

September 18, 2018

Jennifer Martens, BES, MBA  
President & CEO  
Farmhouse Investments Inc.,  
*Acting on behalf of Bradley Air Services and CCR Canada*

Ms. Laurel McCreight  
Planner – Development Review West  
City of Ottawa

Dear Ms. McCreight:

***RE: Planning Rationale for Site Plan Control Application at 20 Cope Drive***

As requested in our Development Consultation meeting, held on June 7<sup>th</sup>, 2018, I am pleased to submit this brief Planning Rationale letter in support of the amended Site Plan Control application for 20 Cope Drive in Kanata.

The purpose of this application is to permit the construction of a 16,000 square foot warehouse, as an extension of the existing two-storey office building. The following letter describes the proposed addition and briefly assesses the planning framework guiding this application.

**SITE DESCRIPTION**

The subject property, 20 Cope Drive, is located in the City of Ottawa, in South Kanata.

The subject lands are approximately 2.0 ha (20,699 m<sup>2</sup>) in area and irregular in shape. The site is bounded to the South by Akerson Road, to the North and West by Cope Drive, and to the East by a proposed retail development owned by Taggart Inc.

Bradley Air Services Inc. is the current owner of the property. It has been conditionally sold to CCR Canada Inc., a successful local business in South Kanata. CCR's growth is limited by its existing warehouse capacity, and wishes to purchase 20 Cope Drive to expand its operations. First Air will stay on, and will continue to use the site as its national headquarters.

**PROPOSED DEVELOPMENT**

The proposed addition seeks to add permanent warehousing facilities to the existing two-storey office building. The loading dock area will be relocated to the warehouse, and the parking area reconfigured to meet zoning requirements.

In an effort to limit impact to the surrounding neighbourhood, the warehouse will be constructed in the southern portion of the existing parking lot, and parking shifted to the front of the building. This maximizes the retention of the existing treed area, recognizing that it provides privacy to the adjacent residential neighbourhood.

#### TRAFFIC

The existing entrance will be maintained. However, it will be reconfigured and its design coordinated with Taggart's proposed retail development to the east. Truck movements, aside from entry/exit, will be contained within the site. CCR Canada operates on a 9am-5pm, Monday to Friday schedule. Therefore, there will be no resultant increase in truck traffic during evenings or weekends.

#### NOISE

The noise impact of the proposed addition will be minimal. The office building generates some noise, within acceptable limits, via its HVAC rooftop units, and the occasional operation of an emergency-only back up generator.

The proposed warehouse has no rooftop units, as heating will be provided internally. The existing generator will be relocated to the south, and noise from its occasional use will be buffered by landscaping.

#### PEDESTRIAN MOVEMENTS

By retaining the forested area to the south, the proposed development will have limited impact on the multi-use pathway that runs along Akerson Road. The existing pedestrian path that connects Cope Drive to the building will be maintained.

A connection from Cope Drive to the multi-use pathway was considered but eliminated due to safety issues, as it would bring pedestrians in regular contact with internal truck movements.

#### DESIGN

The proposed warehouse is designed to be unobtrusive and provide a consistent look to the original building. By locating it behind the existing structure, and making it of similar height, its visual impact will be minimal.

## ZONING

The site's zoning is Business Park Industrial Zone [IP5H(21.6)] – Area C Suburban. A warehouse is a permitted use in this zone, and the proposed development will meet all of the zoning provisions, including lot coverage, building height, prescribed setbacks and parking requirements.

The proposed expansion supports cost-effective development patterns to minimize land consumption and servicing costs. It also increases the range of local employment options for the surrounding community.

Please do not hesitate to call me, should you have any questions or comments.

Sincerely,

Jennifer Martens  
President & CEO  
Farmhouse Investments Inc.