road

The subject lands are legally known as:

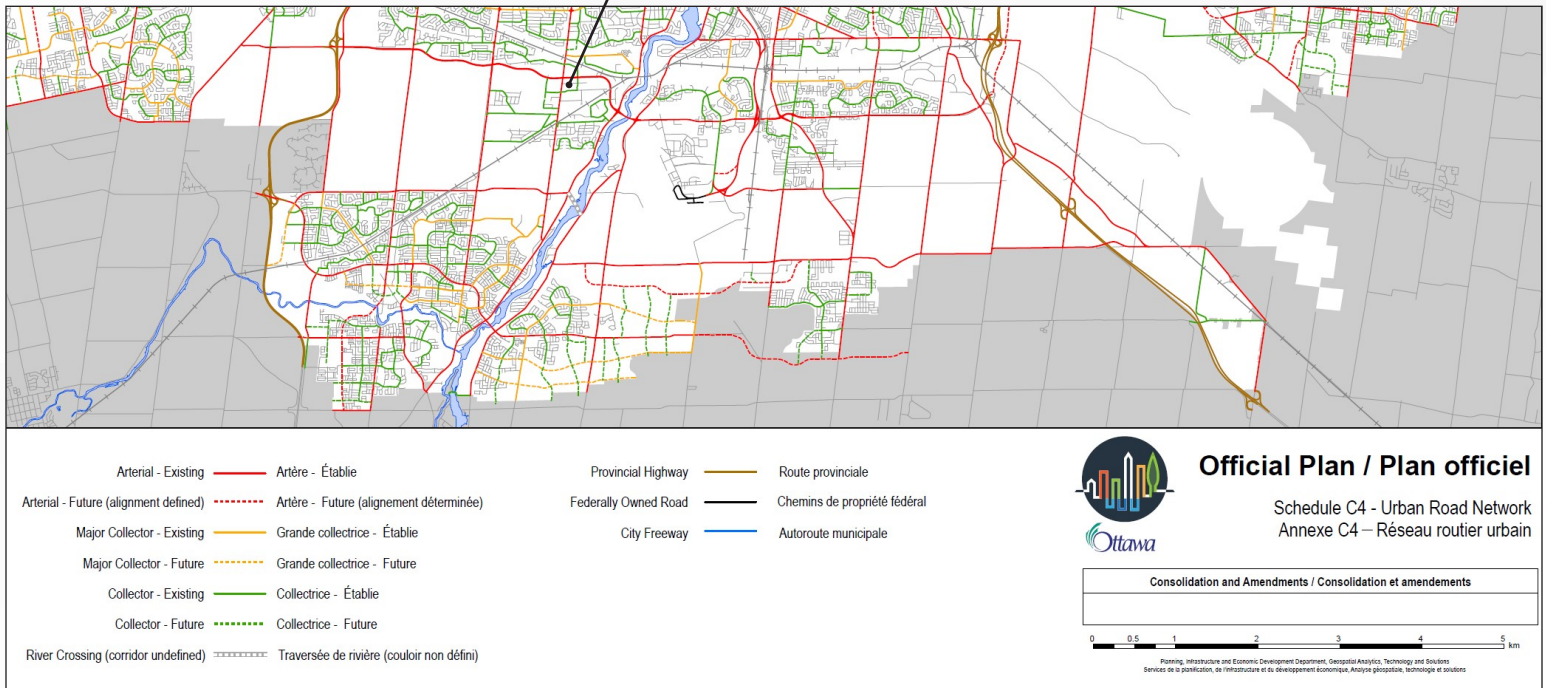
- PT LTS 93, 94, 95, 96 & 97, PL 382; PT CLARKE RD, PL 382 , CLOSED BY NP51189 ; PT PEDLEY ST, PL 382 , CLOSED BY NP51189 ; AS IN CR666762 EXCEPT PT 13, 5R11115; NEPEAN

1881 Merivale Road

- PT LT 28, CON A RIDEAU FRONT; PT CLARKE RD, PL 382 , CLOSED BY NP51189 ; PT PEDLEY ST, PL 382 , CLOSED BY NP51189 ; PT LTS 76, 77 & 82, PL 382 ; LTS 78, 79, 80 & 81, PL 382 ; AS IN CR444016 EXCEPT CR487847 AND PT 12, 5R11115 ; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN AS IN CR444016 ; NEPEAN
- LT 2, PL 564563; NEPEAN
- LT 3, PL 564563; NEPEAN
- PT LT 2, PL 459792, AS IN CR559301 & CR559302 ; NEPEAN

Roads

Subject Site



Schedule C4 – Urban Road Network of the City’s Official Plan designates Merivale Road as an existing arterial roadway with capacity and flow as its function and Jamie Avenue as local street with an access function.

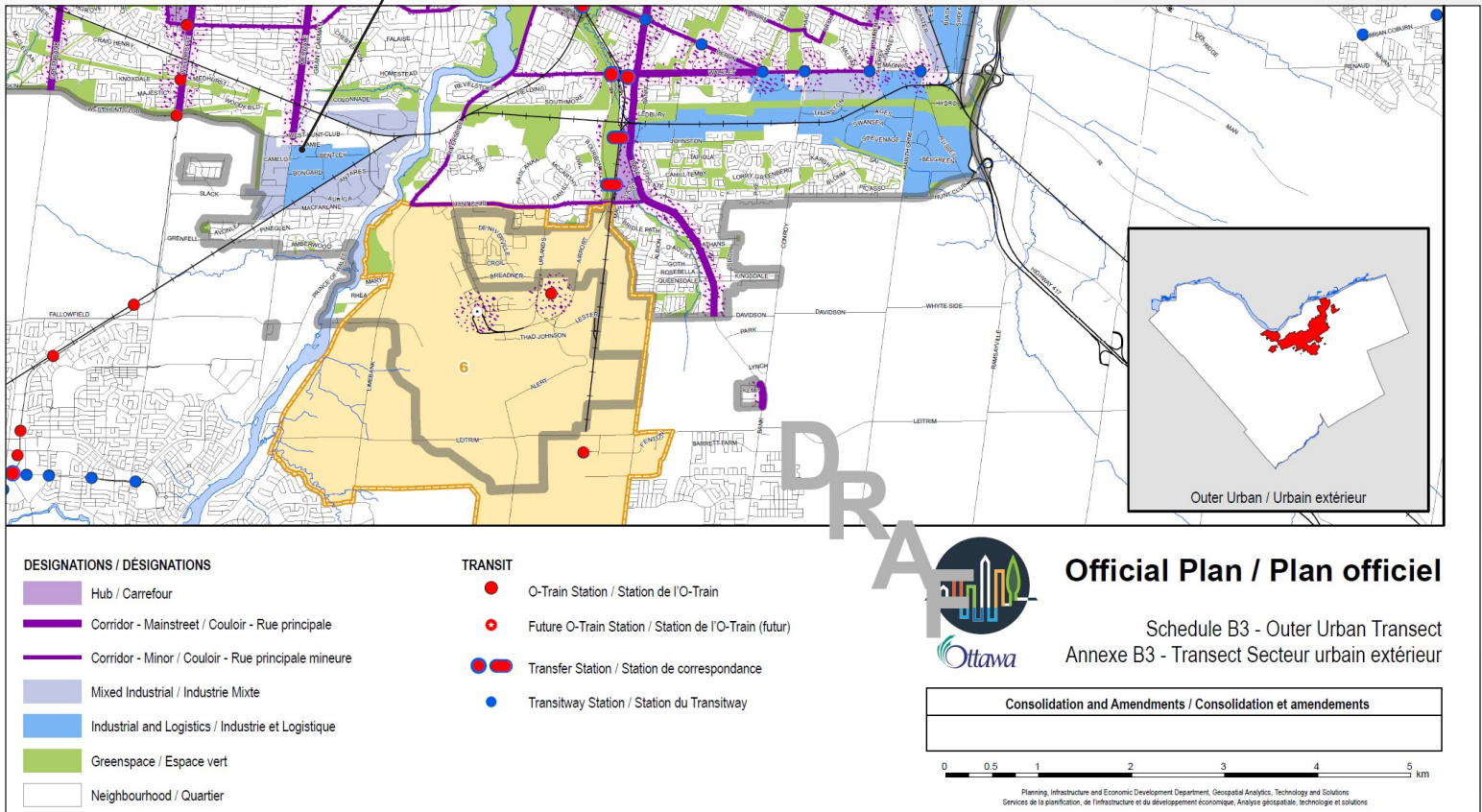
Arterials with a capacity and flow designation is a public street that plays a structural role in the overall street grid by virtue of its length and its ability to link several areas of the City, and where the movement of people is an important part of its function.

Local streets with an access street designation which is a public or private street with a close relationship to its surrounding land uses, exhibits high vehicular friction and slow speeds.

City of Ottawa Official Plan (2021)

The subject lands are designated Industrial and Logistics on Schedule B3 – Outer Urban Transect.

Subject Site

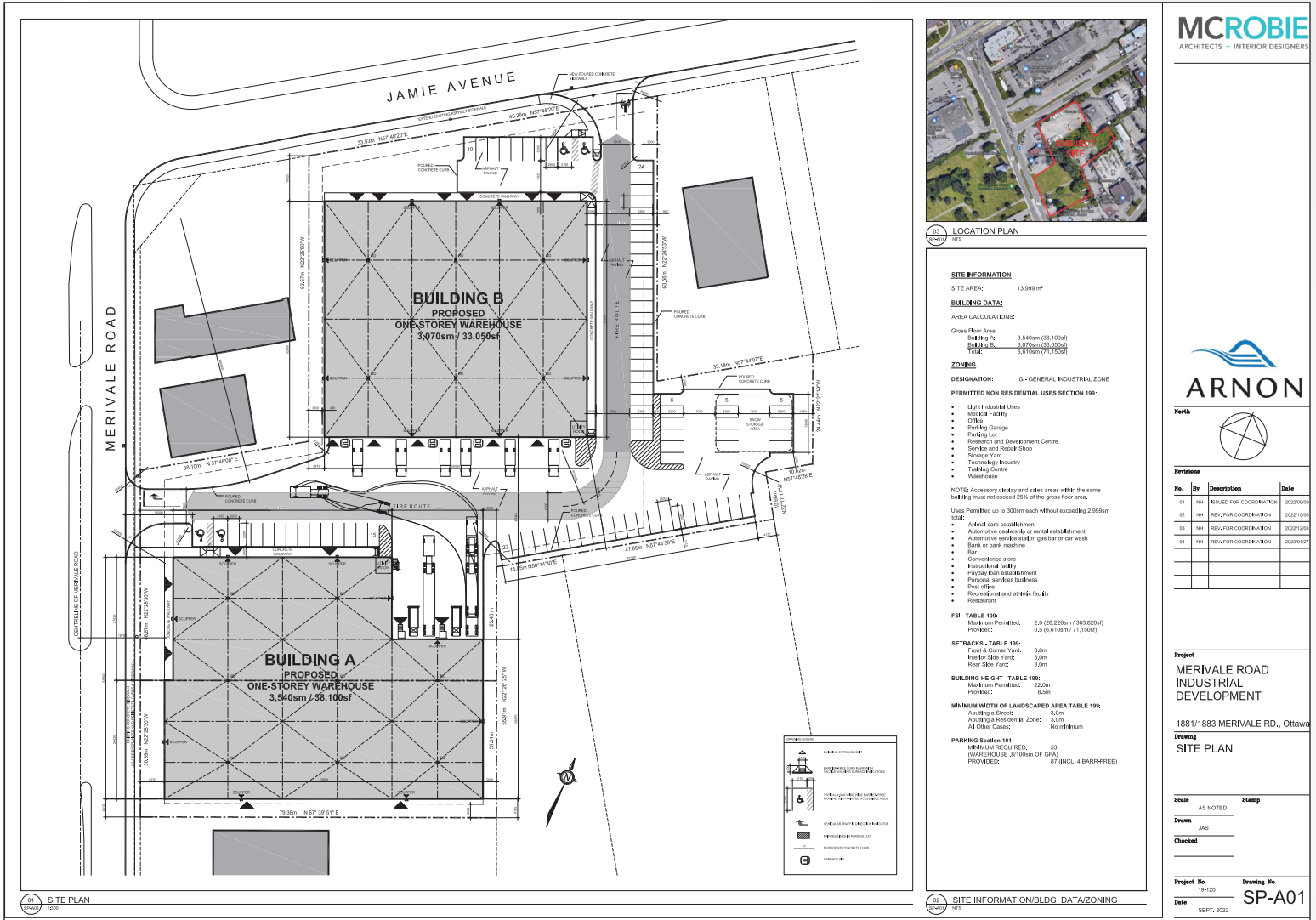


Industrial and Logistics areas are preserved to cluster economic activities relating to manufacturing, logistics, storage and other related uses. The Industrial and Logistics designation is characterized by traditional industrial land uses such as warehousing, distribution, construction, light and heavy industrial, trades, outdoor storage and other uses requiring a range of parcel sizes. OP Section 6.4

The proposed warehouse buildings conform to the intent of the Official Plan designation of Industrial and Logistics.

To achieve the development envisioned by the Official Plan will require a Site Plan application.

Site Plan | Project Data | Zoning



SITE INFORMATION

SITE AREA: 13,999 m²

BUILDING DATA:

AREA CALCULATIONS:

Gross Floor Area:	
Building A:	3,540sm (38,100sf)
Building B:	3,070sm (33,050sf)
Total:	6,610sm (71,150sf)

ZONING

DESIGNATION: IG - GENERAL INDUSTRIAL ZONE

PERMITTED NON RESIDENTIAL USES SECTION 199:

- Light Industrial Uses
- Medical Facility
- Office
- Parking Garage
- Parking Lot
- Research and Development Centre
- Service and Repair Shop
- Storage Yard
- Technology Industry
- Training Centre
- Warehouse

NOTE: Accessory display and sales areas within the same building must not exceed 25% of the gross floor area.

Uses Permitted up to 300sm each without exceeding 2,999sm total:

- Animal care establishment
- Automotive dealership or rental establishment
- Automotive service station gas bar or car wash
- Bank or bank machine
- Bar
- Convenience store
- Instructional facility
- Payday loan establishment
- Personal services business
- Post office
- Recreational and athletic facility
- Restaurant

FSI - TABLE 199:

Maximum Permitted:	2.0 (28,226sm / 303,820sf)
Provided:	0.5 (6,610sm / 71,150sf)

SETBACKS - TABLE 199:

Front & Corner Yard:	3.0m
Interior Side Yard:	3.0m
Rear Side Yard:	3.0m

BUILDING HEIGHT - TABLE 199:

Maximum Permitted:	22.0m
Provided:	9.6m

MINIMUM WIDTH OF LANDSCAPED AREA TABLE 199:

Abutting a Street:	3.0m
Abutting a Residential Zone:	3.0m
All Other Cases:	No minimum

PARKING Section 101

MINIMUM REQUIRED:	53
(WAREHOUSE .8/100sm OF GFA)	
PROVIDED:	87 (INCL. 4 BARR-FREE)

The site plan has been prepared to respond with the following design intent:

- Building masses have been prudently placed to define the street edge, create safe public and private spaces.
- Creating unique building character by introduction of contemporary architectural expression and attractive landscaped courtyards.
- The majority of parking facilities are located internal to the site to minimize their impact on the public realm along the arterial roadway.
- Respecting the character of existing areas and future development urban fabric to integrate this development into the surrounding context by similar simple architectural articulation.
- Providing opportunities for landscaping and tree planting along both the Jamie Avenue and Merivale Road frontage to soften the warehouse buildings and create a positive public realm.

MCROBIE
ARCHITECTS + INTERIOR DESIGNERS



North

Revisions	No.	By	Description	Date
	01	MM	ISSUED FOR PERMIT	2023/07/10
	02	MM	REVISED FOR REVIEW	2023/07/14
	03	MM	REVISED FOR REVIEW	2023/07/15
	04	MM	REVISED FOR SPA	2023/07/15

Project
MERIVALE ROAD
INDUSTRIAL
DEVELOPMENT

Building
1881/1883 MERIVALE RD., OTTAWA
EXTERIOR ELEVATIONS
BUILDING A

Scale AS NOTED

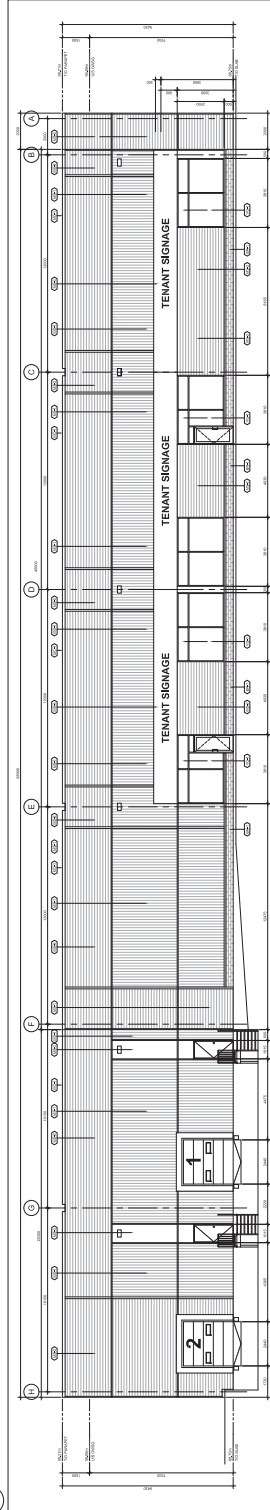
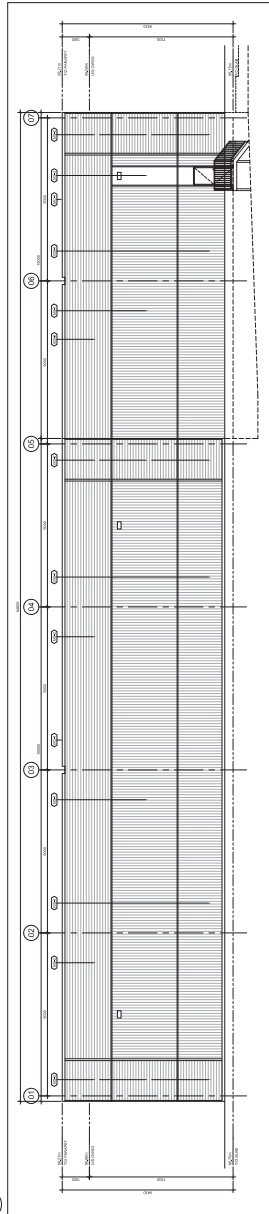
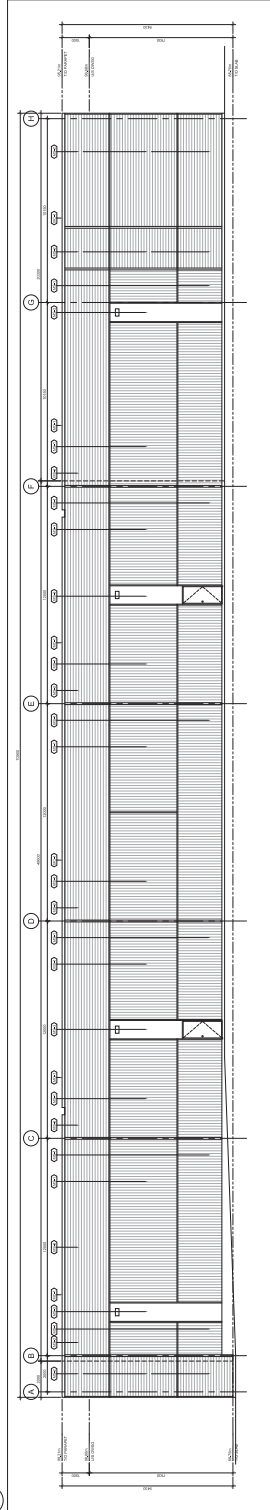
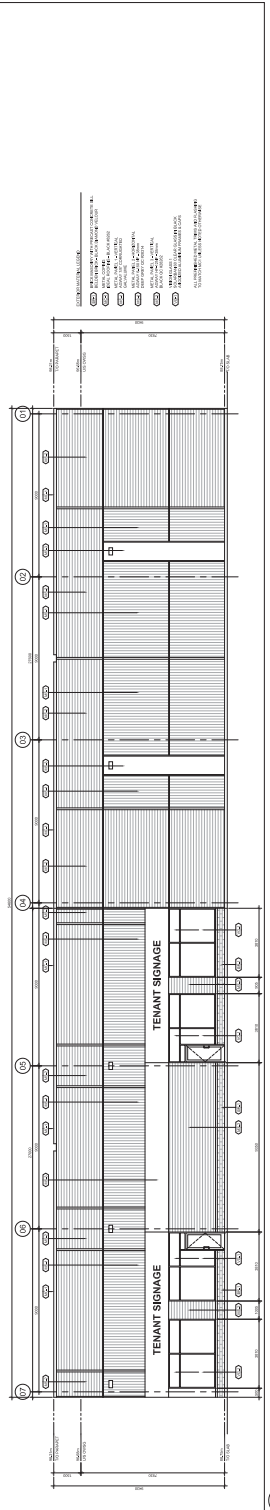
Drawn JAS

Checked [Signature]

Project No. Bc-20

Drawing No. **A201**

Date SEPT. 2022



28 X 40 - PLOT 30 B1

MCROBIE
ARCHITECTS + INTERIOR DESIGNERS



North

Revisions	No.	By	Description	Date
	01	NH	ISSUED FOR PERMIT	2023/07/10
	02	NH	REVISED FOR REVIEW	2023/07/14
	03	NH	REVISED FOR REVIEW	2023/07/15
	04	NH	REVISED FOR SPA	2023/07/16

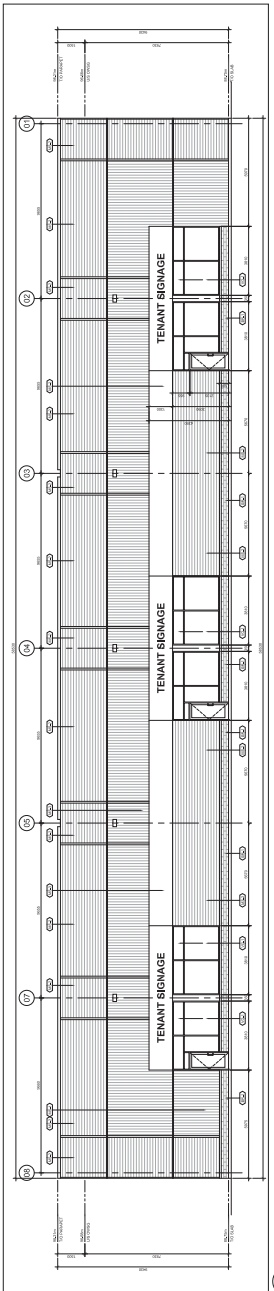
Project
MERIVALE ROAD
INDUSTRIAL
DEVELOPMENT

Building
EXTERIOR ELEVATIONS
BUILDING B

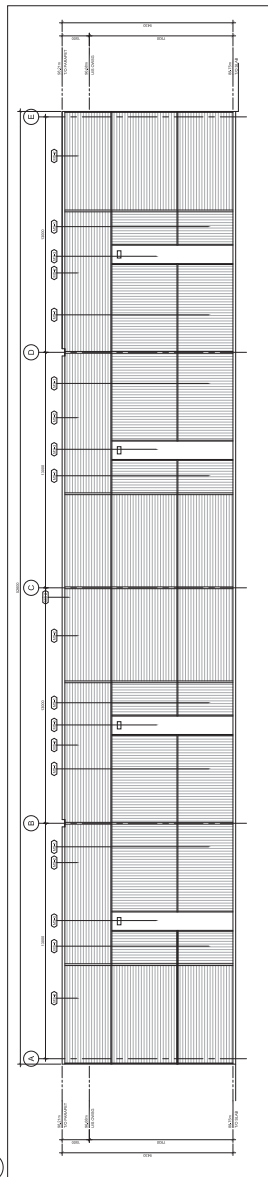
1881/1883 MERIVALE RD., OTTAWA

Scale AS NOTED
Drawn JAS
Checked [Signature]

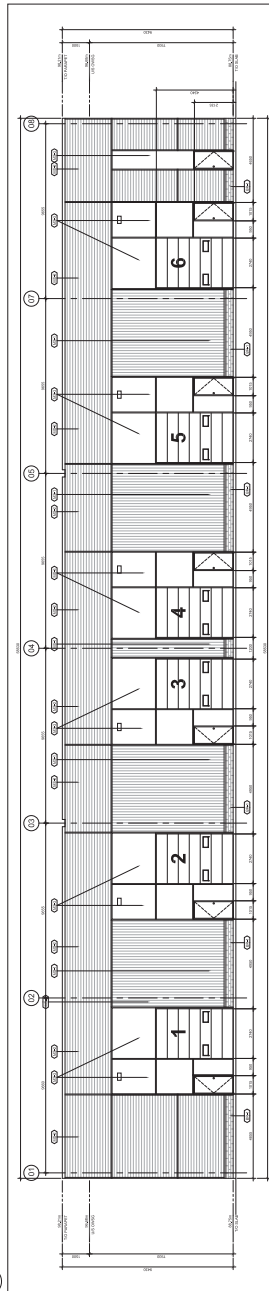
Project No. Bc-20
Drawing No. **A202**
Date SEPT. 2022



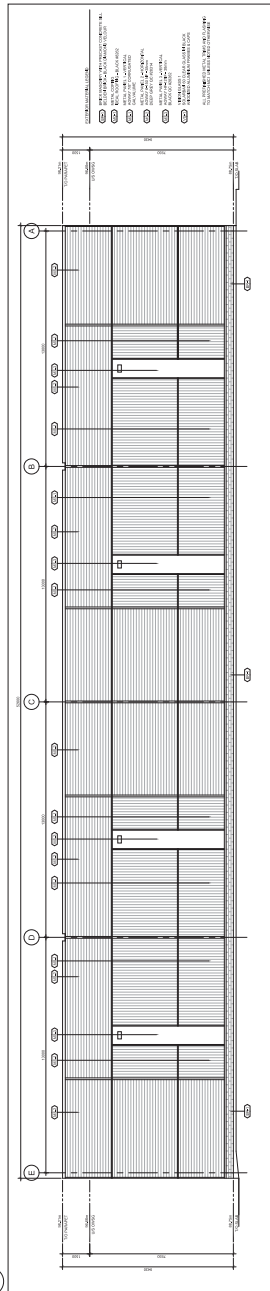
(A) NORTH ELEVATION
1:500



(B) WEST ELEVATION
1:500



(C) SOUTH ELEVATION
1:500



(D) EAST ELEVATION
1:500

33 X 40 - PLOT 300 B1

Included as part of the approvals process is an overview of the public consultation process to ensure the development process is transparent and informative for the community, and the larger public.

A Pre-Application Consultation meeting took place on June 1, 2022, with the following City staff:

- Colette Gorni – Planner (File Lead), City of Ottawa
- Jessica Valic – Project Manager (Infrastructure), City of Ottawa
- Mark Richardson, Planner (Forester), City of Ottawa
- Patrick McMahon – Project Manager (Transportation), City of Ottawa
- Matthew Ippersiel – Planner (Urban Design), City of Ottawa
- Louise Cerveny – Planner (Parks), City of Ottawa

After the filing of the necessary development applications the following direct consultation is planned:

- Contact with the Ward Councillor to introduce the project.

A sign will be installed on the property to ensure that the broader public will be aware of the project and will be able to provide comments to the Project Lead.

Based on the information presented throughout this Rationale, it is my opinion that the proposed site plan is appropriate when evaluated against the applicable Official Plan policies as they relate to the subject lands.

In conclusion, the proposed site plan represents good urban development.

Respectfully Submitted,

Peter Hume

Peter Hume