

# 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 25,896m<sup>2</sup> 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.

WARE MALCOMB



Amanda Sanabria, OAA, OAQ, PMP, LEED BD+C  
Senior Project Architect



PROPOSED DEVELOPMENT

Sortation Facility - Nepean 99 Bill Leathem Drive, 2 Leikin Drive, and 20 Leikin Drive  
Ottawa, ON Canada

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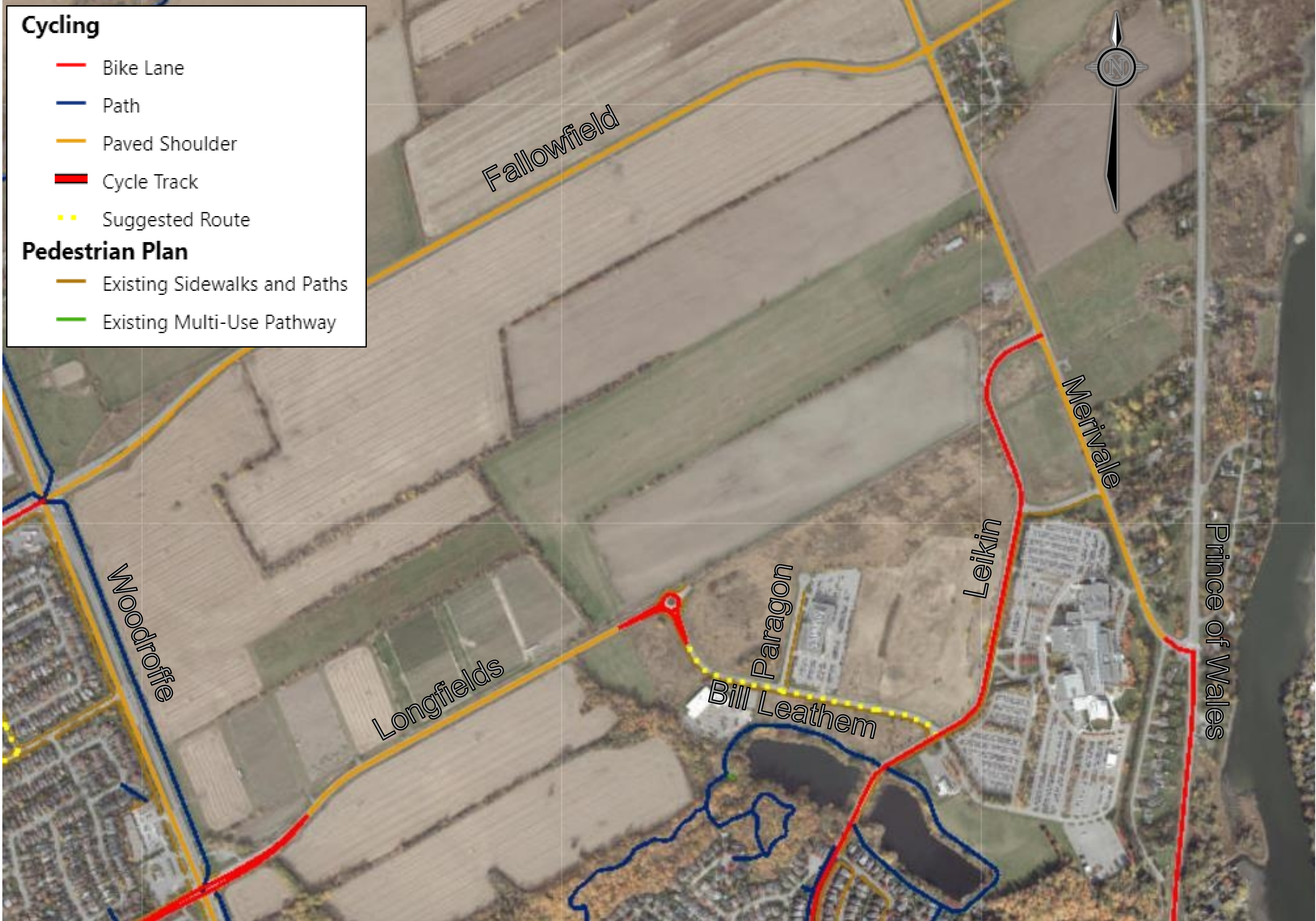
TOR21-5008-00  
05.31.2021



NORTH

**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

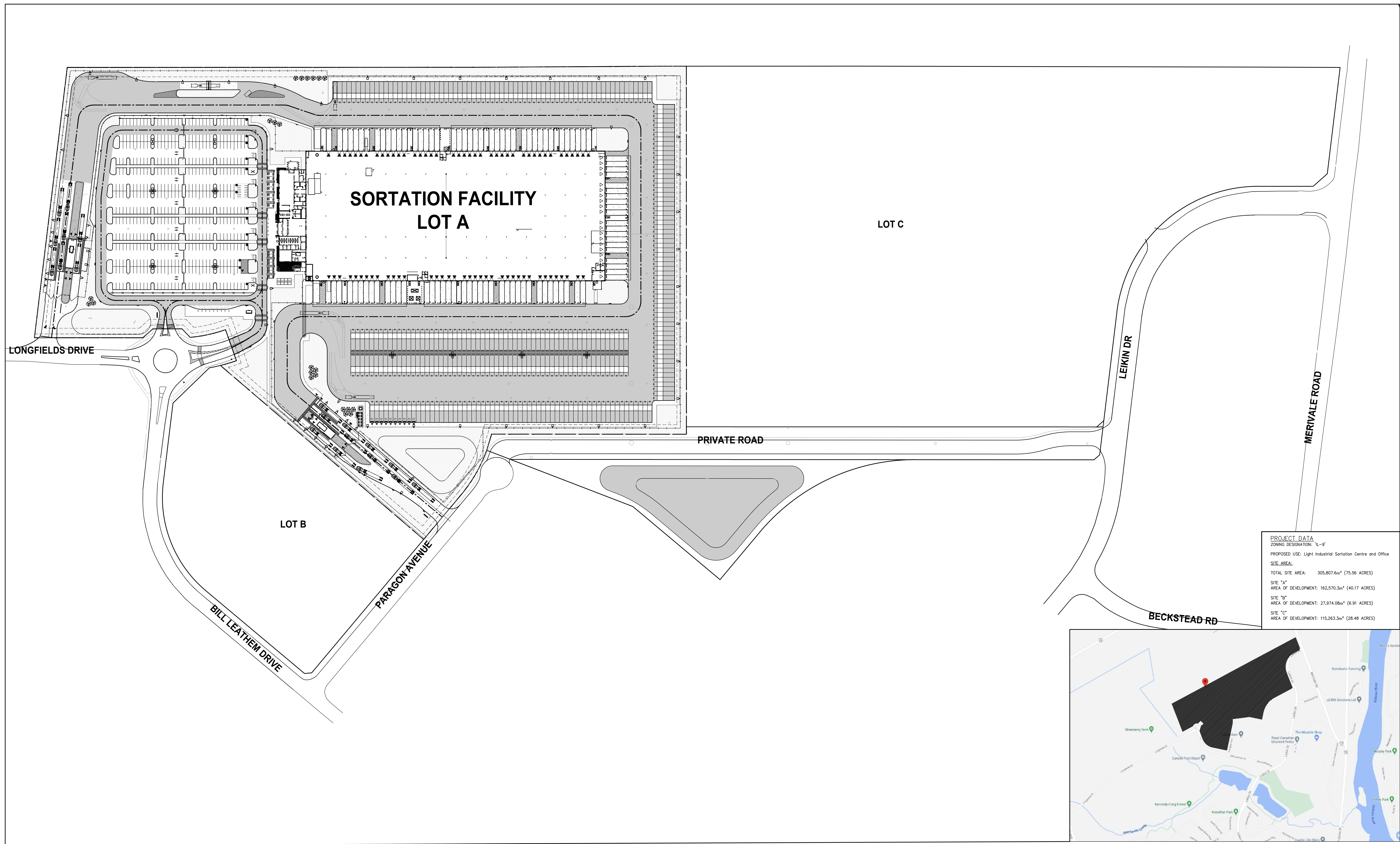
Sortation Facility - Nepean 99 Bill Leatham Drive, 2 Leikin Drive, and 20 Leikin Drive  
Ottawa, ON Canada

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PROJECT DATA	
ZONING DESIGNATION:	"L-9"
PROPOSED USE:	Light Industrial Sortation Centre and Office
SITE AREA:	
TOTAL SITE AREA:	305,807.6m <sup>2</sup> (75.56 ACRES)
SITE "A"	
AREA OF DEVELOPMENT:	162,570.3m <sup>2</sup> (40.17 ACRES)
SITE "B"	
AREA OF DEVELOPMENT:	27,974.08m <sup>2</sup> (6.91 ACRES)
SITE "C"	
AREA OF DEVELOPMENT:	115,263.3m <sup>2</sup> (28.48 ACRES)



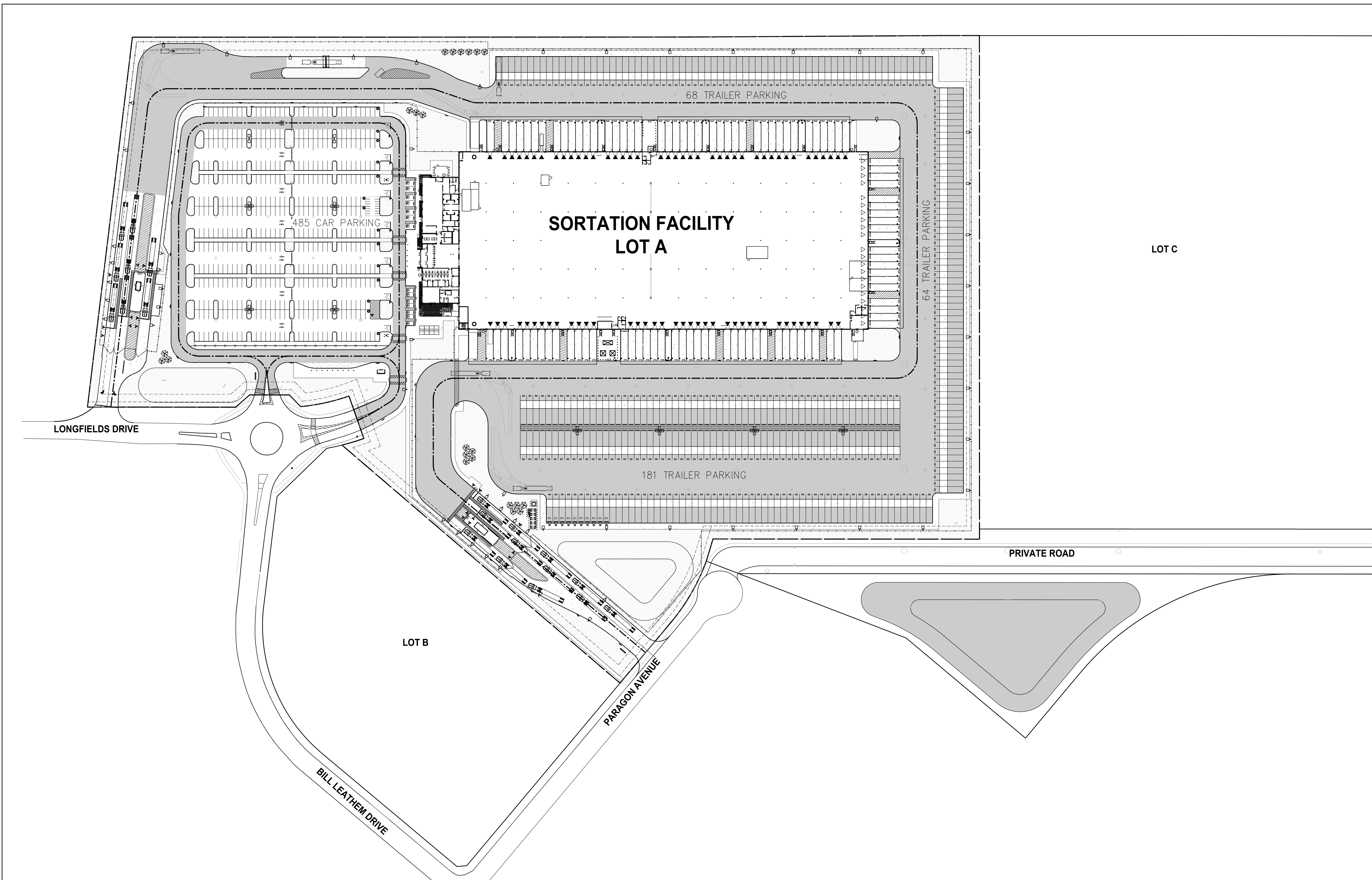
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OVERALL SITE PLAN

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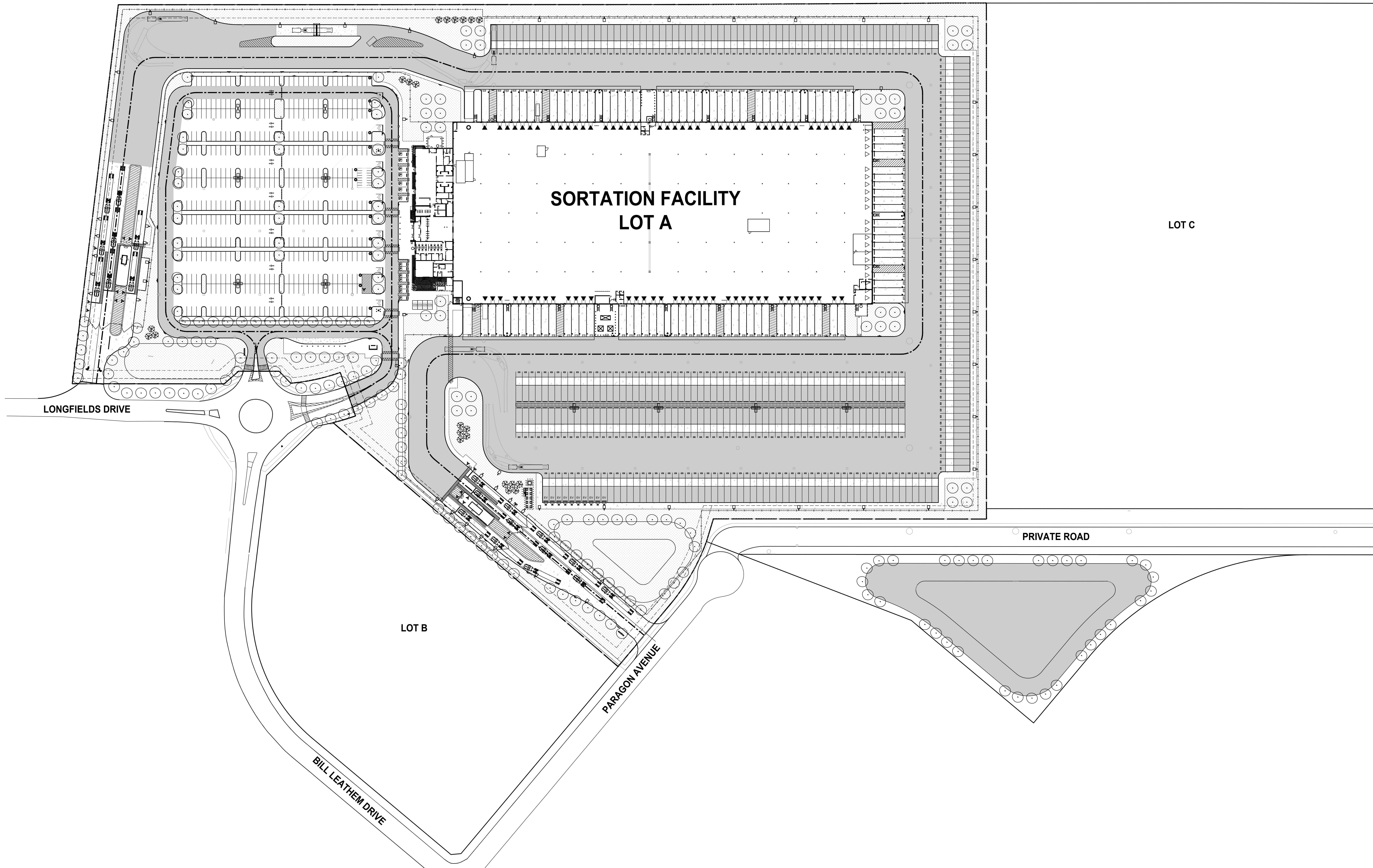
ENLARGED SITE PLAN

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Ottawa, ON Canada

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**BROCCOLINI**



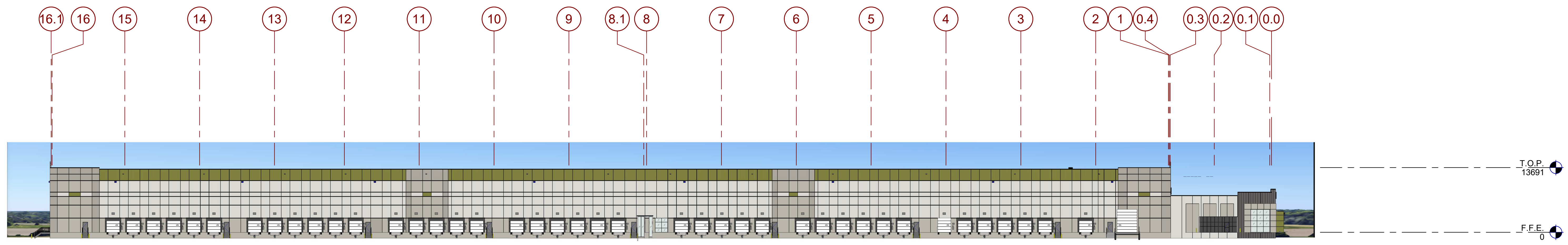
LANDSCAPE PLAN

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Ottawa, ON Canada

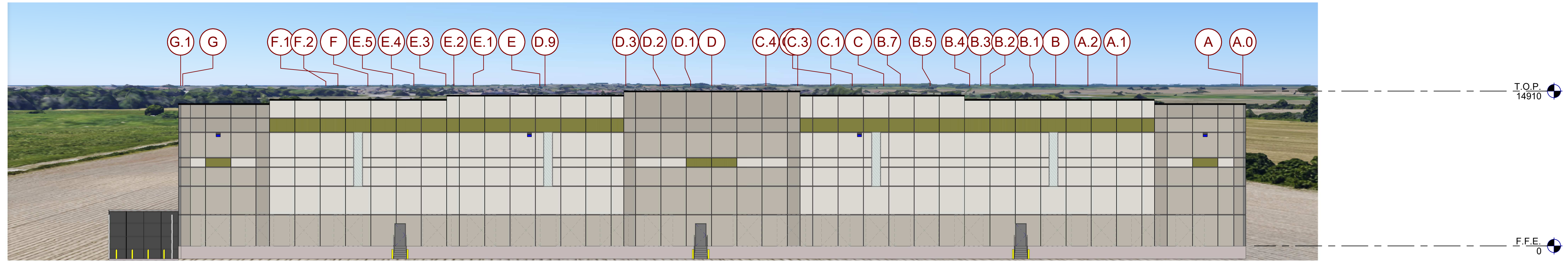
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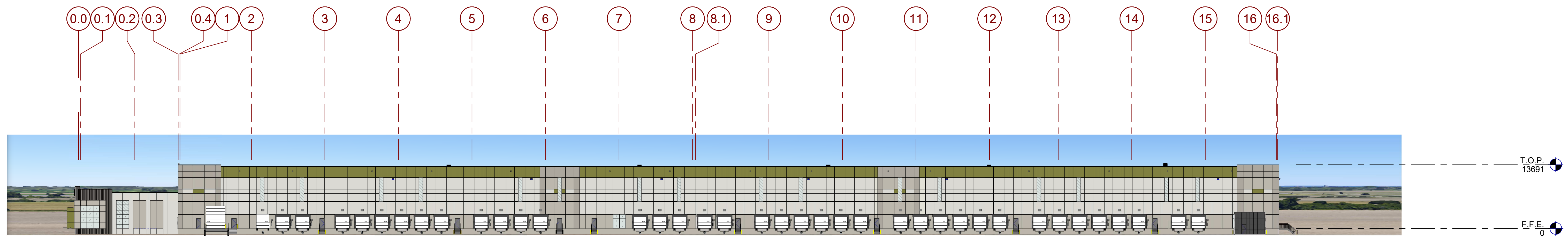
**BROCCOLINI**



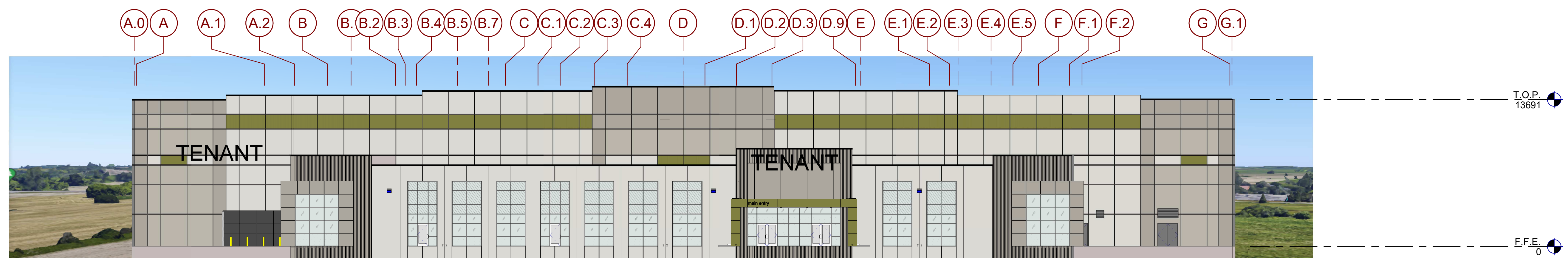
OVERALL NORTH EXTERIOR ELEVATION ①  
SCALE: 1:400



OVERALL EAST EXTERIOR ELEVATION ②  
SCALE: 1:200



SOUTH EXTERIOR ELEVATION ③  
SCALE: 1:400



WEST EXTERIOR ELEVATION ④  
SCALE: 1:200

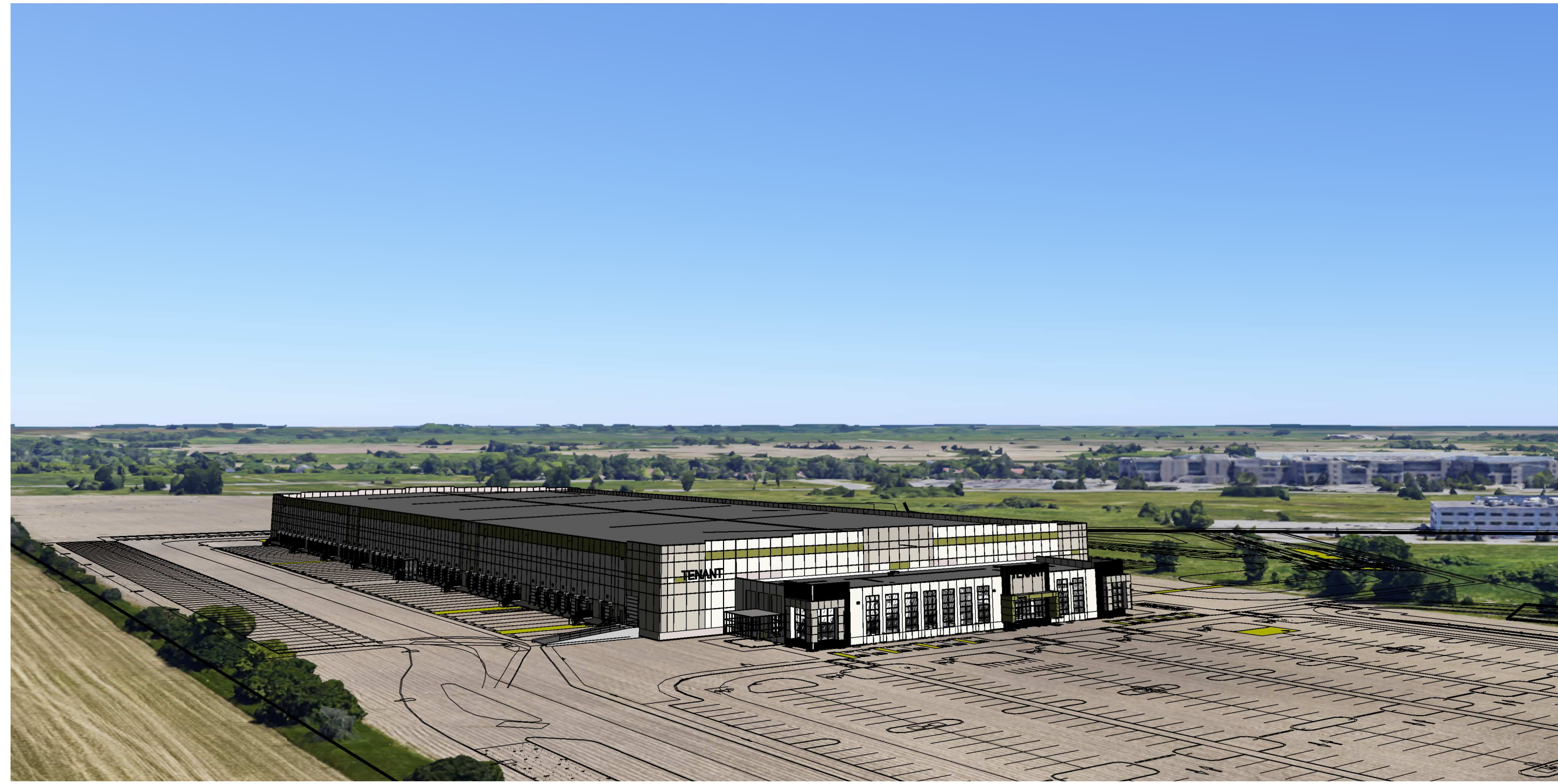


ELEVATIONS

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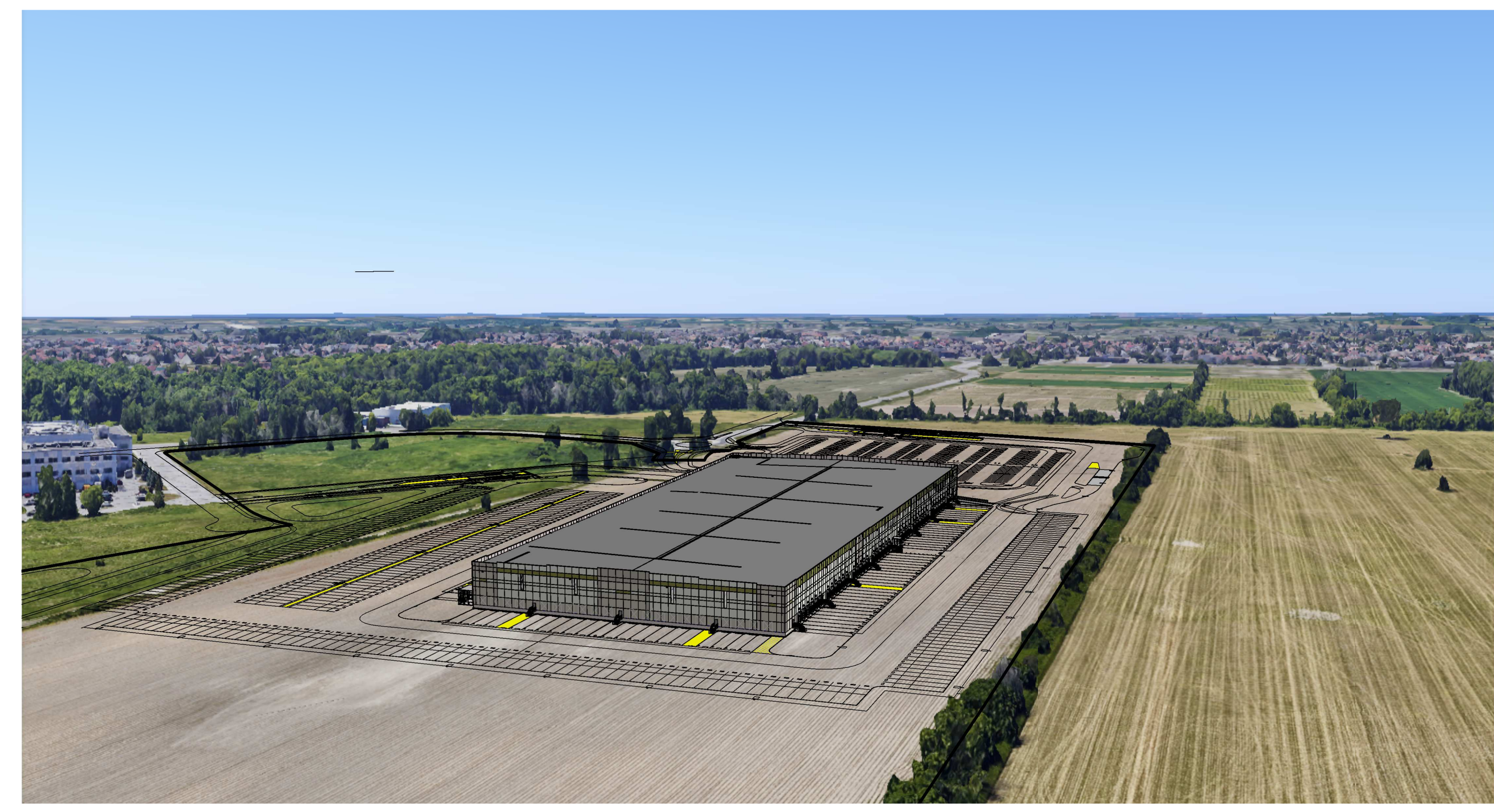
VIEW 2  
SCALE: ②



VIEW 1  
SCALE: ①



VIEW 4  
SCALE: ④



VIEW 3  
SCALE: ③

PERSPECTIVES

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Ottawa, ON Canada

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NORTH



## CITY OF OTTAWA OFFICIAL PLAN

### *City of Ottawa Design Brief Requirement:*

*State the Official Plan land use designation for the subject property and demonstrate how the proposal conforms to the Official Plan as it relates to the design of the subject site. Reference specific policy numbers from the Official Plan to show consistency. Justify areas of non-compliance and explain why there is non-compliance.*

### SECTION 3.6.5 URBAN EMPLOYMENT AREAS

Per Schedule B – Urban Policy Plan in the Official Plan the subject site is designated as Urban Employment Area. Urban Employment Areas address the objective of the Official Plan to ‘ensure that, over the long term, sufficient areas of land are reserved primarily for places of business and economic activity.’

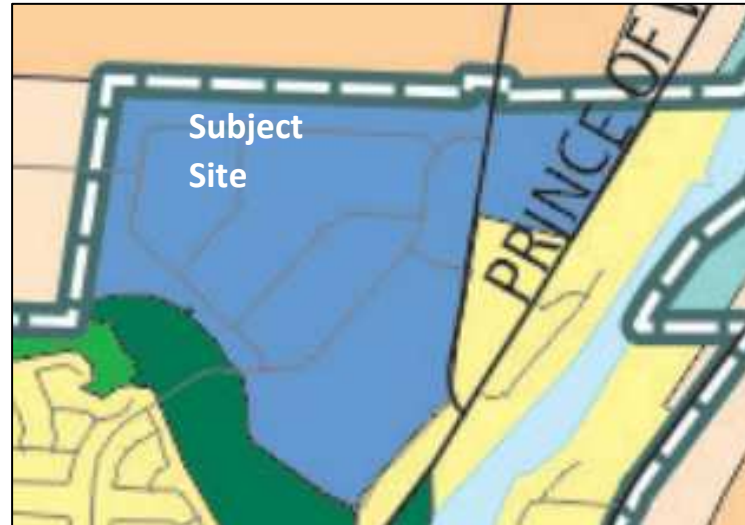


Figure 1: Excerpt of OP Schedule D showing the subject site within an Urban Employment Area (blue)

### SECTION 2.5.1 DESIGNING OTTAWA

Section 2.5.1 of the *Official Plan* presents Design Objectives in the form of statements which express how the City wants to influence the built environment as the city evolves. The following is a list of the Design Objectives with a description below each regarding the proposed development:

*To enhance the sense of community by creating and maintaining places with their own distinct identity.*

The South Merivale Business Park (SMBP) was created in the 1990s as part of the overall new community of Longfields and Davidson Heights. There is a lack of policies or guidance on the development of specific parcels in the SMBP other than a requirement for landscaping and high standard of architectural design. Conversely, there are more policies about the business park as a whole such as a buffer from the existing uses along Queen Anne Crescent, an integration of the business park into the adjacent recreational pathways and protection of Barrhaven Creek (Clarke Bellinger Stormwater Facility) through dedication to the City.

*To define quality public and private spaces through development.*

There is no publicly owned space as part of the proposal. Portions of the site will face the public realm at the cul-de-sac on Paragon Avenue and the new primary entrance and office will be located at the west end of the site near the intersection of Longfields Drive and Bill Leathem Drive. Generous landscaping has been incorporated into both accesses to the site as shown on the Landscape Plan. The balance of the site will be a secure facility necessary for the tenant’s needs.

*To create places that are safe, accessible and are easy to get to, and move through.*

The site will be connected to the existing roads, pedestrian and cycling networks, and transit.

A glazed and activated façade is visible from Bill Leathem Drive and Longfields Drive and is readily identifiable as the building entry and prestige office component of the proposal. The site is not intended to provide for “through” movement because it will be a secure facility.

*To ensure that new development respects the character of existing areas.*

The SMBP has a character typical of a modern business parks with a mix of modern low-rise office buildings set on large lots with at grade parking and extensive landscaped areas. The site layout and design of the proposal respects the character of the existing business park area.

*To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice. [OMB decision #2649, September 21, 2006]*

The proposal further diversifies the uses in the business park.

*To understand and respect natural processes and features in development design.*

The SMBP is designated, zoned, and configured purposely as a modern Industrial Park. The Environmental Impact Statement submitted with the application (Muncaster Environmental Planning Inc, May 21, 2021) concludes: “there are no significant natural heritage features on the site and providing the above important mitigation measures are properly implemented, no negative impacts, as defined in the Provincial Policy Statement, will occur on the local natural environment as a result of the proposed development.”

*To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.*

The proposed building will incorporate numerous sustainable design initiatives as outlined in the Project Description.

### SECTION 4.11 URBAN DESIGN AND COMPATIBILITY

In accordance with Section 4.11 of the *Official Plan*, development applications are evaluated against compatibility criteria to measure their appropriateness within the surrounding local context. The following is a compatibility analysis of the proposed development based on the relevant criteria:

#### Building Design

5. *Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm.*

*Proponents of new development will demonstrate, at the time of application, how the design of their*

development fits with the existing desirable character and planned function of the surrounding area in the context of:

- a. Setbacks, heights and transition;
  - b. Façade and roofline articulation;
  - c. Colors and materials;
  - d. Architectural elements, including windows, doors and projections;
  - e. Pre- and post-construction grades on site; and
  - f. Incorporating elements and details of common characteristics of the area.
6. The City will require that all applications for new development:
- a. Orient the principal façade and entrance(s) of main building(s) to the street.
  - b. Include windows on the building elevations that are adjacent to public spaces;
  - c. Use architectural elements, massing, and landscaping to accentuate main building entrances.

The proposed building is consistent with the design intent for the SMBP and the limited number of existing surrounding buildings. A glazed, activated façade visible from Bill Leatham Drive and Longfields Drive is readily identifiable as the building entry and prestige office. The building façade is articulated with varied cladding. The orientation of the building is intended to promote the main entrance as much as possible.

8. To maintain a high quality, obstacle free pedestrian environment, all servicing, loading areas, and other required mechanical equipment and utilities should be internalized and integrated into the design of the base of the building where possible. If they cannot be internalized these services are to be screened from public view (i.e. trees, landscaping, decorative walls and fences etc.) and are to be acoustically dampened where possible. The location and operation these areas and equipment should be designed to maintain a pedestrian friendly environment and not impede public use of the sidewalk.

All servicing, loading areas, and other required mechanical equipment and utilities will be screened from public view as shown on the Landscape Plan.

9. Roof-top mechanical or telecommunications equipment, signage, and amenity spaces should be incorporated into the design and massing of the upper floors of the building. [Amendment #150, LPAT July 19, 2019]

Any required roof-top mechanical will be screened from view.

#### Outdoor Amenity Areas

Outdoor amenity areas are the private and communal areas of a property that are designed to accommodate a variety of leisure activities.

19. Applicants will demonstrate that the development minimizes undesirable impacts on the existing private amenity spaces of adjacent residential units through the siting and design of the new building(s). Design measures include the use of transitions or terracing and the use of screening, lighting, landscaping, or other design measures that achieve the same objective.

The closest residences are on Sachs Forest Place to the south, on the other side of the Clarke Bellinger Stormwater Facility, and Merivale Road to the east, both more than 500m from the proposed building. This separation distance ensures that the proposed development will have no impact the outdoor amenity areas of residential areas.

#### SOUTH NEPEAN SECONDARY PLAN (AREA 3)

*City of Ottawa Design Brief Requirement:*

*State the applicable plans which apply to the subject proposal: community design plan, secondary plan, concept plan and design guideline. Reference the relevant design related polices within the applicable plans/guidelines and provide a comprehensive analysis as to how the proposed development incorporates the objectives or why it does not incorporate the objectives.*

#### DESIGN GUIDELINES SECTION 1.2

The South Nepean Urban Area Secondary Plan (Areas 1, 2 and 3) applies. The Secondary Plan includes design guidelines. Most of them relate to residential areas and/or subdivisions. Accordingly, the proposal is assessed against the only applicable guideline from this section below:

*Building forms within the communities must be designed at a human scale to promote pedestrian activity; and*

The building is setback from the street and the sections of frontage are extensively landscaped. The proposal's operating hours will increase the level of activity and passive surveillance for pedestrians on the surrounding streets.

#### OBJECTIVES SECTION 1.3

The plan's objectives for 'Employment Opportunities' are set out at Section 1.3.3. The proposal is assessed against the only objective applicable to design below:

*To ensure that development is planned to sensitively interface with adjacent residential areas.*

The closest residential areas are on Sachs Forest Place to the south, on the other side of the Clarke Bellinger Stormwater Facility, and Merivale Road to the east, both more than 500m from the proposed building. This separation distance ensures a sensitive interface with these residential areas.

#### PRESTIGE BUSINESS PARK SECTION 2.1

Section 2.1.2 states:

*Design standards shall apply to development within the Business Park. A large proportion of landscaping and a high standard of architectural design shall apply. High quality landscaping/design*

- will be important along Ottawa Road 73 (former Highway 16) in recognition of its role as a scenic entry route.

The site will contain a large proportion of landscaping as shown on the Landscape Plan. The building is designed with high-quality materials, including full-height architectural precast as outlined in the Project Description.

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## URBAN DESIGN POLICIES SECTION 3.0

This section provides standards to guide the area's developers, builders and the municipality such that the overall design concept outlined in this Plan can be implemented. The proposal is assessed against the two applicable policies below:

### 3.1.3 Streetscape Elements

*There are many elements of streets and streetscapes that, taken together, create a character that is desirable and at a human scale. These elements will need to be implemented through zoning by-laws, site plan approvals and/or subdivision agreements, as follows:*

*Items to be further articulated in implementing zoning by-laws:*

#### *Proportion*

*The relationship of height of the building wall (cornice or overhang height) to street width (includes road right-of-way and front yard setback measured from the street centre line) defines the proportion of streetscape. The relationship is expressed in terms of a ratio. There are certain ratios which produce environments where people might feel more comfortable. Ratios from 1:1 to 1:2 (building wall height: street centreline) are considered ideal.*

The proposed building is 13.7m high and is setback 94.7m from the intersection of Bill Leathem Drive and Longfields Drive. It is considered that the benefits of locating a large light industrial building away from the street should outweigh streetscape considerations. An enclosed streetscape is not typical nor suitable for a suburban business park.

#### *Setbacks and Build-to Lines*

*The structures that line a street will help to determine how well the streetscape is defined. All development blocks/lots will have a build-to line to determine where the primary front facades will be located, depending on the proposed land use.*

There are no established build-to lines within the SMBP. The primary western façade will be visible from Bill Leathem Drive and Longfields Drive and is readily identifiable as the building entry.

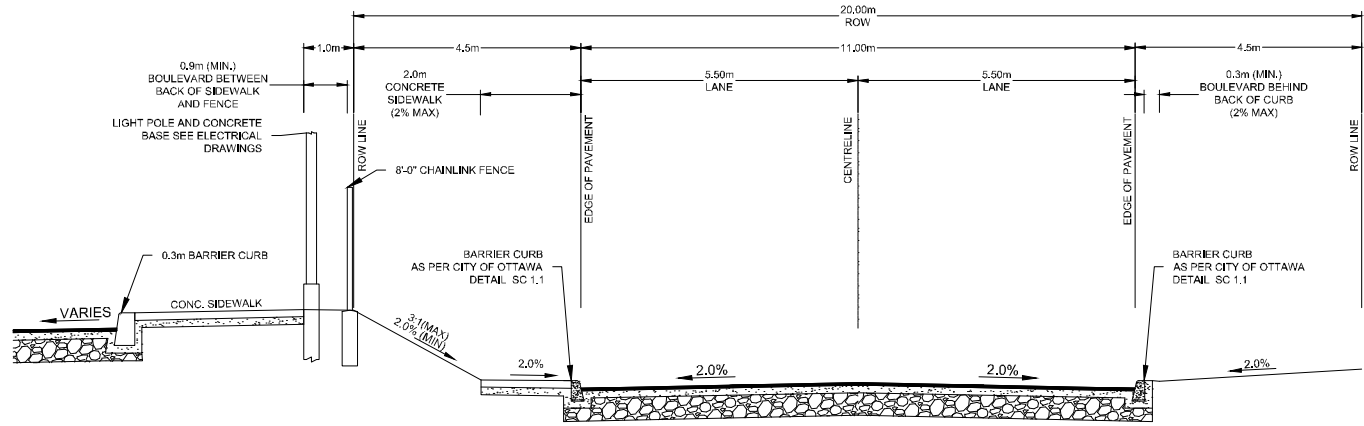
**NOVATECH**



James Ireland, MCIP, RPP

Project Planner

C:\Users\mhrehorinak\Documents\Drawingz.dwg, 8x11 landscape, Jun 08, 2021 - 4:31pm, mhrehorinak



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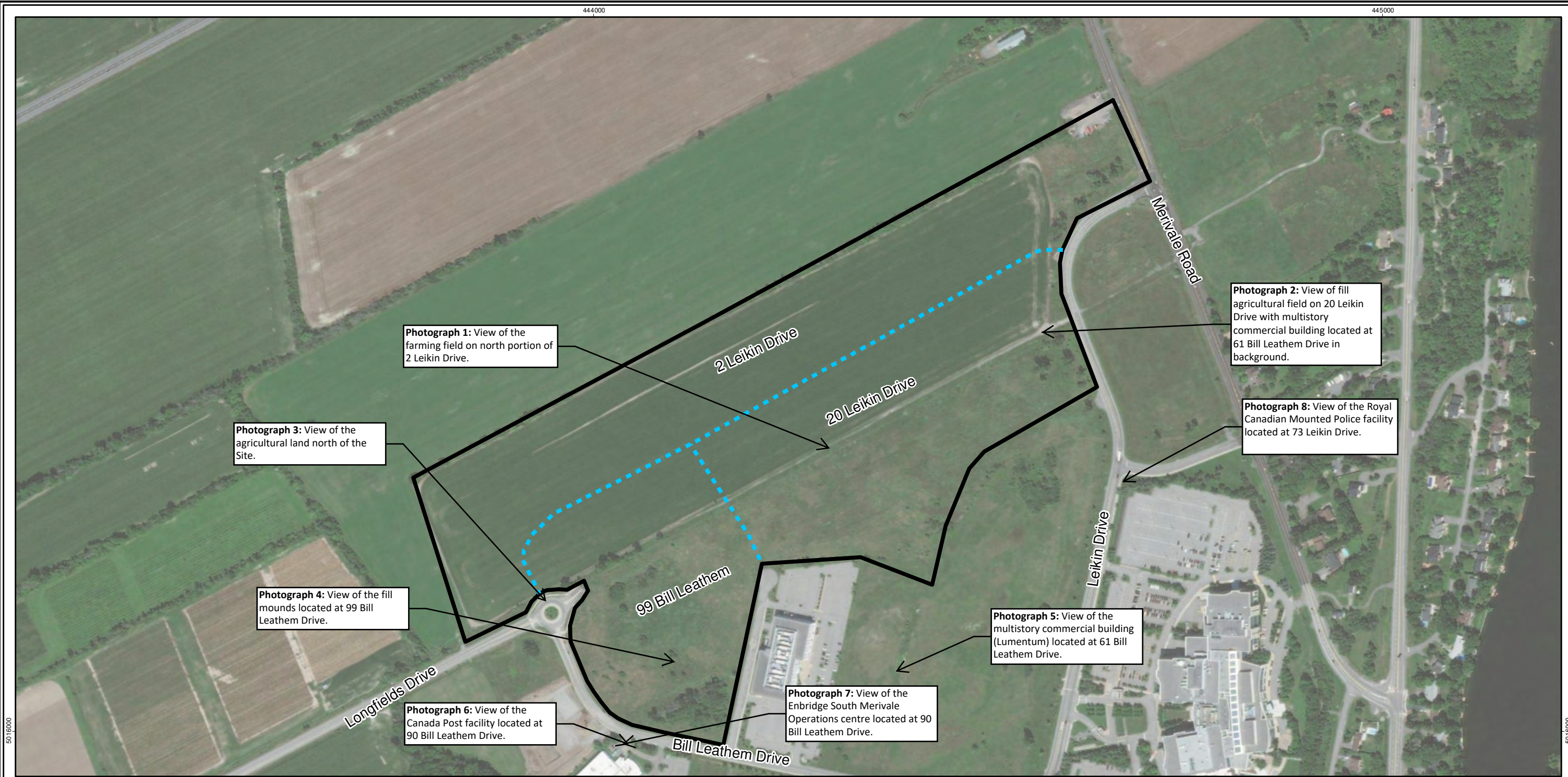
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

**SORTATION FACILITY**  
99 BILL LEATHEN DR, 2&20 LEIKIN DR

**PRIVATE ROAD CROSS SECTION DETAIL**



DATE JUNE 2021	JOB 121137	FIGURE 1
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**Photograph 1:** View of the farming field on north portion of 2 Leikin Drive.

**Photograph 3:** View of the agricultural land north of the Site.

**Photograph 4:** View of the fill mounds located at 99 Bill Leatham Drive.

**Photograph 6:** View of the Canada Post facility located at 90 Bill Leatham Drive.

2 Leikin Drive

20 Leikin Drive

99 Bill Leatham

Bill Leatham Drive

Merivale Road

Leikin Drive

**Photograph 2:** View of fill agricultural field on 20 Leikin Drive with multistory commercial building located at 61 Bill Leatham Drive in background.

**Photograph 8:** View of the Royal Canadian Mounted Police facility located at 73 Leikin Drive.

**Photograph 5:** View of the multistory commercial building (Lumentum) located at 61 Bill Leatham Drive.

**Photograph 7:** View of the Enbridge South Merivale Operations centre located at 90 Bill Leatham Drive.

- Legend:**
- Property Boundary
  - Approximate Site Parcel Boundary

**Notes:**  
 1) Map Projection: NAD 1983 UTM Zone 18N  
 2) Data Source Credits

3) Service Layer Credits  
 4) Imagery Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


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**FIGURE 1**


**APPROXIMATE PHOTOGRAPH LOCATIONS**

99 BILL LEATHAM DRIVE AND 2 AND 20 LEIKIN DRIVE,  
OTTAWA, ONTARIO

OFFICE LOCATION SEATTLE		REVISION 00
DATE PLOTTED 13-May-2021	DATE REVISED 13-May-2021	REVIEWED MG
APPROX. SCALE 1:5,000	PAGE SIZE 11 x17 in	CHECKED DH
		DRAWN MVI



TRUE NORTH



**GEOSYNTEC CONSULTANTS**  
**Photographic Record**

**Client:** Medusa LP

**Project Number:** TR0936B

**Site Name:** 99 Bill Leathem Drive, 2 Leikin Drive  
and 20 Leikin Drive

**Site Location:** Ottawa, Ontario

**Photograph 1**

**Date:** 23 April 2021

**Direction:** North

**Comments:** View of the farming field on north portion of 2 Leikin Drive.



**Photograph 2**

**Date:** 23 April 2021

**Direction:** Southwest

**Comments:** View of agricultural field on 20 Leikin Drive with multistory commercial building located at 61 Bill Leathem Dr in background .



**GEOSYNTEC CONSULTANTS**  
**Photographic Record**

**Client:** Medusa LP

**Project Number:** TR0936B

**Site Name:** 99 Bill Leathem Drive, 2 Leikin Drive  
and 20 Leikin Drive

**Site Location:** Ottawa, Ontario

**Photograph 3**

**Date:** 23 April 2021

**Direction:** Northeast

**Comments:** View of the agricultural land north of the Site.



**Photograph 4**

**Date:** 23 April 2021

**Direction:** Southwest

**Comments:** View of the fill mounds located at 99 Bill Leathem Drive



**GEOSYNTEC CONSULTANTS**  
**Photographic Record**

**Client:** Medusa LP

**Project Number:** TR0936B

**Site Name:** 99 Bill Leathem Drive, 2 Leikin Drive  
and 20 Leikin Drive

**Site Location:** Ottawa, Ontario

**Photograph 5**

**Date:** 23 April 2021

**Direction:** Southwest

**Comments:** View of the multistory commercial building (Lumentum) located at 61 Bill Leathem Dr. Standing water is visible in the foreground, likely the result of melting snow.



**Photograph 6**

**Date:** 23 April 2021

**Direction:** Southeast

**Comments:** View of the Canada Post Facility located at 90 Bill Leathem Dr.





**GEOSYNTEC CONSULTANTS**  
**Photographic Record**

**Client:** Medusa LP

**Project Number:** TR0936B

**Site Name:** 99 Bill Leathem Drive, 2 Leikin Drive  
and 20 Leikin Drive

**Site Location:** Ottawa, Ontario

**Photograph 7**

**Date:** 23 April 2021

**Direction:** Southwest

**Comments:** View of the  
Enbridge South Merivale  
Operations Center located  
at 90 Bill Leathem Dr.



**Photograph 8**

**Date:** 23 April 2021

**Direction:** East

**Comments:** View of  
Royal Canadian Mounted  
Police facility located at  
73 Leikin Dr.

