

TYPE OF APPLICATION: Site Plan Control – Manager Approval, Public Consultation

LEGAL DESCRIPTION: Part of Lot 73, Registrar's Compiled Plan 902, Geographic Township of Osgoode, Now City of Ottawa, Being Part of Part 1 on Plan 4R-15291

MUNICIPAL ADDRESS: 6075 Bank Street, Greely, Ontario, K4P 0G5

1. PURPOSE OF THE APPLICATION

To construct four (4) one storey retail / office buildings. The gross floor area of each of the three buildings is 564.68 m² and the gross floor area of the fourth building is 928.62 m². The buildings are compliant with the requirements of the zoning bylaw.

2. SITE CONDITIONS

The site is generally flat and well drained. Services such as drainage and grading, stormwater management ponds, roads, all utility installation and the sanitary collection system have been completed on site. There are no issues of potential contamination.

3. PROPOSAL

The applicant seeks approval for a site plan to develop the lands and construct four (4) one storey buildings for the purpose of retail and office uses.

A pre-consultation meeting was held with City staff (Jenny Kluge, Mark Young, Brian Morgan, Amira Shehata and Matthew Hayley) on August 22, 2018. Also in attendance was Stephanie Morris (FoTenn) and Daniel Anderson and Dave Anderson (Sunset Lakes Developments). Staff comments were provided on August 31, 2018 and have been implemented within the application.

The Ward Councillor (George Darouze) as well as the Greely Community Association, Greely Business Association and Osgoode Ward Business Association have also been consulted and support the application.

4. SITE DESCRIPTION

The subject property is a 10,805 m² parcel within Part 1 on Plan 4R-15291, municipally known as 6075 Bank Street and is located near the south-east corner of the intersection of Parkway Road and Bank Street within the village of Greely. The parcel is located within the Greely

Village Centre development which is zoned for a mix of uses within the village core area, including commercial, residential and recreational.



5. BACKGROUND INFORMATION

The site is within the 100 acre parcel of land which has been subject to previous plan of subdivision, zoning, official plan, site plan and severance applications. A recent site plan approval application was submitted for the abutting 6 acre parcel (now known as 7200 Parkway Road) by Greely Developments Inc. and was approved and registered. The Official Plan, Zoning and Planning policies are common to both parcels. A number of plans and studies to support the above applications were previously submitted and approved.

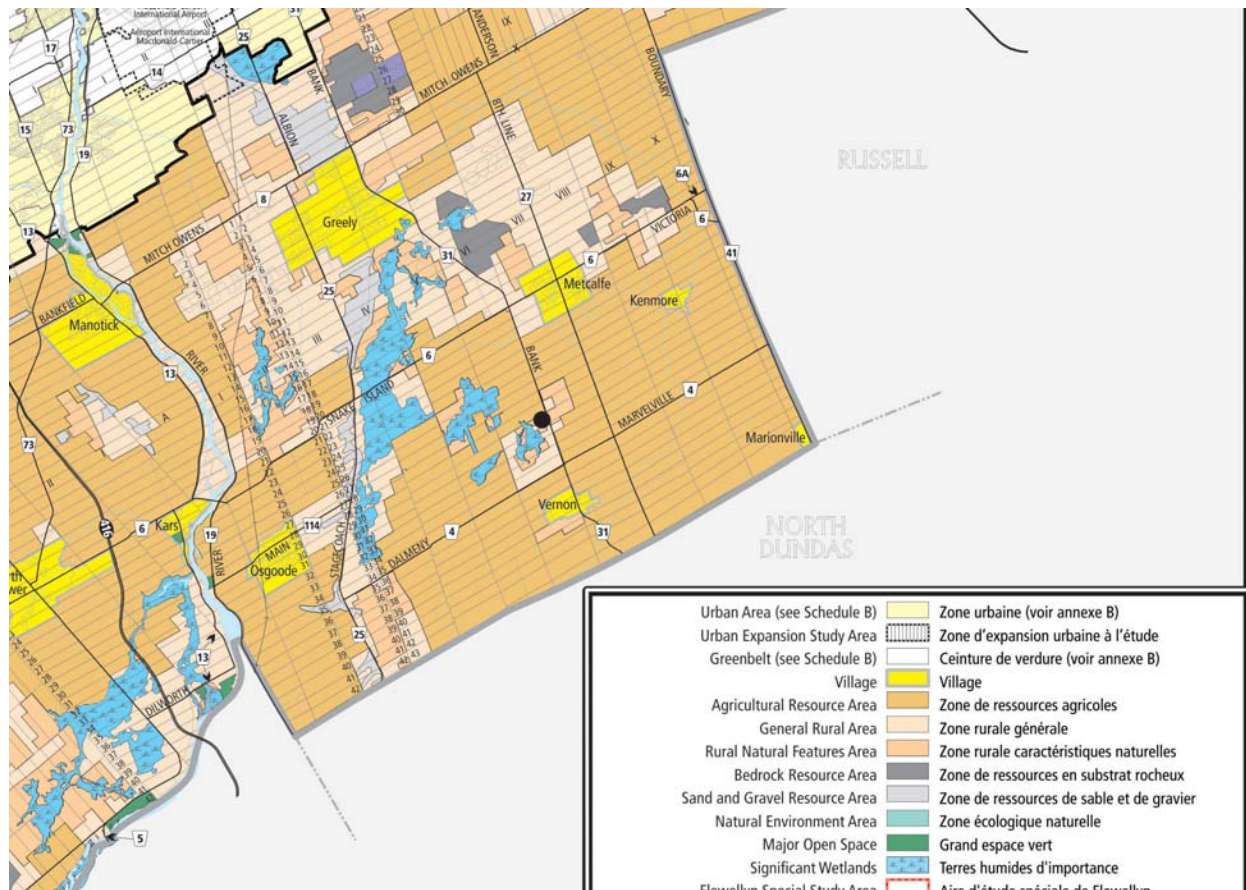
6. DEVELOPMENT PROPOSAL

The applicant seeks approval for a site plan to develop the lands and to construct four (4) one storey retail / office buildings. Each building has been designed to allow direct entry to each individual unit. The proposed parcel will require a severance through a consent application. No minor variances are required.

7. POLICY FRAMEWORK

City of Ottawa Official Plan (OP) and Official Plan Amendment No. 150 (OPA 150)

The subject property is located in the village of Greely and is designated as Village on Schedule “A” of the Official Plan. The Official Plan guides rural growth to villages where community facilities, schools, commercial areas and public infrastructure exist. The proposed development will provide commercial uses to a large and fast growing village, assisting the transition to a more complete community while protecting Greely’s rural village character. As one of the three largest and fastest growing villages in Ottawa per Section 2.2, Policy 10 (a), the village of Greely is appropriate for this type of development which will address the need for greater goods and services to be available to village residents.

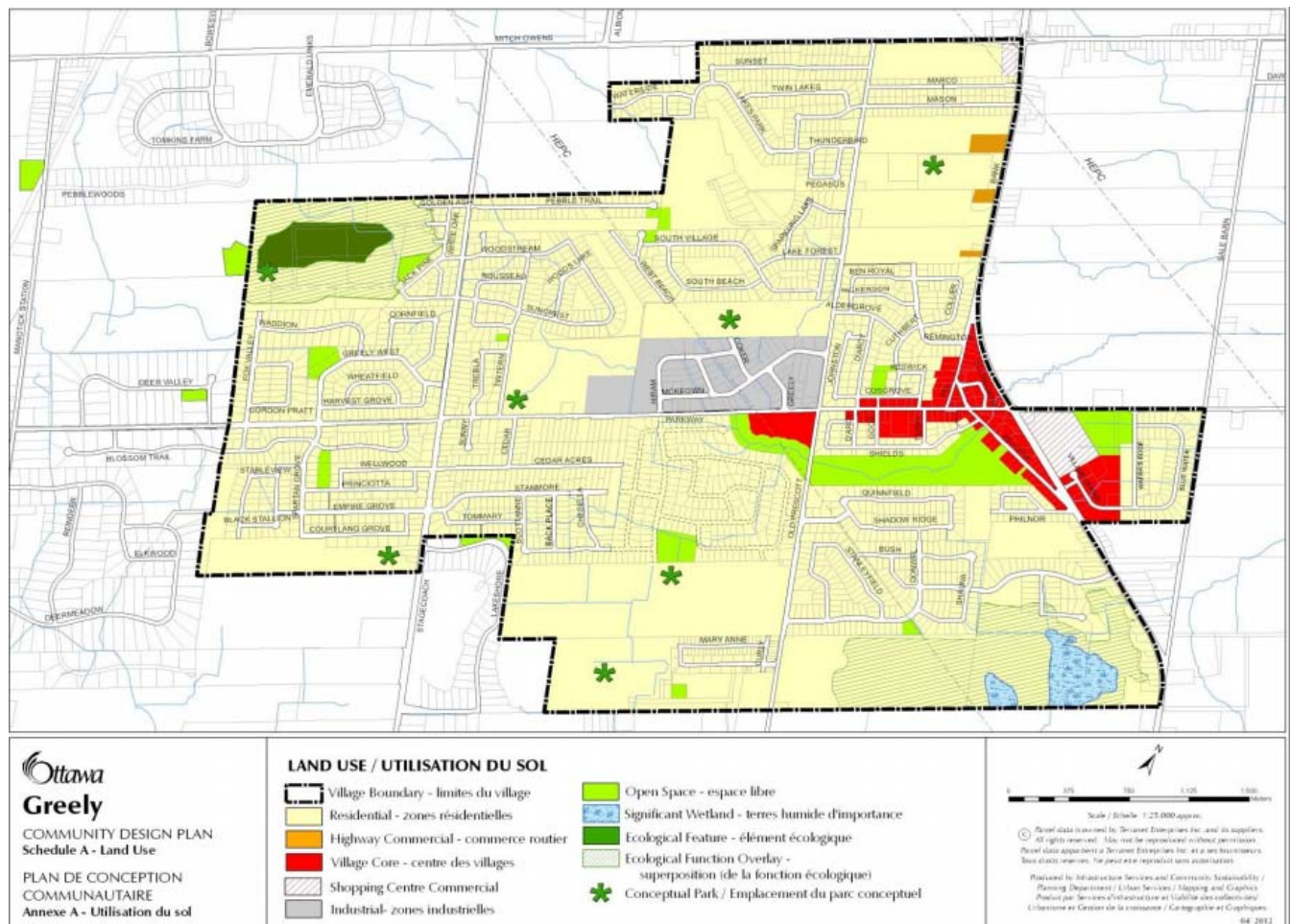


The new development proposes retail and office uses that are consistent with the vision for Greely’s commercial areas. The village of Greely has historically lacked the village commercial uses that are typical of other rural villages.

The subject development will use a private well and the communal wastewater treatment system. A communal wastewater system is permitted by the Official Plan to service commercial uses and has been approved by the Ministry of the Environment and Climate Change who issued Environmental Compliance Approval on April 19, 2018 (Number 2418-AVJRJ5).

The residents of Greely will benefit greatly from the subject development through the positive impact it will have on the rural economy since a greater supply of goods and services will be readily available to the Village and surrounding area. This will also reduce the need for travel and the impact on municipal roads. This phase of the development of Greely Village Centre will complement the existing dental offices to the south and the food store and retail development to the north. Policies in OPA 150 remain unchanged with regards to the designation and permitted uses. The proposed development is consistent with the requirements of OPA 150.

8. GREELY COMMUNITY DESIGN PLAN



The subject property is designated as Shopping Centre Commercial on Schedule “A” of the Greely Community Design Plan and is *“To provide for retail commercial activities in the form of shopping centres that require larger parcels of land and that are automobile-oriented.”*

The permitted uses for the Shopping Centre Commercial designation reads as follows:

“A shopping centre, containing one or more freestanding buildings with commercial and service uses, is the only permitted use in the Shopping Centre Commercial area. Residential uses are not permitted in the Shopping Centre Commercial area.”

The proposed development will satisfy the commercial uses and services as required in the Greely Community Design Plan.

The proposed development is consistent with the requirements of the Greely Community Design Plan.

The proposed development on the subject site should also comply with the ***Rural Village Design Guidelines***.

The objectives of the design guidelines that are applicable to this application are as follows:

- *To promote development that acknowledges the unique traditions, culture, history and familiar character that defines Villages.*
- *To promote development that strengthens Village cores as the focus of where people live, work, play and gather.*
- *To maintain and promote relatively low-density and small-scale development.*
- *To promote development that enhances the existing links between Villages and nature, water, clean air and the countryside*

The design of the buildings and all signage in the proposed development is in keeping with the Village's rural character and will be complemented with trees and enhanced landscaping. The buildings design, exterior finishing materials and signage are subject to the developers' Design Review Approval process which monitors the design elements of all new development within Greely Village Centre.

The proposed development will provide commercial uses to a large and fast growing village and will strengthen the village core by offering a combination of “live, work, play and gather” values, assisting the transition to a more complete community while protecting Greely's rural village character.

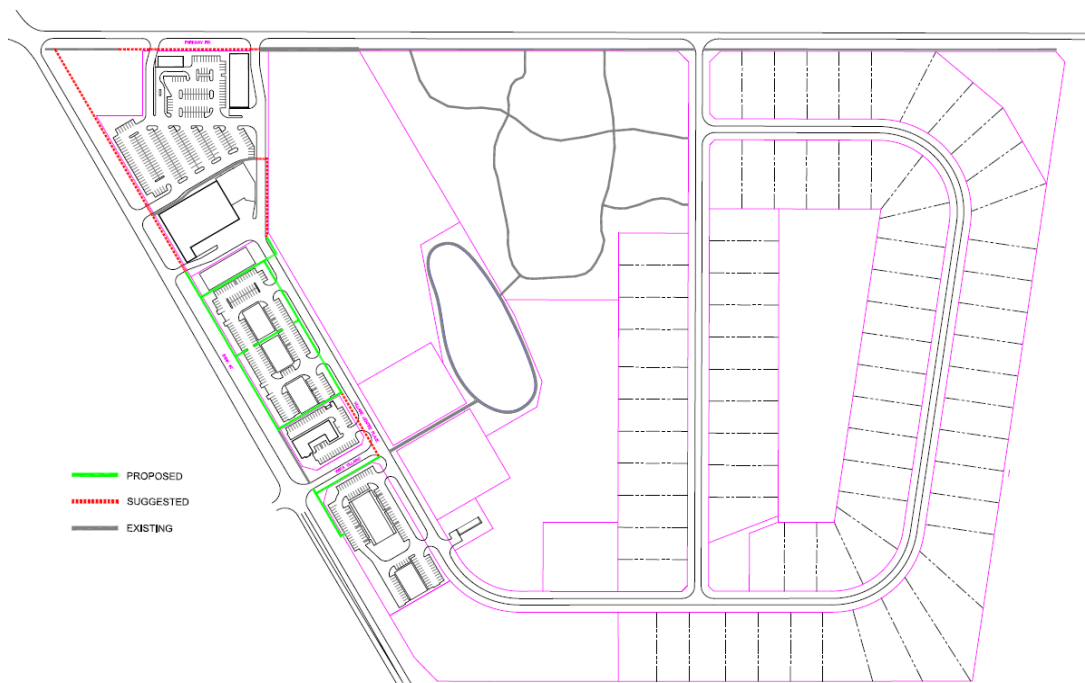
The buildings proposed for the subject site will be in the form of relatively low density and small scale development as shown in the proposed concept plan (page 9). The subject site is within a 20 acre commercial parcel which offers a mix of water by way of ponds and clean air in a countryside environment and offers linkages by way of trails between the village and nature. The Greely Village Park is also within close vicinity and offers a variety of recreational uses.

Section 4.4(4) of the Greely Community Design Plan states that *“Shopping centres should have easily accessible pedestrian connections from the street edge and adjacent neighbourhoods to the commercial uses.”* The updated site plan has been modified to provide important linkages and pedestrian and cycling access between parcels and important village amenities such as the food store and Greely Regional Park. Notably an important link at Parkway Road between the city park and 6045 Bank Street has been added to provide safe access for village residents to this important regional park.

The Village Centre Place private right of way easement will extend from Parkway Road through to Village Centre Place at 7606 Village Centre Place. This will link all parcels in one continuous interior route and provide mutual access and access to important Village amenities such as the food store and Greely Regional Park.

The subject property is located outside of the Design Priority Area and is not subject to review from the Urban Design Review Panel.

The proposed development is consistent with the objectives and guidelines of the ***City of Ottawa Rural Village Design Guidelines***.



9. CITY OF OTTAWA COMPREHENSIVE ZONING BY-LAW

The subject property is zoned Rural Commercial with a Rural Exception No. 153r, which permits the proposed uses. Purposes of the zone are as follows:

- 1) *Permit the development of highway and recreational commercial uses which serve the rural community and visiting public in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment Area** in the Official Plan.*
- 2) *Accommodate a range of commercial uses including services for the traveling public as well as agriculture-related, vehicle-oriented and construction products and services;*
- 3) *Permit research facilities in areas designated **Greenbelt Employment and Institutional Area** in the Official Plan, and*
- 4) *Regulate development in a manner that has a minimal impact on the surrounding rural area or villages.*

Exception 153r further describes uses that are permitted as shown below:

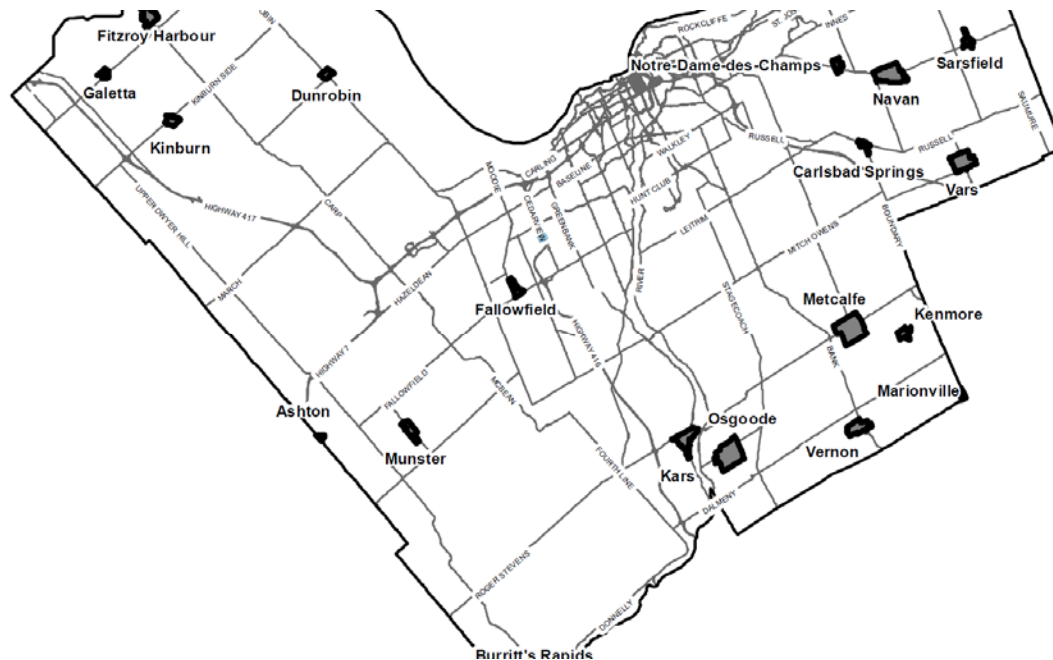
- Bank
- Catering establishment
- Daycare
- Instructional facility
- Library
- Medical facility
- Office
- Payday loan establishment
- Personal service business
- Place of assembly
- Retail food store
- Retail store
- Service or repair shop

Prohibited uses within Exception 153r include:

- Automobile rental establishment
- Automobile dealership
- Automobile service station
- Campground
- Car Wash
- Kennel

A provision in the 153r zone is that Section 217(1)(c) **does not apply** and reads as follows, “retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies.”

Please note that while Section 217(1)(e) states that “no single commercial use can occupy more than 2500m² of gross leasable floor area on any lot in a RC zone in a village shown on Schedule 9”, this does not apply to the proposed development as it is not located on Schedule 9, (By-law 2013-58) (By-law 2017-148) shown below.



In accordance with Section 217 and Exception 153r, the proposed uses are permitted by the by-law but are subject to the provisions outlined in Table 217 as follows.

ZONING MECHANISM	REQUIREMENT	PROPOSED	COMPLIANCE
Minimum Lot Area (m ²)	4,000 m ²	14,163 m ²	✓
Minimum Lot Width (m)	30 m	168.03 m	✓
Front Yard Setbacks (m)	10m	24.5 m	✓
Corner Side Yard Setbacks (m)	6m	N/A	✓
Minimum Interior Side Yard Setbacks (m) (abutting residential zone)	3m 4.5m	3m	✓
Minimum Rear Yard Setbacks (m)	10m	41.3 m	✓
Building Heights (m)	11m	9.2m	✓
Lot coverage (%)	25	18.5	✓

The proposed development meets the provisions of the Comprehensive Zoning Bylaw.

10. SUPPORTING PLANS / STUDIES

The following plans and studies have been prepared in support of the proposed Site Plan application and support the proposed development.

