



planning
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URBAN DESIGN BRIEF

SITE PLAN CONTROL

SUBJECT SITE: 541-561 SOMME STREET



REPORT DATE: APRIL 21, 2025

PREPARED FOR: BLACKSTONE GRANITE

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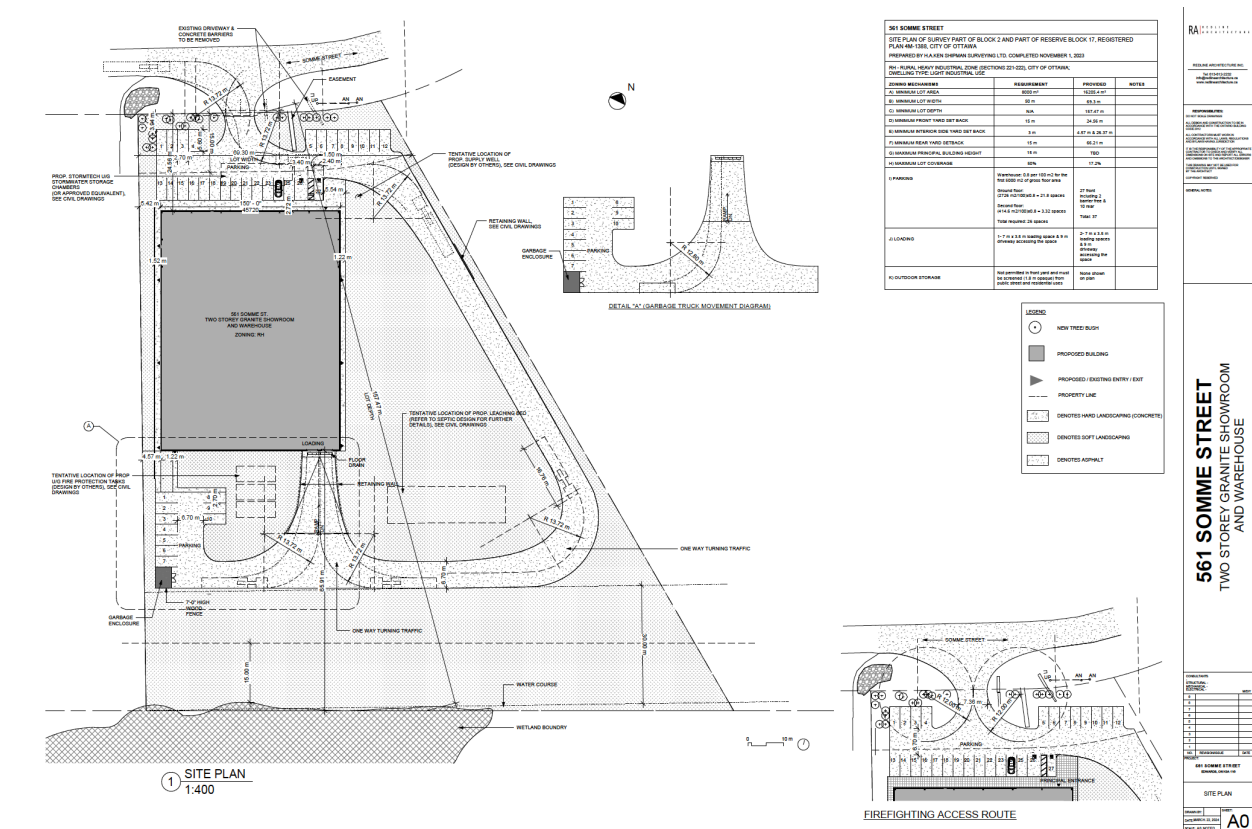
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This Urban Design Brief is prepared in support of a Site Plan Control Application for the proposed development at 561 Somme Street.

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The proposed development at 561 Somme Street includes a centrally located two-storey granite showroom and warehouse. The site features a rear loading area, front and rear parking lots, and a garbage enclosure near the parking area. New driveway entry and exit points are planned, along with designated areas for new trees and bushes to enhance the site's aesthetics.



2.0 DESIGN DIRECTIVES

1.1 Responses Pre-Application Consultation Comments

The following detail the comments regarding Urban Design provided at the pre-application consultation meeting that took place on June 3, 2024.

Site Planning Comments	
Development on lands designated as Rural Industrial and Logistics shall consider the following: 1. Building design, Site layout and landscape in a way that maintains and enhances the rural identity and feel of the area in which such development takes place; 2. Appropriate screening from public roads and adjacent properties using natural vegetation, preferably existing vegetation where possible; 3. Outdoor amenity areas for employees and landscaping that supports the City's tree canopy targets; and 4. Accesses are designed to minimize hazards between the road on which the development fronts and its vehicular points of access, such as freight transfer.	The building has been sited to provide a generous setback from the road which will allow for landscaping and a sense of arrival. A single point of access is provided to minimize conflicts at the access point.
The following uses are permitted in the Rural industrial and Logistics Area: 1. (b) Warehouse 2. (d) A commercial use involving the display and sale of products manufactured or warehoused on the site are permitted provided that the retail floor space does not exceed the greater of 300 square metres or 25 per cent of the gross floor area of the building.	The proposed warehouse use is permitted.
Site is located: • Adjacent to Bedrock Resource Area Overlay • Adjacent to mineral aggregate operations to the south and west of the parcel operated by Lafarge Canada and Tomlinson Group. • Site of former Gloucester Concession 6 Dump • Years of operation and closure – 1920 – 1991	Noted.
City of Ottawa Zoning By-law a. Rural Heavy Industrial Zone b. Warehouse is a permitted use. c. Refuse collection area must be screened from the street in accordance with Section 110(3) of the Zoning By-law.	Noted. The garbage area will be screened and provided behind the building. It will not be visible from the road. The parking, loading spaces

d. Ensure all parking spaces, loading spaces, drive aisles conform with the requirements of Section 101, 107, 113 of the Zoning By-law.	and drive aisles will comply with the requirements of the Zoning By-law.
Parking requirements a. Warehouse – 0.8 per 100m² of the first 5000 m² GFA b. A retail store – 3.4 spaces per 100m² of gross floor area i. Since the proposed showroom is not open to the public and is by appointment only, the use can qualify for the parking space requirements for a Warehouse.	Ground Floor (2,726 m²/1000*0.8 = 21.8 spaces). Second Floor (414.6 m²/100)*0.8 = 3.32 spaces Total Required: 26 spaces We have reduced the parking down to 37 spaces, from the 42 spaces that was initially provided. This is what the business will require to have front parking for customers as well as rear parking for employees, including the required barrier-free spaces.
Please provide details about the easement that projects into the property (located between parking spaces 12 and 13).	Provided on site plan. This easement is required in favour of HydroOttawa
There is a 30 cm reserve that was put in place during the establishment of the industrial subdivision agreement. It can be lifted as per requirements in clause 18 of Schedule F, Section D, of the subdivision agreement.	Noted.
Process Comments	
A Design Brief is required	This document has been prepared in response to the Terms of Reference provided.

Submission Requirements: All Plans and Studies must meet the requirements of the City's Terms of Reference. - Plan of Survey - Site plan - Landscape plan - Zoning confirmation report - Preliminary construction management plan	- Design Brief provided (this document) - Plan of Survey (provided) - Site plan (provided) - Landscape plan (provided) - Zoning confirmation report (provided) - Preliminary construction management plan
Comments on Preliminary Design	
Good investment in the design of the street facing elevation.	Agreed.
Amount of parking. We recommend reducing parking to what is needed and providing more area for landscaping between the building and the public right-of-way.	We ensured there was enough landscaped area in front of the parking lot to provide for plantings. The parking will meet the needs of the current warehouse and will allow for possible future expansion. We have reduced the parking down to 37 spaces, from the 42 spaces that was initially provided. This is what the business will require to have front parking for customers as well as rear parking for employees, including the required barrier-free spaces.
We recommend providing landscaping and new tree planting at the front of the property.	Trees and landscaping have been added to the front of the property. In working with HydroOttawa, we have learned that there is an easement, poles and tie-backs that significantly encumber the frontage. Therefore, no landscaping is provided where hydro infrastructure is existing.

What is happening in the large areas of land left over at the rear of the site and beside the building? Please indicate on the site plan/landscape plan and provide landscaping and trees if possible/suitable.	This area has been reserved for possible future development.
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LIMITATIONS OF REPORT

This report has been prepared for the exclusive use of Mostafa Ghafari for the stated purpose. Its discussions and conclusions are not to be used or interpreted for other purposes without obtaining written permission from Q9 Planning + Design Inc. as well as Mostafa Ghafari. This report was prepared for the sole benefit and use of Mostafa Ghafari may not be used or relied on by any other party without the express written consent of Q9 Planning + Design Inc. This report is copyright protected and may not be reproduced or used, other than for the stated purpose, without the express written consent of Q9 Planning + Design Inc.

APPENDIX A – DESIGN BRIEF TERMS OF REFERENCE

3. Content

The content for an Urban Design Brief is itemized in the following checklist. Each required item must be discussed and/or illustrated to the appropriate level of detail, commensurate with the complexity of the proposal. Required item(s) are determined by the lead City Urban Designer at the pre-consultation meeting and will be selected from the checklist below:

PROJECT DESCRIPTION

- ☐ Brief description of the design intent behind the development proposal. This description should be more design detailed, and not replicate the description within the Planning Rationale.
- ☐ Project statistics, including gross floor area, the breakdown of floor area for different uses, total number and detailed breakdown of units, total number and detailed breakdown of vehicle and bike parking, building heights, lot coverage, etc. Project statistics should be illustrated in a table.
- ☐ Rendering of the proposal.

DESIGN DIRECTIVE(S)

- ☐ A concise summary and response to the applicable City's design policies, including from the Official Plan, and City urban design guidelines. A more detailed response shall be provided for any applicable urban design criteria that are not being met by the proposal.

- ☒ A response to urban design directions provided at the various pre-consultation meetings with City staff.

SITE, CONTEXT, AND ANALYSIS

Photographs, maps, diagrams, and images may be utilized along with brief explanatory text to document and analyze condition and context of the site. The requested information should cover area within a 100 metre radius of a development site. A larger radius may be requested for larger / more complex projects.

- ☐ Photographs of existing site conditions and surrounding area, including a numbered map pinpointing where each photo is taken. Correspond these numbers with the site photos and include arrows illustrating the direction of the photograph.
- ☐ Perspective images to and / or from the site.
- ☐ Protected view corridors or views of interest that may be impacted by the proposed development.
- ☐ Built and natural heritage assets on site and adjacent area.
- ☐ Microclimate conditions of the site.
- ☐ Key uses, destinations, and spatial elements in the surrounding area such as focal points/nodes, gateways, parks/open spaces, and public arts.
- ☐ Urban pattern (streets, blocks).
- ☐ Characteristics of adjacent streets and public realm.
- ☐ Mobility networks, such as transit stations, street networks, cycling facilities, pedestrian routes and connections, and parking.
- ☐ Future and current development proposals on adjacent properties.
- ☐ The planned functions of the adjacent properties, such as the permitted building envelope under current zoning.

DESIGN RESEARCH

Diagrams, 3D images and other tools may be utilized to explain and illustrate design

- ☐ Parti diagrams, sketches, and precedent images.
- ☐ Alternative site plan options.
- ☐ Alternative massing options.
- ☐ Design evolution.
- ☐ Massing of the proposed development in the existing context.
- ☐ Massing of the proposed development in the planned context. The planned context may be represented by the current zoning permissions OR policy criteria if zoning is not in keeping with Official Plan direction.
- ☐ Block Plan illustrating potential future development in the area in which the proposed site is situated.
- ☐ Built form transition between the proposed development and the surrounding area.
- ☐ Response to abutting public realm conditions beyond the boundaries of the site.
- ☐ Street cross sections that show the building wall to building wall conditions of the adjacent streets.
- ☐ Approach to sustainable design as it relates to the City's High-performance Development Standards or any other accredited system such as LEED.
- ☐ Approach to bird-safe design as it relates to the City's Bird-Safe Design Guidelines

ADDITIONAL MATERIALS – APPENDIX

The following appendix of additional materials is only required when an application is subject to review by the City's Urban Design Review Panel as the Urban Design Brief will be used as the Urban Design Review Panel Presentation. The requirement for the submission of the following drawing(s) and studies are made separately at the pre-consultation by the Lead Planner and are the subject of other Terms of Reference. The lead City Urban Designer will indicate the required item(s) from the checklist below to be provided as an appendix to the Urban Design Brief.

- ☐ Site Plan
- ☒ Landscape Plan
- ☐ Plan of Subdivision
- ☐ Grading and Drainage Plan
- ☐ Site Servicing Plan
- ☐ Building elevation(s) of the proposed building(s). Conceptual drawings may suffice in support of a Zoning By-law and/or Official Plan Amendment.
- ☐ Floor Plan(s) of the proposed building(s). Conceptual drawings may suffice in support of a Zoning By-law and/or Official Plan Amendment
- ☐ Wind Analysis
- ☐ Shadow Analysis
- ☐ High-performance Development Standards Checklist
- ☐ Heritage Impact Statement

