



**IBI GROUP**  
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October 8, 2020

Steve Belan, MCIP RPP  
Planner, Planning Services, Development Review Services  
Planning, Infrastructure and Economic Development  
City of Ottawa  
110 Laurier Avenue West, 4th Floor  
Ottawa, ON  
K1P 1J1

Dear Mr. Belan:

**SITE PLAN APPLICATION - 3636 INNES ROAD, WARD 2 – D07-12-20-0086**  
**IBI FILE NO. 122637**

On behalf of the owner, U-Haul Storage, we are pleased to submit the enclosed revised materials in support of Site Plan Control application D07-12-20-0086 for the property located at 3636 Innes Road.

**Comments via e-mail from Steve Belan dated July 31, 2020**

1. From a planning perspective, I am concerned with the transition from this commercial/warehouse site to the residential parcels to the south and across the future street to the west. I don't know if there is any possibility to move the building north to make room for trees with an adequate landscaping around the base to keep truck away from the lower branches.
  - *Please see revised Site Plan and Landscape Plan.*
2. There was only one comment received from the public/community association related to traffic. But, it was related more to the existing issues plaguing Innes Road.
  - *Noted.*
3. Fire Service No comment received.
  - *Noted.*
4. Police Services (Crime Prevention Unit) Good sightlines around the building, no issues.
  - *Noted*
5. Accessibility Ottawa Ensure that the building entrances is visible with doors at grade to allow people with mobility issue ease of access.
  - *Noted.*
6. Engineering Comments are attached.
  - *Engineering comments are addressed under separate cover and included with this resubmission.*
7. Transportation No Comment.

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- *Noted.*

8. Utilities No comments received. Please contact HydroOttawa directly to discuss servicing.

- *Noted.*

9. Urban Design

Background – Pre-Consultation Comments – January 9, 2020

Future residential uses to the west and south and a new public street along the westerly lot line will mean that it is very important to have the façade of the building facing the street to be designed appropriately with windows and doors facing the public realm and screened sufficiently from the future residential uses to the south.

- *Landscape area on the south and east property lines have been expanded to allow for greater landscape buffer. Residential properties to the south have been screened with coniferous trees and tall shrubs.*

Please add fenestration along the west façade facing the future public street, similar to the existing U-Haul façade along Innes Road.

- *Please see revised elevations.*

Flipping the main door (or adding a door) to face the future public street and relocating or adding an architectural treatment to the exterior stairwells will also help to provide an animated frontage for the new building.

- *Please see revised elevations.*

Enhanced landscaping treatment along the east west façade facing the future public street will be very important and should be coordinated with the proposed draft plan of subdivision street design. Please show future right-of-way condition on site and landscape plans (curbing, sidewalk and street trees to be provided as part of subdivision works. Staff are able to provide proposed cross section)

- *In conversation with Mark Young (email dated 2020-08-24) and Steve Belan (emails dated 2020-08-24 and 2020-08-31), it was confirmed that showing future ROW curbs only will suffice along with a note stating, “future ROW streetscape and street trees by others”.*

Please add fencing along the southern lot line facing the future medium density residential block to provide adequate screening and prevent headlight glare to the future residential dwellings.

- *Addressed previously.*

10. Site Plan Review Comments:

a) Site/Landscape Plan:

Please show future right-of-way condition on site and landscape plans (curbing, sidewalk and street trees to be provided as part of subdivision works. Staff are able to provide proposed cross section)

- *In conversation with Mark Young (email dated 2020-08-24) and Steve Belan (emails dated 2020-08-24 and 2020-08-31), it was confirmed that*

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*showing future ROW curbs only will suffice along with a note stating “future ROW streetscape and street trees by others”.*

- b) Please provide larger landscape buffers with coniferous trees in the southeast corner of the site (see attached)
  - o *Landscape buffers have been increased in size and coniferous trees have been added along the south and east sides of the site.*
- c) The proposed island for the existing fire hydrant could create a potential point of conflict for motorists and should be re-considered. (see attached).
  - o *Site Plan has been revised.*
- d) Ra not defined in planting list.
  - o *Planting list has been revised.*
- e) Elevation(s): Additional Elevation comments attached.
  - o *Please see revised elevations.*

Revised Elevations provided to City September 14, 2020

Comments provided from Mark Young September 18, 2020

Response below from Andrew Lasich provided September 18, 2020

- 1. Please clarify the materials to be utilized in greater detail – specifically the windows (display windows, spandrel panels?)
  - o *The painted portions will be mbc1 7.2 inul-rib insulated metal panel (imp). The windows will be standard storefront windows. The faux windows will be similar to storage front glazing as well.*
- 2. Please provide additional details regarding the concrete tilt wall panels. As indicated previously a patterned and or coloured tilt wall concrete panel should be utilized to create the sense of a base for the building.
  - o *The concrete tilt will have a light broom finish.*
- 3. What material is proposed on the exterior of the external stairwells? Horizontal metal panelling?
  - o *We intend to use mbc1 7.2 ribbed metal panel spanning horizontally.*

Response from Mark Young dated September 18, 2020

We will require a black and white version of the elevation drawings with a fully detailed material legend for final approval.

- *Noted.*

We are not satisfied with the proposed finish for the concrete tilt wall. As noted, we would like to see a colour or pattern to create a sense of base for the building. A colour that works with the rest of the building's palette would be the simplest approach. Please advise.

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September 23, 2020 – revised elevations provided by U-Haul.

September 24, 2020 – Mark Young comments:

1. Just to confirm what would be the finish on the concrete? Un-painted/broom finish as previously proposed?
2. I also note that the East Elevation does not show a covering wall for the stair well, and the North and South elevations do? Please clarify.

September 24, 2020 – Confirmation provided by U-Haul that the external stairs on the west elevation will have a stand-alone wall to provide screening for exterior stairs from the view of the public right-of-way, but the east elevation external stairs will be open.

September 28, 2020 – U-Haul confirmed, via email from Yazan Bilbeisi, that the concrete finish will be light broom.

September 29, 2020 – Confirmation from Mark Young and Steve Belan that they are satisfied with the revised elevations. Please provide black and white elevations with materials legend.

October 7, 2020 – Black and white elevations with materials legend provided. Confirmation from Mark Young to proceed with resubmission materials for Steve Belan's review.

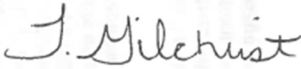
- f) Lighting Plan – Please provide a lighting plan to ensure there is no spill over lighting or confirmation.
  - *A Site Light Compliance Letter is enclosed.*

In accordance with current COVID-19 procedures, all materials have been submitted via FTP site and hard copies will follow at the earliest, safest opportunity if required.

Please do not hesitate to contact IBI Group in the event you require further information.

Sincerely,

**IBI GROUP**



Tess Gilchrist, MCIP RPP  
Senior Planner

c.c Andrew Lasich, U-Haul