



## **200 Nipissing Court**

Planning Rationale  
Site Plan Control  
March 20, 2020



Prepared for Harding HVAC

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# 1.0

## Introduction

Fotenn Planning + Design has been engaged by Harding HVAC and Taggart Realty Management to prepare this Planning Rationale in support of a Site Plan Control application on the lands known municipally as 200 Nipissing Court in the Kanata West Business Park.

### 1.1 Application History

The subject site forms part of the Kanata West Business Park, located north of Highway 417 and west of Huntmar Drive, approved through Official Plan and Zoning By-law Amendments (D01-01-14-0001 & D02-02-14-0018) in 2014. A Plan of Subdivision (D07-16-14-003) was draft approved in 2015 and phases 1 through 4 have now been registered. The subject property is defined as Block 2 on Plan 4M-1642 registered on November 12, 2019 and is known municipally as 200 Nipissing Court.

### 1.2 Public Consultation

Based on the City of Ottawa's "Site Plan Control Subtype Thresholds" summary, the proposed development consists of a "Complex – Manager Approval" subtype. This type of application requires public consultation. Public consultation will be directed through the City of Ottawa including the posting of signs on the subject site and posting of all development application plans and studies on the City of Ottawa's "DevApps" development application search tool. The public is invited to submit their comments directly to staff which will be distributed as part of the technical circulation.

## Site Context and Surrounding Area

The subject property is located at 200 Nipissing Court in the Kanata West Business Park. The lands are located west of Palladium Drive, and north of Highway 417. The site is Block 2 on Phase 4 of the Kanata West Business Park Subdivision, registered as Plan 4M-1642 in November 2019. The subject property has an area of 1.07 hectares with 131.41 metres of frontage onto Nipissing Court. The site has a depth of 86.30 metres.

Nipissing Court is a local street being constructed in the Spring of 2020 as part of the subdivision registration. The street connects to Campeau Drive in the north and terminates in a cul-de-sac adjacent to the subject property. Campeau Drive provides connections to other streets within the Business Park and to other development areas to the north and south.

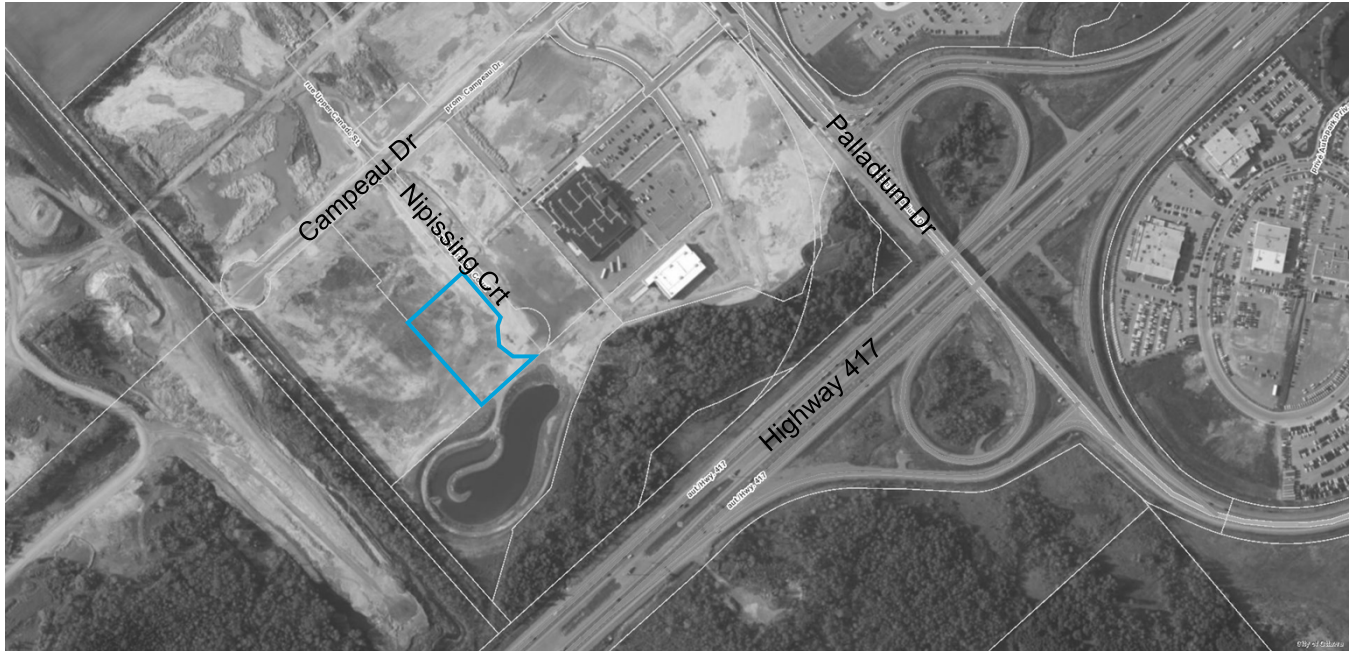


Figure 1: Site Location

### 2.1 Surrounding Area

The use of the lands surrounding the subject property are described as follows:

**North:** To the immediate north of the subject property is a vacant block intended for similar business park development. Further north is Campeau Drive and other vacant lands within the Kanata West Business Park.

**South:** To the south of the subject property is the stormwater management pond for the Kanata West Business Park and Feedmill Creek. Further south is Highway 417 – a provincial, limited access freeway crossing through the City of Ottawa.

**East:** East of the subject property is Nipissing Court and other vacant business park lands. Further east is the Kanata West Retail Centre, a retail shopping centre currently including some retail stores and restaurants. Further east is the Tanger Outlet Mall. To the southeast is the Kanata Auto Park, and the Canadian Tire Centre.

**West:** To the west of the subject property is a vacant parcel within a future phase of the Kanata West Business Park. Further west is a previously constructed distribution warehouse for UPS. Still further west, outside of the urban boundary, is an active quarry.

## Proposed Development

The proposed development is a one (1) storey warehouse for the operations of Harding Heating and Air Conditioning. The proposed building will serve as a new headquarters for Harding which is currently located in multiple locations on Carp Road.

The new warehouse building has a total area of 3,527 square metres, including a 303 square metre showroom and office space. A covered loading area on the west side of the building has a total area of 913 square metres. The balance of the building is used for warehousing products and parts associated with the business. The office and sales spaces have been located at the northeast corner of the building, adjacent to Nipissing Court with the loading areas located to the west and south.

As a warehouse, the movement of vehicles in and out of the site is important. The site features two accesses – one at the north end and another at the south end. Both accesses are bi-directional, allowing trucks to enter and exit either one, cycling into the loading areas and then exiting onto the street. Each access has a width of 9 metres to allow for the various required truck movements.

Larger deliveries to the warehouse will come through the loading docks on the south side of the building. Truck movements have been studied and the parking areas designed accordingly to accommodate the movement of larger trucks.

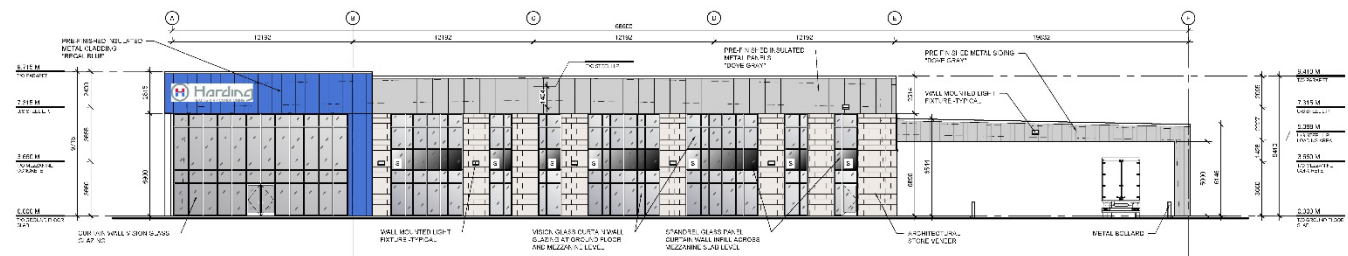


Figure 2: North Elevation

Parking areas are located on the north and south ends of the site. A total of 65 parking spaces are provided on the site, including three (3) barrier-free parking spaces adjacent to the main entrance. The parking on-site is for workers as well as visitors to the sales and display areas of the site. Eight (8) bike parking spaces are also provided at the main entrance. Pedestrian sidewalks are provided on the east side of Nipissing Court per the approved Plan of Subdivision. It is not anticipated that there will be a significant volume of pedestrians accessing the proposed development.

Landscaping has been incorporated along the property edges. Landscaping along the public street edge is limited by the overhead power lines but landscaped elements have been incorporated where feasible that are consistent with the overall character of the business park.

As noted above, the main entrance is located at the north east corner of the building. This entrance is punctuated with a double-high curtain wall of vision glass and masonry veneer that provides an interesting and welcoming element to the building design. Vision glass has also been incorporated along the office space that spans the north façade. Spandrel glazing has been incorporated along the public street edge to provide visual interest to the façade. The balance of the building is finished with pre-finished insulated metal panels which provide an efficient and functional building envelope for the proposed warehouse. The building has an overall height of approximately 9.7 metres.



## 4.0

# Policy and Regulatory Framework

## 4.1 City of Ottawa Official Plan

The City of Ottawa's Official Plan (OP) provides a vision and a policy framework to guide the future growth of the City of Ottawa. The subject property is designated "Urban Employment Area" on Schedule B of the Official Plan. In the Urban Employment Area, the Zoning By-law will permit traditional industrial uses such as warehousing and distribution and sales and display areas.

**The proposed development conforms to the Urban Employment Area land use designation in the Official Plan.**

Development applications in the City of Ottawa will be evaluated according to the criteria of Section 2.5.1 – Designing Ottawa and Section 4.11 – Urban Design and Compatibility. The design has been discussed as it relates to these sections below.

### 4.1.1 Urban Design and Compatibility

Section 2.5.1 provides guidance on how to appropriately incorporate compatible development into new building projects. Compatible development is defined in the Official Plan as development that is not necessarily the same as or similar to existing buildings, but that enhances and coexists with existing development without undue adverse impacts. It 'fits well' within its physical context and 'works well' among those functions that surround it. The Official Plan emphasizes that the above objectives are achievable without designing a development to be the same as existing developments.

Section 2.5.1 contains design objectives intended to guide development. The applicable guidelines are discussed below:

<b>To define quality public and private spaces through development</b>	The proposed development frames the street edge and will enhance the public realm with a building wall that features a mix of materials and glazing.
<b>To create places that are safe, accessible and are easy to get to, and move through</b>	The proposed development has been arranged to allow for safe and convenient vehicle movements that will not impact on the adjacent streets. Pedestrian, cyclist, and vehicular movements have been defined and separated appropriately.
<b>To ensure that new development respects the character of existing areas</b>	The proposed warehouse building respects the developing character of the Kanata West Business Park and will make a positive contribution to the employment area.

The Official Plan states that compatibility is achieved through a design that appropriately addresses impacts generated by infill or intensification. Section 4.11 of the Official Plan provides criteria that can be used to objectively evaluate the compatibility of a proposed development. The policies are grouped into topics and the relevant policies are discussed below.

Policies 5 through 9 speak to building design. Specifically, policy 5 states that the compatibility of new buildings with their surroundings is achieved in part through the design of the portions of the structure facing other buildings or the public realm. Specifically, new development should consider setbacks, heights and transition, façade and roofline articulation, colours and materials, architectural elements, etc.

Policy 6 states that the principal façade and main entrance should be oriented towards the street, and that windows should be incorporated into the facades facing the street. Building entrances should be accentuated through architecture.

Finally, policy 8 states that, to maintain a high quality, obstacle free pedestrian environment, all loading and service area should be internalized or integrated into the building wherever possible.

**The proposed development reflects the character of the Kanata West Business Park by proposing a warehouse building that highlights the north and east facades with greater articulation, including the use of masonry veneer and glazing. The varied facades will contribute positively to the character of the Business Park and is consistent with other complete projects that are scattered throughout the Park. The main entrance is oriented towards the street and highlighted with a two-storey vision glass curtain wall that defines the entry location. Lastly, the proposed building incorporates the loading areas into the building design in a manner appropriate for a Business Park setting.**

Policies 10 through 13 speak to the massing and height of buildings with regards to the compatibility with the surrounding context. Specifically, the planned and existing heights and setbacks should be considered to ensure a compatible design.

**The proposed development respects the character of the Kanata West Business Park and proposes a two-storey structure that is appropriate and desirable for the development of the Business Park.**

**The proposed development will not generate undue adverse impact on the neighbouring properties and fulfills the compatibility objectives and principles outlined in section 2.5.1 and the compatibility criteria of Section 4.11.**

## 4.2 Kanata West Concept Plan

The Kanata West Concept Plan is discussed in City policy through two (2) separate but related documents. The Kanata West Secondary Plan, located in Volume 2a of the OP, is the statutory implementation of the Concept Plan. Its key directive is to manage maximum building heights within the Secondary Plan Area. Schedule A of the Secondary Plan situates the subject site in Area D and does not specify building heights for the subject property.

The Kanata West Concept Plan is also discussed as a Site-Specific Policy. Although this document does not enact any binding influence on development in the study area, it provides guidelines for future development. The subject property is located within the “Prestige Business Park” designation of the Concept Plan.

The Concept Plan was written at a time when the intention of the Prestige Business Park was a to house large campus-like tech firms – similar to what exists now in the Kanata North Business Park. At its core, however, the intent of the designation is to accommodate employment within the Kanata West area. The business park was intended to accommodate heights up to four (4) storeys.

**The proposed development complies with the building massing intended by the Concept Plan and proposes a building architecture that will contribute positively to a successful business park. The proposed land use has been permitted through previous development approvals and the site layout has been completed such that it will contribute positively to the Business Park.**

## 4.3 City of Ottawa Zoning By-law

The subject property is zoned “Business Park Industrial, Subzone 13, Exception 2166 – holding (IP13[2166]-h)” in the City of Ottawa’s Comprehensive Zoning By-law. The purpose of the IP zone is to:

1. Accommodate mixed office, office-type uses and low impact, light industrial uses in a business park setting, in accordance with the Enterprise Area designations of the Official Plan or, the Employment Area or the General Urban Area designation where applicable;
2. Allow in certain Enterprise or General Urban Areas, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza,

to serve the employees of the Enterprise, Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic;

3. Prohibit retail uses in areas designated as Enterprise Area but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product;
4. Prohibit uses which are likely to generate noise, fumes, odours, or other similar obnoxious impacts, or are hazardous; and
5. Provide development standards that would ensure compatibility between uses and would minimize the negative impact of the uses on adjacent non-industrial areas.

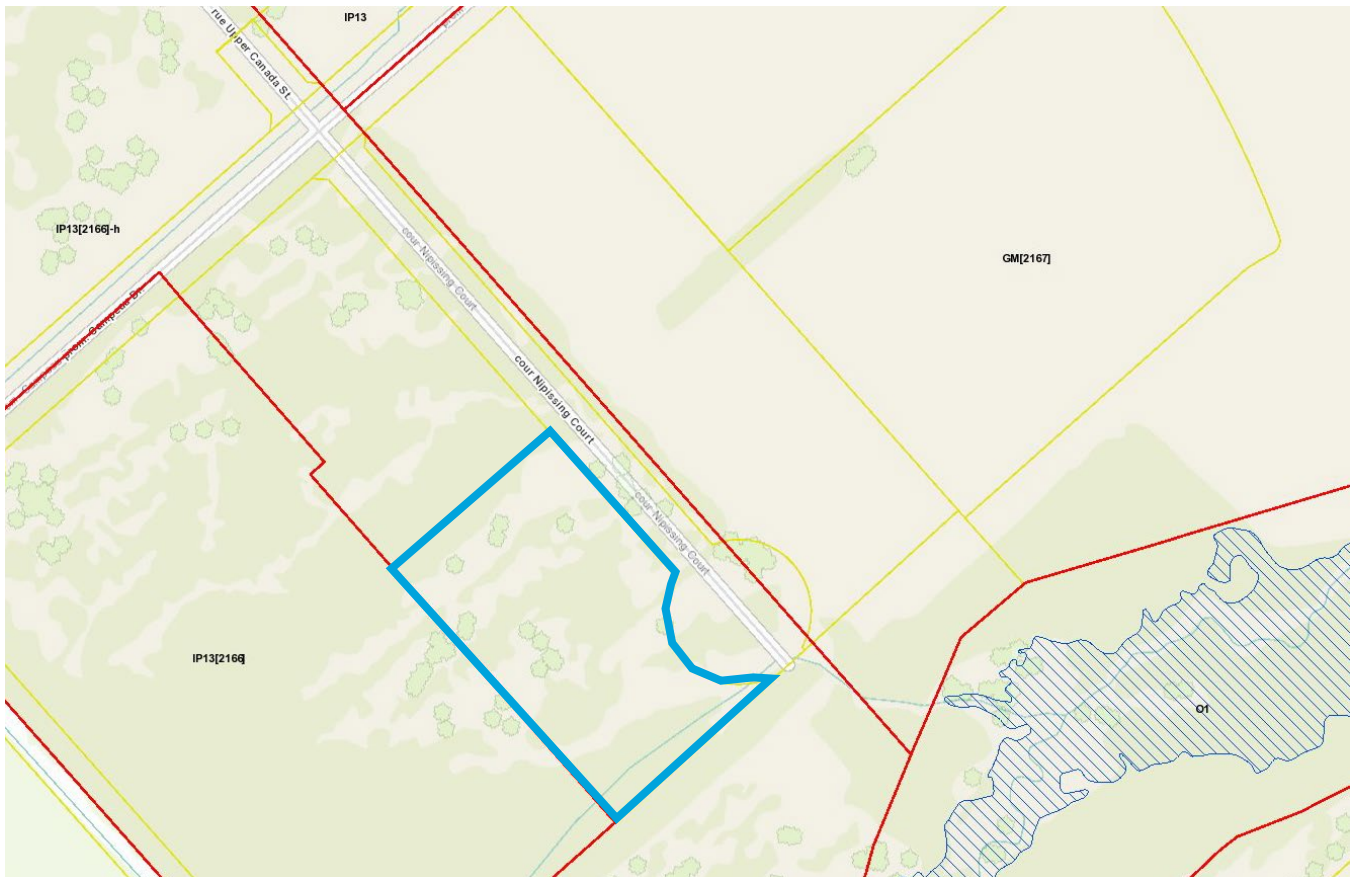


Figure 3: City of Ottawa Zoning By-law

Permitted uses within the IP zone include automobile dealerships and rental establishments, day cares, drive-through facilities, hotels, light industrial uses, medical facilities, offices, service and repair shops, small batch breweries, warehouses and others.

Subzone 13 of the IP zone applies to the entire Kanata West Business Park and establishes a range of additional permitted uses and places limitations on the gross floor area of specific uses.

Exception 2166 is an exception applying to the western half of the Kanata West Business Park and permits additional uses while also prohibiting other uses. The conditions of the holding symbol are also included in the exception provisions, and state: "The hold symbol may not be removed until such time as a vibration and noise study is submitted which demonstrates no impact to the adjacent quarries at 2448 Carp Road and 421 Huntmar Drive, to the satisfaction of the General Manager of Planning Growth Management Department".



The proposed development complies with the intended purpose of the IP zone by providing an appropriate use that doesn't generate obnoxious impacts. In addition, "Warehouse" is a permitted use within the zone. A request to lift the holding symbol is submitted together with the request for Site Plan Control and is supported by a noise and vibration study prepared by others.

The proposed development is compared to the provisions of the IP13[2166] zone in the table below:

	Required	Provided
<b>Minimum Lot Area</b>	750m <sup>2</sup>	10,725m <sup>2</sup>
<b>Minimum Lot Width</b>	No Minimum	133.3m
<b>Maximum Lot Coverage</b>	55%	28%
<b>Setbacks</b>	Front: 6m Interior Side: 4m Rear: 6m	Front: 6.8m Interior Side: 22.8m Rear: 6m
<b>Maximum Floor Space Index</b>	2.0	0.29
<b>Maximum Building Height</b>	22m	9.72m
<b>Minimum Width of Landscape</b>	Abutting a Street: 3m All other cases: No Minimum	Abutting a Street: 6.8m (minimum) All other Cases: 0m (minimum)
<b>Accessory Sales and Display Area</b>	Maximum 25% of the gross floor area of the proposed building	8.6% (303m <sup>2</sup> )
<b>Minimum Parking</b> Warehouse: 0.8/100m <sup>2</sup> of GFA	26 spaces	65 spaces
<b>Barrier Free Parking</b> Type A: Minimum 3.4m wide Type B: Minimum 2.6m wide Minimum Access aisle: 1.5m	51-75 spaces provided: 3 spaces (1 Type A + 2 Type B)	3 spaces (1 Type A + 2 Type B)
<b>Minimum Bicycle Parking</b> Warehouse: 1/2000m <sup>2</sup> of GFA	2 spaces	8 spaces
<b>Loading Spaces</b>	1 space	3 spaces

The proposed development complies with the applicable zoning provisions of the IP13[2166] zone.

## Conclusions

The proposed Site Plan conforms to the policy direction of the Official Plan and the design direction of the Kanata West Concept Plan and complies with the application Zoning By-law regulations. In my opinion, the proposed development represents good planning and is in the public interest.

A handwritten signature in black ink, appearing to read 'Paul Black', written in a cursive style.

Paul Black, MCIP RPP  
Senior Planner