URBAN DESIGN BRIEF

THE PROPERTIES GROUP

O'KEEFE COURT

December 2024

HP URBAN

MCROBIE
ARCHITECTS + INTERIOR DESIGNERS

Introduction

The applicant was requested to provide an Urban Design Brief to address the comments provided by Christopher Moise in an April 17th, 2024, memorandum.

The comments provide a draft terms of reference for the brief and subjects that needed to be addressed with the proposed site plan.

Both the terms of reference and the comments are provided as an annex to this brief.

Proposed Development

Proposed Development

The site is approximately 17 acres in size.

The applicant is proposing 3 one storey industrial buildings totalling approximately 256,800 square feet of building space and 109 parking spaces.

The proposed site plan is provided as an annex to this brief.

O'keefe Court at the Intersection of Fallowfield Road and Highway 416

Parcel in the local community context.

Design Response

As depicted in the site location photos the proposed development is quite isolated from abutting development. The property is bounded by vacant lands to the immediate north and Lytle Park to the east. O'keefe Court forms the southern boundary and Provincial Highway 416 to the west. Lands directly south of O'Keefe Court are currently vacant, and lands to the west of Highway 416 are developed for 3 large scale car dealerships. The property has approximately 400 meters of frontage along the northbound Highway 416 ramp from Fallowfield.

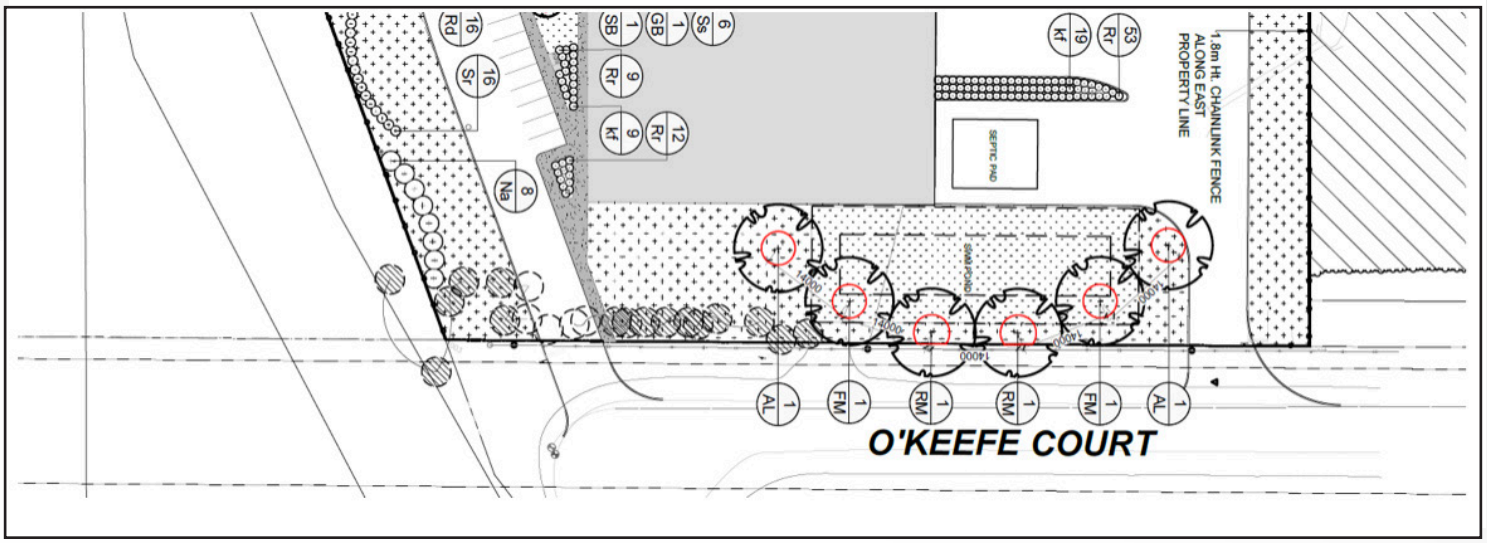
4497 O'Keefe Court Industrial Park, Ottawa

THE PROPERTIES GROUP

SITE PLAN CONCEPT - Aerial View Looking Southeast
09 December 2024

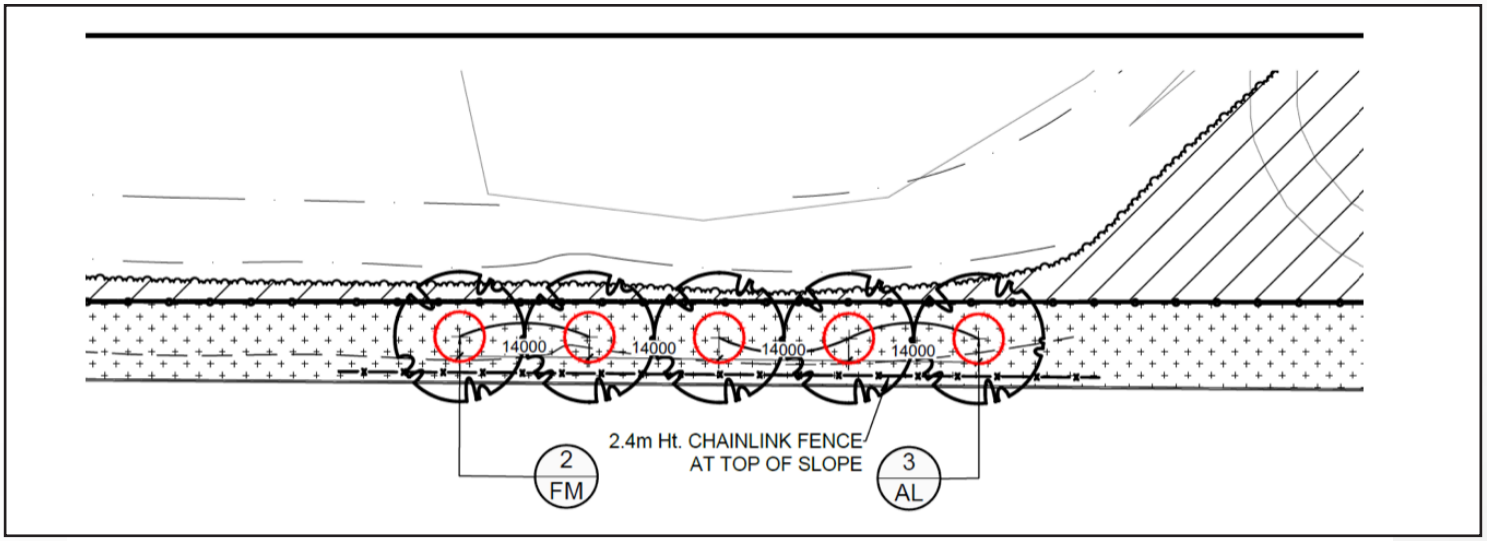
MCROBIE ARCHITECTS + INTERIOR DESIGNERS

The City's 'gateway' design objectives for this area places importance on the visual appearance from O'Keefe Court as well as Highway 416. The site design incorporates a 14 metre setback along Highway 416 appropriately landscaped to meet MTO requirements and highlight the upgraded exterior building elevations fronting Highway 416. In addition, the landscape plan responds to that desire by providing a heavily landscaped frontage which retains existing trees along the O'Keefe Court frontage and enhances them with new large format trees comprising Red and Freeman maples and new Basswood trees.



To address the City's 'gateway' design objectives, no perimeter parking facing Hwy 416 is proposed. Required parking is situated more in-bound to the site, and nose-in against the buildings. This mitigates perceived visual effects of cars facing Highway 416, and permits proposed landscaping and upgraded building elevations to create desired stage presence for the site from Highway 416.

On the eastern property line the proposed development abuts Lytle Park an 11 hectare park with sports fields and the Carl Faulkner Ball Diamond. The area abutting the property line is extensively landscaped on the park side and a chain link fence is proposed separate the land uses. However, a small section of the park side vegetative buffer is thin. To compensate it is proposed augment the buffer with a row of Maples and Basswood trees as illustrated below.



The 416 as a Scenic Route

The proposed development is subject to Official Plan Schedule C13 - Scenic Routes which provides in the text of the plan provides policy guidance when developing along these designated routes.

The intent is to ensure that development protects and enhances the Capitals Natural and Cultural heritage features. While the intent is noble the location at the intersection of 416 and Fallowfield Road does not have any natural or cultural feature that can be enhanced or protected.

The policy asks the following:

- Protecting the opportunity to view natural and cultural heritage features;
- Preserving and restoring landscaping, along the right of way;
- Orienting buildings towards the Scenic Route and providing direct pedestrian access
- Providing screening by way of opaque fencing or landscape buffers to hide surface parking lots or outside storage.
- Managing the intensity and spill-over of lighting on adjacent parcels
- Enhance the opportunity for views and vistas towards national symbols, cultural landscapes and other features of the Capital;
- Contribute to the image of Ottawa as the Capital city by providing landscape and aesthetic improvements, including buildings that enhance the urban character.

As indicated earlier this site is not located where views of natural and cultural heritage features are prominent or exist at all. The site does not have any views or vistas of national symbols or cultural landscapes to protect or enhance.

Landscaping is something that can enhance along the right of way. The proposed landscape plan proposes extensive plantings along the 416 right of way and along O'Keefe Court. Along the 416 the Ontario Ministry of Transportation mandates a 14 metres MTO setback from the property line. In response to the City's urban design comments and the Official Plan Policy a review of the landscaping in the MTO setback was undertaken to determine if that landscaping could be enhanced with additional planting. To ensure that any landscaping would meet with MTO approval contact was made to determine specific MTO planting requirements (see attached email). The MTO response was as follows:

From: Kamal, Tarique (MTO) <Tarique.Kamal@ontario.ca>

Sent: November 7, 2024 10:46 AM

To: Peter Hume <peter.hume@hpurban.ca>

Cc: Cole, Robert (MTO) <Robert.Cole@ontario.ca>

Subject: RE: Landscaping Question - MTO setback.

Hi Peter,

So far we know, the property has little soil cover and consists mostly of alvar terrain. Also, there is a significant grade difference between the highway and the property. Any landscaping done here will have minimal impact unless additional soil is added, which could affect drainage. Extensive watering may be necessary for the landscaping.

Therefore, the MTO is primarily concerned about landscaping in the setback area and its impact on stormwater management.

Thanks,
Tarique

Tarique Kamal
Senior Project Manager | Corridor Management | East Operations
Ministry of Transportation | Ontario Public Service
613-301-5425 | tarique.kamal@ontario.ca

Taking pride in strengthening Ontario, its places and its people

Given the lukewarm response by the MTO the landscape plan kept the planting within the 14 metre setback sensitive to the concerns of the MTO.

The three proposed buildings are situated to face Highway 416 and effectively shield the shipping and receiving activities from Highway 416.

Any and all lighting will meet the City's site lighting criteria and as part of the site plan approval process a certificate will be provided from an acceptable professional engineer, licensed in the Province of Ontario, which shall state that the exterior site lighting has been designed to meet the following criteria:

- it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and

- it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

Conclusion

This brief and the illustrations provided meet the intent of the Official Plan design requirements and the terms of reference and direction provided by City of Ottawa design officials.

URBAN DESIGN COMMENTS | Christopher Moise
April 17th, 2024

O'Keefe, 4497_PC2024-0111_UD Comments 1

City of Ottawa Planner – Craig Hamilton/Tracey Scaramozzino

Submission Requirements

1. An Urban Design Brief is required. Please see attached customized Terms of Reference to guide the preparation of the submission.
    a. The Urban Design Brief should be structured by generally following the headings highlighted under **Section 3 – Contents of these Terms of Reference**.
2. Additional drawings and studies are required as shown on the SPIL. Please follow the terms of reference (Planning application submission information and materials | City of Ottawa) to prepare these drawings and studies. These include:
    a. Building elevations.

Recommendations

1. This property is subject to the Scenic Capital Entry Route policies which include:

4) Development abutting Scenic Routes, as identified on Schedule C13, shall contribute to conserving or creating a desirable context by such means as:
a) Protecting the opportunity to view natural and cultural heritage features;
b) Preserving and restoring landscaping, including but not limited to distinctive trees and vegetation along the right of way;
c) Orienting buildings towards the Scenic Route and providing direct pedestrian access, where appropriate; and
d) Providing screening by way of opaque fencing or landscape buffers to hide surface parking lots or outside storage; and
e) Managing the intensity and spill-over of lighting on adjacent parcels.

5) Where Scenic Routes are also identified as Scenic Capital Entry Routes on Schedule C13, development and capital projects should also:
a) Enhance the opportunity for views and vistas towards national symbols, cultural landscapes and other features of the Capital; and
b) Contribute to the image of Ottawa as the Capital city by providing landscape and aesthetic improvements, including buildings that enhance the urban character, where possible.

Previous comments carried forward and should be responded to:

Landscaping

3. The development will be prominent when viewed from the on ramp and highway. The entire length of the west property edge needs to be well landscaped.
4. The distance between the east property edge and the edge of pavement is shown at between 9.55m – 7.03m. The entire length of this edge should be heavily landscaped to screen the use from the park.
5. The frontage along O'Keefe will also need substantial landscaping, if the parking area remains out front.

Circulation

6. The submission drawings need to show the locations of doors, as well as the width and location of pedestrian walkways from the parking areas to the doors. They should also show a connection out to O'Keefe.
7. If there is more parking than required by the zoning by-law, then the total number of parking spots should be reduced. For example, can the parking facing O'Keefe be removed? Can some of the parking facing the highway be deleted?

Urban Design Brief

Terms of Reference

1. Description

An Urban Design Brief is intended to illustrate how a development proposal represents high-quality and context sensitive design that implements policies of the Official Plan, relevant secondary plans, and Council approved plans and guidelines. The Urban Design Brief should not replace or replicate the Planning Rationale, it is intended to be a highly graphic document that is complimentary to the Planning Rationale. The purpose of this Terms of Reference is to assist the applicant to organize and substantiate the design approach and considerations in support of the proposed development and to assist in the review of the proposal.

2. Authority To Request / When Required

An Urban Design Brief will be required for the following development applications:

Official Plan Amendments:

Per *Planning Act*, Section 22 (4) and (5) for information or materials required by the City to review an Official Plan Amendment Application if the official plan contains provisions relating to requirements under this subsection, which propose increases in height or density.

Zoning By-law Amendments:

Per *Planning Act*, Section 34 (10.2) for information or materials required by the City to review a Zoning By-law Amendment Application to permit the extension or enlargement of any land, building or structure used for any purpose prohibited by the by-law, which propose increases in height or density.

Site Plan Control Applications:

Per *Planning Act*, Section 41 (3.4) for information or materials required by the City to review a Site Plan Control Application and Section 41 (4) and 41 (4.1.1) for elements, facilities and works where the appearance impacts matters of health, safety, accessibility, sustainable design or the protection of adjoining lands.

An Urban Design Brief is a requirement for all Site Plan Control Application thresholds in accordance with the City of Ottawa Site Plan Control By-law as amended; with the exception of a “Rural Small” Site Plan Control application.

For residential buildings with 25 or more residential units, the City has authority under Section 41 (4) paragraph 2 to require. For residential buildings with less than 25 residential units, the City has authority to require for such buildings based on 11.1 (3) of the Official Plan and 41 (5) of the *Planning Act* if the units are within the Urban area or the High-performance Development Standard threshold in the rural area, as per the Site Plan Control By-law.

For all other uses (non-residential and mixed-use) the City has authority under Section 41 (4) paragraph 2 to require.

Plan of Subdivision

Per *Planning Act*, Section 51 (18) for information or materials required by the City to review Plan of Subdivision applications, which include multiple blocks of development planned for medium and/or high-rise development and a mix of land uses.

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 aspirations, alternatives and proposed outcomes.

☐ 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

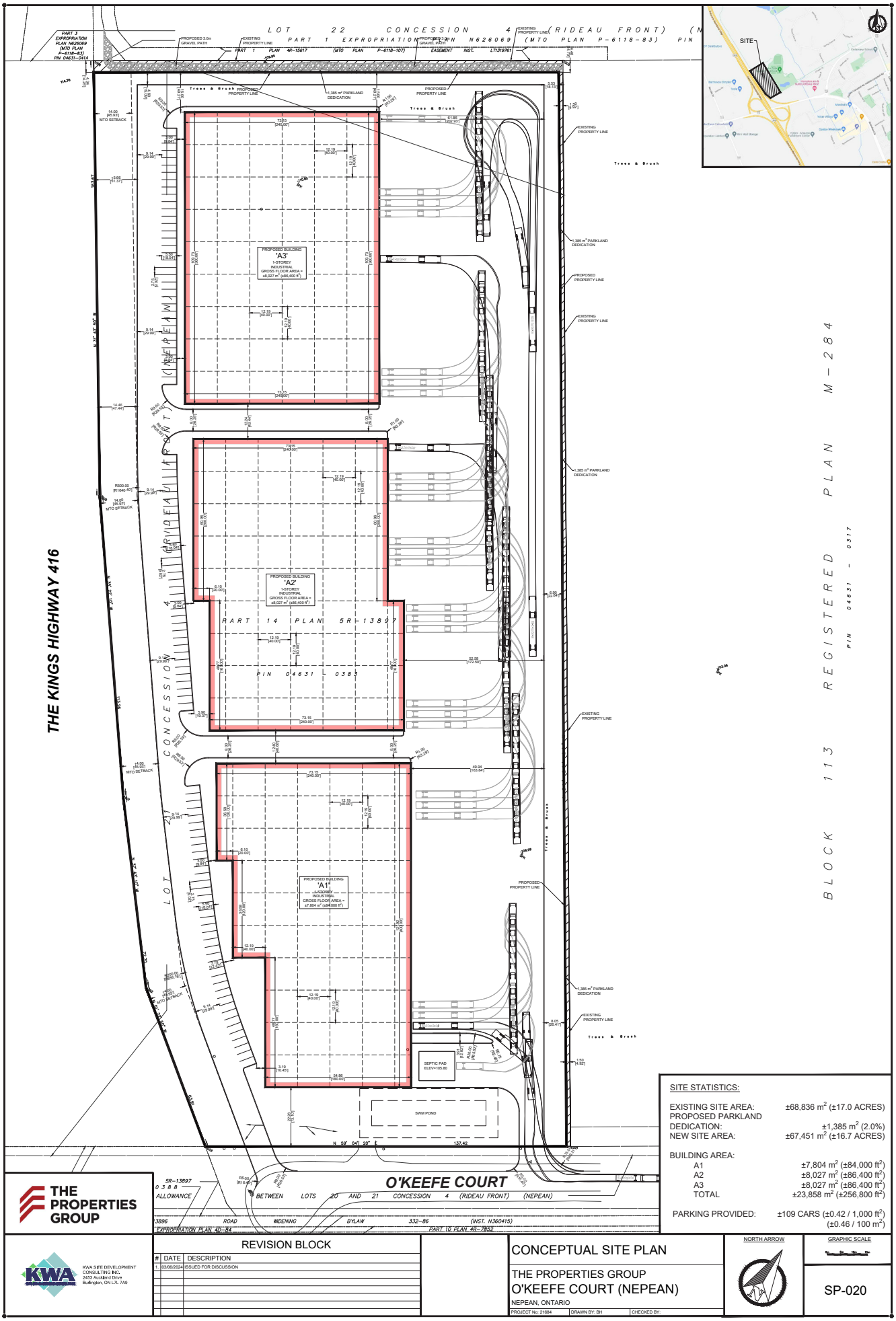
- ☐ Plan of Subdivision
- ☐ Grading and Drainage Plan
- ☐ Site Servicing Plan
- ☐ Building elevation(s) of the proposed building(s). Conceptual drawings may suffice in support of a Zoning By-law and/or Official Plan Amendment.
- ☐ Floor Plan(s) of the proposed building(s). Conceptual drawings may suffice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

4. Roles and Responsibilities / Qualifications

The Urban Design Brief is required to be signed by a member holding a professional membership with the OAA, OALA, OPPI, and/or CIP, or equivalent professional organization; and should include materials prepared by urban designer(s), licensed architect(s), licensed landscape architect(s), and registered planner(s).

5. Submission Requirements

- 8.5x11 or 11x17 package (landscape orientation preferred)
- Electronic copies of all required studies and plans must be supplied in Adobe .PDF format and are to be unlocked and flattened.
- Supporting Georeferenced Digital CAD/BIM/GIS files for 3D Building Massing Model (in accordance with the City's 3D Massing Submission Requirements) is required for all development applications associated with a mid-rise and/or high-rise building where a design brief is a requirement of a complete application.



SITE STATISTICS:

EXISTING SITE AREA:	±68,836 m² (±17.0 ACRES)
PROPOSED PARKLAND DEDICATION:	±1,385 m² (2.0%)
NEW SITE AREA:	±67,451 m² (±16.7 ACRES)
BUILDING AREA:	
A1	±7,804 m² (±84,000 ft²)
A2	±8,027 m² (±86,400 ft²)
A3	±8,027 m² (±86,400 ft²)
TOTAL	±23,858 m² (±256,800 ft²)
PARKING PROVIDED:	±109 CARS (±0.42 / 1,000 ft²) (±0.46 / 100 m²)

THE PROPERTIES GROUP

5R-13897 0388 ALLOWANCE

3896	ROAD	WIDENING	BYLAW	332-86	(INST. N360415)
EXPROPRIATION PLAN 40-84				PART 10 PLAN 4R-7852	

KWA SITE DEVELOPMENT CONSULTING INC.
2453 Auckland Drive
Burlington, ON L7L 7A9

REVISION BLOCK

#	DATE	DESCRIPTION
1.	03/06/2024	ISSUED FOR DISCUSSION

CONCEPTUAL SITE PLAN

THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)
NEPEAN, ONTARIO

PROJECT No: 21684 | DRAWN BY: BH | CHECKED BY:

NORTH ARROW

GRAPHIC SCALE

SP-020

LEGEND

- PROPOSED DECIDUOUS TREE
- EXSITING DECIDUOUS & CONFIEROUS TREES
- PROPOSED SHRUB/PERENNIALS
- PROPOSED TURF GRASS SEED MIXTURE
- PROPOSED NATIVE WILDFLOWER SEED MIXTURE
- EXISTING NORTH TRAIL
- PROPOSED 1.8m Ht. CHAINLINK FENCE
- PROPOSED 2.4m Ht. CHAINLINK FENCE
- PROPOSED PICNIC TABLE
- PROPOSED ACCESSIBLE BENCH

1:600

0 10m 20m 40m 100m 200m

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942

4497 O'KEEFE COURT INDUSTRIAL PARK
OTTAWA, ONTARIO
LANDSCAPE PLAN

RENDERING COMPLETED NOVEMBER 15TH, 2024

CLIENT

THE PROPERTIES GROUP

CIVIL ENGINEERS:

KWA SITE DEVELOPMENT CONSULTING

KWA SITE DEVELOPMENT CONSULTING INC.
2453 Auckland Drive
Burlington, ON L7L 7A9

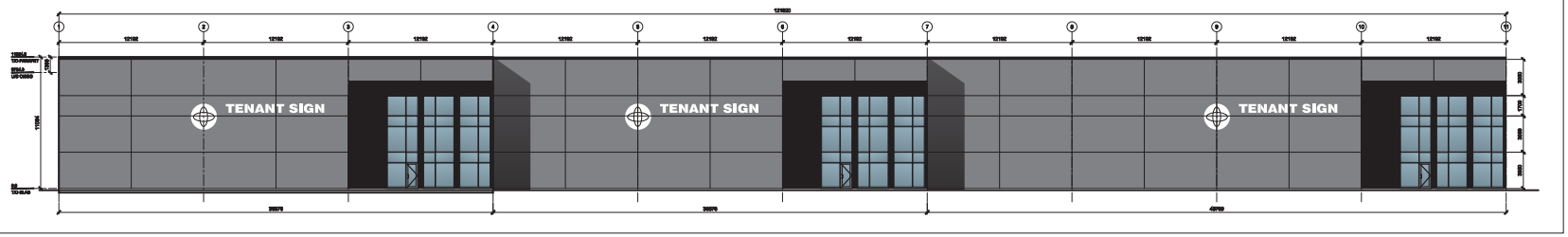
KEY PLAN (NTS):

PROPOSED PLANT LIST (QTY / SP)

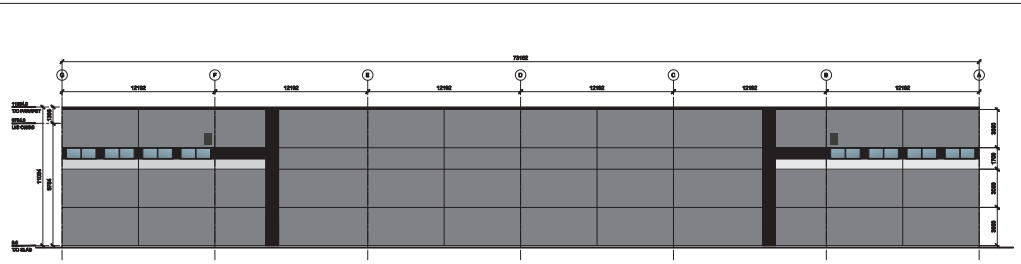
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	Comments/Remarks
TREES							
AL*	5	*Tilia americana*	Basswood	50mm CAL.	B&B	14m o.c.	
FM*	4	*Acer x Freemanii*	Freeman's Maple	50mm CAL.	B&B	14m o.c.	
GB	1	*Ginkgo biloba*	Maindenhair Tree	50mm CAL.	B&B	10m o.c	Male
RM*	2	*Acer rubrum*	Red Maple	50mm CAL.	B&B	14m o.c.	
SB*	6	*Amelanchier canadensis*	Serviceberry	50mm CAL.	B&B	6m o.c.	
SHRUBS							
Na*	32	*Viburnum lentago*	Nannyberry	3 gal. POT	Potted	3000mm o.c.	
Rd *	64	*Cornus sericea*	Red Osier Dogwood	3 gal. POT	Potted	3000mm o.c.	
Rr	128	*Rosa rugosa*	Rugosa Rose	1 gal. POT	Potted	1200mm o.c.	
Sr *	80	*Rosa blanda*	Smooth rose	1 gal. POT	Potted	1200mm o.c.	
Ss	83	*Sorbaria sorbifolia 'Sem'*	Sem False Spirea	2 gal. POT	Potted	1500mm o.c.	
Wc *	175	*Thuja occidentalis*	Eastern White Cedar	1500mm HT	Bare root	1000mm o.c.	3 trunks or more
ORNAMENTAL GRASSES							
bl	50	*Leymus arenarius*	Blue Lyme Grass	1 gal. POT	Potted	400mm o.c.	
kf	39	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Grass	1 gal. POT	Potted	800mm o.c.	

* *Denotes Native Species*

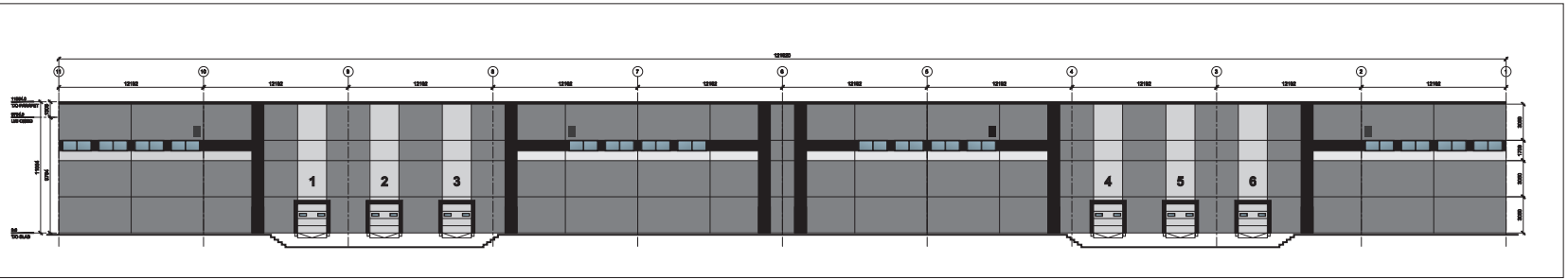
* *All trees, shrubs, and perennial grasses are proposed on private property.*



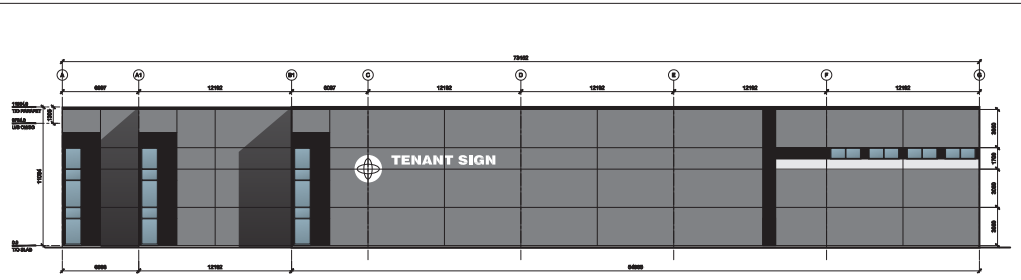
1 A201 **WEST ELEVATION**
SCALE: 1:150



2 A201 **NORTH ELEVATION**
SCALE: 1:150



3 A201 **EAST ELEVATION**
SCALE: 1:150



4 A201 **SOUTH ELEVATION**
SCALE: 1:150

30 X 42 - PLOT ARCH E1

MCROBIE
ARCHITECTS + INTERIOR DESIGNERS

North

Revisions

No.	By	Description	Date
01	KE	ISSUED FOR REVIEW	28 JUNE 2024

Project
O'KEEFE COURT INDUSTRIAL DEVELOPMENT

NEPEAN, ONTARIO

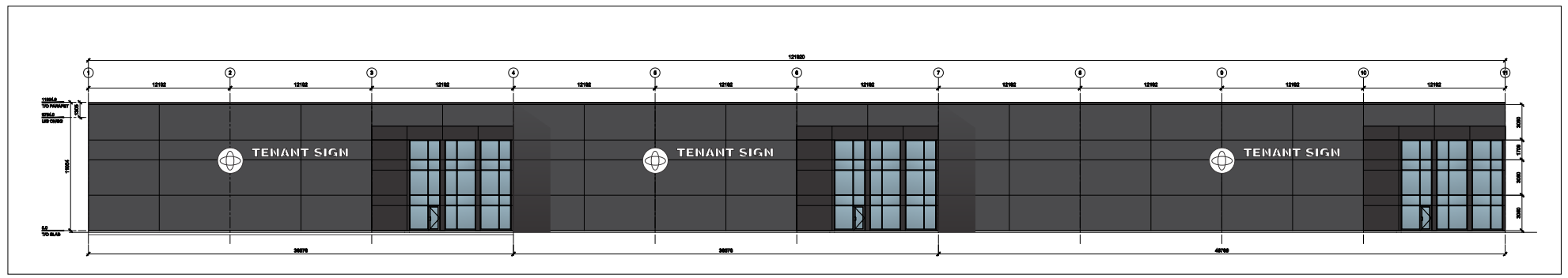
Drawing
EXTERIOR ELEVATIONS BUILDING A1

Option 1

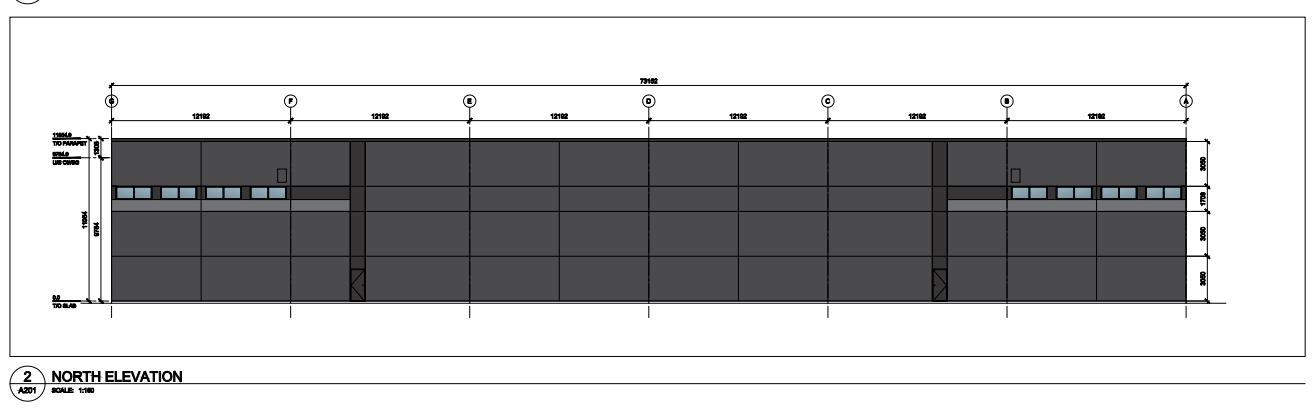
Scale: AS NOTED
Stamp
Drawn: KE
Checked

Project No.: 24-145
Drawing No.: A201
Date: JUNE 2024

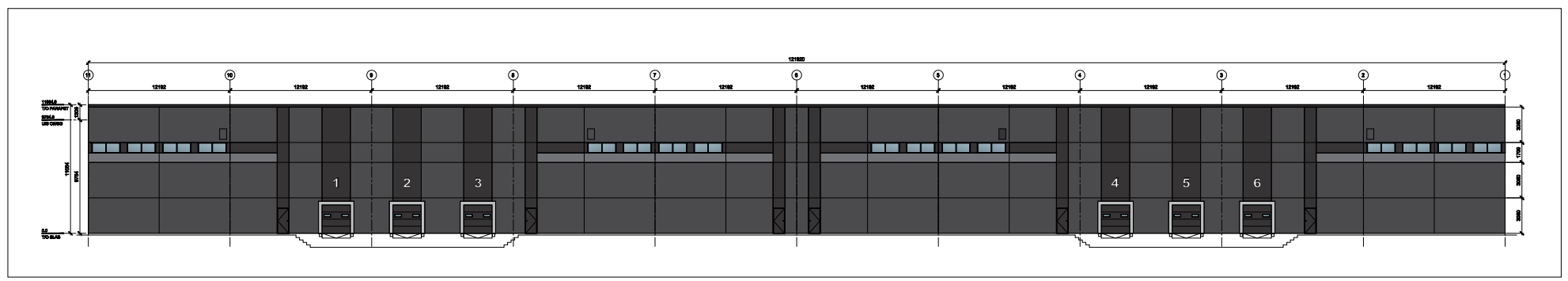
4497 O'Keefe Court Industrial Park, Ottawa



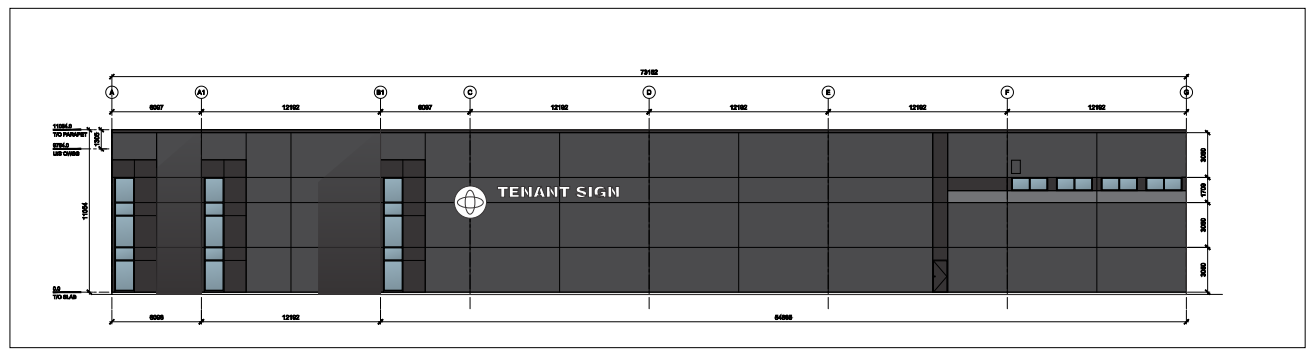
1 A201 **WEST ELEVATION**
SCALE: 1:150



2 A201 **NORTH ELEVATION**
SCALE: 1:150



3 A201 **EAST ELEVATION**
SCALE: 1:150



4 A201 **SOUTH ELEVATION**
SCALE: 1:150

SITE PLAN CONCEPT - Building Elevations and 3D Vignettes

09 December 2024