



AECOM



Urban Design Brief

1440 Prince of Wales Drive

Re: Proposed Site Control Application PC2023-0172

Prepared for Phase 3 Site Plan Control Submission by CTM Design Services Ltd.,
on behalf of AECOM and Shell Canada Products Ltd.

2024-07-04

2024-11-27 – Revised (Sec. 3.iii added)

Table of Contents

1. INTRODUCTION	p.1	
2. PROJECT DESCRIPTION		
i. Proposed Development / Project Statistics	p.2	
3. DESIGN DIRECTIVES		
i. Alignment with Design Policies: Official Plan	p.3	
ii. Alignment with Design Policies: Carleton Heights Secondary Plan	p.4	
iii. Alignment with Design Policies: Urban Design Guide: Gas Stations	p.5	← Section Added, 2024.11.27
iv. Response to Design Directions	p.6	
4. SITE, CONTEXT AND ANALYSIS		
i. Subject Site	p.7	
5. DESIGN RESEARCH		
i. Alternative Site Plan Options	p.8	
6. Sources Cited	p.9	
7. Signoff	p.10	

1. INTRODUCTION

CTM Design Services Ltd. (CTM) has prepared this Urban Design Brief in accordance with the City of Ottawa Terms of Reference. This development application is for a standard Site Plan Control Applications – Phase 3 Review. The existing site is located at 1440 Prince of Wales Drive, Ottawa, Ontario.

2. PROJECT DESCRIPTION

The existing Shell Gas Station at the intersection of Prince of Wales Drive and Meadowlands Drive will be demolished and replaced with a new Shell Gas Bar with canopy, Convenience Store and new electrical vehicle charging bays. The proposed scope of work includes:

- Removal / Demolition of Existing:
 - Gas Bar / Canopy
 - Convenience Retail building
 - Site furnishings and surfaces
 - Underground fuel storage tanks, petroleum product piping / electrical systems
 - Utility service infrastructure.

- Proposed Construction of New:
 - Underground fuel storage tanks, petroleum product piping / electrical systems.
 - Utility service infrastructure
 - Including New water treatment measures
 - Site furnishings and surfaces
 - Including New pedestrian and cyclist connections / accommodations.
 - Convenience Retail building
 - Gas Bar / Canopy
 - Including new store-front EV charger / bays

2.i Proposed Development / Project Statistics

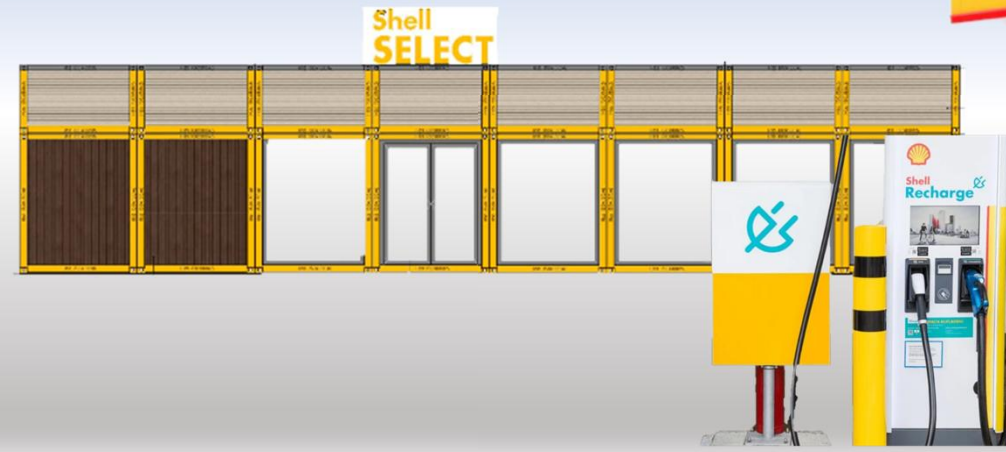
Knock-Down-Rebuild (KDR) – Update of existing uses / services (+)*

- 1) Removal of existing on-site building, structures, surfaces and services
- 2) Construction of new building, structures, surfaces and services*



Existing ■

Satellite and Street-View imagery: Google Maps, accessed on 2024-06-10. Streetview image dated Aug, 2023.

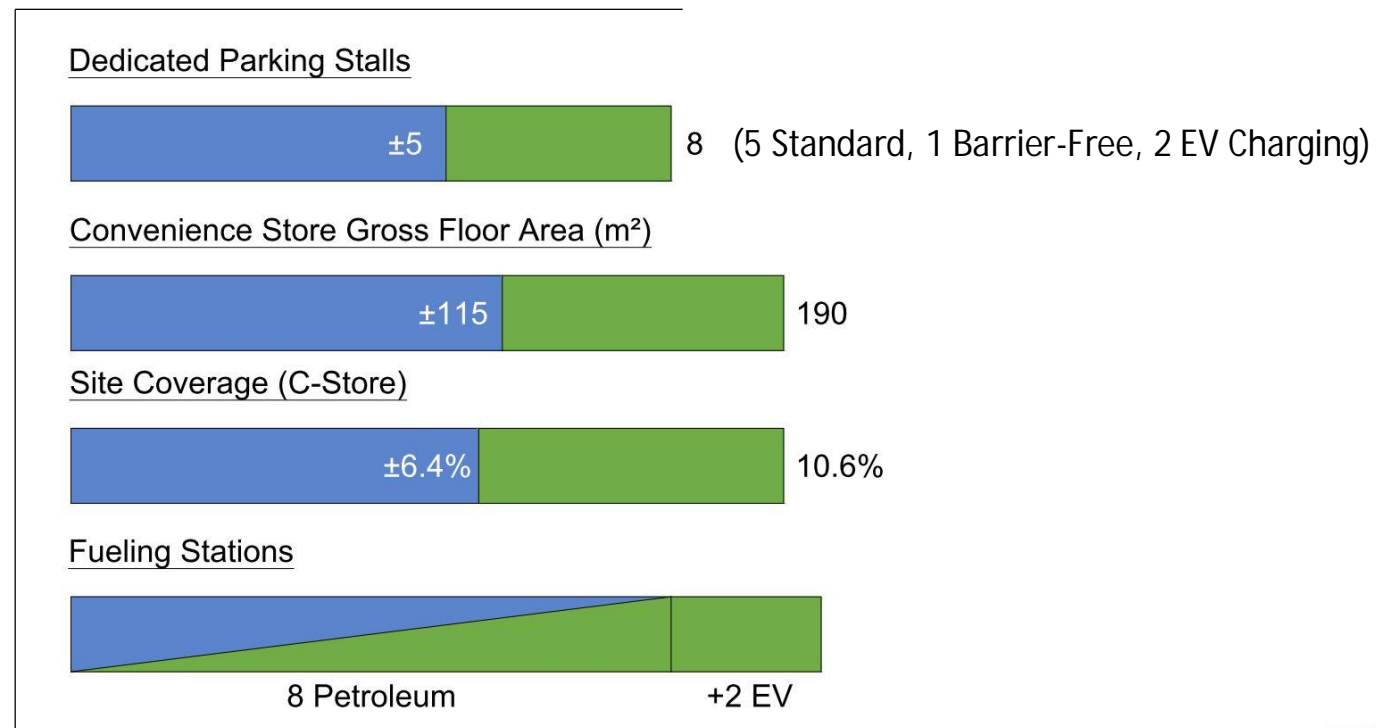


Depictions of proposed construction shown here for representative purposes only. Refer to drawings for actual proposal.



Proposed ■

Development Statistics



- Existing services maintained and modernized (convenience retail, fuel sales)
- *Introduction of new services (EV Charging, new / updated retail offerings, improved accessibility, etc.)

3.i Alignment With Design Policies

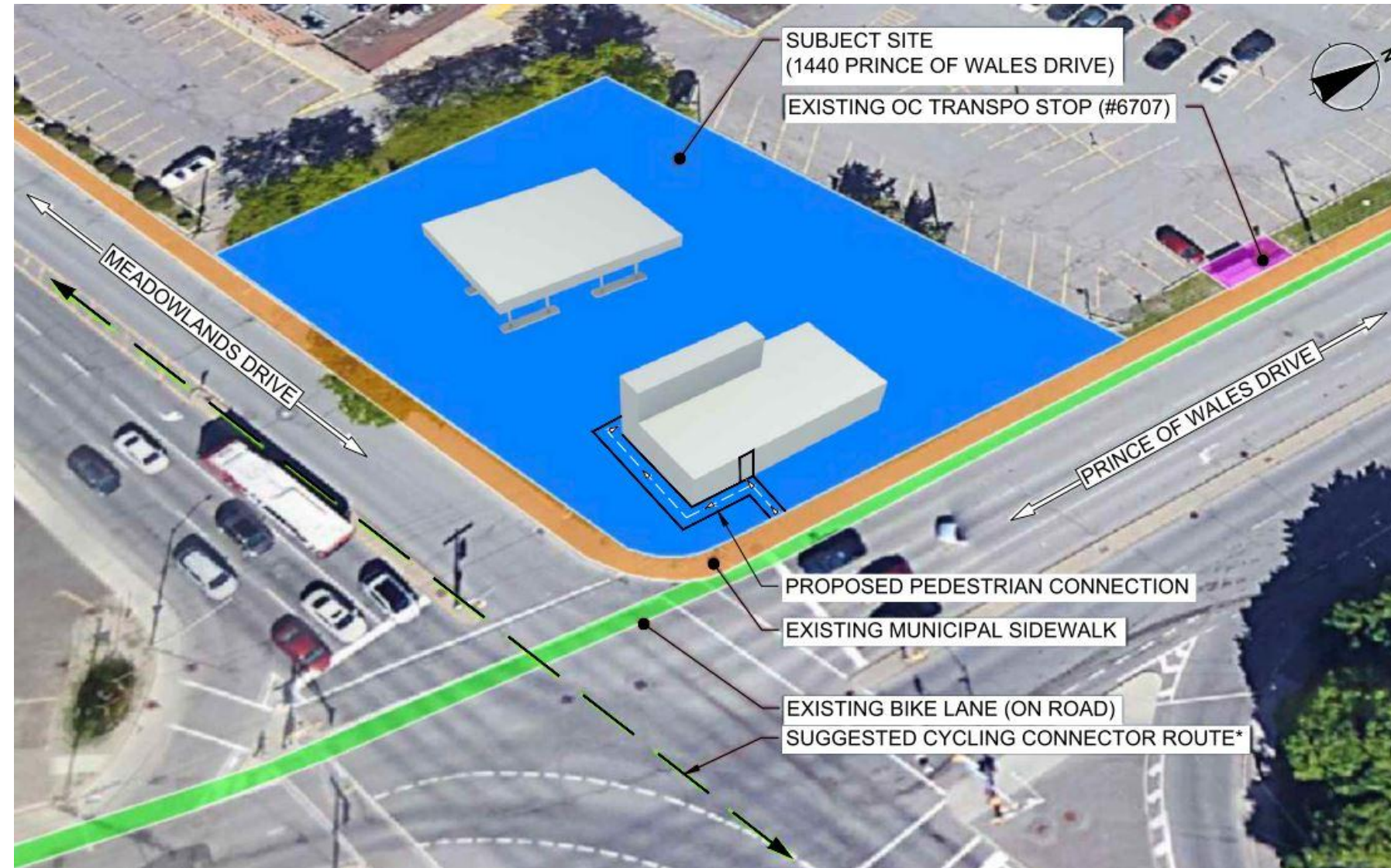
Official Plan

STRATEGIC DIRECTIONS ¹

Required	Proposed
(1) "more growth by intensification than by greenfield development"	Redevelopment of an existing site.
(2) "majority of trips in the city [...] made by sustainable transportation"	New EV support and improved pedestrian integration.
(3) "improve [...] sophistication in urban and community design"	Upgrade to integral services in the Outer Urban landscape.
(4) Embed environmental, climate and health resiliency and energy into the framework of our planning policies"	Sustainable addition to existing fuel offers (EV). Improved orientation to also support vehicle-less mobility.
(5) " Embed economic development into the framework of our planning policies"	Modernization of an existing and locally-known business

CITY-WIDE POLICIES

Required	Proposed
MOBILITY "space- and cost- efficient modes of transportation to accommodate the projected population growth [...]" ²	New and improved transportation services at an existing mobility hub, in an area which is projected to grow.
URBAN DESIGN "Encourage innovative design practices and technologies in site planning and building design" ³	<ul style="list-style-type: none"> - Proposed pre-manufactured modular building design - New electric vehicle charging station.
WATER Develop and protect municipal water infrastructure ⁴ and resources ⁵ .	Proposed new on-site stormwater treatment, infrastructure and discharge to align with current industry standards and current municipal goals / requirements.



*(as per 'Official Cycling map Ottawa-Gatineau[...])

1. 'Strategic Directions' – City of Ottawa, Official Plan, Section 2 'Strategic Directions' (p. 2-5)
 2. City of Ottawa, Official Plan, Section 4 'City-Wide Policies', Sec. 4.1 'Mobility' (p.2)
 3. Sec. 4.6.4 (p. 41-42)
 4. Sec. 4.7 'Drinking Water, Wastewater and Stormwater Infrastructure' (p.47)
 5. Sec. 4.9 'Water Resources' (59)

3.ii Alignment With Design Policies

Carleton Heights Secondary Plan

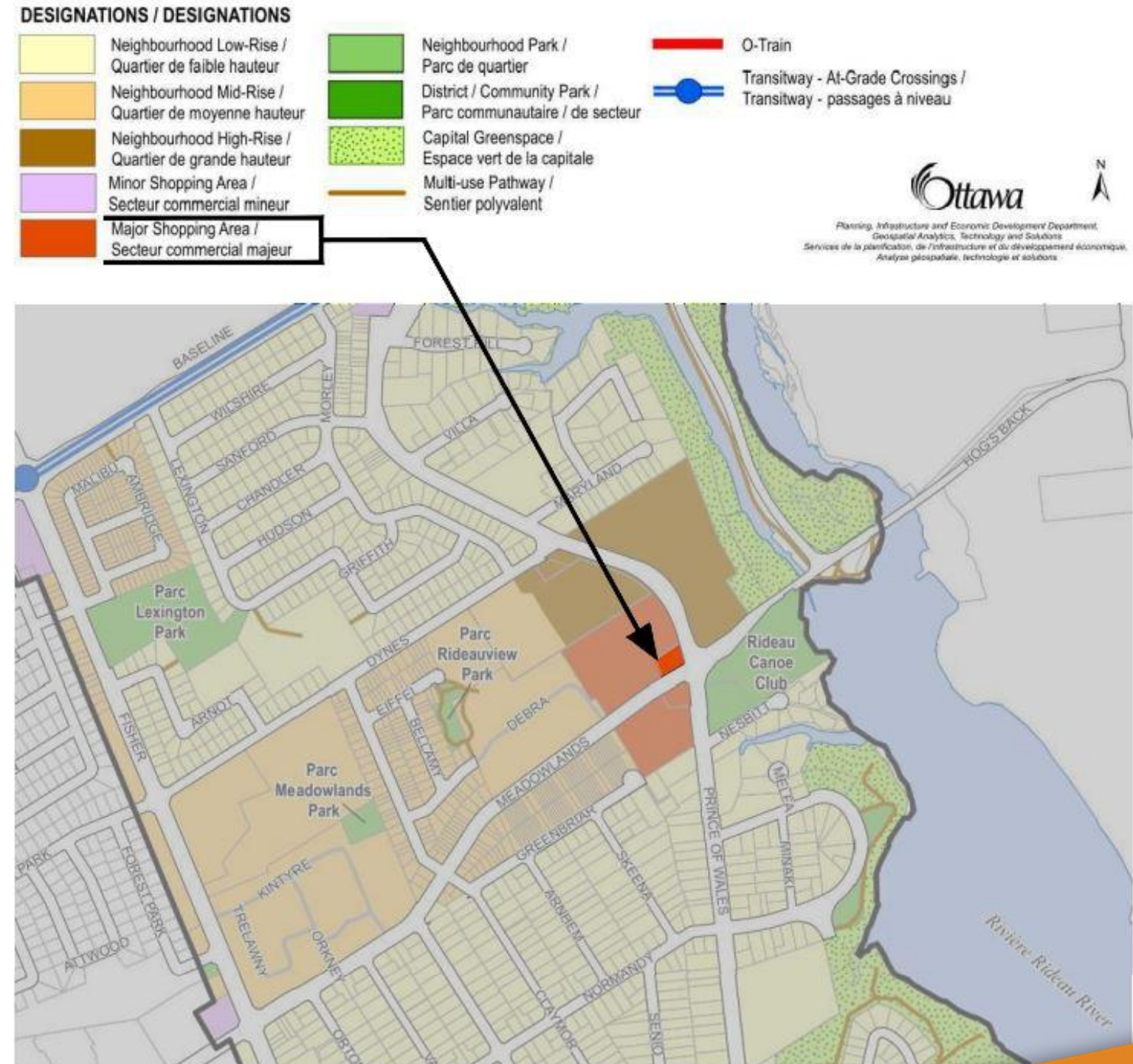
"[Census data] indicates that there is residual capacity within the existing public infrastructure to accommodate growth"¹

"The dominant development feature of the secondary plan area shall be the Neighbourhood High-Rise and the Major Shopping Area at the corner of [...] Meadowland Drive and Prince of Wales Drive."²

'Minor Shopping Area':
"includes neighbourhood level shopping facilities of a corner store, of a local convenience nature"³

Supporting population growth by diversifying mobility offers in the 'Major Shopping Area', as well as revitalizing 'Minor Shopping Area' services at a key intersection between commercial and residential environments in the Carleton Heights Urban Plan area.

1. City of Ottawa, Official Plan, Volume 2A – Urban Secondary Plans, 'Carleton Heights Secondary Plan', Sec.3.1 'Population Growth (p.2).
2. Sec.3.1(3), p.3.
3. Sec. 2.2 (p.1)



3.iii Alignment With Design Policies

Urban Design Guidelines for Gas Stations

Objectives

“To promote compatible gas station development that improves its existing or planned context [...]

To create safe and controlled traffic circulation that balances the needs of vehicles and pedestrians.”

Improvement to existing gas station development.
Vehicle / Pedestrian circulation provided separately & safely

Guideline 2

“Locate building structures (such as [...] convenience stores [...]) close to the street to help define the street edge”

New proposed building location maximizes proximity / access to street

Guideline 7

“Provide an unobstructed [...] pedestrian walkway between the public sidewalk [...] and building entrances”

Provided with multiple connection points to municipal sidewalk

Guideline 10

“Locate required bicycle parking close to the building entrance in a manner that does not impede pedestrian movement”

Provided

Guideline 11

“Locate vehicular access points to the site as far away as possible from street intersections ”

Provided

Guideline 19

“Design the on-site circulation to facilitate unobstructed forward movement by tanker trucks and the safe unloading of fuels. Provide adequate clearance for fuel delivery trucks under canopies.”

Provided. Product distribution network comments / approval incorporated into proposed design.

All - City of Ottawa, Urban Design Guidelines for Gas Stations

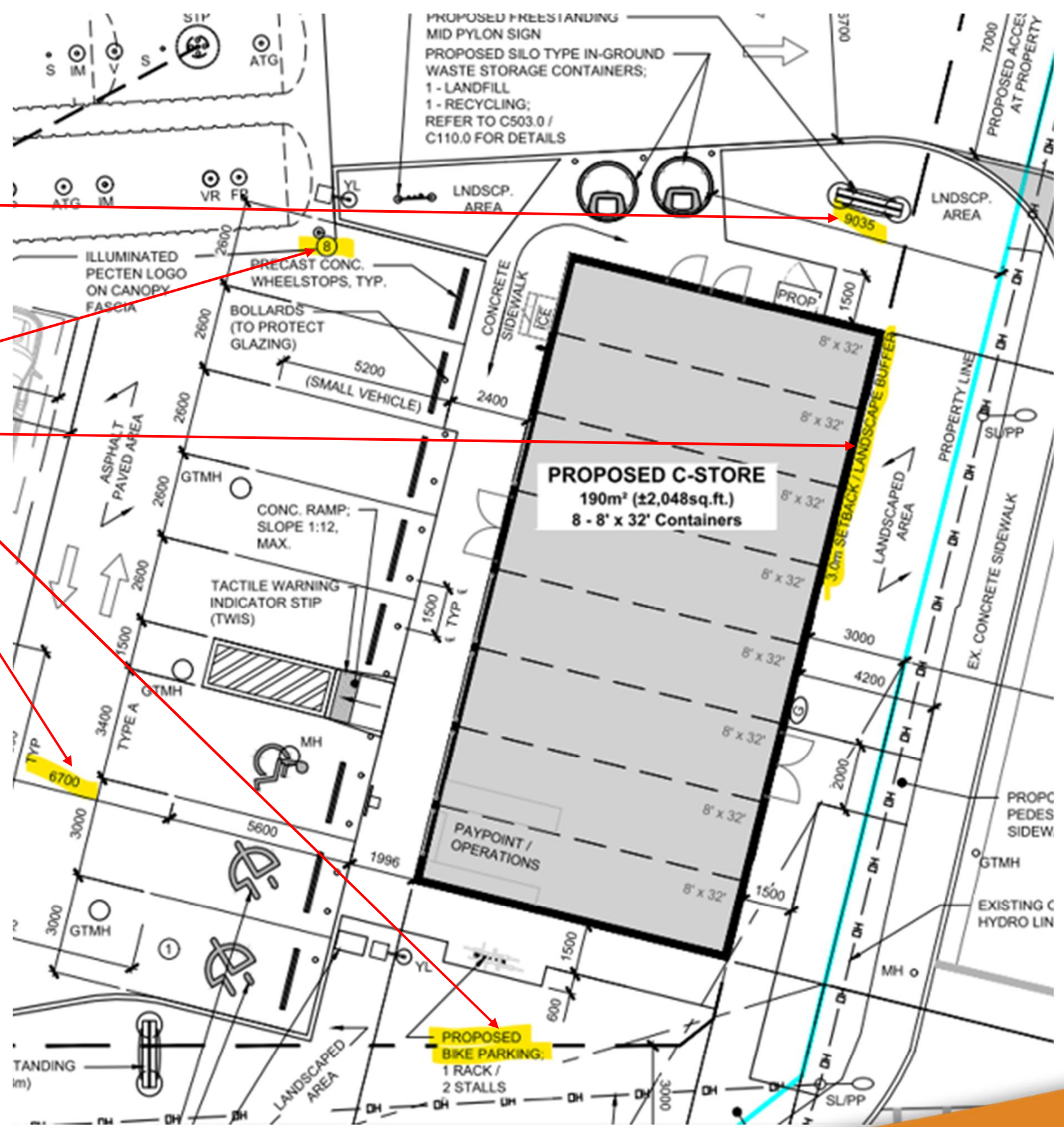
3.iv Response to Design Direction

Items identified in 'Feedback Form – Phase 1' ¹ from pre-consultation process:

- 9m min. outdoor refuse setback from lot line
- Min. 7 parking stalls located clear of site access points.
- 3m landscape buffer.
- Provide bicycle parking.
- 6.7m min. drive aisle for parking access.

-
- (8)
-
-
-

1. City of Ottawa, Pre-Consultation Feedback Form – Phase 1.



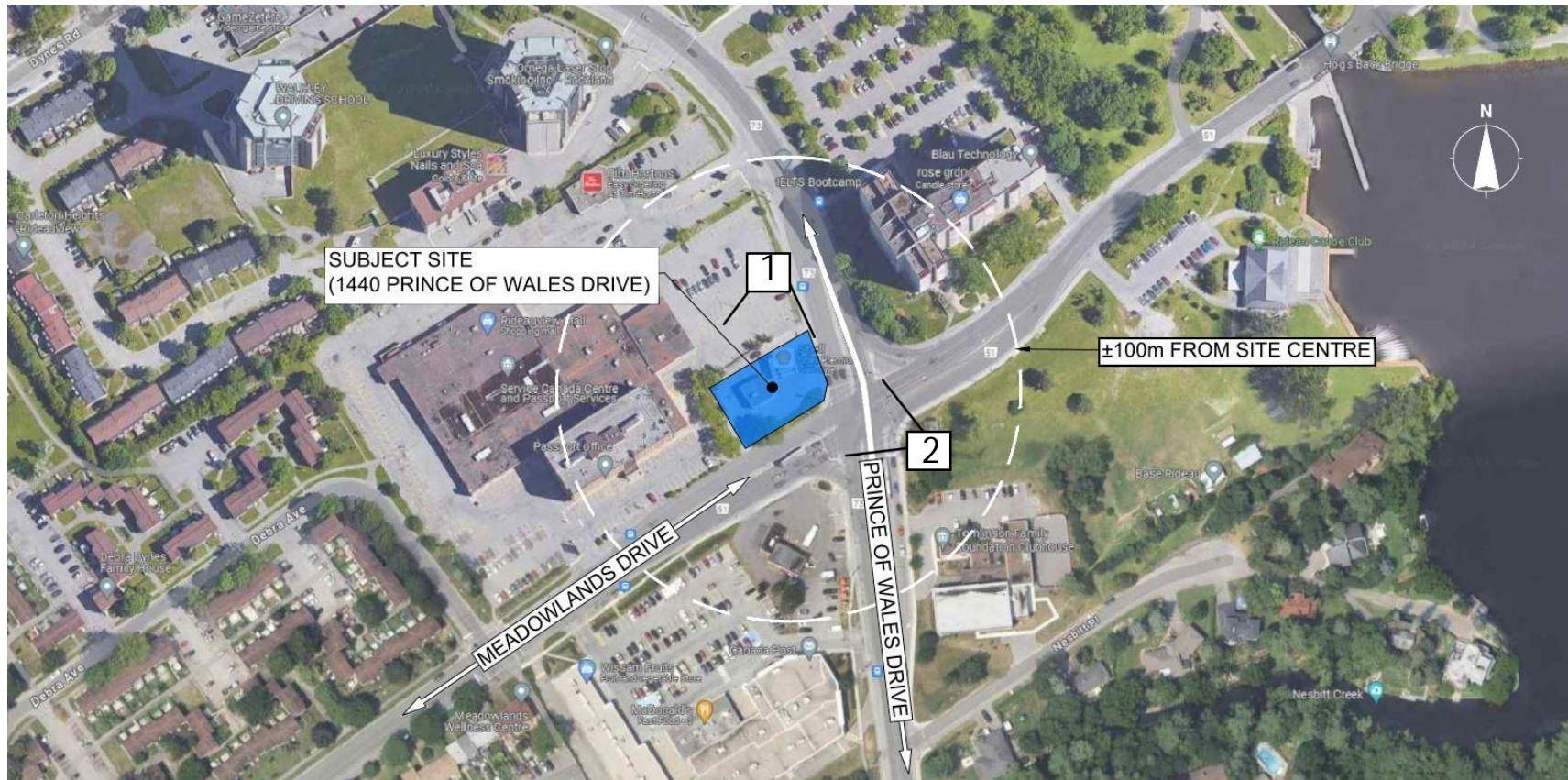
4.i Subject Site

1440 Prince of Wales Drive

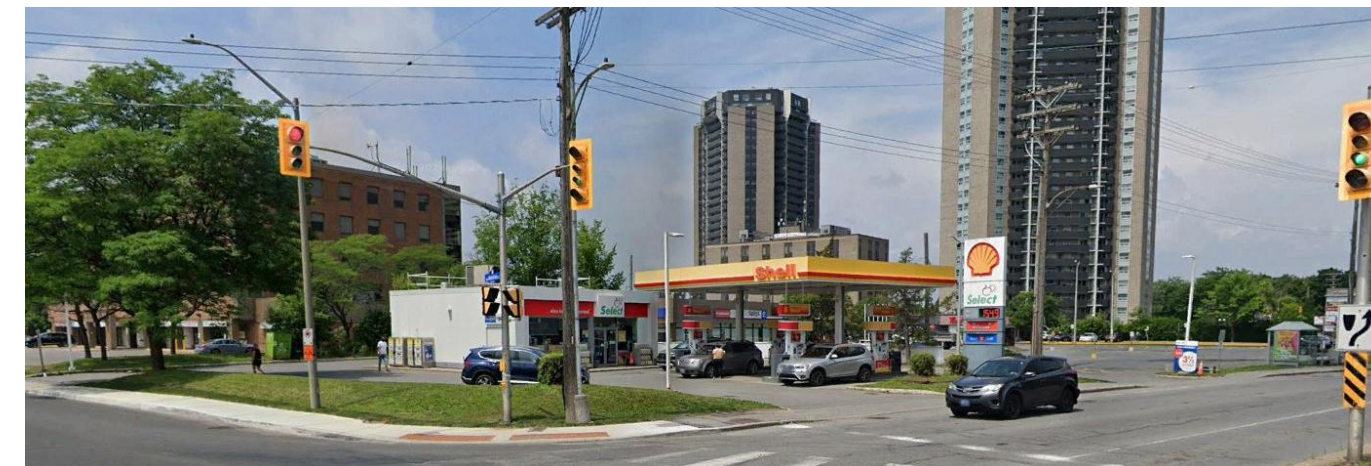
> Existing Shell Gas Bar / Convenience Store

- ±1796m² (19, 331sq.ft. / 0.444Ac)
- Zoned GM15 F(1.0)¹

- Corner of Prince of Wales Drive and Meadowlands Drive
- Located at the intersection of arterial roadways, transit routes and bike paths.
- In close proximity to medium / high residential, commercial areas, park space.



1

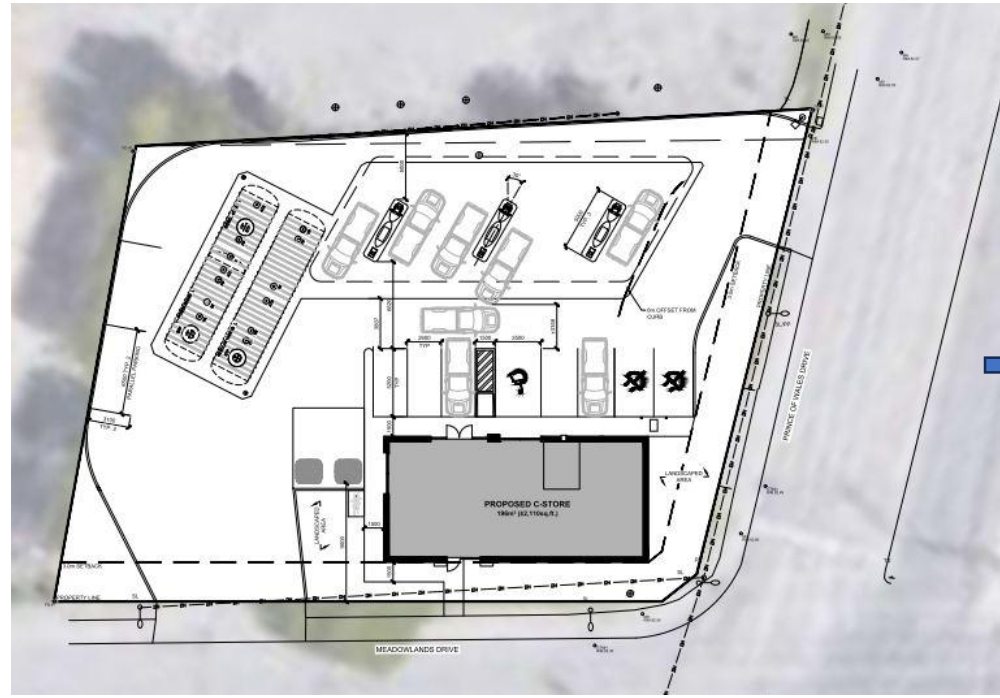


2

Satellite and Street-View imagery:
Google Maps, accessed on 2024-06-10 Streetview image [1] dated Aug, 2023. Streetview image [2] dated July, 2023.

5.i Alternative Site Plan Options

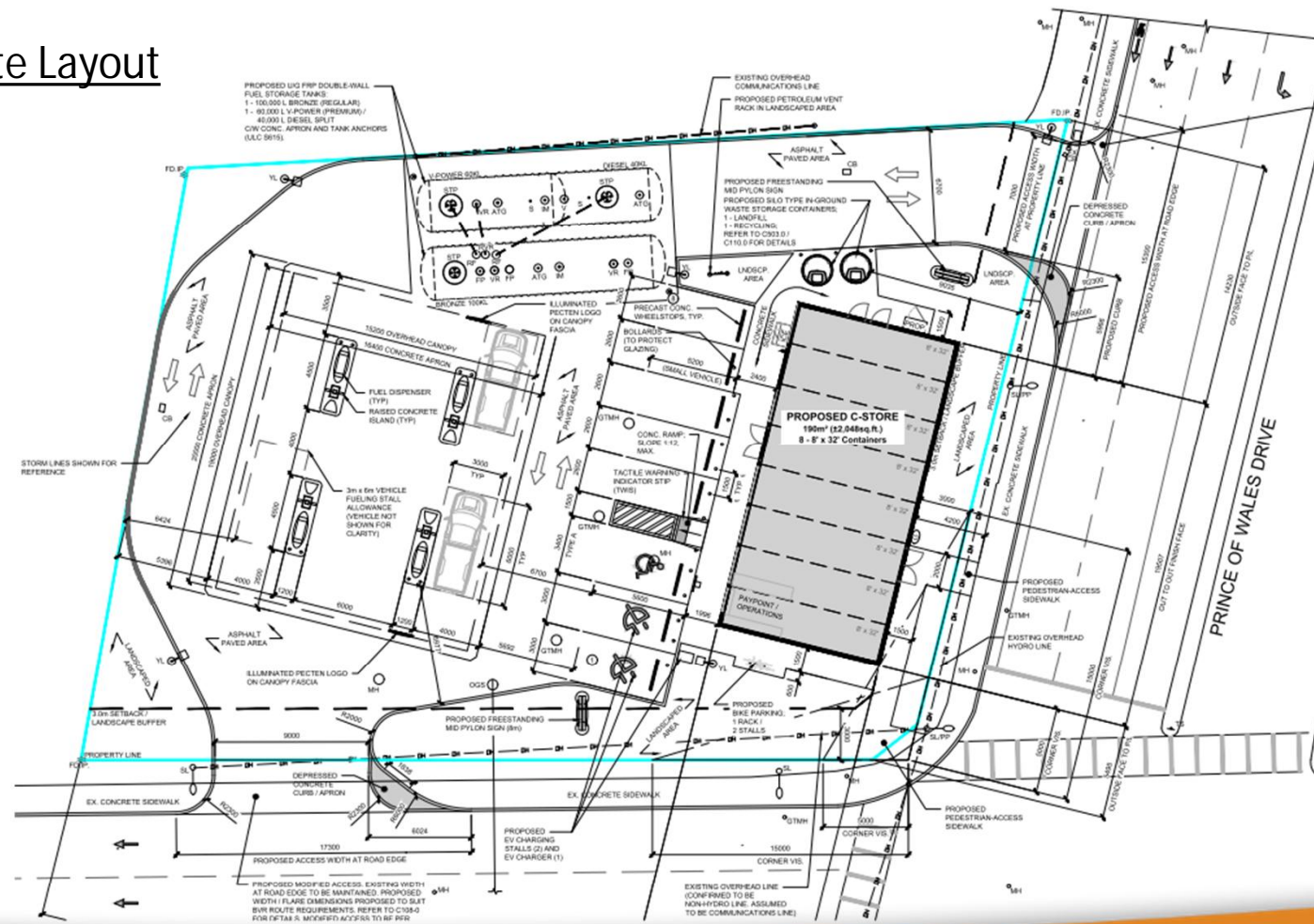
1st Rendition (2023.08.29) – 2x Gas Bar Layout Options



2nd Rendition (2023.10.17) – Revised Orientation



Proposed Site Layout



DETAILS OF DEVELOPMENT			
MUNICIPAL ADDRESS: 1440 Prince of Wales Drive			
LEGAL ADDRESS: PART OF LOT 34, CONCESSION BROKEN RIDEAU FRONT, PIN 04081-0109 (LT)			
DATA	REQUIRED	EXISTING	PROPOSED
ZONING	GM15 F(1.0) GENERAL MIXED-USE ZONE		
PERMITTED USES	RETAIL STORE, GAS BAR		
MIN LOT AREA	None	±1796m ² (0.444Ac)	
MAXIMUM FLOOR SPACE INDEX	None	±6.4%	10.6%
MAX BUILDING HEIGHT	4 STORIES MAX.	1 STOREY	1 STOREY
BUILDING SETBACKS	MIN. CORNER SIDE FRONT YARDS	3m	±13-19m
	MIN. INTERIOR SIDE / REAR YARDS	None	±11-16m
REQUIRED PARKING	7 STALLS	±5 STALLS	8 STALLS
LAND USE BYLAW SUMMARY: LANDS TO NORTH / WEST / SOUTH (MALL BEHIND / COMMERCIAL ACROSS MEADOWLANDS DRIVE): GM15 F (1.0) / GM15 LANDS TO THE EAST (ACROSS PRINCE OF WALES DRIVE): R5B H(83) / 01H[327] / L1			

6. Sources Cited

City of Ottawa, *Feedback Form – Phase 1*. File No.:PC2023-0172. As received via email on 2023-08-17

City of Ottawa, *Official Cycling Map Ottawa-Gatineau and the Outaouais Region*. As accessed via ottawa.ca on 2024-06-10.
https://documents.ottawa.ca/sites/documents/files/documents/cycling_map_en.pdf

City of Ottawa, *Official Plan*. As adopted by By-law 2021-386. Volume 1 - Sections 2 & 4, Volume 2A – (5). As accessed via ottawa.ca on 2024-06-10.
<https://ottawa.ca/en/planning-development-and-construction/official-plan-and-master-plans/official-plan#section-9190f110-4c31-467a-ba8c-927bb0a0a51d>

City of Ottawa, *Urban Design Guidelines for Gas Stations*. As approved by city Council – May, 2006. As accessed via ottawa.ca on 2024-11-22.
https://documents.Ottawa.ca/sites/default/files/urban_design_gas_stations_en.pdf

Satellite and Streetview Imagery. *Google Maps*. As accessed on 2024-06-10.
https://www.google.com/maps/place/1440+Prince+of+Wales+Dr,+Ottawa,+ON+K2C+1N6,+Canada/@45.3685874,-75.7028986,399m/data=!3m2!1e3!4b1!4m6!3m5!1s0x4cce066ba547539f:0x45402a58e08c7d44!8m2!3d45.3685855!4d-75.7016111!16s%2Fg%2F11c2cpww_q?entry=ttu

7. Signoff

Entity	Representative	Signature	Date
Shell Canada Products, Ltd.			
AECOM Canada Ltd.			
CTM Design Services, Ltd.			
City of Ottawa			