

S.J. Lawrence Architect Incorporated

18 Deakin Street, Suite 205
Ottawa, ON K2E 8B7



July 9th, 2024

Attention: Siobhan Kelly, Planner I, Development Review – City of Ottawa
Re: **Phase III – Pre-Consultation**
100 Bill Leathem Drive, Ottawa, ON
S.J.L Ref. No. SL_1117_24 Continental Flooring

Application Submission

On behalf of the owner, Continental Flooring Inc, we are pleased to submit the Urban Design Brief in support of a Phase III Pre-Consultation application for the property located at 100 Bill Leathem Drive, Ottawa. Please note this Urban Design Brief shall be read in conjunction with the Zoning Confirmation Report prepared by Novatech Engineers, Planners, and Landscape Architects.

Legal Description:

Part 1, Plan 4R-35586, Parts of Lots 17 & 18 Concession 1 (Rideau Front), Geographic Township of Nepean, City of Ottawa – prepared by Stantec Geomatics Ltd.

Municipal Address:

100 Bill Leathem Drive, Ottawa, ON K2J 0R3

Content

Project Description:

Situated along Bill Leathem Dr., between Leikin Dr. and Longfields Dr., the subject property is located within an industrial zone. This area is ideal for the proposed development as it is centrally located and easily accessible for distribution and nearby residents, ensuring seamless operations and community convenience.

The development will consist of a one-storey 1,555sq.m. commercial warehouse and office for Continental Flooring Inc. – refer to Architectural sheet A1.0 for building and site statistics. The rendered perspective below, Figure 01, shows the proposed scale of the building. The design focuses on contemporary geometry, symmetrical treatments and fenestrations, accent features such as the wood slats, and a warm colour palette. The subject site will set a new standard for future developments. Through design strategies, listed below, we find this project to be a perfect fit within the existing surrounding fabric.

- The proposed building articulation includes a series of setbacks and protrusions which help break up the built-form and animate the facades
- Providing ample soft landscaping at the front and rear of the property as well as rear amenity area for staff
- The materials selected blend with its surrounding context and are quite durable which contributes to the overall quality and longevity of the building
- A double entry drive aisle is provided to allow flexibility and efficiency in terms of traffic flow within the parking lot while reducing congestion along Bill Leathem Dr

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Figure 01



Design Directives:

Based on initial feedback from municipal staff, our design has been modified to address the comments and concerns raised – *see response below*. Please note this Urban Design Brief shall be read in conjunction with the Zoning Confirmation Report prepared by Novatech Engineers, Planners, and Landscape Architects.

Pre-Application Consultation: Meeting Feedback dated March 22nd, 2024

Comment No.13: Please refer to Landscape plan prepared by Novatech Engineers.

Comment No.14: Please note a pedestrian linkage has been added to provide a clear and safe walkway to the bus stop along Bill Leathem Drive.

Comment No.15: Please note a staff patio and plantings have been added to the South-West as well as a new walkway connecting to the existing pathway towards the South of the subject property.

Pre-Consultation: Review Feedback dated June 27th, 2024

Comment No.02: Walkway leading to Clark Bellinger SWM Facility has been removed. Refer to revised Architectural and Landscape site plan.

Comment No.03: Chain-link fence has been added along rear property line. Refer to revised Architectural and Landscape site plan.

Comment No.04: Please note we are proposing window markers (*3M – Feather Friendly*) on the outside surface of the fenestrations along the North elevation to reduce the surface reflection and alert birds to avoid collision.

Comment No.09: Image of the natural area towards the South (rear) of the property have been added below.

Comment No.10: An additional window has been added to the East (side) elevation. Refer to revised Architectural

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elevations. Also, please note there are several trees proposed along the East side as per the landscape plan.

Comment No.11: Noted.

Comment No.34: Right of Way protection dimension has been added to Architectural site plan.

Site Context, and Analysis:

The site consists of a single parcel c/w a SWM easement towards the east with the main address of 100 Bill Leatham Drive, Ottawa. The subject property has an area of 5,174sq.m. / 55,696sq.ft. / 1.27 acres. The site is free from any existing structures. In regards to mobility networks, there is a bus stop (ID: 0730) at the North-East corner of the site – refer to Architectural site plan on sheet A1.0.

Figure 02 – Site Context



Surrounding Area:

The site consists

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Figure 03 - View A - South



Figure 04 - View B – South-West





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Figure 05 - View C – South-East



Figure 06 - View D – South-East 2.0



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Design Research:

Please refer to *Figure 06* below for proposing massing of development in the existing context.

Figure 06



Relationship to the Public Realm

The proposed design is located within an industrial park, however, efforts were made to connect to the existing bus stop along Bill Leathem Drive.

Sustainability

Following are some sustainable measures provided in this design:

- Energy efficiency will be achieved through proper building envelope design (airtightness), insulation and thermal values (reduce height loss), proper M&E systems (reduce energy consumption), and eco-friendly products
- A compact building form will reduce envelope heat losses
- LED Lighting and low flow plumbing fixtures
- Landscaped and amenity areas which will help reduce urban heat island effects

Accessibility (AODA)

The site design will meet all requirements of the AODA as well as site design provisions of the CSA B651 Standards for the Accessible Design of the Built Environment, including:

- Barrier-free access to building entrances and access from parking areas
- Safety measures, such as TWSI's, at points where pedestrian routes meet or cross vehicle routes
- Adequate site lighting

Building Design

Building Drawings including, Site Plan, Floor Plans, and Elevations have been included in the drawing package.