

PLANNING RATIONALE

1243 (1265) Teron Road

Site Plan Application

February 20, 2020

Prepared for: Megha Holdings Inc.

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1.0 Introduction

This Planning Rationale has been prepared in support of a Site Plan Control application to construct a one storey industrial building and associated parking at 1243 Teron Road as shown on the site plan submitted with the application. This report will demonstrate the appropriateness of the proposed development and how it conforms to the City of Ottawa Official Plan and the Zoning Bylaw.

1.1 *Site Location / Existing Site Development*

The property at 1243 Teron Road is located at the southeast corner of March and Teron Road in the Kanata North Business Park, as shown in Attachment 1. The property is legally described as Part Lot 5, Concession 4, being Parts 1 and 2 Plan 4R-15089. It is 6.66 hectares in size and has 228.99 metres of frontage on March Road (including the site triangle) and 329.82 metres of frontage on Teron Road. Two one storey industrial buildings, associated parking and a stormwater management facility are currently located on the property

The proposed new industrial development will be built on the vacant eastern 2.2 hectares of the property. This vacant property is the subject of consent application (D08-01-19/B-00372) which was approved by the Committee of Adjustment on January 8, 2020 and will be known municipally as 1265 Teron Road. The appeal period has ended with no appeals received and the decision of the Committee is now final and binding. This vacant portion of the property is a generally flat site with consisting of cultural meadow, thicket and woodland. To the north, east, west and south of the property are other commercial, industrial and office spaces zoned IG6.

1.2 *Overview of Proposed Development*

Site Plan:

The new industrial building will be located parallel to the eastern lot line. It will be 9,281 square metres in size with the active side of the building containing the entrance doors, overhead doors, loading bays located on the western side of the building. Eleven principal entrance doors, along with 17 overhead doors, 7 standard and 1 oversized loading spaces, 96 vehicular parking spaces and 10 bicycle parking are provided. A single paved 9.0 metre wide driveway accessing Teron Road will be provided. On site sidewalks and crosswalks will be provided from the parking area to the building and will run the length of the building. The sidewalks will be extended to connect with Teron Road.

The site has been designed to meet or exceed the zoning, parking and loading space requirements for the IG6 zone as indicated in the tables on the site plan. The building will be setback 20.2 metres from the front lot line along Teron Road and will provide room for landscaping and stormwater management. The building is 11.4 metres from the eastern property line to accommodate the existing hydro easement that runs the full length of the property. The building will be set 7.6 metres from the rear property line and the existing fence will be retained along the rear property line and eastern property line. A 2.2 metre wide landscaped area will be provided between the parking lot and the western property line and a

4.3 metre wide landscape area will be provided between the driveway and the existing stormwater ditch to the west.

Landscape Plan:

As shown on the landscape plan, there will be a landscape area at the front of the building facing Teron Road. The stormwater pond will have ornamental grasses and hydrangea planted along the edge. The front lawn will be grassed and landscaped with a mixture of Baslam Fir, a Red Oak and Serviceberry while the west side of the entrance will be planted with a combination of ornamental grasses and hydrangea. A mixture of Balsam Fir, Serviceberry, Maple trees, and White Spruce will be planted along the west property line adjacent to the existing stormwater feature. Little Current will be planted along the remainder of the west property line between the parking lot and the property line. The rear yard will be planted with a mixture of Eastern White Cedar, Balsam Fir, Serviceberry, Maples, Basswood, and White Spruce trees. The wooded area along the eastern edge of the site will remain as shown on the landscape plan and protected as will the existing fence.

Concrete walkways are provided along the length of the building with connections to sidewalks in the parking lot and to the paved shoulders along the Teron Road frontage of the site.

Building Elevations and Design Brief:

Building elevation plans have also been submitted with the application. The building has been designed so that the active side with main entrance doors, overhead doors and parking will be on the west side of the building. The north elevation facing Teron Road will have 2 levels of windows running along its entire width and will wrap around on the west side of the building. The building will be constructed out of precast concrete walls. This north elevation will be articulated with different colours and textures as shown on the building elevation plans. The north and west elevations will be a combination of light sandblast finish stained in either charcoal, stone grey, or natural grey as well as a heavy sandblast finish in natural grey. As can be seen in the perspective drawing on the building elevation plan, the building has varying depths so that the west side of the building will have a varying profile to break up the visual length of the building. The east elevation facing the wooded area and hydro easement will be finished in the light sandblasted concrete in charcoal and light grey with a series of windows. The southern rear elevation of the building will be finished in light sandblast natural grey and will have a series of windows along its width.

Servicing and Storm Water Management:

A Servicing and Stormwater Brief was prepared by D.B. Gray Engineering. They have concluded that public water service is available and there is acceptable water pressure in the municipal watermain to supply the proposed development. There is an adequate water supply for firefighting from the proposed on site private hydrant

The sanitary flow will be directed to the existing sanitary sewer in Teron Road which has sufficient capacity.

An erosion and sediment control plan has been developed to be implemented during construction.

With the proposed stormwater management design the maximum post development release rate for both the 5 and 100 year storm event are equal to the maximum allowable.

Geotechnical Report:

A geotechnical investigation was completed by Gemtec and submitted with the site plan application. The purpose of the instigation was to identify the general subsurface conditions and to provide engineering guidelines on the geotechnical design aspects of the project including construction, servicing and driveway/ parking lot construction considerations. Recommendation on overburden and bedrock excavation, footing design, seismic design, slab foundation considerations, and setbacks to the existing stormwater ditch are provided in the report.

Tree Conservation Report:

A Tree Conservation Report was prepared by Gemtec. The purposed of the report was to assess the number, type, size, and health of trees on site and to make recommendations on tree conservation. The report notes that site is a cultural meadow, thicket and woodland. Trees on site are of a typical urban and opportunistic or early successional species. Some of the trees are in good/healthy condition and a number of trees are dead, dying or in poor condition. None of the trees represent exceptional native tree specimens and no distinctive trees were identified on site. None of the trees on site are on the Provincial Endangered Species Act.

Noise Study:

A Stationary Noise Assessment was completed by BTE Engineering to assess impacts from stationary noise sources from the proposed development. From an acoustical perspective, noise abatement is not required as part of this project. The offset from the development to the noise sensitive land uses, in combination with the high level of transportation noise produced at March Road and the existing berm at March Road, provides sufficient distance to mitigate the sound levels. At this location, the sound levels are dominated by the background urban hum. Any outdoor air conditioning units associated with the new building will require shielding on the sides facing the noise sensitive land uses, to the southeast

Transportation Impact Assessment:

A Transportation Impact Assessment was completed by BTE Engineering and the site plan reflects the conclusions and recommendations in this report.

Phase 1 and 2 Environmental Site Assessment

A Phase 1 and Limited 2 ESA was completed. The Phase 1 ESA identified some areas of fill and the Limited Phase 2 ESA identified the fill as areas of sand, clay, bricks, cinder blocks and some wood and provided recommendations that if be disposed of at an approved landfill site.

Archaeological Study

Letourneau Heritage Consulting Inc. (LHC) prepared a Stages 1 and 2 Archaeological Assessment for the proposed future development portion of 1243 Teron Road. The Stage 1 AA determined that the Study Area exhibited archaeological potential. Stage 2 assessment of the Study Area did not result in the identification of any archaeological materials.

2.0 Policy and Regulatory Framework

2.1 City of Ottawa Official Plan

The property is designated in the Ottawa Official Plan as “*Urban Employment Area*”. The proposed industrial lot and planned 1 storey industrial building is a permitted use within the “*Urban Employment Area*”. The approval of the proposed severance and site plan application will allow the development of vacant employment land as per the policies in the Official Plan.

A key objective of the Official Plan is ensuring sufficient land is available for industrial and employment uses. As well, the Official Plan contains policies which encourage intensification and renewal of employment uses as indicated in Section 2.2.3 “*City Wide Employment Area Policies*” of OPA 180

Section 2.2.3 - City-wide Employment Area Policies

This Plan manages economic growth and diversity by protecting some lands primarily for employment use so that they remain affordable for employment purposes and so that they can develop over time without conflict from competing land uses.

5. The City encourages intensification and renewal of employment uses within the Urban Employment Areas located inside the Greenbelt. Because of their central location these Employment Areas provide access to goods movement corridors and major transportation routes for workforce access. These locations also create stable operating environments for a wide variety of traditional industrial uses, which helps to diversify the local economy.

The specific policies for “*Urban Employment Area*” policies contained in Section 3.6.5 of OPA 180 to the Official Plan states:

“... one of the key objectives of this Official Plan is to ensure that, over the long term, sufficient areas of land are reserved primarily for places of business and economic activity. Uses that support this function consist predominantly of offices, manufacturing, warehousing, distribution, research and development facilities and utilities. Maintaining a sufficient supply of land for this range of activities is key to the long-term economic health of the community and its ability to attract and retain new investment. Typically, Urban Employment Areas provide large parcel sizes, reflective of user needs for

storage, parking and building floorplate, and they are usually well situated with respect to major roads.

1. Urban Employment Areas are designated on Schedule B and are intended to be established clusters of business and economic activity capable of accommodating more than 2,000 jobs and with a broad spectrum of job densities. Urban Employment Areas shall be distributed throughout the urban area to help provide access to jobs throughout the city.

2.2 City of Ottawa Zoning Bylaw 2008-250

The property is zoned “General Industrial Subzone 6 - IG6” under Zoning Bylaw 2008-250. A variety of industrial uses are permitted in this zone including light industrial uses, office, research and development centre, technology industry, and warehousing. The property will be used in accordance with the permitted uses in the zoning. The IG6 zone sets out specific lot area, width, coverage, height and yard setbacks. The proposed severed lot will be 22,000 square metres in site and have 74.24 metre lot width exceeding the IG6 zoning requirement of 4,000 square metres and 45 metres respectively. As indicated in the table on the site plan the building setbacks, height, parking and loading spaces, and landscape areas conform to the zoning requirements as well.

3.0 Pre-consultation Meeting

A pre-consultation meeting (file PC2019-0167) with City of Ottawa staff from Planning, Infrastructure Approvals, and Transportation, was held on July 11, 2019 attended by the Ramesh Sarna, of Megha Holdings Inc, Debbie Belfie the owners agent, Andrew Kaster and Laszlo Mohacsi with KWC Architects, and Doug Gray with D.B.Gray Engineering. It was determined this site plan application would be a Standard Site Plan application.

The following studies were requested by the City as part of the submission package for the Site plan control application:

- Planning Rationale including Public Consultation Strategy
- Site plan, landscape plan, Grade Control and Drainage plan, Erosion and sediment control plan/Brief, ,
- Stormwater Management Report/Brief
- Tree Conservation Report
- Geotechnical Study
- Noise Study
- Transportation Study
- Phase 1 ESA
- Architectural Building Elevation Drawings
- Archaeological Study

These plans and reports have been submitted as part of the application.

4.0 Public Consultation Strategy

Prior to the submission of the site plan application the proposed site plan was discussed with Councillor Sudds. As part of the public consultation a large white sign will be placed on site notifying the public of the site plan application and will provide the contact information of the city planner handling the application. Based on the comments received the applicant will either respond to the questions directly and if requested attend a meeting to discuss the proposal. In addition, as part of the severance application a sign notifying the public of the Public Meeting on January 8, 2020 was posted on site and a Notice was mailed to all landowners within 60 metres of the subject site.

5.0 Conclusions

Based on the analysis conducted, it can be concluded that the proposed site plan is consistent with the Employment Area policies of the City of Ottawa Official Plan. The site has been designed in conformity with the IG6 zone requirements. The reports and plans submitted with the application illustrate how the site will be developed to mitigate potential impacts. The proposed development is an appropriate land use in this location.

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