



96 BILL LEATHEM DRIVE CHELLO Commercial Development

Design Brief R1

16 May 2024

PREPARED FOR: City of Ottawa
PREPARED BY: KWC ARCHITECTS INC



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Preamble

KWC Architects Inc. (KWC) have been retained by the Chello Building Corporation to provide architectural services for the design of a new industrial development to accommodate light industrial use and related services. The site is a greenfield site located at 96 Bill Leathem Drive just north of Promenade Leikin Drive in an area characterized by light industrial buildings to the east and a combination of greenbelt and residential development to the south.

As architects, KWC are supported by owner engaged sub-consultant and specialist teams including: D+M (Structural); Morrison Hershfield (Civil); GJA Inc. (Landscape); Smith and Andersen (Mechanical & Electrical).

1. Project Description

1.1. Design Intent

The proposed development will consist of a 14,500 sqft (1347 sqm) 1 storey building with potential for a future mezzanine of approximately 4,531 sqft (421m²). The building would accommodate mixed office-type uses and low-impact light industrial uses and could potentially accommodate up to six (6) tenants. There will be 1 vehicular point of access with 18 parking spaces along the front with the balance of the parking spaces at the rear of the parking lot. The tenants at this time are not confirmed.

1.2. Project statistics

Regulation	Required	Provided	Compliance
Minimum Lot Area	3,000m ²	4,045m ²	Yes
Minimum Lot Width	50m	61.89m	Yes
Minimum Front Yard Setback	7.5m	16.9m	Yes
Minimum Rear Yard Setback	7.5m	15.7m	Yes
Minimum Interior Side Yard Setback	7.5m	7.5m	Yes
Maximum Lot Coverage	60%	35%	Yes
Maximum Building Height	22m	7.3m	Yes
Minimum Width Lands aped Area (Abutting Street)	3m	3m	Yes
Minimum Required Parking Spaces (Vehicle)	16 (9 office, 7 warehouse)	28	Yes
Minimum Required Parking Spaces (Bicycle)	7	7	Yes
Minimum Required Loading Spaces	1	4	Yes

1.3. Rendering of Proposed Development



2. Summary to Applicable Design Policies

2.1. Official Plan

2.1.1. Property Zoning Information:

2.1.1.1. *Legal Description:* Parts of Lots 17 and 18 Concession 1, RF part 18 on plan 4R9089, Lying East of Part 1, Plan 4R11133 Nepean

2.1.1.2. *Zoning:* IL[9] Light Industrial Zone, subzone 9 South Merivale Business Park. Proposed development will not be looking for relief from any requirements of the zoning by-law and will not require any minor variances

2.1.2. **City of Ottawa Official Plan:** The subject land is designated **Industrial and Logistics** pursuant to **Schedule B6, SubUrban (Southwest Transect) Policy Plan of the 2021 City of Ottawa Official Plan (the “Official Plan”)**. This designation corresponds to the manufacturing and warehousing activities within employment areas as defined by the Provincial Policy Statement. The purpose of such designation is to broaden the economic base of Ottawa to ensure that land within the urban boundary is available long-term for business and economic activity uses beyond federal, high-tech, health and education services, which will protect the economic well-being of the City of Ottawa. Both office and warehouse uses are permitted within this designation.

2.1.3. **Parkland Dedication:** The preliminary parkland dedication requirement for industrial use as per City of Ottawa By-law is 2% of gross land area of the site being developed. The property is 4,4047m², therefore the total parkland dedication required is: $4,4047 \times 2\% = 81\text{m}^2$. The current site plan does not have 81m² to dedicate to parkland and therefore will be requesting Cash-in-Lieu of Parkland from Parks and Facilities Planning.

2.2. Response to Urban Design Directions provided at Pre-Consultation Meetings.

All comments received December 15, 2023 for Phase 3 Pre-Consultation meeting have been addressed in the revised Site Plan Control drawings dated 2024-03-21. Refer to Appendix 5.2 for copy of feedback received.

3. Site, Context and Analysis

3.1. Photographs of existing site

3.1.1. View from Bill Leathem Drive looking South



3.1.2. View from Bill Leathem Drive looking North



3.1.3. View from 96 Bill Leathem Drive looking East



3.1.4. View of vacant 96 Bill Leathem Drive Site



3.2 Perspective Images

3.2.1 View from Across Street, looking South



3.2.2 View from Bill Leathem Drive Looking North-West



3.2.3 View from Bill Leathem Drive looking South East



3.2.4 View from Paragon Avenue Looking South



3.3 Protected View Corridors or Views of Interest

Not Applicable: no Protected view corridors or views of interest noted.

3.4 Built and Natural Heritage Assets on Site and Adjacent Area

Not Applicable: no built or natural heritage assets noted on site or adjacent areas

3.5 Microclimate Conditions of the Site

No significant microclimate conditions were noted as a result of this proposed development.

3.6 Key uses, destinations, and spatial elements in the surrounding area such as focal

The immediate adjacent areas are low density industrial uses: Lumentum to the west and Enbridge to the north.

Kennedy-Craig Forest is located to the south-west of the site with multi-purpose pathways connecting the forest to residential area.

Farmland for Shouldice Farms is located to the north west of the site across Longfields Drive.

The main Royal Mounted Police building is located to the east of the site along Prom. Leikin Drive.

3.7 Urban pattern (streets/blocks)

The urban pattern for this area is a mix of:

- Residential with curvilinear streets to the south and south-east buffered by greenspace
- Light industrial to the north and west. Existing buildings vary from 2 to 4 stories. Much of the adjacent area zoned IL[9] is yet to be developed.
- Institutional (RCMP) to the east surrounded by large parking lots
- Farmland to the north and north west

3.8 Characteristics of Adjacent Streets and Public Realm

The area surrounding the site is zoned for light industrial and is largely undeveloped at this time. Undeveloped areas a mix of treed greenspaces and fields. There is an existing sidewalk on west side of Bill Leathem drive and transit stop at Paragon/Bill Leathem.

3.9 Mobility networks, such as transit stations, street networks, cycling facilities, pedestrian routes and connections and parking

The site is located between Woodroffe Ave and Merivale Road, south of Fallowfield Rd and can be accessed from Prom. Leikin Drive to the south or Longfield's Drive to the north. Bill Leathem Drive is a single two-way bicycle-friendly road with a sidewalk on the west side. Public Transit bus routes 73/278/676 service the site with transit stops on either side of the road at Bill Leathem/Paragon. A multi-use path exists to the south of the site which connects Kennedy Craig Forest with the adjacent Southpointe residential area.

3.10 Future and current development proposals on adjacent properties

The properties in the immediate vicinity along Bill Leathem consist of 2 - 4 storey light industrial developments. Future development proposals are unknown at this time, however adjacent properties are zoned for light industrial.

3.11 Planned functions of the adjacent properties, such as the permitted building envelope under current zoning

The adjacent properties are zoned IL[9] Light industrial. A large portion of the adjacent properties are undeveloped at this time.

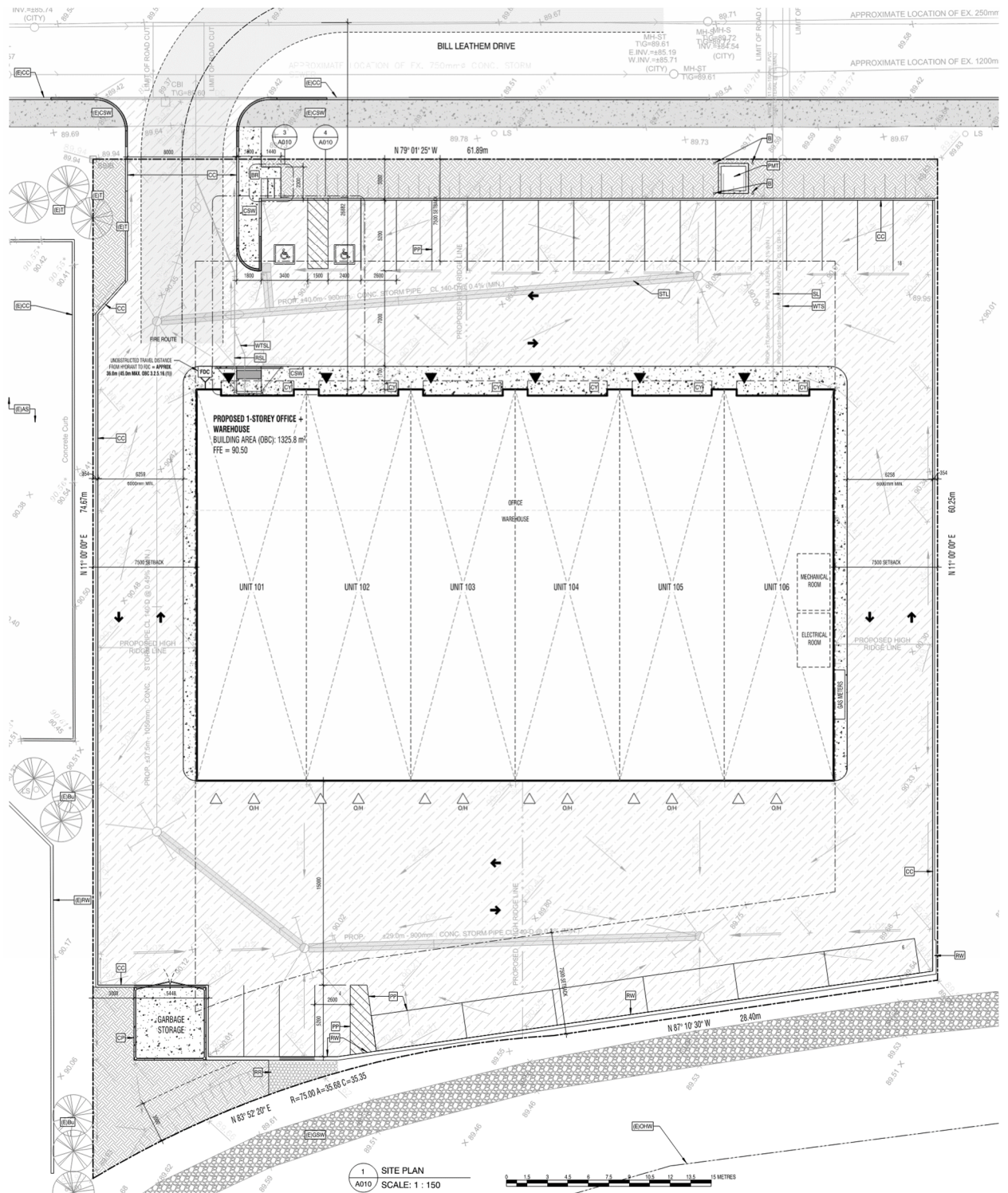
4. Design Research

4.1. Parti diagrams, sketches and precedent images

4.1.1. Context Plan



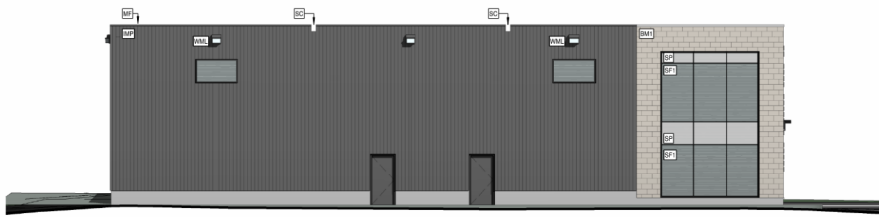
4.2. Proposed Site Plan



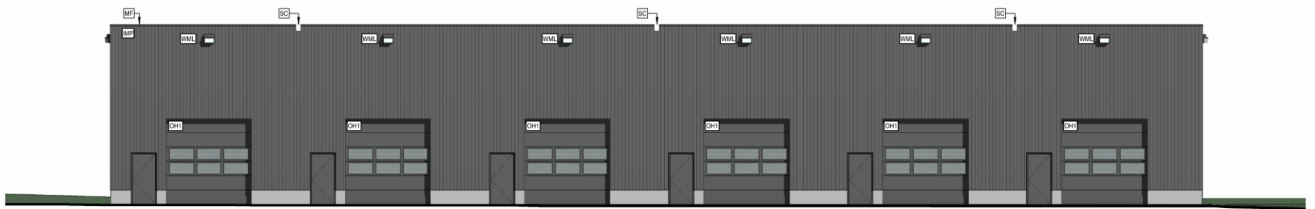
4.3. Proposed Elevations



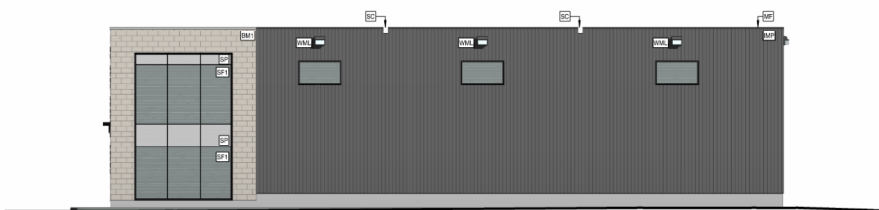
1 NORTH ELEVATION
A011 SCALE: 1 : 100



2 EAST ELEVATION
A011 SCALE: 1 : 100



3 SOUTH ELEVATION
A011 SCALE: 1 : 100



4 WEST ELEVATION
A011 SCALE: 1 : 100

4.4. Alternative site plan options

Not applicable

4.5. Alternative massing options

Not applicable

4.6. Design Evolution

Not applicable

4.7. Massing of the proposed development in the existing context. Within current zoning permissions

The massing of the proposed development is within current zoning parameters. The proposed development is a modestly scaled double-storey height building set within an industrial sector of the city situated along the south-western edge of the project site.

Adjacent buildings are of a larger scale including a 4-storey office building immediately to the north and a 2-storey office and light manufacturing building on the south side of the private roadway.

4.8. Block Plan illustrating potential future development in the area in which the proposed site is situated

Not applicable - No future development beyond the proposed development is anticipated.

4.9. Built form transition between proposed development and the surrounding area

Proposed transition between the surrounding area and the site will be a combination of asphalt with a landscape buffer and a direct connection to existing sidewalk along Bill Leathem Drive.

4.10. Response to abutting public realm conditions beyond the boundaries of the site

Access to site would be via Bill Leathem Drive

4.11. Street cross sections that show the building wall to building wall conditions of the adjacent streets

Refer to site plan

4.12. Approach to sustainable design as it relates to City's high performance development standards or any other accredited system such as LEED

Design adheres to SB-10 standards

4.13. Approach to bird-safe design as it relates to the City's Bird-Safe Design Guidelines

Building is two-storey height (under 16m) with no significant glazing, corner glass

or fly-through conditions. All glazing will incorporate bird-safe glass with frit as in accordance with City of Ottawa Bird-Safe Design Guidelines.

5. Appendices

5.1. Existing Site Context Plan



5.2. Comments from Preliminary Meeting with City of Ottawa dated December 15, 2023

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