

PROJECT DESCRIPTION

The Sortation Facility proposed on the properties at 99 Bill Leathem Drive, 2 Leikin Drive and 20 Leikin Drive is a light industrial building proposed in Nepean, Ontario.

The building itself is constructed on a single level with a total floor area of 25,896m² and a height of approximately 14m. The office area is projected out from the main body of the building to provide increased access to daylight at an inviting human scale.

The project is oriented with the prestige office space accessible both by passenger vehicles, and by pedestrians, from the traffic circle at Bill Leathem Drive and Longfields Drive. Pedestrian connectivity, accessibility and safety are important aspects of the site design with raised crosswalks linking the parking area to wide on-site walkways. Bike storage is provided at a convenient location near the main entrance. Pedestrian, bicycle and passenger vehicle circulation is kept separate from truck traffic to increase safety for all on site.

The project is designed with high-quality materials, including full-height architectural precast. The facades which are most visible from the street have been enhanced with glazing. The articulated office façade is animated with large areas of vision glass bringing daylight into work areas and break rooms. Textured feature walls and decorative arches at the office corners play with light and shadow to provide visual interest and depth.

The scale of the building is reduced by the rhythm of coloured bands and deep reveals. A warm and appealing presence is provided by coloured canopies at the pedestrian scale. These clearly mark the entrances for ease of wayfinding.

The proposed building will incorporate numerous sustainable design initiatives including a reflective white roof to mitigate heat island effect, energy-efficient HVAC systems and reduced water consumption with low-flow fixtures. The sustainable gestures will extend to the landscape as well with controlled glare, dark-sky lighting, shaded parking areas and drought-resistant planting. Furthermore, the facility is designed to be “solar ready,” including provision of net metering, increased roof loading capacity and cable pathways.



NORTH

PROPOSED DEVELOPMENT

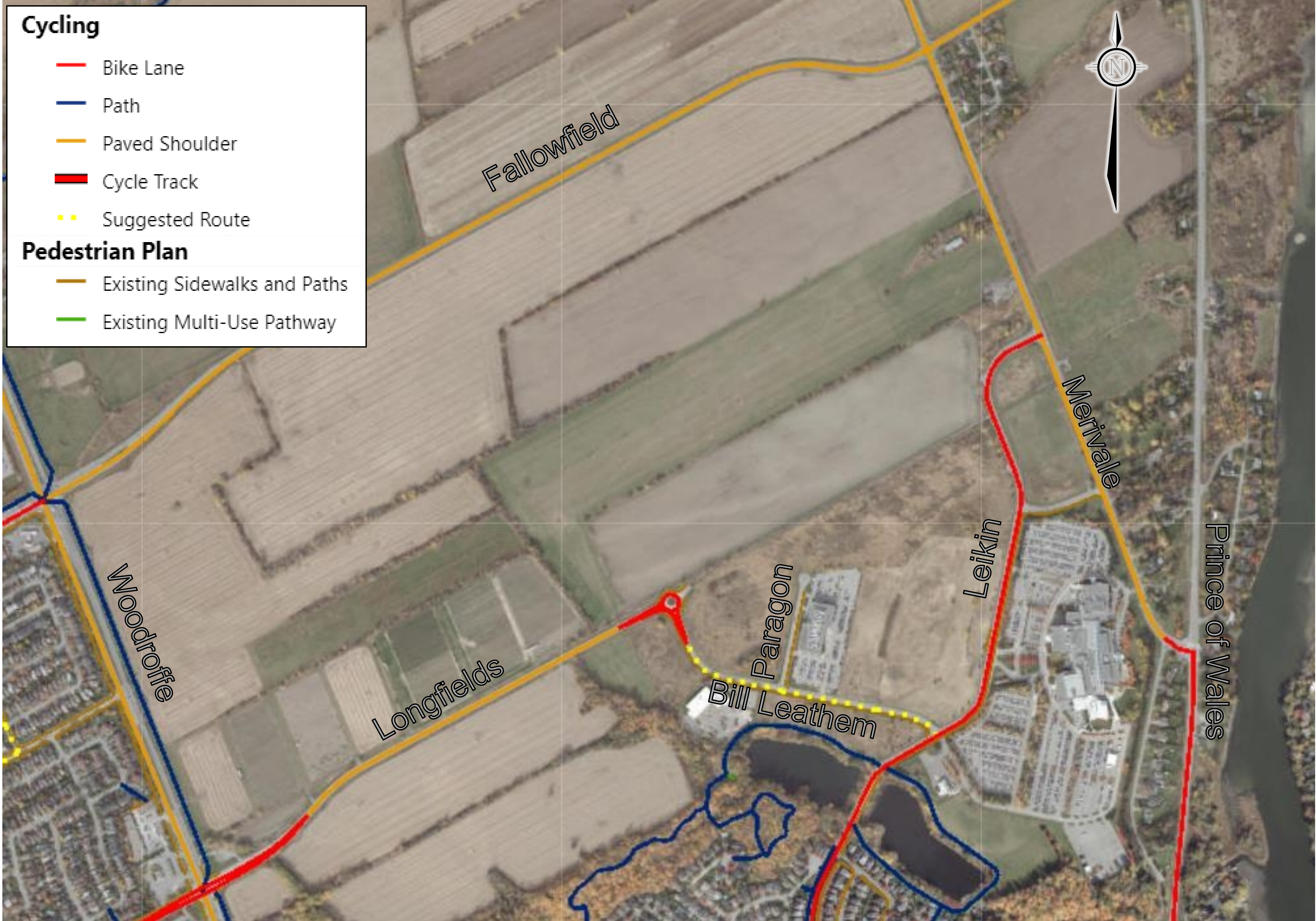
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05.31.2021

B R O C C O L I N I

- Cycling**
- Bike Lane
 - Path
 - Paved Shoulder
 - Cycle Track
 - - - Suggested Route
- Pedestrian Plan**
- Existing Sidewalks and Paths
 - Existing Multi-Use Pathway



EXISTING PEDESTRIAN AND CYCLING INFRASTRUCTURE

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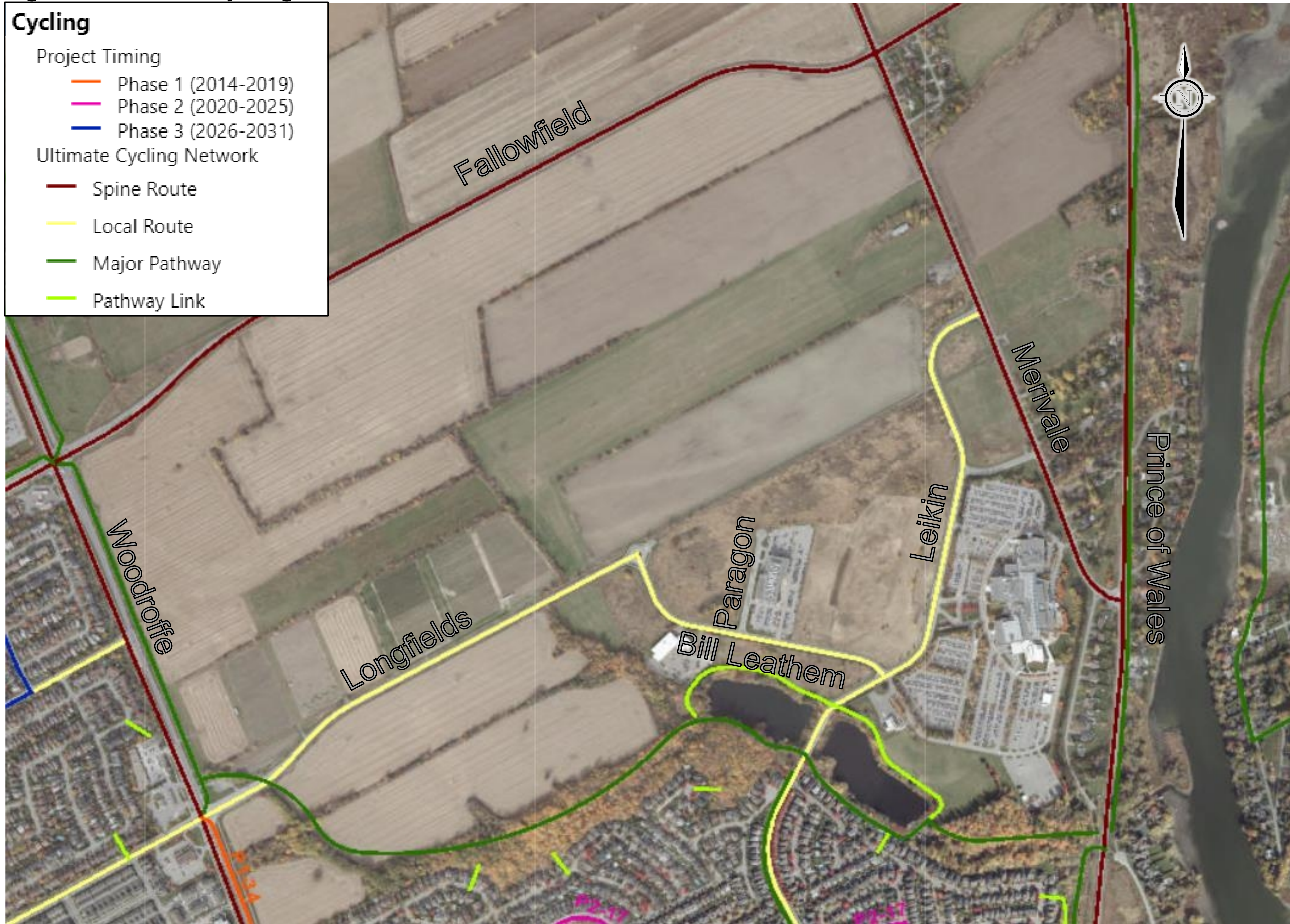
Cycling

Project Timing

- Phase 1 (2014-2019)
- Phase 2 (2020-2025)
- Phase 3 (2026-2031)

Ultimate Cycling Network

- Spine Route
- Local Route
- Major Pathway
- Pathway Link



ULTIMATE CYCLING NETWORK

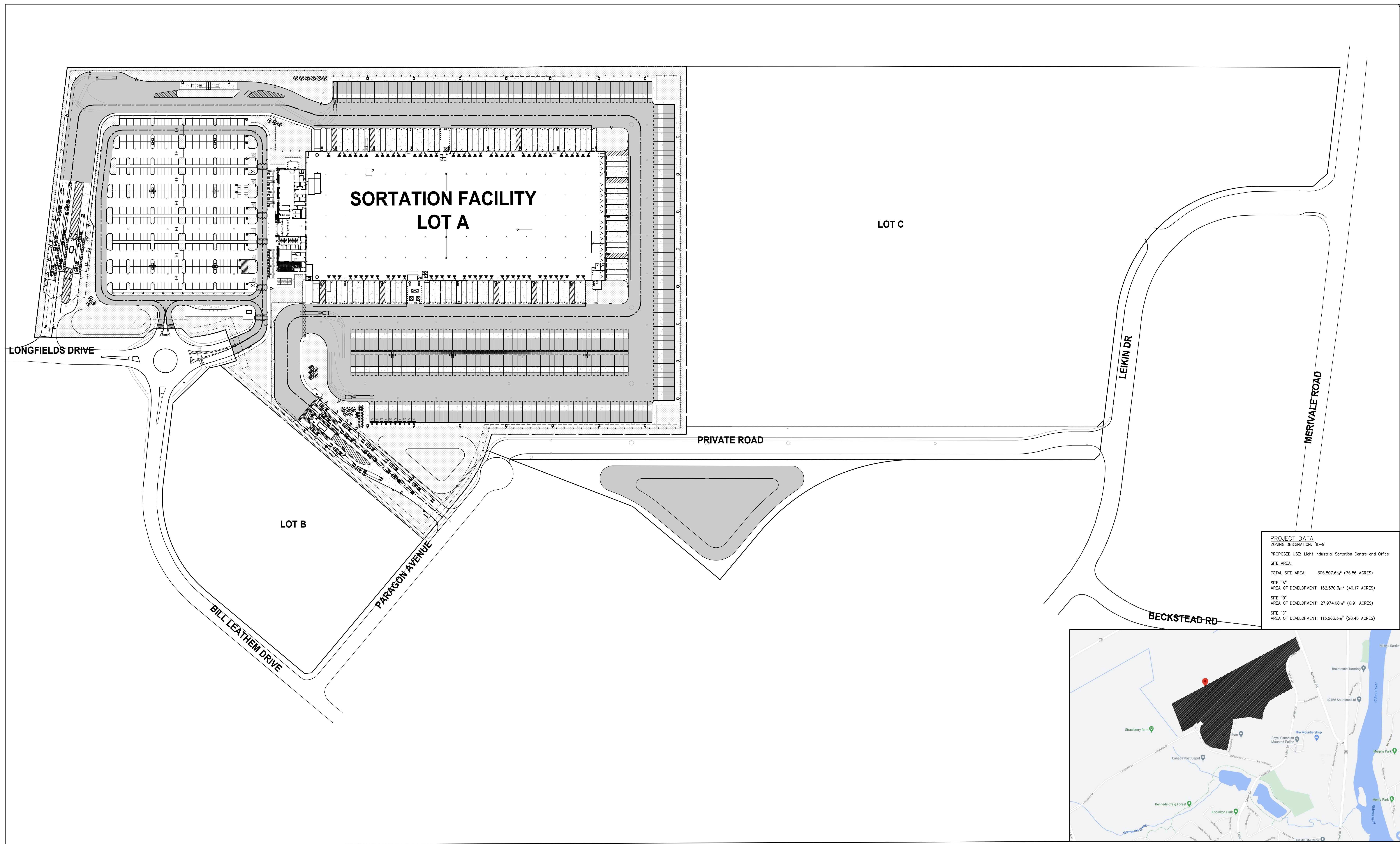
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OVERALL SITE PLAN

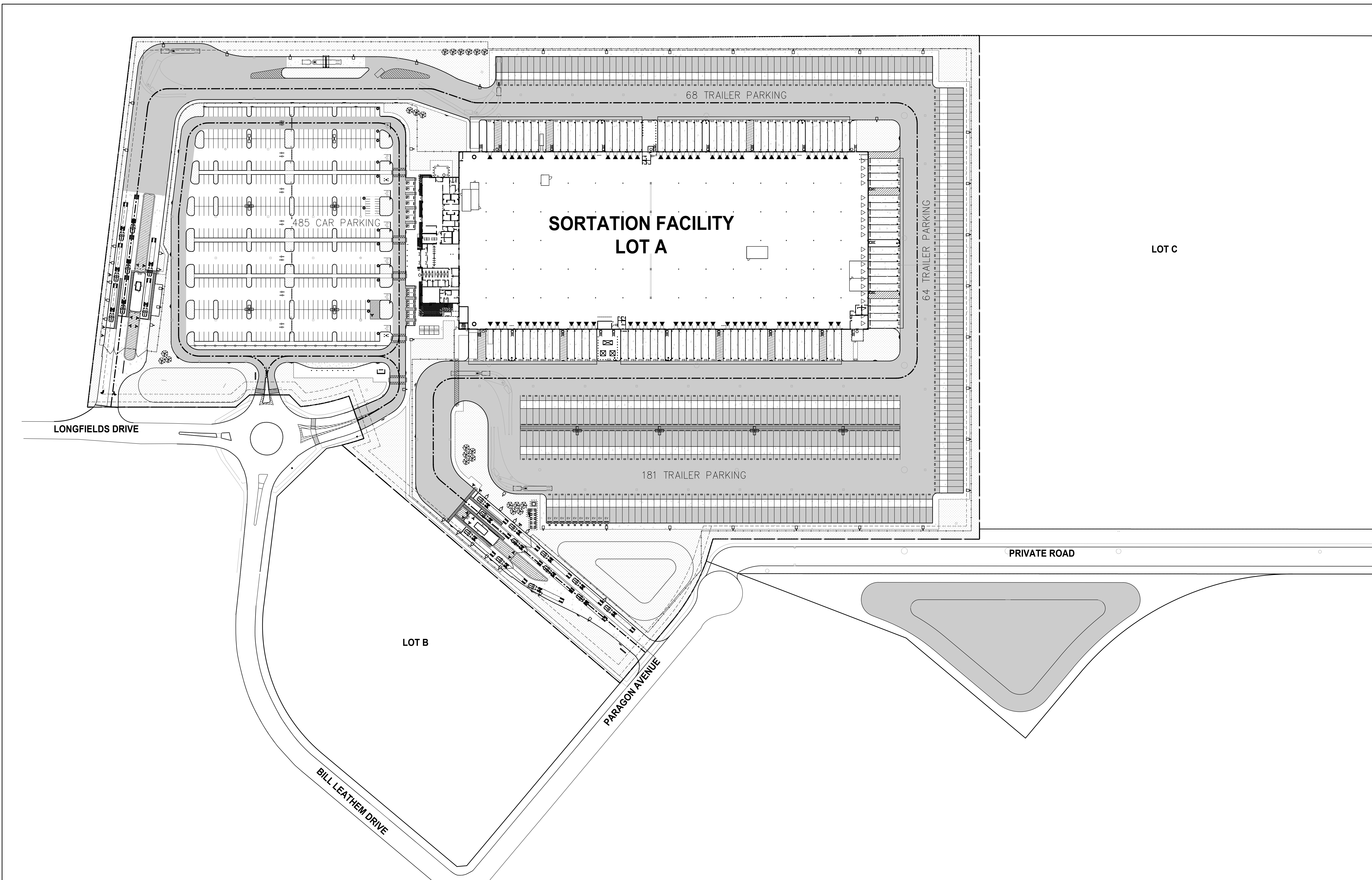
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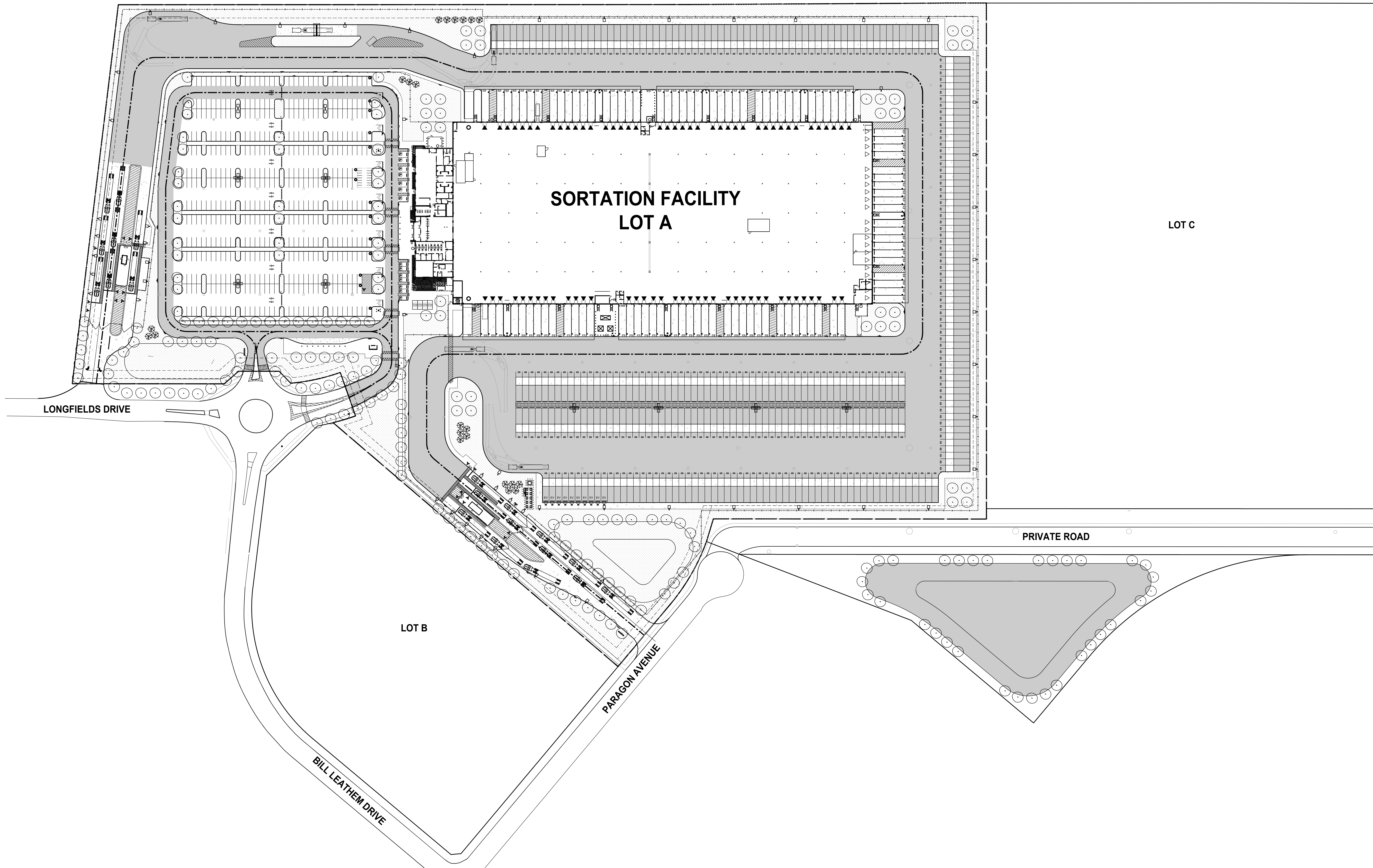
ENLARGED SITE PLAN

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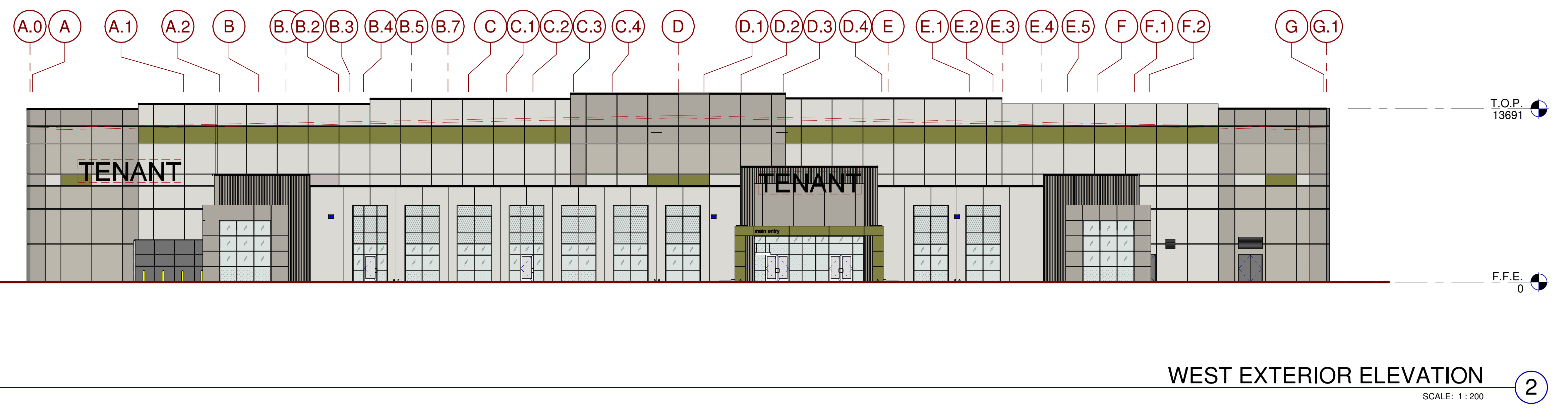
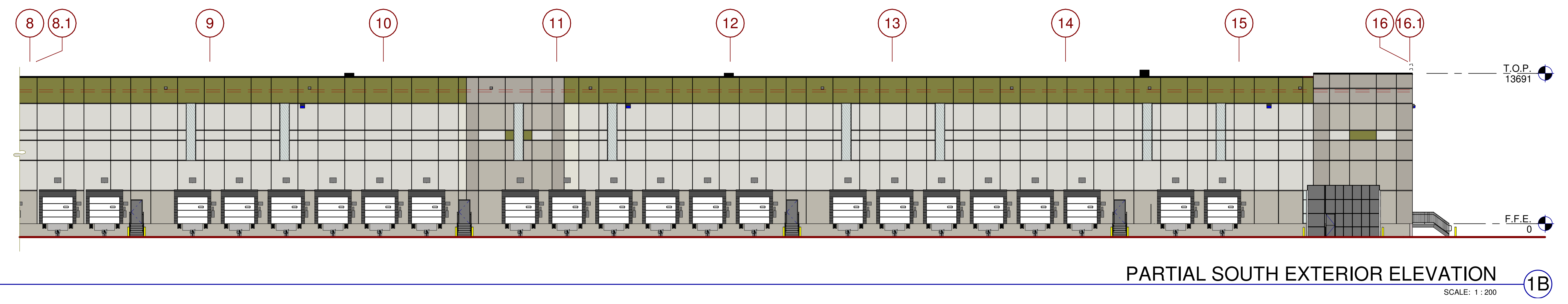
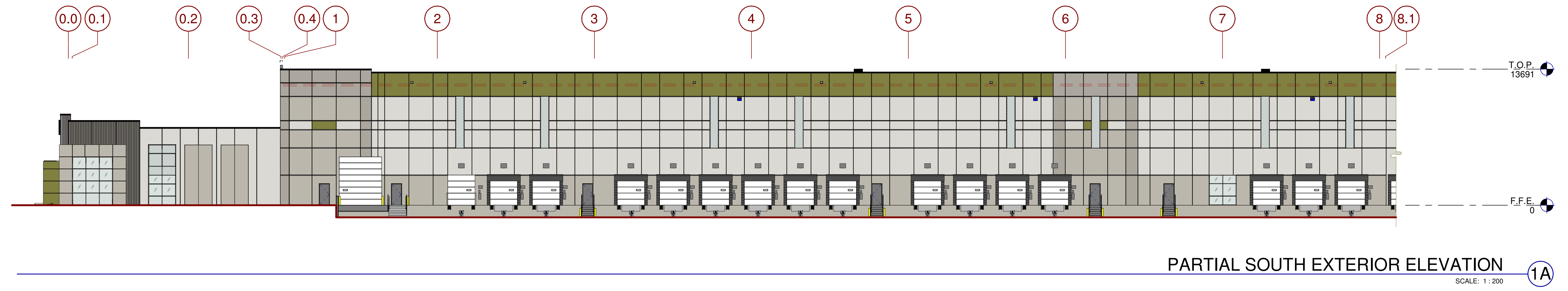
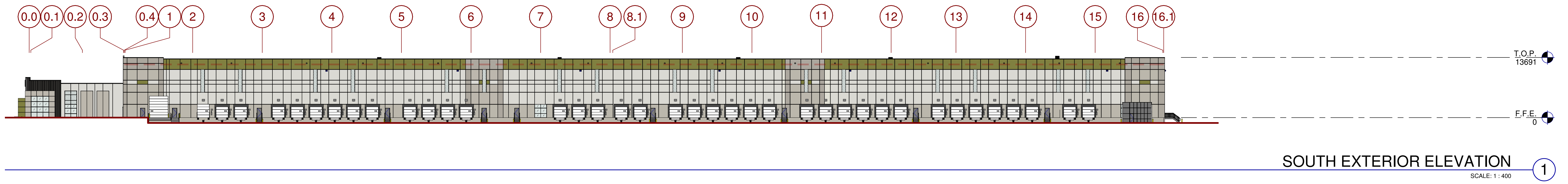
LANDSCAPE PLAN

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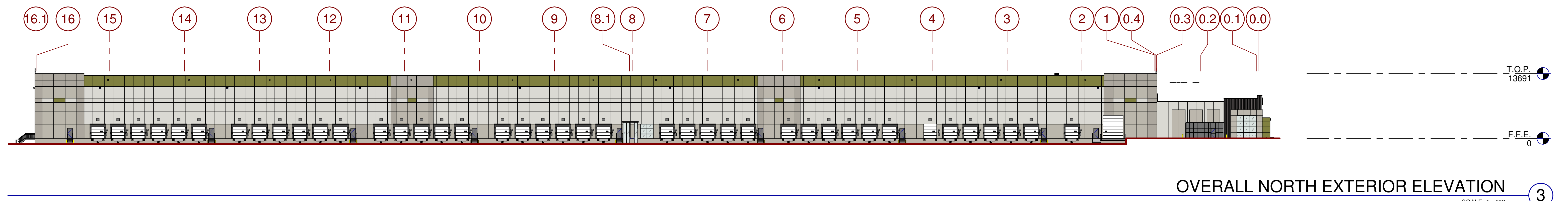


ELEVATIONS

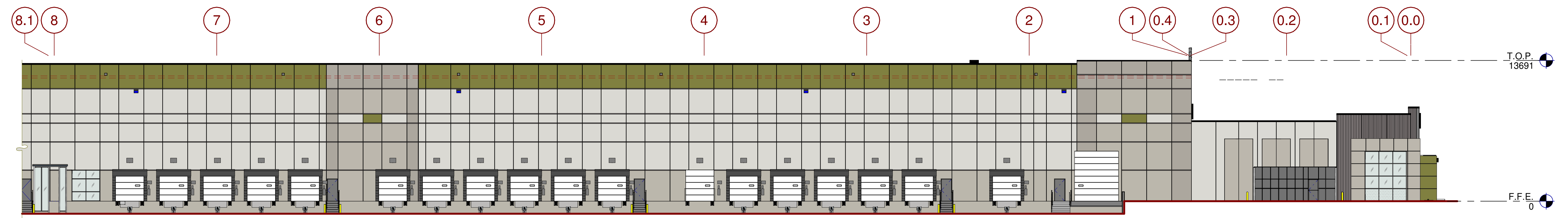
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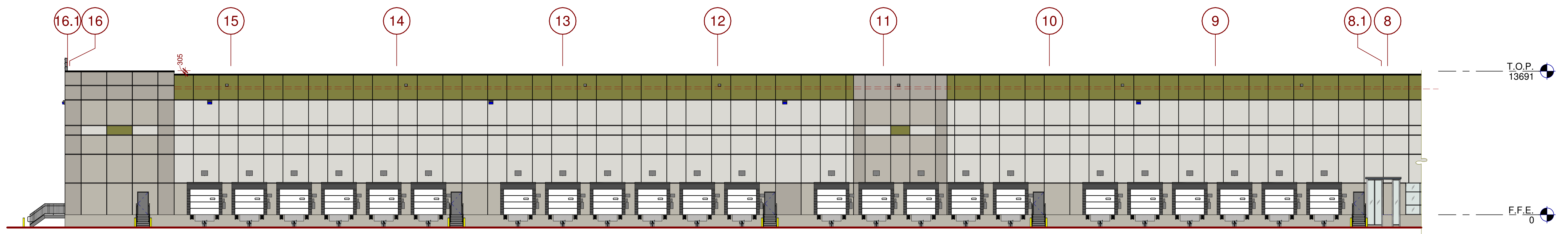
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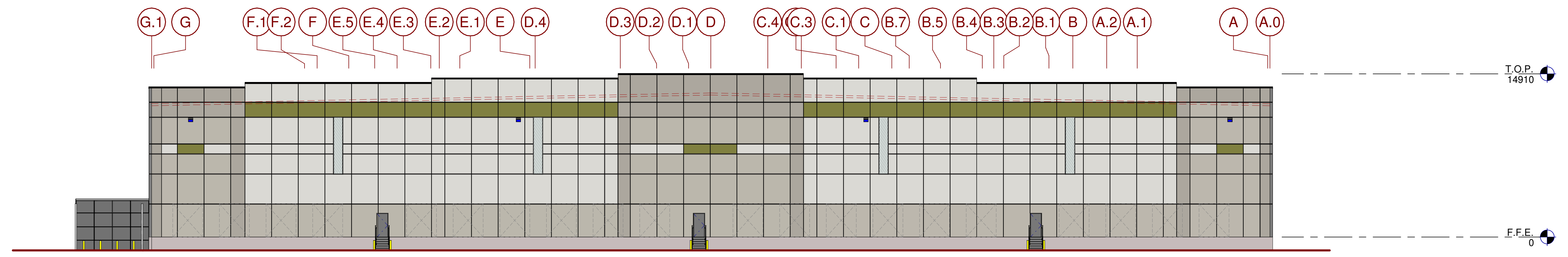
OVERALL NORTH EXTERIOR ELEVATION 3
SCALE: 1 : 400



PARTIAL NORTH EXTERIOR ELEVATION 3A
SCALE: 1 : 200



PARTIAL NORTH EXTERIOR ELEVATION 3B
SCALE: 1 : 200



OVERALL EAST EXTERIOR ELEVATION 4
SCALE: 1 : 200

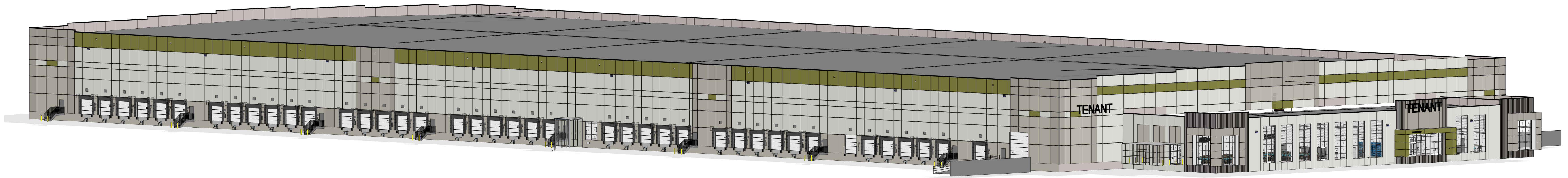


ELEVATIONS

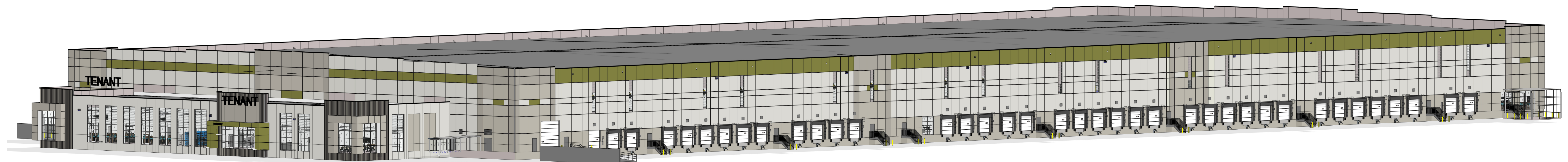
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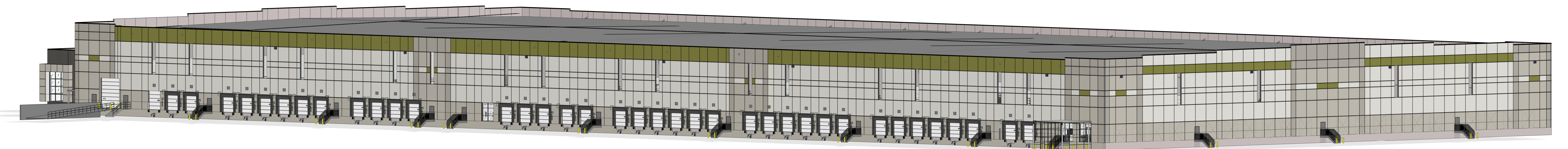
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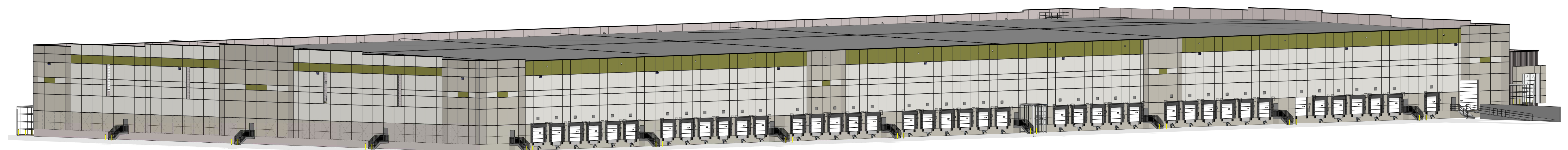
NORTHWEST VIEW ①
SCALE:



SOUTHWEST VIEW ②
SCALE:



SOUTHEAST VIEW ③
SCALE:



NORTHEAST VIEW ④
SCALE:



PERSPECTIVES

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