

Site Plan Control Proposal Summary

Manager Approval, Application Extension, Public Consultation

File Number: D07-12-15-0123

Date: September 10, 2015

Applicant: Anna Preiss

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Phone: 613-234-3585

Planner: Mary Dickinson

Ward: 16 - River

Councillor: Riley Brockington

Owner: Canada Post

Site Location:

2785 Riverside Drive

Applicant's Proposal

The City of Ottawa has received a Site Plan application to construct a new 213 stall parking lot at the southwest corner of the subject property adjacent to Brookfield Drive.

Proposal Details

This proposal impacts the southwest portion of a larger land holding that consists mainly of office buildings and associated parking, and which extends east of Riverside Drive from Heron Road to Brookfield Drive. The proponent is seeking approval to construct a new accessory parking lot adjacent to Brookfield Drive where previously there was a building (identified as 'Building F') that was demolished in 2014. The parking spaces that would be provided in the proposed lot are additional spaces in excess of the parking required according to the zoning by-law. The parking would serve the users of 'Building C', located east of the parking lot, which has been leased to a new tenant seeking a parking area separate from the parking provided for the remainder of the site users.

The area where the parking lot is proposed is surrounded to the west by greenspace and mature trees beyond which is Riverside Drive. To the north and east are existing buildings and internal driveways providing access to existing parking and buildings within the office complex. South of the proposed parking lot is Brookfield Drive, which is designated in the Official Plan as a Scenic Entry Route. There is a small existing parking lot with direct access off of Brookfield Drive immediately south of the site of the proposed parking lot. This small lot is proposed to be removed as a result of this development.

The parking lot is proposed to be accessed via the adjacent existing internal driveway which extends north from Brookfield Drive. The parking lot includes 213 parking stalls accessed by two directional 6.7 metre wide aisles. The parking lot includes a main

landscaped island which runs down the middle where six fast growing native deciduous tree species are proposed to be planted. Trees are also proposed at three of the four corners of the parking lot. Six light fixtures are proposed to be located within the parking lot.

A large and continuous planting bed consisting mainly of coniferous trees and flowering shrubs is proposed along Brookfield Drive to provide natural screening of the parking lot from the road. There are no trees located in the area where the parking lot is proposed and therefore no tree removal will result as a consequence of this proposal.

Related Planning Applications

N/A

Roadway Modifications

N/A

Timelines and Approval Authority

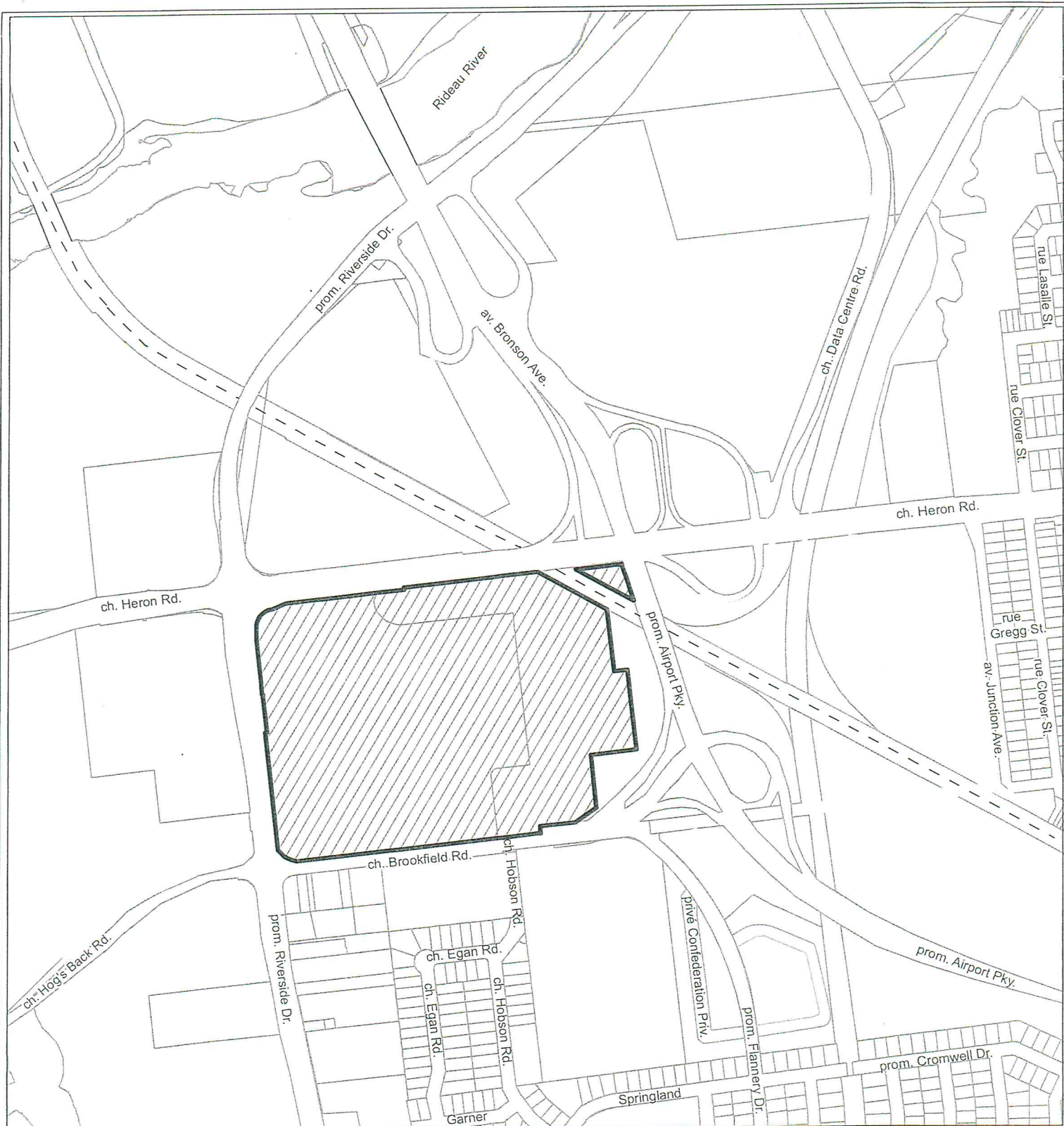
The "On Time Decision Date", the target date upon which a decision on the application is to be rendered by the Planning and Growth Management Department, via delegated authority, is **November 13, 2015**.

How to Provide Comments:

For additional information or to provide your comments go through Ottawa.ca/devapps or contact*:

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*Please provide comments by **October 8, 2015**



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REVISION / RÉVISION - 2015 / 07 / 16



2785, prom. Riverside Dr.



