



DESIGN BRIEF

November 19, 2024

6165 Thunder Road

Warehouse Site Plan

Project Summary

Type of application: Site plan Control

Date of pre-consultation: April 28th, 2022

Municipal Address: 6165 Thunder Road, Ottawa

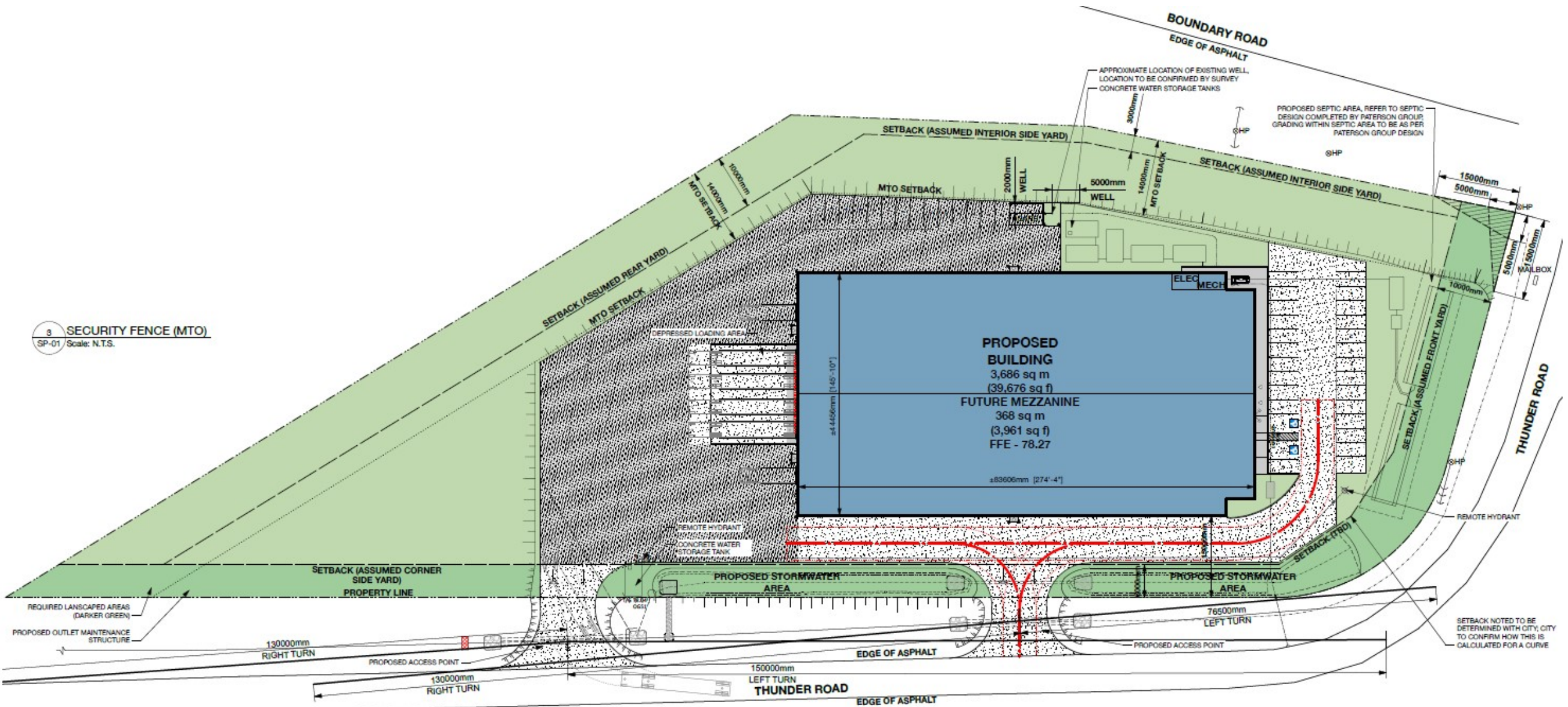
This design brief has been prepared by HP Urban on behalf of Brofort Developments in support of a site plan control application to construct a Warehouse building.



Response to City Comments:

The following plans and studies were provided to respond to City comments:

- Site Plan & Building Elevations - STEWART + TSAI ARCHITECTS INC.
- Landscape - JAMES B. LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECTS
- Survey – FAIRHALL, MOFFATT & WOODLAND
- Site Servicing & Stormwater Management Report – EGIS CANADA LTD.
- Hydrogeological Assessment - PATERSON GROUP INC.
- Septic Impact Assessment (Terrain Analysis) - PATERSON GROUP INC.
- Geotechnical Investigation Report - PATERSON GROUP INC.
- Phase 1 Environmental Site Assessment (ESA) – PATERSON GROUP INC.
- Transportation Impact Assessment Screening Form -Attached
- Environmental Impact Study & Tree Conservation Report - KILGOUR & ASSOCIATES LTD.



Context Plan

The proposed development is located at Thunder Road and Boundary Road.

Immediately to the east is the Amazon warehouse and across Thunder Road is a Gas Station and a pending warehouse Development by Avenue 31 which is site plan approved.



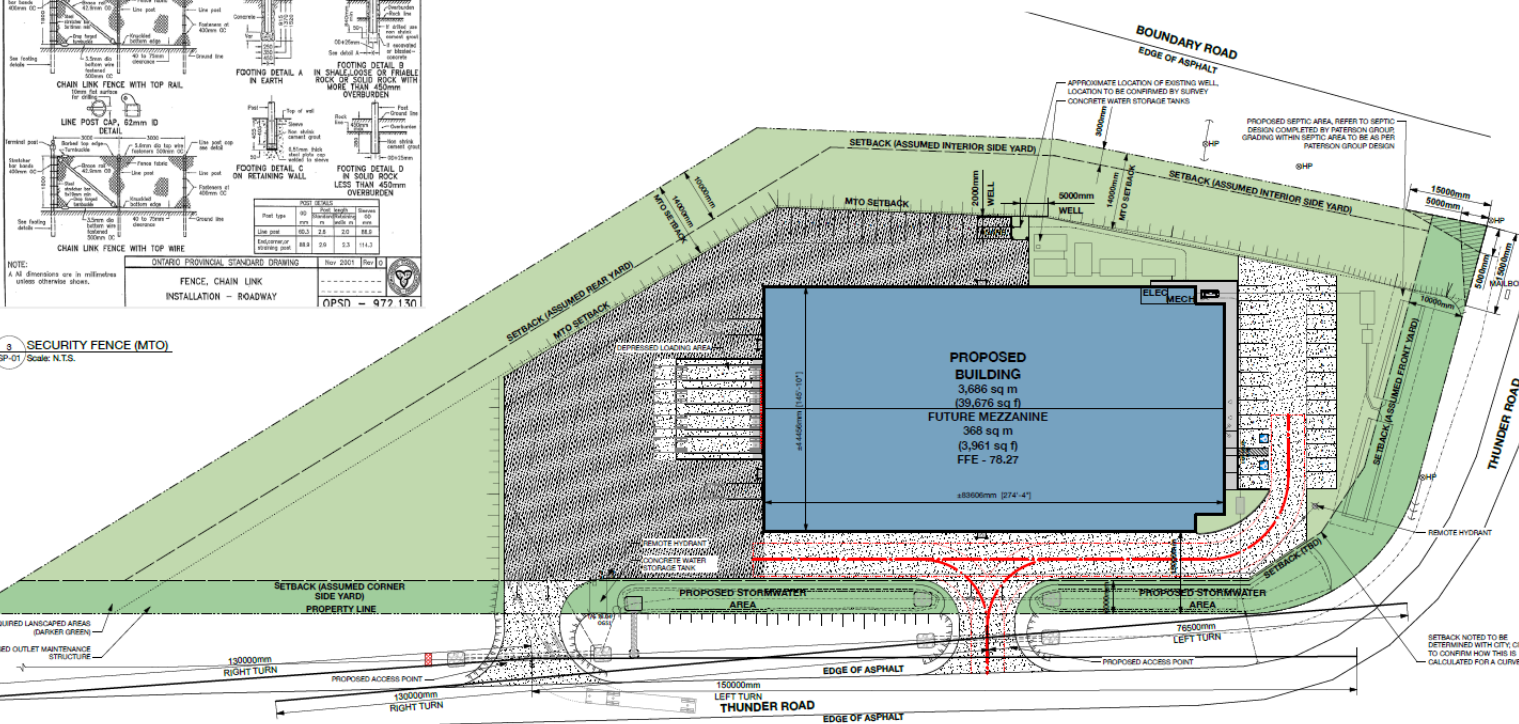
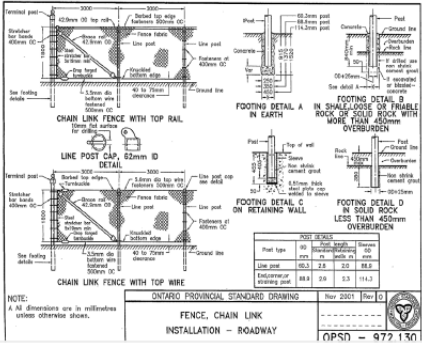
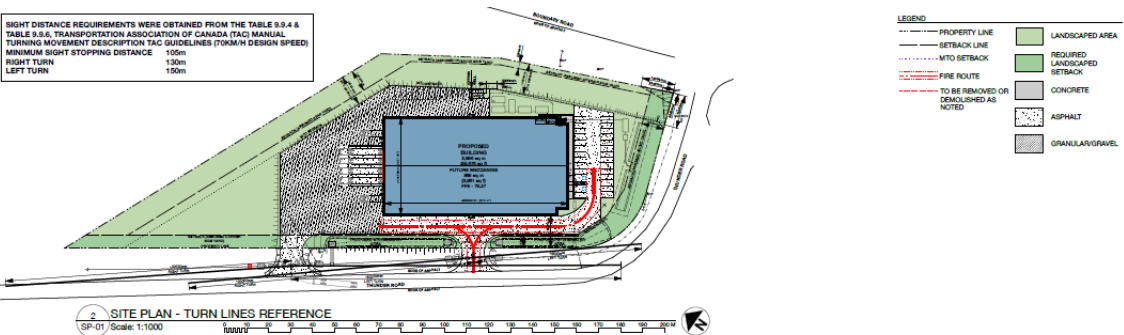
Design Proposal

The proposed 3,686 sq.m. (39,676 sq.ft.) warehouse/industrial building faces Thunder Road to the east (front yard) of the site. The primary parking area (for employees and visitors) is in the front of the building providing separation from the loading areas and truck traffic to the rear of the building. A depressed loading area for tractor-trailers and other larger trucks as well as grade level loading for smaller trucks is located to the rear of the building.

While the design of the building requires a utilitarian and flexible layout to accommodate warehouse/industrial activities, architectural ideas were implemented to improve upon a "basic box" warehouse. To reinforce the entrance facade of the building and break up the massing, the front section is narrower and further defined with a darker colour (insulated metal panels) to provide contrast to the lighter colour (insulated metal panels) of the warehouse area. Curtainwall glazing opens up and further defines the front facade providing a considerable amount of natural light, and a canopy over the front doors announces the entrance to the building.

SITE INFORMATION	
ADDRESS	6166 THUNDER ROAD
LEGAL DESCRIPTION	PART OF LOT 1 CONCESSION 4 (OTTAWA FRONT) PART 1 PLAN 05-11663
PROPOSED USE	WAREHOUSE/INDUSTRIAL
TOTAL SITE AREA*	16,461.59 sq m
*Based on GeoCensus property report	
ZONING	PC RURAL COMMERCIAL
SETBACKS	
Front Yard	10.00 m
Minimum Required	3.00 m
Side Yard	6.00 m
Minimum Required	10.00 m
Back Yard	11.00 m
Minimum Required	11.00 m
BUILDING HEIGHT	
Maximum Height	11.00 m
GROSS FLOOR AREA	
Building	3,686 sq m
Future Mezzanine	368 sq m
TOTAL	4,054 sq m
LOT COVERAGE	
Proposed	22.4%
Maximum Allowed	25.0%
LANDSCAPED AREA	
Landscaping of yards Required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard meeting the parking area.	

SIGHT DISTANCE REQUIREMENTS WERE OBTAINED FROM THE TABLE 9.8.4.8 TABLE 9.8.6 TRANSPORTATION ASSOCIATION OF CANADA (TAC) MANUAL TURNING MOVEMENT DESCRIPTION TAG GUIDELINES (TOMAH DESIGN SPEED) MINIMUM SIGHT STOPPING DISTANCE 100m RIGHT TURN 130m LEFT TURN 150m

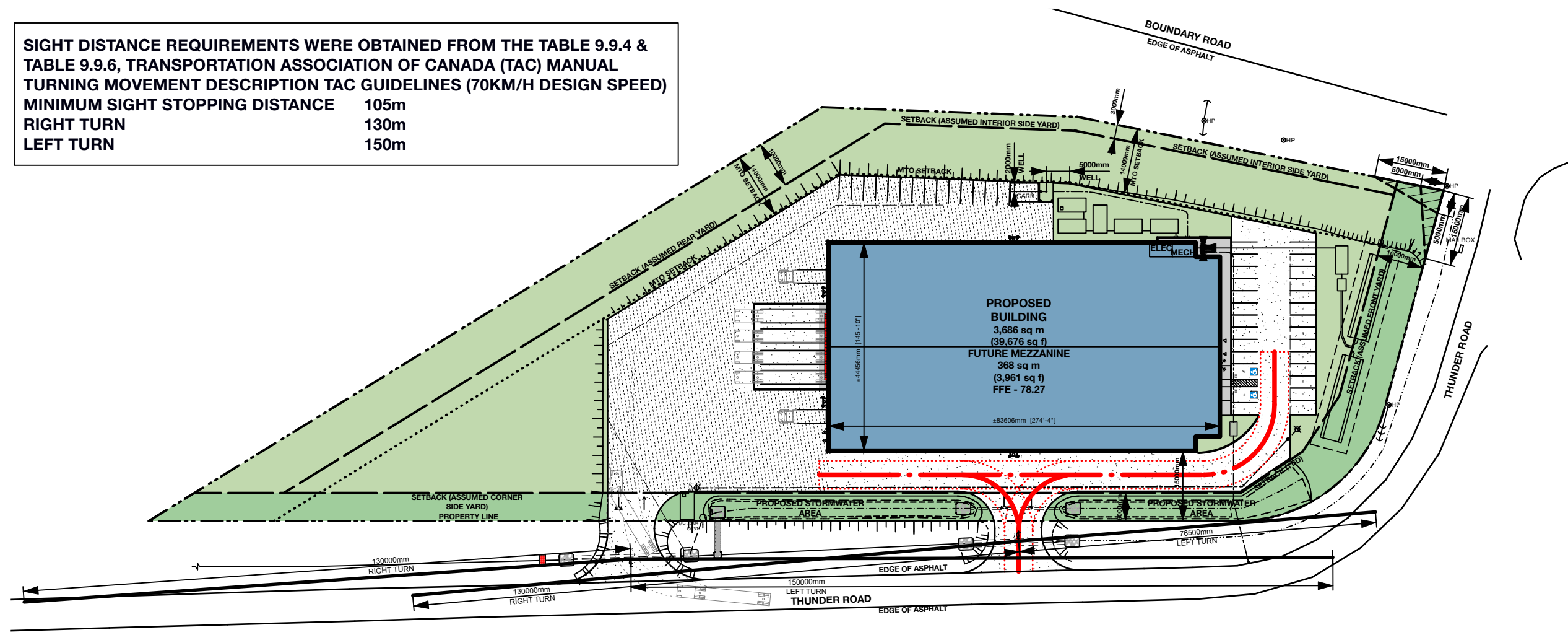


ISSUE / REVISION	DATE
01 - PRELIMINARY CONCEPT - FEB 16, 2023	
02 - PRELIMINARY CONCEPT - MAR 15, 2023	
03 - PRELIMINARY CONCEPT - JUN 16, 2023	
04 - PRELIMINARY CONCEPT - SEP 16, 2023	
05 - PRELIMINARY CONCEPT - JAN 17, 2024	
06 - PRELIMINARY CONCEPT - APR 18, 2024	
07 - PRELIMINARY CONCEPT - MAY 7, 2024	
08 - SITE PLAN LOCATION - MAY 12, 2024	
09 - PRELIMINARY CONCEPT - SEP 16, 2024	
10 - PRELIMINARY CONCEPT - OCT 18, 2024	
11 - PRELIMINARY CONCEPT - OCT 18, 2024	

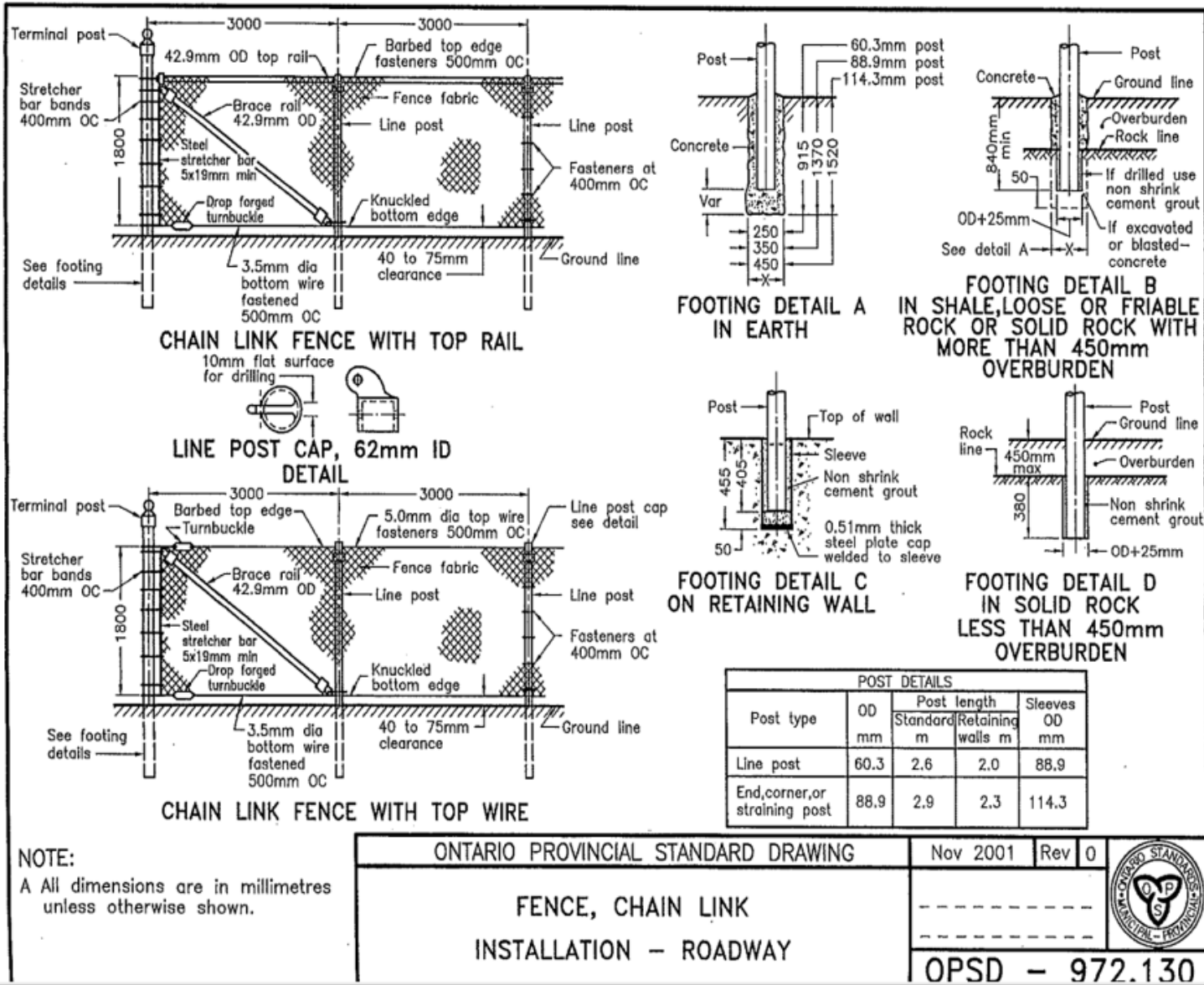
PROJECT NAME	THUNDER ROAD DEVELOPMENT 6166 THUNDER ROAD OTTAWA, ON
SHEET TITLE	PROPOSED SITE PLAN
PROJECT NO.	22000
DRAWN BY	08L
CHECKED BY	08L
SHEET	
SHEET NO.	SP-01

SITE INFORMATION		
ADDRESS		
6165 THUNDER ROAD		
LEGAL DESCRIPTION		
PART OF LOT 1 CONCESSION 9 (OTTAWA FRONT) PART 1 PLAN 5R-11663		
PIN 04324-0163		
TOTAL SITE AREA*	16,480.59 sq m	
*based on GeoOttawa property report		
ZONING		
RC RURAL COMMERCIAL		
SETBACKS		
Front Yard		
Minimum Required:	10.00 m	
Interior Side Yard		
Minimum Required:	3.00 m	
Corner Side Yard		
Minimum Required:	6.00 m	
Rear Yard		
Minimum Required:	10.00 m	
BUILDING HEIGHT		
Maximum Height	11.00 m	
GROSS FLOOR AREA		
Building	Proposed	3,686 sq m
Future Mezzanine	Proposed	368 sq m
TOTAL		4,054 sq m
LOT COVERAGE		
Proposed		22.4%
Maximum Allowed		25.0%
LANDSCAPED AREA		
Landscaping of yards: Required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area.		

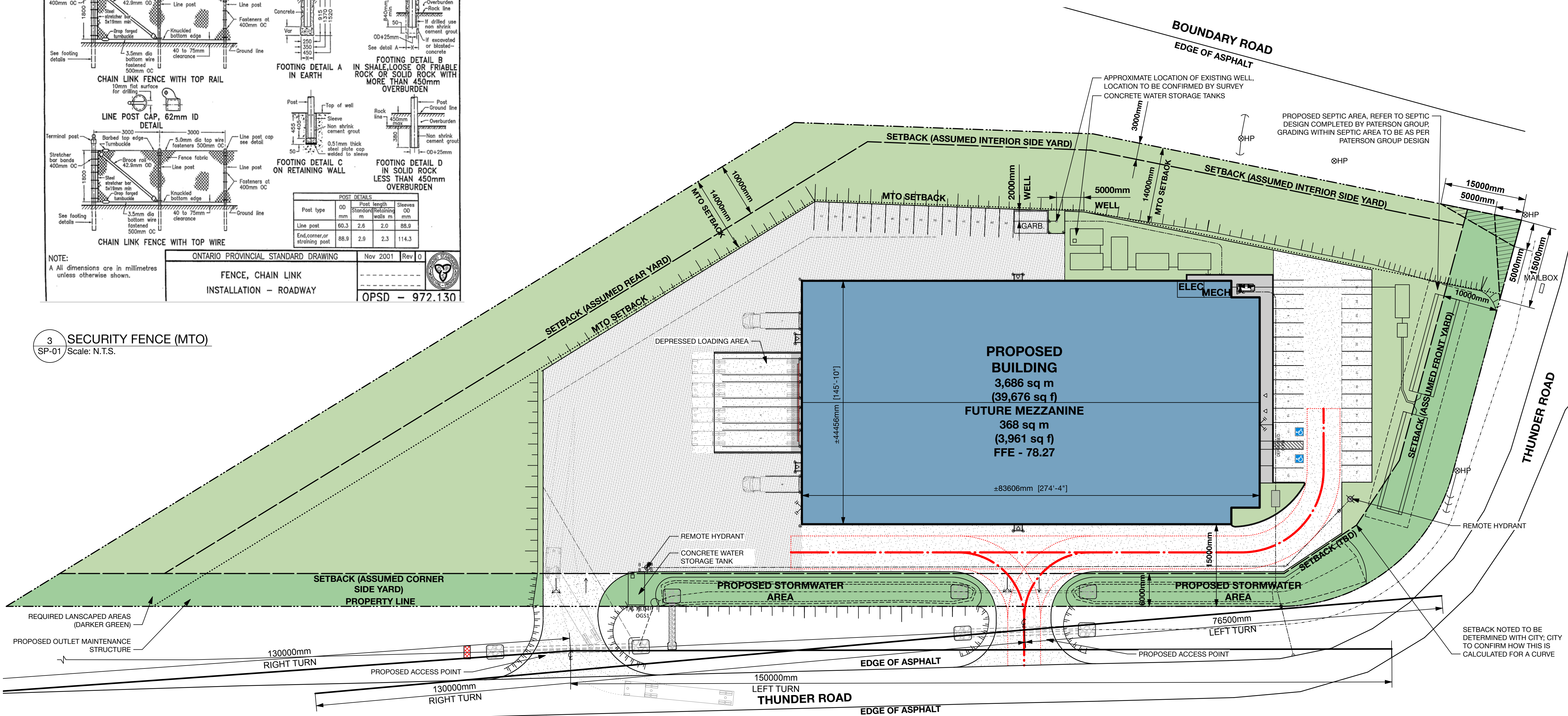
SIGHT DISTANCE REQUIREMENTS WERE OBTAINED FROM THE TABLE 9.9.4 & TABLE 9.9.6, TRANSPORTATION ASSOCIATION OF CANADA (TAC) MANUAL
TURNING MOVEMENT DESCRIPTION TAC GUIDELINES (70KM/H DESIGN SPEED)
MINIMUM SIGHT STOPPING DISTANCE 105m
RIGHT TURN 130m
LEFT TURN 150m



2 SITE PLAN - TURN LINES REFERENCE
SP-01 Scale: 1:1000



3 SECURITY FENCE (MTO)
SP-01 Scale: N.T.S.



LEGEND	
--- PROPERTY LINE	LANDSCAPED AREA
--- SETBACK LINE	REQUIRED LANDSCAPED SETBACK
--- MTO SETBACK	CONCRETE
--- FIRE ROUTE	ASPHALT
--- TO BE REMOVED OR DEMOLISHED AS NOTED	GRANULAR/GRAVEL

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e: info@stewarttsai.com

SEAL

CONSULTANTS

KEY PLAN

ISSUE / REVISION	DATE
01 REVIEW & COORDINATION	FEB 23, 2023
02 REVIEW & COORDINATION	MAR 01, 2023
03 REVIEW & COORDINATION	JUN 28, 2023
04 REVIEW & COORDINATION	SEP 28, 2023
05 REVIEW	JAN 17, 2024
06 REVIEW & COORDINATION	APR 8, 2024
07 REVIEW & COORDINATION	MAY 7, 2024
08 SITE PLAN CONTROL	MAY 17, 2024
09 REVIEW & COORDINATION	SEP 04, 2024
10 REV. SITE PLAN CONTROL	OCT 18, 2024
11 REV. SITE PLAN CONTROL	OCT 29, 2024

PROJECT NAME

THUNDER ROAD
DEVELOPMENT
6165 THUNDER ROAD
OTTAWA, ON

SHEET TITLE

PROPOSED SITE
PLAN

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PROJECT NO: 22003

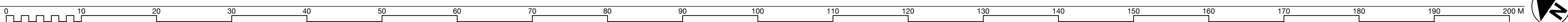
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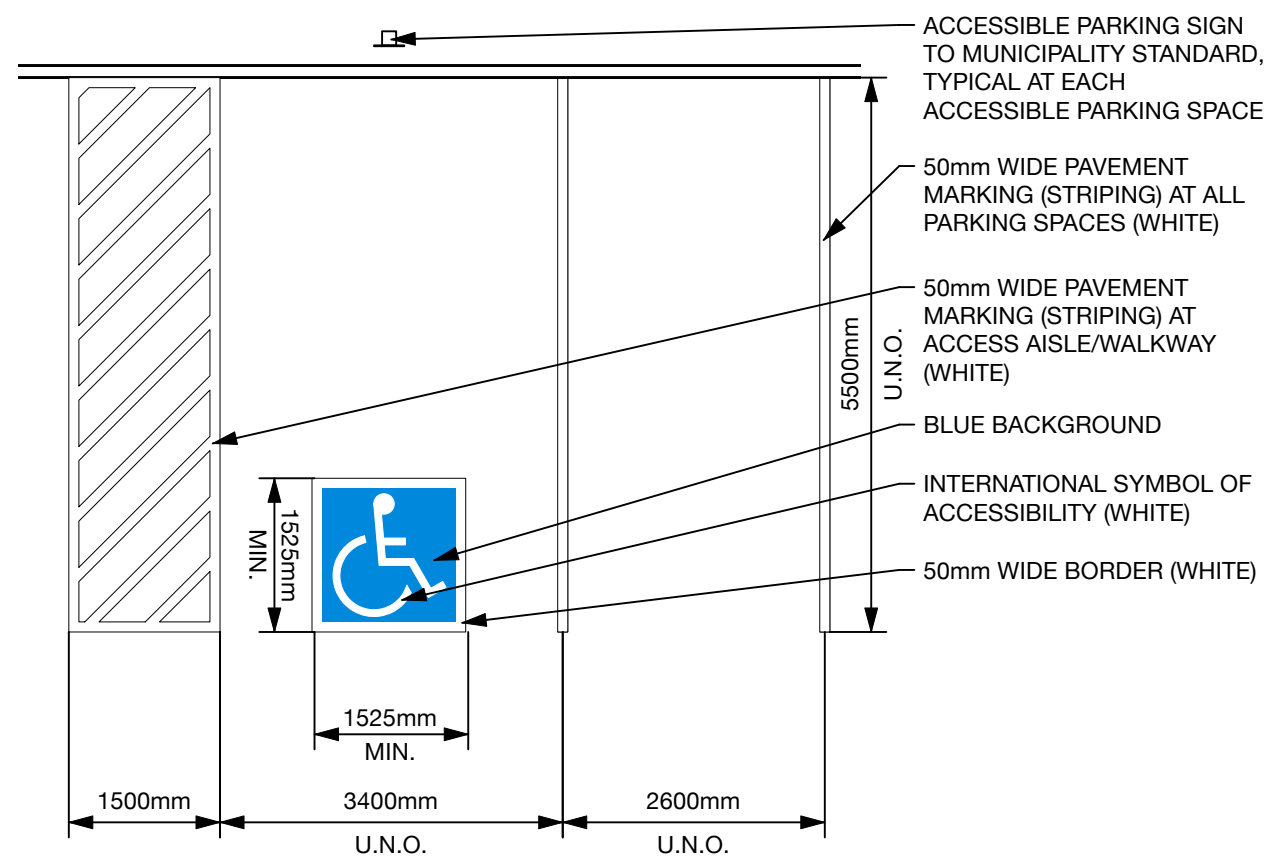
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SHEET

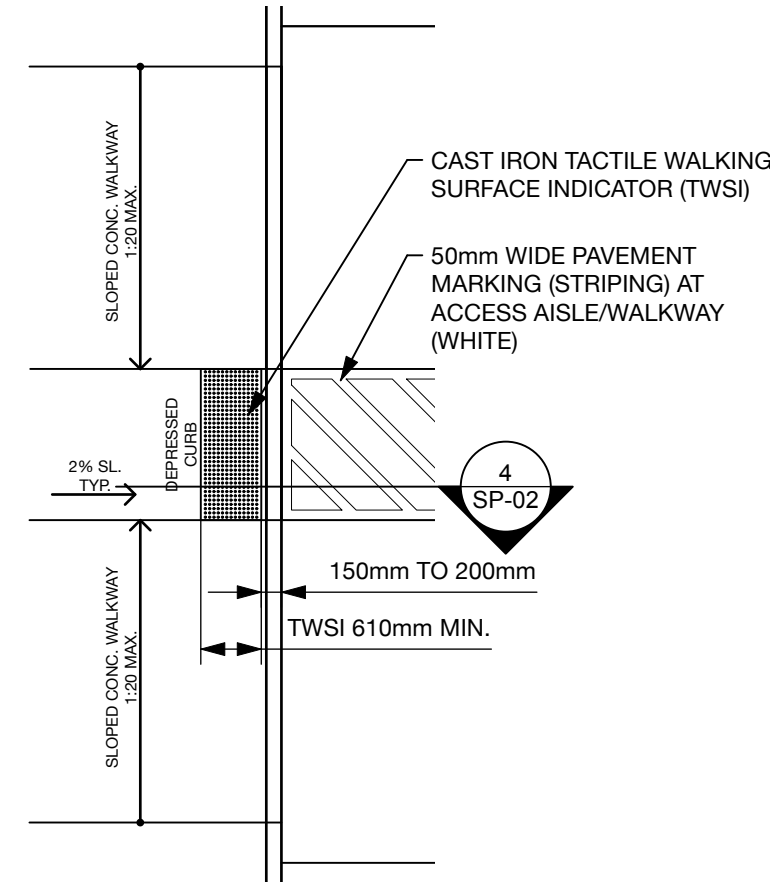
SP-01

1 SITE PLAN
SP-01 Scale: 1:400

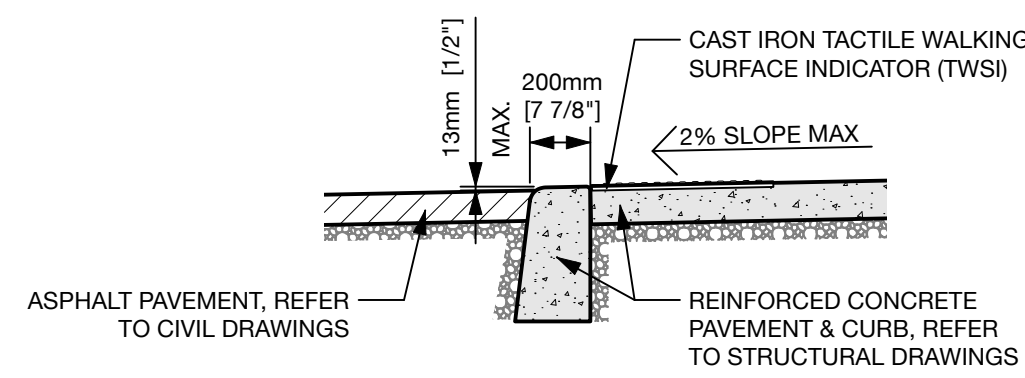




2 TYPICAL PAVEMENT MARKING
SP-02 / Scale: 1:75

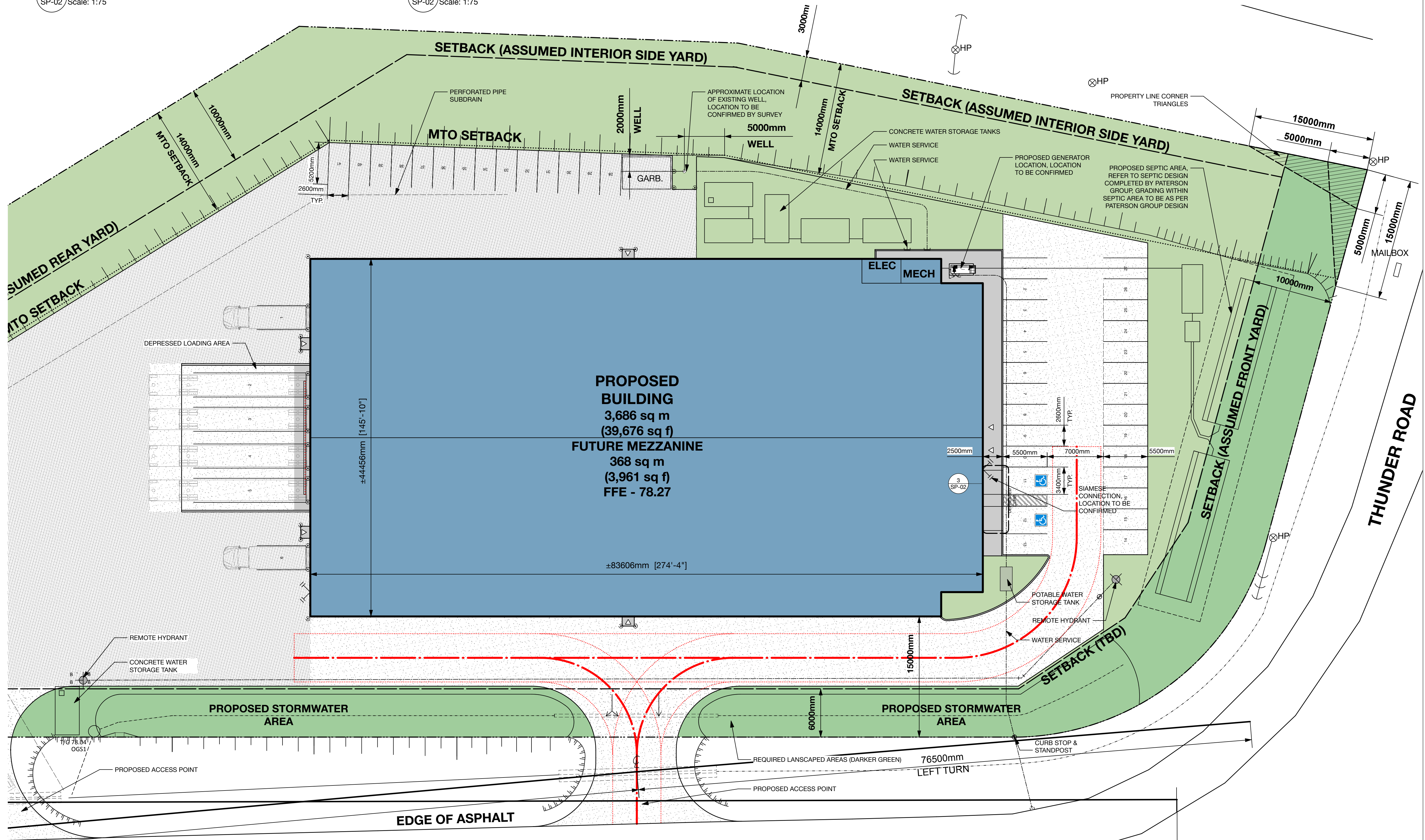


3 DEPRESSED CURB PLAN
SP-02 / Scale: 1:75



4 DEPRESSED CURB SECTION
SP-02 / Scale: 1:25

LEGEND	
--- PROPERTY LINE	LANDSCAPED AREA
--- SETBACK LINE	REQUIRED LANDSCAPED SETBACK
--- MTO SETBACK	CONCRETE
--- FIRE ROUTE	ASPHALT
--- TO BE REMOVED OR DEMOLISHED AS NOTED	GRANULAR/GRAVEL



1 PART SITE PLAN
SP-02 / Scale: 1:250

SEAL

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09 REV. SITE PLAN CONTROL	OCT 29, 2024

PROJECT NAME

THUNDER ROAD
DEVELOPMENT
6165 THUNDER ROAD
OTTAWA, ON

SHEET TITLE

PROPOSED PART
SITE PLAN

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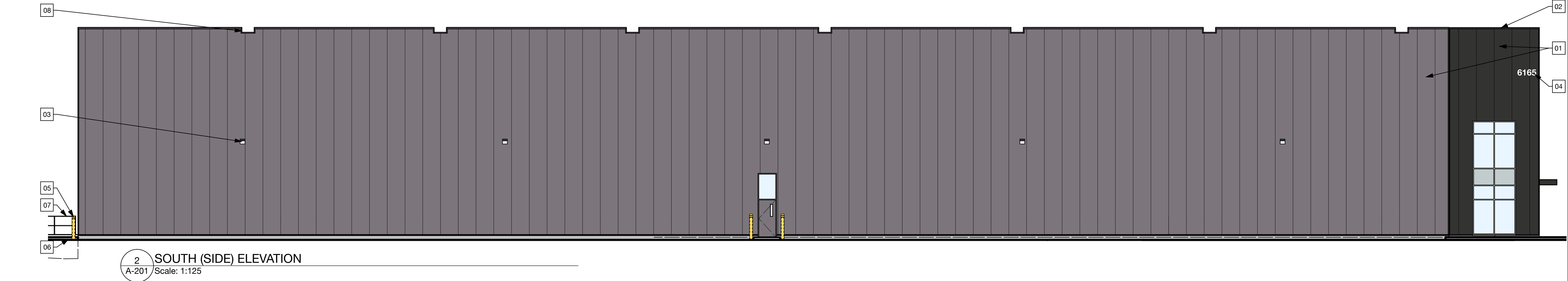
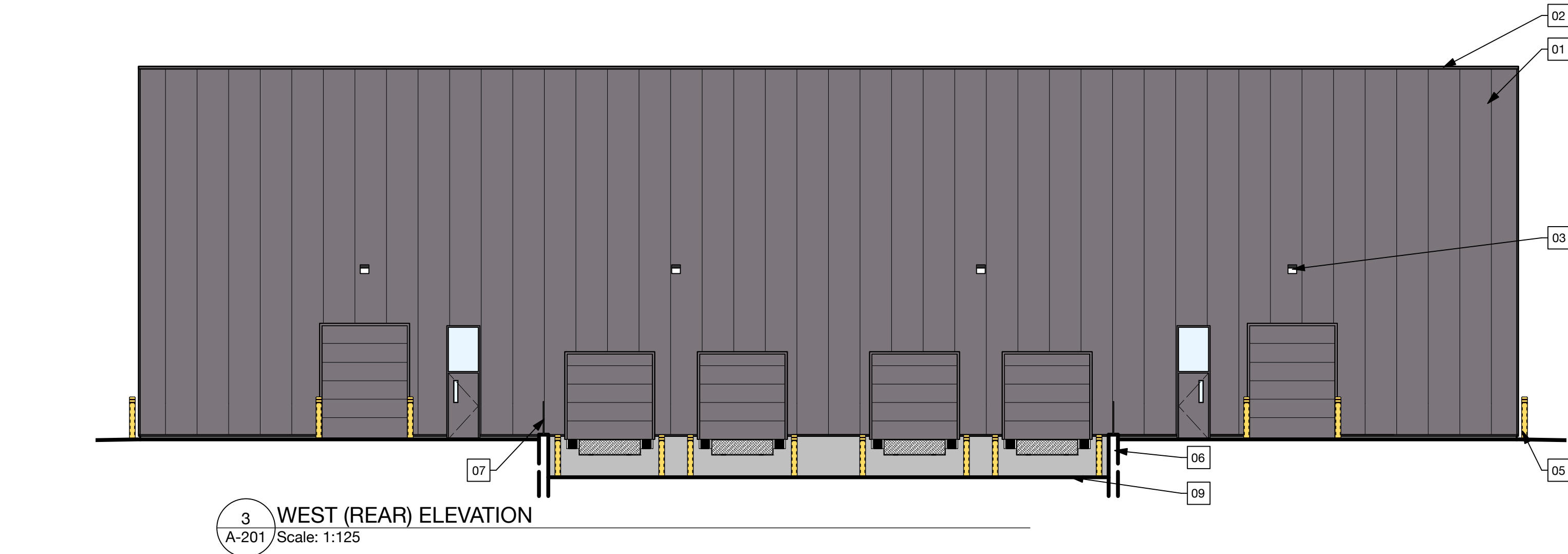
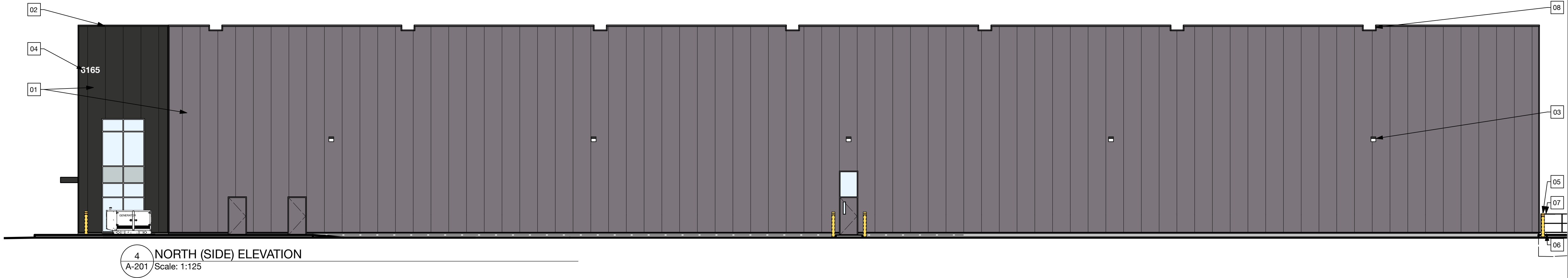
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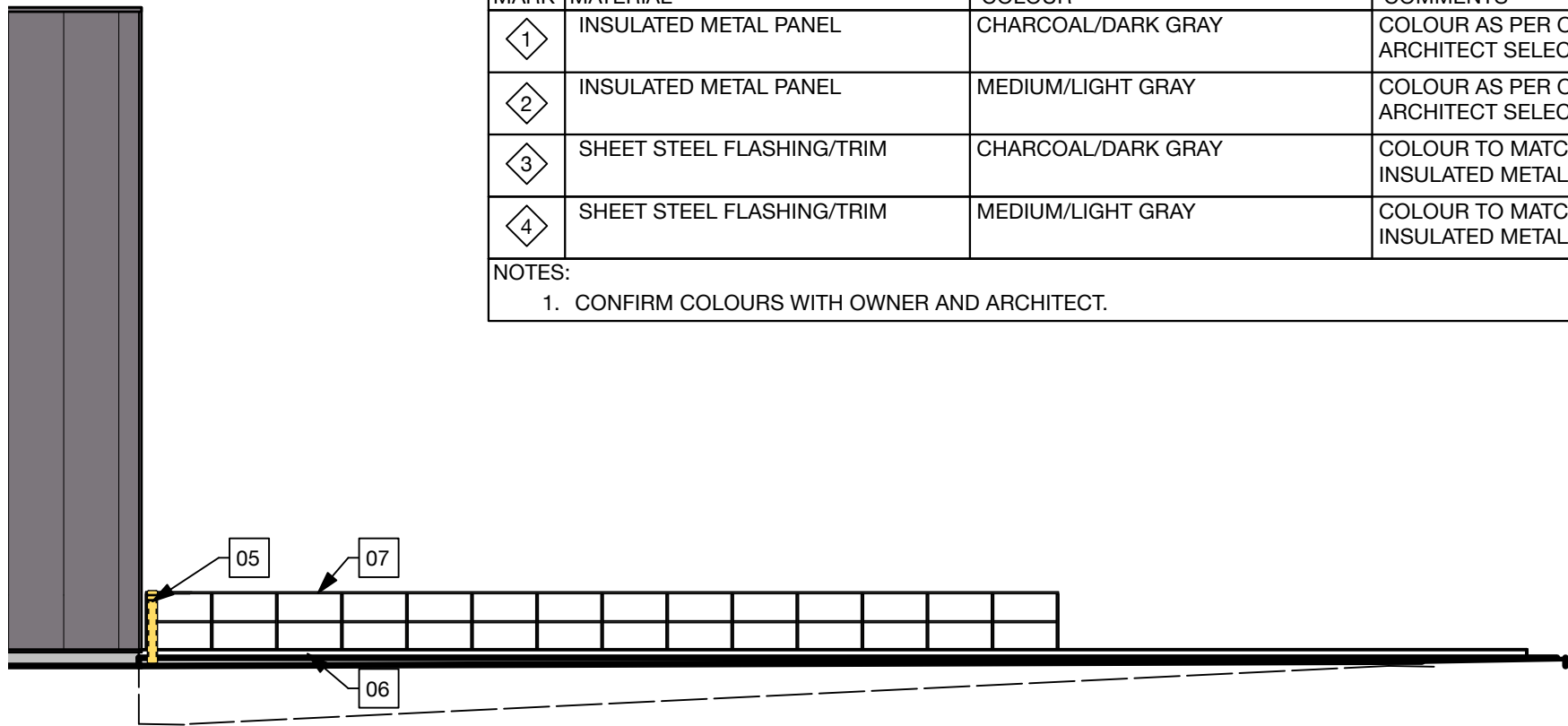
CHECKED BY: GS

SHEET

SP-02



EXTERIOR FINISH SCHEDULE			
MARK	MATERIAL	COLOUR	COMMENTS
1	INSULATED METAL PANEL	CHARCOAL/DARK GRAY	COLOUR AS PER OWNER AND ARCHITECT SELECTION
2	INSULATED METAL PANEL	MEDIUM/LIGHT GRAY	COLOUR AS PER OWNER AND ARCHITECT SELECTION
3	SHEET STEEL FLASHING/TRIM	CHARCOAL/DARK GRAY	COLOUR TO MATCH ADJACENT INSULATED METAL PANEL
4	SHEET STEEL FLASHING/TRIM	MEDIUM/LIGHT GRAY	COLOUR TO MATCH ADJACENT INSULATED METAL PANEL
NOTES: 1. CONFIRM COLOURS WITH OWNER AND ARCHITECT.			



5 NORTH (SIDE) ELEVATION @ DEPRESSED LOADING
A-201 Scale: 1:125

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SEAL

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THUNDER ROAD
DEVELOPMENT
6165 THUNDER ROAD
OTTAWA, ON

SHEET TITLE

ELEVATIONS

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SHEET

A-201