

SITE PLAN CONTROL APPLICATION SUMMARY COMPLEX

File Number: D07-12-24-0139	Date: November 1, 2024
Applicant: Novatech (c/o James Ireland)	Comments due date: November 15, 2024
Email: j.ireland@novatech-eng.com	Planner: Krishon Walker
Phone: 613-254-9643	Ward: 24 - Barrhaven East
Owner: Medusa General Partner Inc.	Councillor: Wilson Lo

Site Location

2 Leikin Drive, 20 Leikin Drive and 99 Bill Leathem Drive

Applicant's Proposal

A Site Plan Control application to construct a 60,701.92 square metre light industrial building on the subject site.

Proposal Details

The subject site is currently vacant and includes three parcels totaling 30.58 hectares. It has frontage along Merivale Road, Leikin Drive, Paragon Avenue, Bill Leathem Drive, and Longfields Drive. The unopened sections of Bill Leathem Drive and Paragon Avenue are also part of the site.

To the north and west of the site is the federally owned NCC Greenbelt, which is currently used as farmland. To the south and east are other similarly zoned lots within the business park, including the RCMP National Headquarters. Further south of the site is the Barrhaven Creek and the Davidson Heights residential neighborhood.

The proposed development includes a light industrial building, with associated loading bays, parking and stormwater management facilities. The ground-level building footprint is 60,701.92 square metres with additional servicing platforms and mezzanines covering 4,049.67 square metres. It is five stories tall, with an overall floor area of 290,999.58 square metres. Levels two through five are allocated for operational facilities, while the ground floor houses 1,553.30 square metres of offices.

The site is currently zoned Light Industrial Zone, Subzone 9 with an exception (IL9[2707]), which permits the proposed development. The exception permits a warehouse and truck transport terminal as additional land uses on the site. No further changes to the site are anticipated as part of this application.

Related Planning Applications

N/A

Roadway Modifications

N/A

How to Provide Comments

For additional information or to provide your comments go through [Ottawa.ca/devapps](https://ottawa.ca/devapps) or contact:*

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*Please provide comments by **November 15, 2024**. Comments received after this date will be accepted, however may not be reflected in the staff report.

Location Map



LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

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**2 & 20 prom. Leikin Dr.
& 99 prom. Bill Leatham Dr.**

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REVISION / RÉVISION - 2024 / 10 / 31



NOT TO SCALE