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11 December 2024

Re: Site Plan Application – Design Brief  
3700 Twin Falls

## Urban Design Brief

### Project Description:

Gastops Ltd, currently located in the Canotek Business Park, have outgrown their existing facilities and will be expanding their headquarters and operations to 3700 Twin Falls. The proposal is for a 2-storey 4,605 m<sup>2</sup> commercial freestanding building within the newly planned Riverside South Employment Lands. The new facility will comprise of a large manufacturing facility supported by administration and engineering (R&D) office space.

The overall exterior design of the building is inspired by the aviation industry. The materiality of the façade will include glass curtain walls, prefabricated metal panels, and dark masonry. The entrances into the building will be highlighted with large metal canopies resembling air turbines. Concentrated areas of curtain walls will be located adjacent to amenity spaces within the building, bringing in large amounts of natural light. The cafeteria space will open onto a large landscaped outdoor amenity area, designed with plantings to provide privacy and noise buffer from the adjacent roadway.

### DEVELOPMENT INFORMATION:

SITE AREA: 24,076 m<sup>2</sup>

BUILDING AREA:  
(OBC DEFINITION) 3353 m<sup>2</sup>

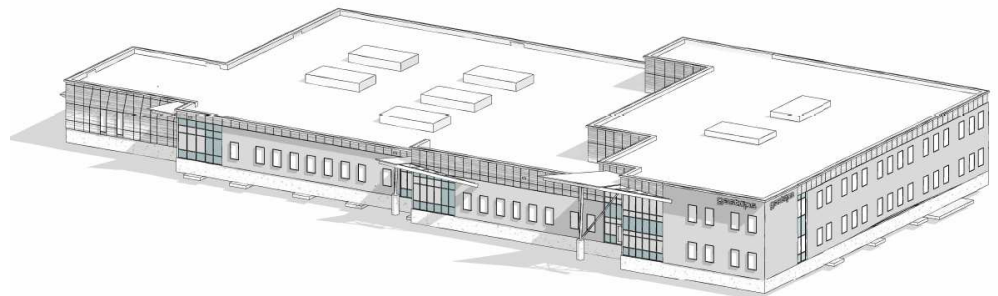
GROSS FLOOR AREA: 4605m<sup>2</sup>  
LIGHT INDUSTRIAL: 1995M<sup>2</sup>  
OFFICE: 2610M<sup>2</sup>

ZONE: IL

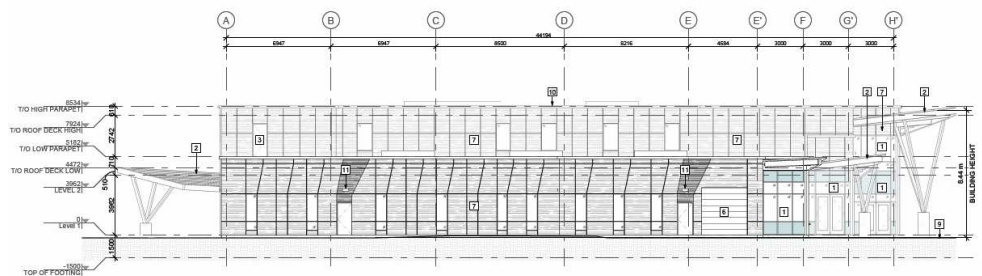
SCHEDULE 1: AREA [ C ]

SCHEDULE 1A: AREA [ C ]

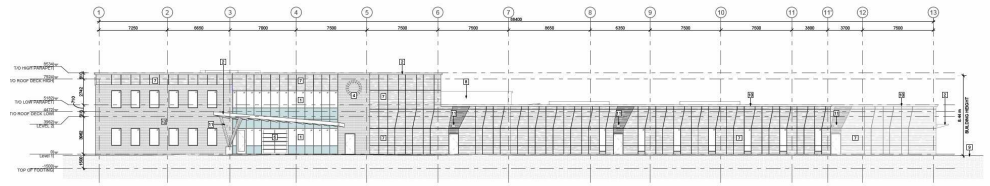
<b><u>ZONING PROVISION:</u></b>	<b><u>REQUIRED:</u></b>	<b><u>PROVIDED:</u></b>
MIN. LOT WIDTH:	NO MINIMUM	91.29m
MIN. LOT AREA:	2000 m <sup>2</sup>	24076m <sup>2</sup>
MAX. LOT COVERAGE:	65%	13.9%
MIN. FRONT YARD SETBACK:	7.5 m	17.56
MIN. CORNER YARD SETBACK: NORTH	7.5 m	23.20m
MIN. CORNER YARD SETBACK: SOUTH	7.5m	27.09m
MIN. REAR YARD SETBACK:	7.5 m	128.59m
MIN. INTERIOR YARD SETBACK:	7.5 m	N/A
MAXIMUM FLOOR SPACE INDEX:	2	0.19
MAXIMUM BUILDING HEIGHT:	18 m	8.44m
MINIMUM LANDSCAPE AREA:	NO MINIMUM	15220m <sup>2</sup>
MINIMUM LANDSCAPE BUFFER:	3m	>3m



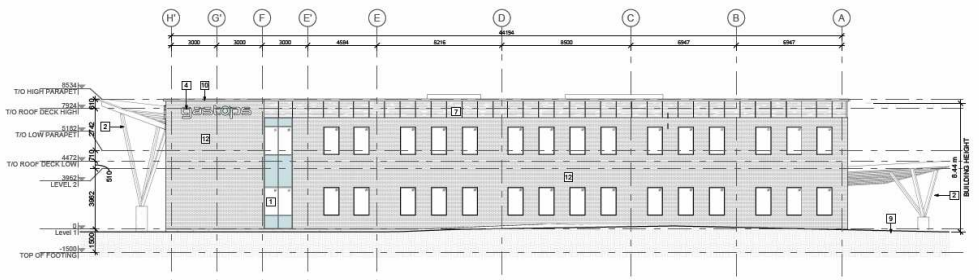
Proposed Rendering



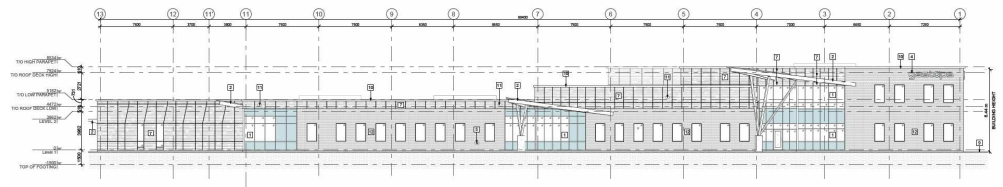
North Elevation



East Elevation



South Elevation



West Elevation

## Design Directives

Below is a list of responses to the urban design directions provided at the pre-consultation meetings with City staff.

9. This looks to be an exciting project, especially if the architecture and landscape design work together. Staff appreciate the inclusion of future phases outlined on the plans.

*CSV Response: Noted.*

10. Consider shifting some of the parking spaces to establish a great landscape area along Leitrim and Gastops Street. This will help signify the building entrance and sense of arrival to the site. Understandably some stalls are needed for visitors but a few of the stalls in the front yard setback adjacent to Leitrim and a few along Gastops should be shifted giving a greater presence to the building entrance.

*CSV Response: The parking along Letrim Road has been reduced to (8) spaces from (19) previously shown on drawing A100. Refer to updated drawing A100 issued for SPC, dated December 10, 2024.*

11. Please include architectural treatments and features at the northeast corner of the building (viewable from Limebank and Leitrim). Even though it is not the main entrance corner, the building should have a strong street presence.

*CSV Response: Future building expansion phase has accommodated for this. At this time landscaping will be incorporated into this area of the site.*

12. For the façade facing Limebank, please include windows when possible. Where blank facades cannot be avoided, utilize landscape elements to break up the building wall.

*CSV Response: The area along Limebank encompasses an outdoor staff amenity area. Landscaping will be increased in this area, in addition the design includes for maximum amount of windows without comprising security of the building into the manufacturing areas.*

13. Larger landscape islands are supported and where possible, include pedestrian links from the surface parking stalls to main entrances in a logical desire line.

*CSV Response: The asphalt parking area has been reduced in order to provide larger greenery areas. Landscape islands have been removed.*

14. Please provide bicycle parking stalls near entrances and preferably covered stalls.

*CSV Response: (13) bicycle parking spaces have been provided at the staff entrance.*

15. Will there be a sidewalk along Gastops? If so, please provide clear pedestrian connections to the main entrances. *Refer to updated drawing A100 issued for SPC, dated December 10, 2024.*

*CSV Response: We are unaware of any sidewalks along Gasptops Way at this time.*

16. Please provide as many trees as possible, great opportunity along the Limebank Road frontage.

*CSV Response: Trees have been provided along Limebank Road, refer to Landscape Plan attached.*

17. Refer to the attached list of prohibited plant material for projects within the airport influence zones.

*CSV Response: Noted.*

18. In the next submission, please provide more information on the adjacent site conditions.

*CSV Response: No other information regarding future developments have been provided to us at this time.*

## SITE, CONTEXT, AND ANALYSIS



Existing site, aerial satellite view.



Existing site, view looking north on Limebank Road.



Proposed building massing, view looking north on Limebank Road

Refer to File No : D02-02-22-0070, D07-16-22-0014 for additional site context planned for the surrounding areas.