

December 17, 2025 *via email*

Re: **1547 Langan Way**
Dickie Moore Redevelopment
Design Brief



SECTION 1

1.0 Application Submission

Legal description:

Lot 25 Part 1 – Plan 5R-2484 & Part 3 - Plan 5r-2484; Part of Lot 69, Part 1 Plan 5R-9555 , City of Ottawa

Municipal Address:

1547 Lagan Way

Purpose of the Application:

This proposal seeks to approve a proposed redevelopment of the subject site to permit the partial demolition of existing building, and the construction of a new one-storey with mezzanine, office, vehicle storage, and showroom in place of a parking lot on the premises.

Overall Vision Statement:

The proposed development will revitalize this light industrial zoned property, creating modern office and commercial facilities on the existing site in compliance with City of Ottawa objectives under the Official Plan. The property, as redeveloped, will provide approximately 4,198m² of new building area, which includes an above and below grade warehouse, 5 vehicle service bays, 664m² of commercial space, and a 464m² mezzanine for offices and staff support spaces.

2.0 Response to City Documents

The proposed site is designated under the City of Ottawa Official Plan, Schedule A, as being an Outer Urban transect. Schedule B3 of the City of Ottawa Official Plan indicates that it is part of an Industrial and Logistics zone.

The overall development seeks to comply with the City of Ottawa's objectives in providing increased tree and landscaped opportunities to enhance the public realm and improved stormwater management. While Lagan Way south of Belfast is not intended as a pedestrian promenade, efforts have been made to improve pedestrian safety and direct vehicular traffic across the proposed site.

Project Statistics:

SITE AND BUILDING DATA			FLOOR SPACE INDEX		
SITE AREA:	16,646.25m ² / 1.66 Ha		MAXIMUM PERMITTED	2.0	
ZONING DATA:			EXISTING GROSS FLOOR AREA	1,014m ² 10,917 ft ²	
ZONING DESIGNATIONS (PART 11): IL-LIGHT INDUSTRIAL ZONE			NEW GROSS FLOOR AREA	4,613m ² 49,653 ft ²	
ZONING PROVISIONS			FUTURE GROSS FLOOR AREA	909m ² 9,784 ft ²	
MAXIMUM PERMITTED COVERAGE	65%		TOTAL GROSS FLOOR AREA	5,522m ² 59,438 ft ²	
EXISTING COVERAGE (DEMO)	1,014m ² 10,917 ft ² 6.1%		TOTAL FLOOR SPACE INDEX	0.33	
NEW COVERAGE	2,372m ² 25,532 ft ² 14.3%		SETBACKS (SECTIONS 205 AND 206)		
FUTURE COVERAGE	910m ² 9,795 ft ² 5.5%		FRONT YARD	7.5m	
TOTAL COVERAGE	3,282m ² 35,327 ft ² 19.7%		FRONT YARD LANDSCAPING	3m	
PARKING INFORMATION			SIDE YARD	7.5m	
PARKING REQUIREMENTS			REAR YARD	7.5m	
VEHICLE PARKING - PER PART 4 ZONING BYLAW SECTION 101, PARKING FOR <u>HEAVY EQUIPMENT AND VEHICLE SALES, RENTAL AND SERVICING, AREA C: SUBURBAN ON SCHEDULE 1A, IS REQUIRED AT THE FOLLOWING RATE: 0.75 PER 100m² OF GROSS FLOOR AREA - 36</u>					
PARKING TYPE	PROV.	REQ.	BUILDING HEIGHT		
BARRIER FREE PARKING SPACE TYPE 'A', 3.4m x 5.2m, w/ 1.5m WIDE ACCESS AISLE	2	1	MAXIMUM:	22m	
BARRIER FREE PARKING SPACE TYPE 'A', 2.4m x 5.2m, w/ 1.5m WIDE ACCESS AISLE	2	1	PROPOSED	11.1m	
ELECTRIC VEHICLE CHARGING SPACES, 2.6m x 5.2m	0	0			
TYPICAL PARKING SPACES, 2.6m x 5.2m	36	34			
TOTAL PARKING SPACES	40	36			
BICYCLE PARKING	PROV.	REQ.			
1 PER 1500m ² OF GROSS FLOOR AREA	4	4			

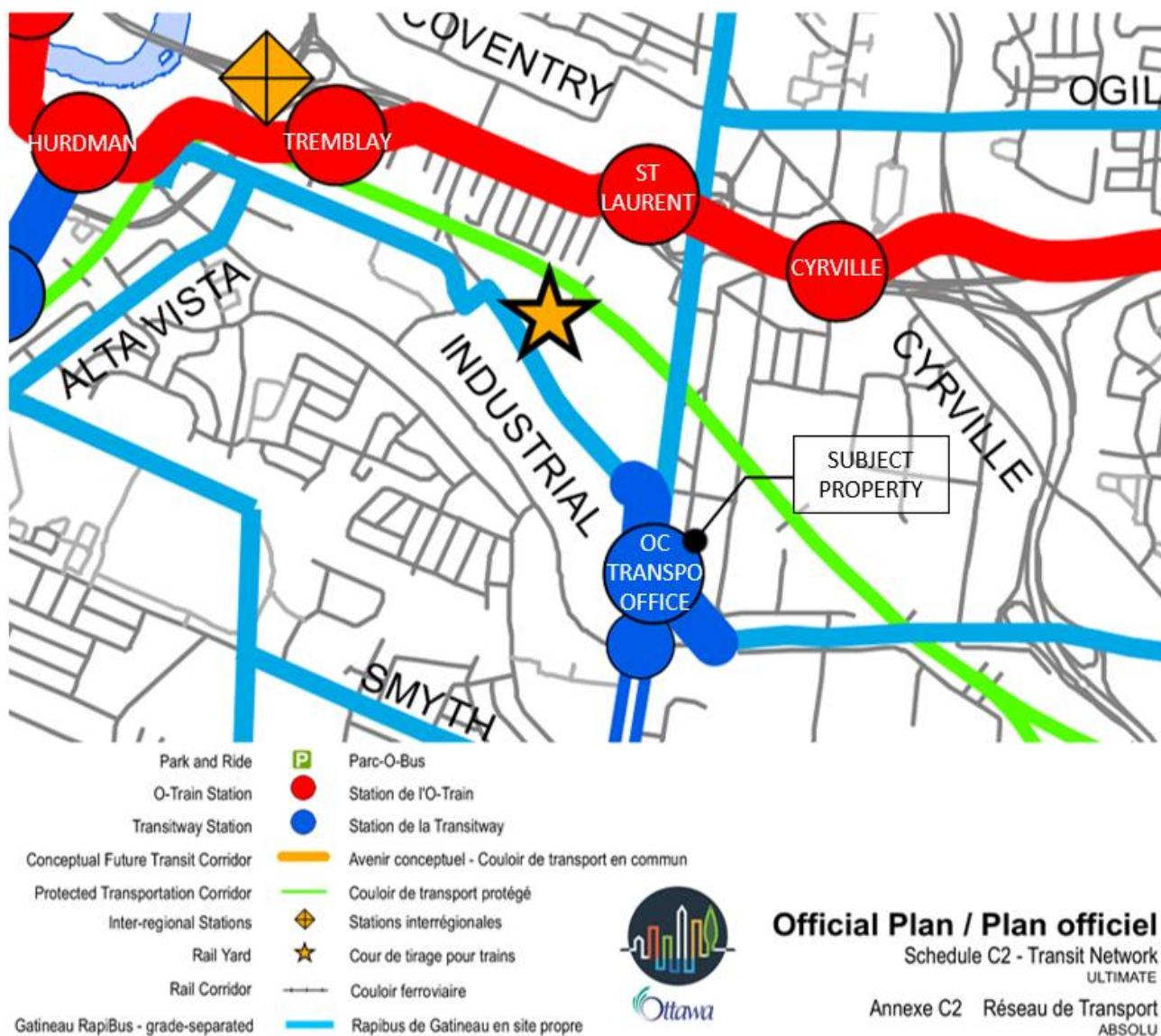
The proposed development is located in Ottawa's Industrial Park, south of the railroad and north of Innes Road. While this property is within walking distance of a number of major streets and public transit lines, it is not designated as a pedestrian focused area. This region is filled with light industrial, commercial warehouses and auto mechanics with no connected walking or biking infrastructure to adjacent streets. The immediate vicinity is characterized by one and two story industrial.

The following images illustrate the contextual setting of the proposed new development within the existing neighbourhood and streetscape.

Figure 1: Street Designations - Official Plan Schedule C4 Excerpt



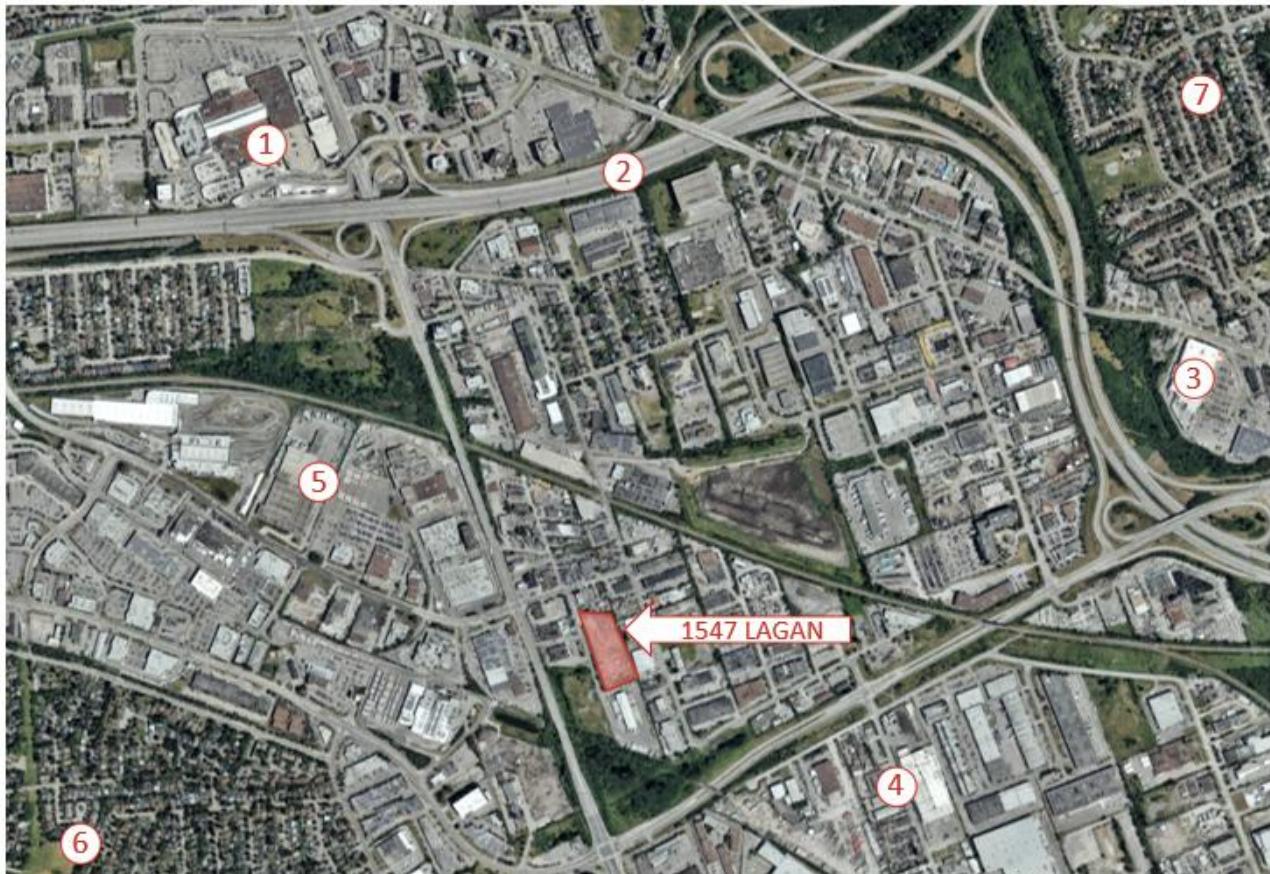
Figure 2: Transit Hubs – Official Plan Schedule C2 Excerpt



NEIGHBOURHOOD EXISTING CONTEXT

The following images provide context for the region and neighbourhood in which the project site is located, including landmarks, transit stops, and surrounding streetscapes.

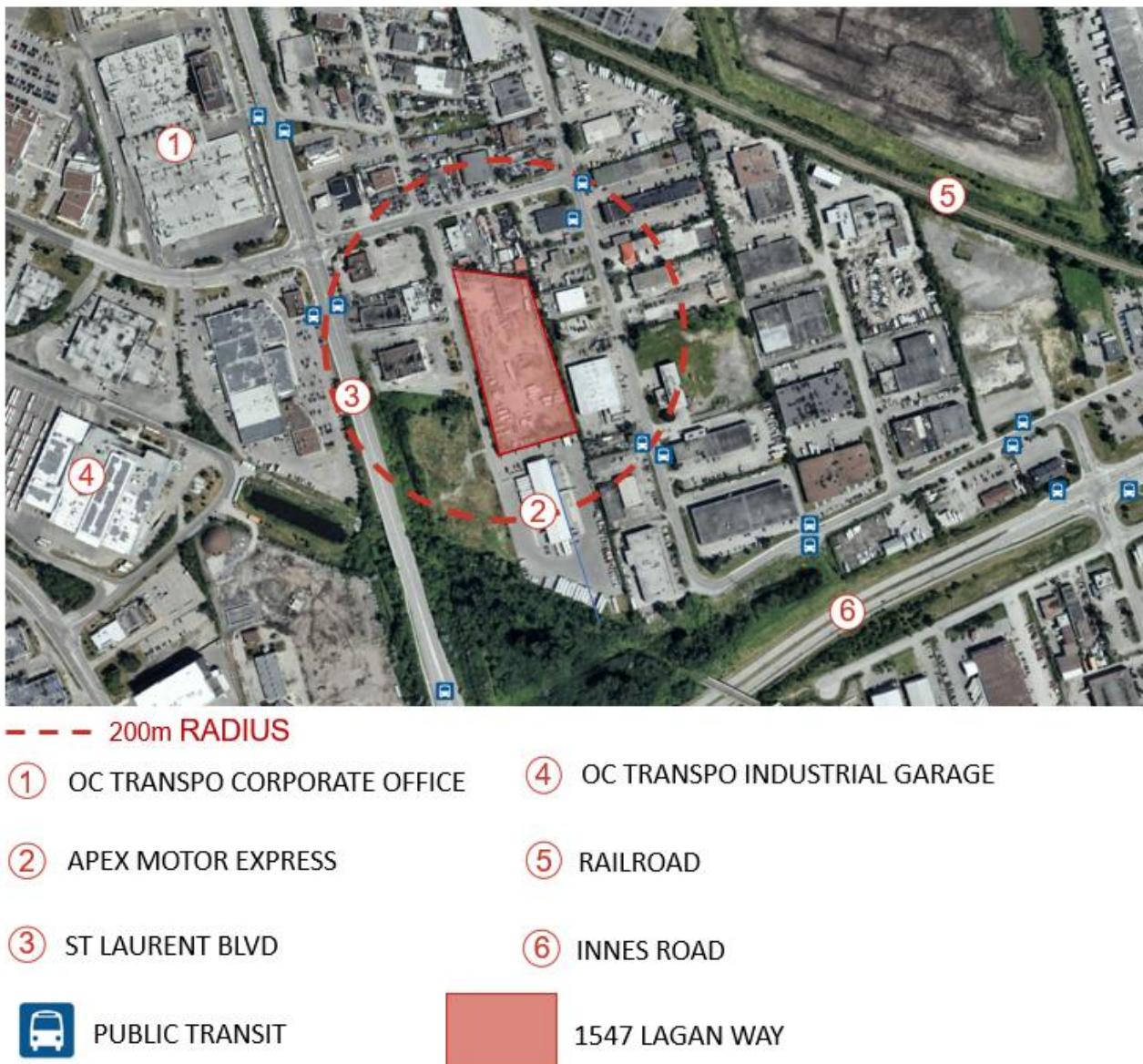
Figure 5: Overview



① ST. LAURENT CENTRE	⑤ TRAINYARDS SHOPPING DISTRICT
② HIGHWAY 417	⑥ RIVERVIEW PARK/ALTA VISTA
③ HOME DEPOT	⑦ PINEVIEW
④ INDUSTRIAL PARK	

NEIGHBOURHOOD EXISTING CONTEXT

Figure 6: Neighbourhood



NEIGHBOURHOOD EXISTING CONTEXT

Figure 7: 100m Radius



NEIGHBOURHOOD EXISTING CONTEXT



1 ➤ 1547 LAGAN WAY, PROPOSED SITE
VIEW TOWARDS PROPERTY – NORTH EAST

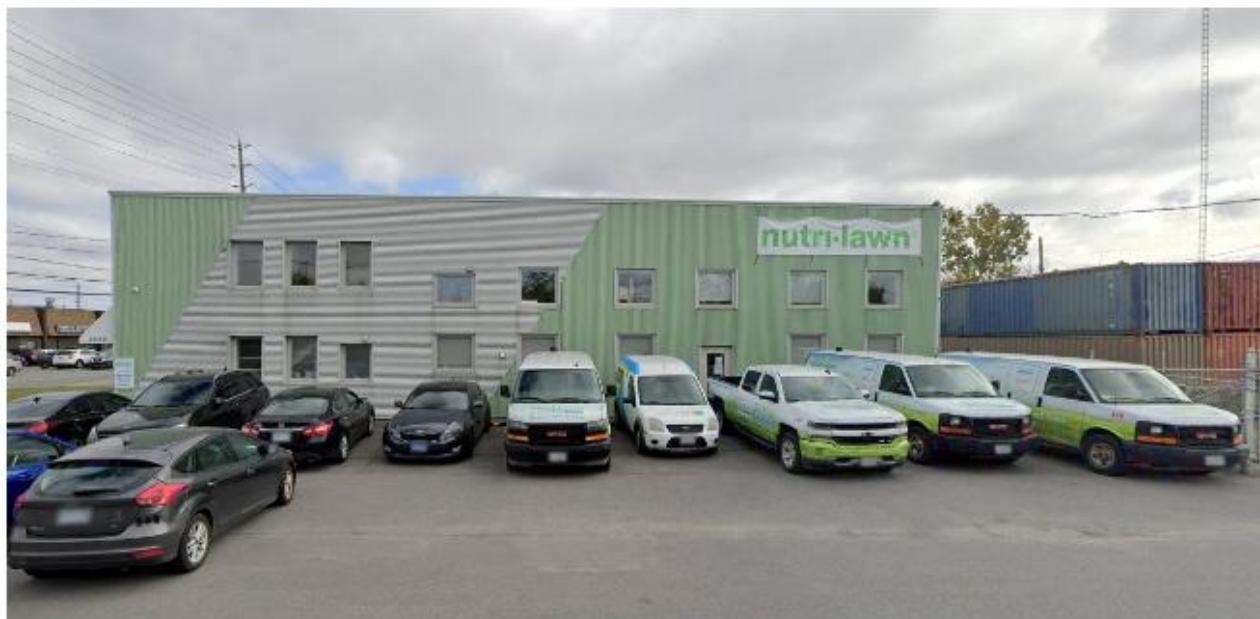


2 ➤ LANGAN WAY, SOUTH OF PROPOSED SITE
VIEW TOWARDS ADJACENT PROPERTY – SOUTH EAST

NEIGHBOURHOOD EXISTING CONTEXT



③ 1560 LAGAN WAY
VIEW OF OPPOSING PROPERTY – WEST



④ ADJACENT PROPERTY, NUTRI-LAWN
VIEW TOWARDS PROPERTY – NORTH WEST

NEIGHBOURHOOD EXISTING CONTEXT



5

1547 LAGAN WAY, EXISTING STRUCTURE ON PROPERTY

VIEW TOWARDS PROPERTY – EAST



6

LAGAN WAY

VIEW TOWARDS PROPERTY – NORTH

SECTION 2**DESIGN PROPOSAL****4.0 OVERVIEW**

The proposed development is the construction of a two-storey, commercial building on the existing property. The proposed is for single tenant use, providing warehouse and maintenance space, a showroom, and office space located in a mezzanine on the second level. The principal access to the site will be located off Lagan Way, including defined vehicle paths and pedestrian routes across the existing parking lot. A total of 61 parking spaces will be incorporated across the site, including four barrier-free stalls and four bicycle spots.

A partial demolition of the existing two-storey building on the site will be undertaken, as well as the removal and reinstallation of asphalt paving, modifications to grading, landscaping and implementing improved drainage.

MASSING AND SCALE**5.0 Building Massing and Views**

The building design articulates the front showroom and corner facade to create interest in the visual mass of the built form; this is aided by the use of different materials and orientations to disrupt the visual plane across the building face. Accents of coloured metal panels and flashing helps to create a visual focus for the façade without dominating the overall appearance. Finishes have been selected to complement the building's use and function while maintaining a modern aesthetic.

The pedestrian engagement with the at-grade elevation is considered with clearly identifiable entrances and overhangs. The use of bright colour and distinct built-out form surrounding the public entrance of the building acts to draw the eye and provide visual wayfinding for customers on the property. Entrances to both retail units and office space are provided with dedicated pathways which create a sense of identity, and with soft landscaped beds to further enhance the relationship with the public pedestrian realm.

PROJECT DEVELOPMENT
PROPOSED IN SITU



VIEW FROM LAGAN WAY FACING SOUTH



**PROJECT DEVELOPMENT
PROPOSED IN SITU**



PROJECT DEVELOPMENT

CONTEXTUAL MATERIALS



6.0 Building Transition and Relationship to the Public Realm

The proposed site is located part-way down Lagan Way, a dead-end street in a light industrial neighbourhood that ends at a large delivery warehouse and parking lot full of semi-trailers. The property is surrounded by one to two-storey commercial properties and warehouses of a similar size and scale of the proposed development. No existing sidewalks are provided along this street, and pedestrian traffic is expected to be low despite its location near St Laurent Blvd and Belfast Rd.

Attention to landscaping treatments along the Lagan Way frontage provides opportunities for trees and planting beds to help soften the property and provide a more welcoming approach. This also helps provide a human-scaled environment which will be enhanced by the inclusion of a new paved path along the property and street. Creating this paved connection will encourage future developments to consider the pedestrian condition at the street level along Lagan Way, as well as positively contributing to the commercial streetscape.

Visually, the design proposes the use of materials that pull from the surrounding context and where appropriate for a commercial property. Metal siding using a clean modern profile would be employed along the warehouse portion of the building, with bold colour accents which create a dialogue with visitors to the site and act as a visual wayfinding for the main entrances. Subtle inclusions of the tenant's colour scheme are incorporated into the accents of the building to create a unified language across the design.