

# PLANNING RATIONALE

## 7 TRISTAN COURT, 35 GIFFORD STREET, AND 2005 MERIVALE ROAD



Project No.: OCP-18-0453

Prepared for:

BBS Construction Ltd.  
1805 Woodward Drive  
Ottawa, ON  
K2C 0P9

Prepared by:

McIntosh Perry Consulting Engineers Ltd.  
115 Walgreen Road  
Carp, ON  
K0A 1L0

Revised: January 23, 2020

---

## TABLE OF CONTENTS

<b>1.0</b>	<b>OVERVIEW / INTRODUCTION.....</b>	<b>4</b>
<b>2.0</b>	<b>SITE CONTEXT.....</b>	<b>4</b>
<b>3.0</b>	<b>DEVELOPMENT PROPOSAL .....</b>	<b>7</b>
<b>4.0</b>	<b>PLANNING POLICY &amp; REGULATORY FRAMEWORK .....</b>	<b>7</b>
4.1	<i>Provincial Policy Statement.....</i>	7
4.2	<i>City of Ottawa Official Plan.....</i>	8
4.2.1	Urban Employment Area .....	8
4.3	<i>City of Ottawa Zoning By-law No. 2008-250.....</i>	8
<b>5.0</b>	<b>CONCLUSION.....</b>	<b>9</b>

## **APPENDICES**

Appendix A:      *Site Plan, prepared by BBS Construction*

## **1.0 OVERVIEW / INTRODUCTION**

This Planning Rationale is submitted in support of a Site Plan Control Application for the proposed development of the subject lands, which involves constructing a one-storey warehouse building and adding a one-storey office addition to an existing building. This application is submitted on behalf of BBS Construction and TRESMOR REALTIES INC.

The subject lands are located at 7 Tristan Court, 35 Gifford Street, and 2005 Merivale Road in the City of Ottawa. The three properties are owned by “TRESMOR REALTIES INC.” Legal descriptions of the subject lands are as follows:

- **7 Tristan Court:** “PCL 6-1, SEC 4M-615 ; LT 6, PL 4M-615 ; S/T CR310778,CR456805,N359606 NEPEAN.”
- **35 Gifford Street:** “PART OF LOT 27 CONCESSION A RIDEAU FRONT, PARTS 1 AND 2 PLAN 4R14264 ;NEPEAN. SUBJECT TO AN EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN OVER PART 1 PLAN 4R14264 AS IN LT1179133.”
- **2005 Merivale Road:** “PART OF LOT 27, CONCESSION A RIDEAU FRONT, NEPEAN, PARTS 1, 2, 3 AND 4 ON PLAN 4R21640 AND PART 1 ON PLAN 4R22262; OTTAWA. S/T AN EASEMENT IN GROSS OVER PART 4 ON PLAN 4R21640 AS IN OC697237. S/T AN EASEMENT IN GROSS OVER PART 2 ON PLAN 4R21640 AS IN OC697238. S/T AN EASEMENT IN GROSS IN FAVOUR OF HYDRO OTTAWA OVER PARTS 1 AND 2 ON PLAN 4R21640 AS IN OC772481.”

A Minor Variance (File No. D08-02-19/A00254) was granted prior to this application for Site Plan Control, as recommended by the City’s Planning, Infrastructure and Economic Development Department (PIEDD). The Minor Variance to Zoning By-law 2008-250 was for the following:

- a) To permit reduced northerly, easterly and southerly interior side yard setbacks of 3 metres for the existing buildings and the proposed addition, whereas the By-law requires a minimum interior side yard setback of 7.5 metres.
- b) To permit reduced northerly and southerly interior side yard setbacks of 3 metres for the new warehouse, whereas the By-law requires a minimum interior side yard setback of 7.5 metres.
- c) To permit a reduced rear yard setback of 3 metres for the new warehouse, whereas the By-law requires a minimum rear yard setback of 7.5 metres.

This Planning Rationale discusses the suitability of the current proposal in the context of applicable planning policy and zoning for the City of Ottawa.

## **2.0 SITE CONTEXT**

The subject lands are located within the Hunt Club South Industrial Park, in Ward 9 of the City of Ottawa. The approximately 1.88 hectare site has a total of 91.48 metres of frontage on Tristan Court and Gifford Street.

Lands to the north, east, south, and west of the subject lands are utilized for industrial uses. Table 1 provides information on surrounding land uses by municipal address. The Smiths Falls rail corridor, owned by Via Rail Canada Inc., is adjacent to the subject lands to the south.

**Table 1: Surrounding Land Uses**

	<b>Address</b>	<b>Owner / Occupant</b>
<b>North</b>	120 Bentley Avenue	Ottawa Crane Rental
	25 Gifford Street	Genrep Ltd.
<b>East</b>	38 Antares Drive	Primerica
	42 Antares Drive	Regional Factory Parts & Service
	46 Antares Drive	Advanced Consulting & Training Ltd.
<b>South</b>	17 Tristan Court	Green Thumb Garden Centre
	23 Tristan Court	Canada Paving & Construction
<b>West</b>	70 Bongard Avenue	Collab Space; TastersHUB Inc.; e3 Office Furniture & Interiors Inc.
	76 Bongard Avenue	Classic Interlock

Figure 1 is an aerial image of the subject lands and their immediate surroundings and Figure 2 identifies their location within the Hunt Club Industrial Park.

The following buildings exist on the subject lands:

- A group of two storage buildings with floor areas of 958 square metres and 897 square metres, located towards the front and north of the subject lands;
- A 675 square metre office building, located towards the front and south of the subject lands; and
- A 1,248 square metre warehouse building at the middle of the property.

Outdoor storage in the form of racking, sea containers, and otherwise, is located in various areas towards the rear of the subject lands.

There is one driveway providing vehicular access to the subject lands from Tristan Court and Gifford Street.



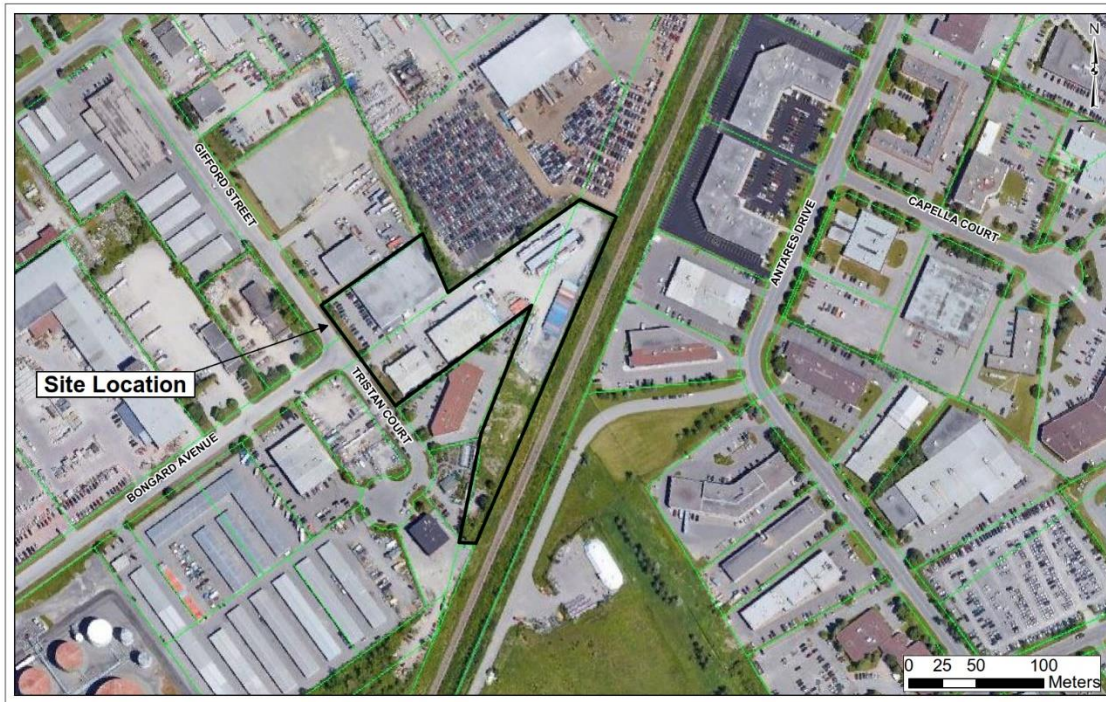


Figure 1: Subject Lands and Immediate Surroundings



Figure 2: Location of Subject Lands

A fence is located along a portion of the front and interior side lot lines, as well as a portion of the southern/rear lot line.

As indicated within the legal descriptions of the subject lands (see Section 1.0 herein), several easements apply, including instrument CR310778, which is in favour of Trans-Northern Pipelines Inc. The easement runs generally north-south at the rear of the existing buildings. As part of the minor variance process, a representative from Trans-Northern attended the site October 4, 2019 to review the proposal and provided clearance to proceed with the development, as proposed.

### **3.0 DEVELOPMENT PROPOSAL**

The proposed development, which is illustrated on the Site Plan provided at Appendix B, involves the construction of a one-storey 1,259 square metre warehouse building at the rear of the subject lands and a one-storey 229 square metre addition to the existing 675 square metre office building located at the front of the subject lands south of the main access and driveway.

The warehouse building will replace and improve upon much of the outdoor storage at the rear of the subject lands. Existing buildings will be maintained, and the existing site access and driveway will continue to function generally as it has been. Exterior racking will be reconfigured within the rear portion of the site.

The existing 46 vehicle parking spaces (including two accessible spaces) at the front of the subject lands will be maintained, while a total of 20 spaces are proposed at the rear of the site.

A three-metre landscaped buffer will be incorporated along the periphery of the property, as shown on the Site Plan.

Consideration of the proposal in the context of the applicable planning policy and zoning is provided in the sections below.

## **4.0 PLANNING POLICY & REGULATORY FRAMEWORK**

### **4.1 Provincial Policy Statement**

The 2014 Provincial Policy Statement (PPS) provides policy direction on land use planning matters of provincial interest. The proposed development is consistent with the Provincial Policy Statement's policies that promote economic development and competitiveness. The proposal supports PPS Policy 1.3.1.

Policy 1.3.1 Planning authorities shall promote economic development and competitiveness by:

- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; [and]
- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities



The proposal is also consistent with PPS Policy 1.1.3.2 (a)(2) which promotes maximizing use of existing infrastructure: “Land use patterns within settlement areas shall be based on: (a) densities and a mix of land uses which:... 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.”

Overall, the development, as proposed, is consistent with matters of Provincial interest, as expressed in the 2014 Provincial Policy Statement.

## **4.2 City of Ottawa Official Plan**

The City of Ottawa Official Plan provides a policy framework to guide the City’s land development to the year 2036. The Official Plan was adopted to help achieve its vision of “a sustainable, resilient and liveable city.” The following paragraphs discuss conformity of the proposal to especially notable sections of the Official Plan.

### **4.2.1 Urban Employment Area**

The subject lands are designated *Urban Employment Area* on Schedule B (Urban Policy Plan) of the Official Plan. Policy Section 3.6.5, which specifically addresses lands designated *Urban Employment Area*, is focused on appropriate uses and density of uses. Section 3.6.5 of the Official Plan permits “offices” and “warehousing.”

The preamble to Section 3.6.5 refers to establishing a minimum employment target of 2,000 jobs within areas designated *Urban Employment Areas*, including the Hunt Club South Industrial Park. The proposal involves intensifying the subject lands which will give effect to increasing the number of jobs per hectare.

Section 2.5.1 of the Official Plan addresses compatibility and speaks to accommodating new growth and development that respects communities’ established character. A portion of Section 2.5.1 reads:

*“In general terms, compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties.”*

The Minor Variance approval (File No. D08-02-19/A00254) in part established that the proposed development, along with the reduced interior side and rear yard requirements, will not cause undue adverse impact on surrounding properties.

The proposed development conforms to the City of Ottawa Official Plan.

## **4.3 City of Ottawa Zoning By-law No. 2008-250**

The subject lands are zoned IH1 – Heavy Industrial Subzone 1 in the City of Ottawa Zoning By-law No. 2008-250. The proposed development is supported by Section 201 (1)(a) which lists “office” and “warehouse” as permitted uses in the Heavy Industrial Zone.

The subject lands were subject to the above-noted Minor Variance approval (File No. D08-02-19/A00254), granted on October 16, 2019, to allow for relief from interior side and rear yard setback requirements listed in Section 1.0 of this Planning Rationale.



It is expected that the proposal complies with all other provisions for the Heavy Industrial Subzone, as outlined in Section 201, Table 201 of the By-law, and otherwise, including provisions addressing parking and loading.

The proposed development complies with applicable provisions and meets the general intent and purpose of the By-law.

## **5.0 CONCLUSION**

The development is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan. A one-storey warehousing building, and a one-storey office addition are permitted uses under the City of Ottawa Zoning By-law 2008-250. The proposal complies with applicable zoning provisions.

The proposal is an appropriate use of the subject property, is in the public interest, and represents good planning.

Respectfully submitted,

Prepared By:



Sarah Butt, M.PL  
Junior Planner

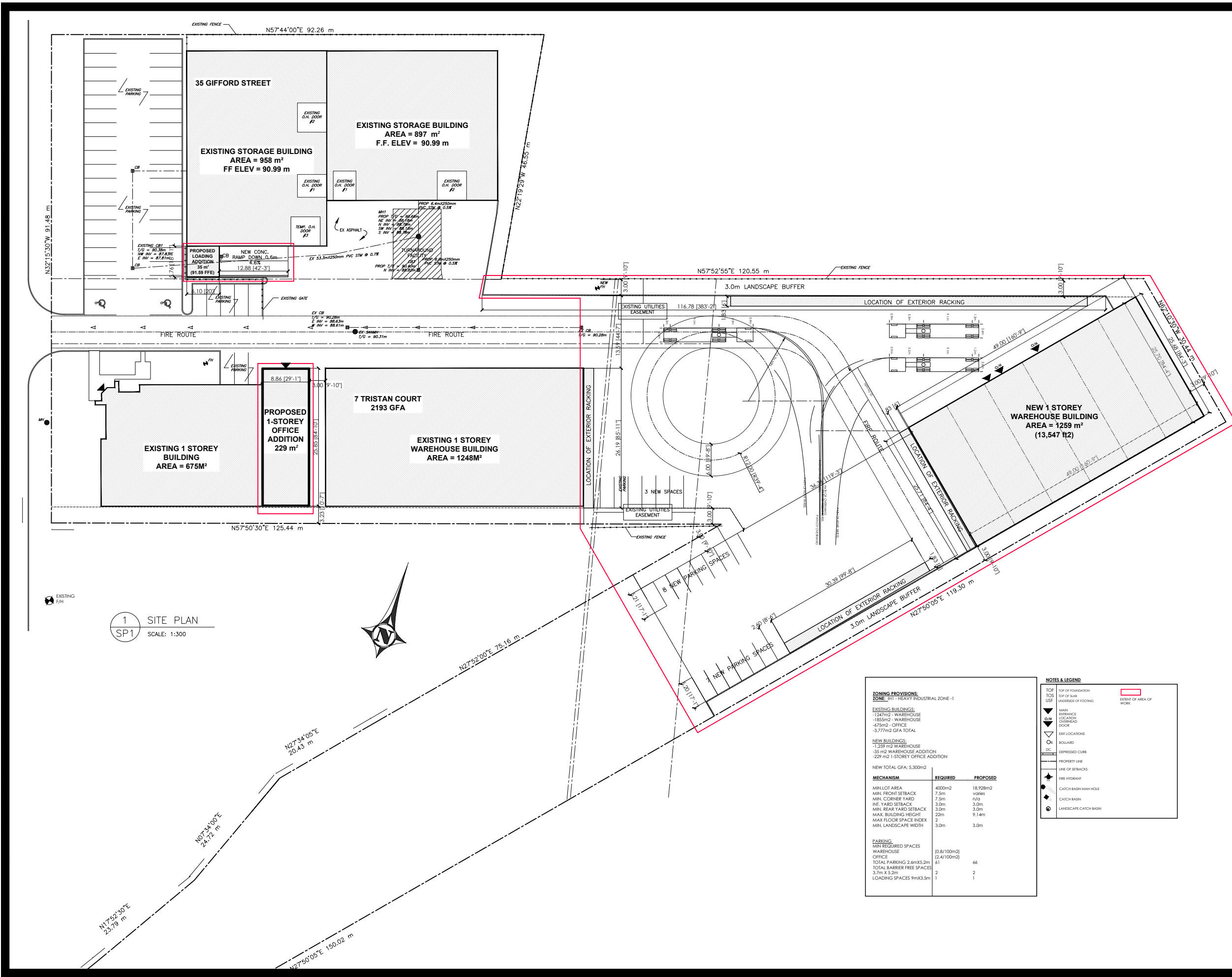
Reviewed By:



Benjamin Clare, MCIP RPP  
Senior Land Use Planner

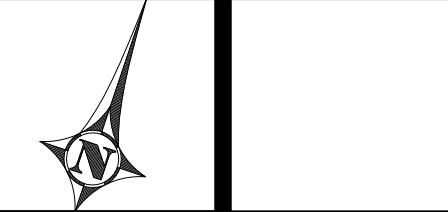
## **Appendix A**

*Site Plan, prepared by BBS Construction*



REVISION		
NO.	DATE	REVISION
1	JAN.21 2020	ISSUED FOR SPA
2		
3		
4		
5		

CIVIL ENGINEER:



**BBS**  
BUILDING A REPUTATION ON EXCELLENCE  
BBS CONSTRUCTION (ONTARIO) LTD.  
1805 WOODWARD DRIVE,  
OTTAWA, ON K2C 0P9  
TEL.613-226-8830 FAX:613-226-7709  
www.bbsconstruction.ca

OWNER:  
MORIN BROS. INC.  
**Morin Bros. INC.**  
Building Supplies  
PROJECT:  
7 TRISTAN CRT. WARHOUSE PROJECT

DRAWING TITLE:  
SITE PLAN

PROJECT N°: 480 DRAWING NO.  
SCALE: AS NOTED  
DRAWN BY: MK  
DATE: 1/21/2018  
**SP1**