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New Urban Quarry Headquarters
2717 Stevenage Road, Ottawa

Planning Rationale

1. Application Submission

This application is for Site Plan Control for the property located at 2717 Stevenage Road, Ottawa.

The following documents are appended with this application :

- Completed Site Plan Control Application form
- Cheque in the amount of \$30,783.78
- A-01 Site Plan (55 copies)
- G1 Site Servicing, Grading, and Drainage Plan (55 copies)
- ES1 Erosion and Sediment Control Plan (55 copies)
- Tree Conservation Report & Landscape Plan (55 copies)
- Geotechnical Update (4 copies)
- Survey plan (2 copies)
- Phase 1 Environmental Assessment (5 copies)
- Servicing and Storm Water Management Brief (6 copies)
- Planning Rationale (3 copies)
- A-02 Ground Floor Plans (3 copies)
- A-03 Second Floor Plan (3 copies)
- A-04 Roof Plan (3 copies)
- A-05 Building Elevations (3 copies)
- A-06 Building Sections (3 copies)
- Transportation Overview (9 copies)
- Noise Level Information (3 copies)
- Exterior Lighting Design (3 Copies)
- CD of the above noted documents

2. Location

The site for the proposed new light industrial building is located at 2717 Stevenage Road. The legal description of the lot is "Part of Lot 3, Concession 6 (Rideau Front), (Parts 11 and 27, Plan 5R-5187), Geographic Township of Gloucester, City of Ottawa, PIN 04351-0114". The site is bounded by Stevenage and Overton Drives to the south and west, and the Mather Ditch to the north and east. Adjacent land uses include a two storey light industrial building used for equipment rentals including a storage yard to the south, and a one-storey multi tenant industrial building across Overton Drive to the west. The site in question is currently vacant.

3. Requested Planning Approvals

The purpose of this application is to gain Site Plan Approval for a new two storey light industrial building and associated site works. Gross building area of the proposed new building is 3,328.81 sm. A Pre-Consultation meeting took place on the 22 of November 2013 with City staff. This project is not subject to the Urban Design Review Panel.

All required zoning setbacks will be respected. Additionally, a 15.0 meter landscape buffer from the top of the Mather Ditch will be provided as requested by the Rideau Valley Conservation Authority. The topography and vegetation of this 15.0 meter zone will be left as a naturalized zone through the development of the proposed project.

4. Proposal Details

Site Plan

The proposed new light industrial building for the Urban Quarry headquarters will be designed as a two storey office and showroom component connected to a larger one storey, double height manufacturing hall. The building's front office component will be located at the front of the site in close proximity to both Overton and Stevenage Drives. The proposed building will stretch across the site facing towards the corner, thus providing good visibility for vehicular traffic in both directions along Stevenage. Two proposed site entrances will be provided, one off of Stevenage, the other Overton. The Stevenage Drive entrance will be used primarily for staff and customer parking, the second off of Overton for material pick-ups and deliveries. Parking along the front of the building will be reserved for office staff and customer parking, with an L-shaped parking lot designed to reduce the visual impact of one asphalt area. Parking at the rear of the site will be reserved for staff of the manufacturing area, with additional spaces off of the access aisle for material and waste storage and space for four delivery / loading bays. All noise generating activities will be located to the rear of the site to reduce their impact on neighboring properties. Bicycle parking will be provided at the front of the building adjacent to the office staff entrance. Two barrier-free parking spaces will be provided at the front of the office building. Two amenity areas will be provided for staff, one area for office staff located at the front corner of the building, a second to the rear for staff from the manufacturing and shipping/receiving area. Both areas will be furnished with picnic tables / benches and extensive planting.

Landscaping

The proposed landscape design will attempt to integrate all existing trees on site wherever possible. The landscape design focuses on the frontage of the property, through the use of both hard and soft landscape elements. Planting along both streets provides visual interest and screening. Street tree planting consists of deciduous trees, punctuated with coniferous tree groupings. Site lines at the property entrances are taken into account in the spacing and location of trees and large shrubs. The use of berming, dry ponding areas including swales, and low mounding of plant beds give a sculptural element to the landscape.

Planting around storm ponding areas give a natural element to the storm design. This planting also provides screening of the parking lot along Stevenage and Overton Drives.

The planting palette consists of drought resistant plant material so no irrigation is required. Native plant material and their cultivars are specified where feasible. Use of non-native material that is non invasive and adapted to the site's climate and conditions are utilised to meet site conditions such as winds and salt spray which limit the use of native species. As mentioned above, a fifteen meter naturalized landscape zone will be left at the back of the site directly adjacent to the Mather Ditch. The proposal's grading plan will assure that this area remains as is currently existing. The "Ottawa Business Park Design Guidelines" for buildings and landscaping was referred to for the design development of the proposal.

It is to note that many of the trees being proposed for removal are ash, and are currently either dead or in poor condition due to the rise of the emerald ash borer.

Materiality and Lighting

The proposed building will be constructed out of prefabricated, metal-clad wall and roof panels. The panels will be provided in three colours, which will match the company's corporate colours, and be used to differentiate the front office component and all major entrances. The use of these colours will also be used to reduce the overall visual impact of the large building. The main showroom entrance will also include a steel framed glass canopy and large areas of curtain wall glazing. Additionally, the office component of the project will be clad with granite panels, providing a rich visual surface and reflecting the products produced on the inside of the building.

Site lighting will be carefully considered, with respect to the City's night sky policy, and requirement for full cut off angle for site lighting at property lines. Wall packs will be provided for security lighting and the main entrance canopy will have soffit lighting.

5. Policy Justification

The Official Plan (OP) for this site is Employment Area, (Official Plan, Schedule B, Urban Policy Plan). The site is zoned IH which permits a light industrial building. The application conforms to all applicable zoning regulations ; no further By-Law amendments are required for this development.

Yours truly,

Scott Hayward
PYE & RICHARDS ARCHITECTS INC.