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September 10th, 2021

Jonathan Katsouleas
Urban Planning Co-op Student
City of Ottawa
110 Laurier Avenue West, Ottawa ON K1P 1J1

Dear Jonathan,

Subject: 1010 Dairy Drive Building Expansions – Planning Rationale & Urban Design Brief

Further to our pre-consultation meeting with City of Ottawa staff on Wednesday May 19th, 2021, we offer the following Planning Rationale & Urban Design Brief for the proposed building expansions located at 1010 Dairy Drive in the City of Ottawa. This combined Planning Rationale & Urban Design Brief is meant to support the Site Plan Control Application for the above noted site. The purpose of this document is to summarize the proposed works and ensure the existing zoning by-law and Official Plan support the proposed use. Refer to the Engineering drawings and documents provided with this submission for further details.

OVERVIEW OF SUBJECT PROPERTY

The subject property is legally described as Part of Lot 29, Concession 1, Geographic Township of Cumberland in the City of Ottawa, formerly in the City of Cumberland. The property is located along Dairy Drive in between Trim Road and Highway 34. The lot is rectangular and fronts Dairy Drive to the north and east. Refer to Figure 1 below for the location and approximate lot limits of the property.

The site has an area of approximately 3.08 ha with 101.2 m of frontage along Dairy Drive. The site is currently occupied by a production plant for hospital food services. The plant is two storeys and approximately 6,565 m² (70,665 ft²) in gross area. The plant is surrounded by existing asphalt parking areas, drive aisles, concrete dolly pads at loading doors, tanks, pumping station, underground Grease Interceptor system, landscaped areas, sidewalks and a stormwater management (SWM) Pond providing quantity control.

The site is located in an area primarily used for industrial activities. Refer to Figure 2 below for location of the site and surrounding properties. The property is located in the Cardinal Creek Business Park which is located west of Cardinal Creek. The subject property is bound to the north and east by Dairy Drive, to the south by Highway 34 and to the west by vacant land. Further north is an existing industrial development and further south (of Highway 34) is an existing residential development. The site is located partially within 600 m of future Trim LRT Station and Transit-Oriented Development Policies apply.



Figure 1: The Subject Property with Lot Lines Approximated in Red



Figure 2: Site Location in Cardinal Creek Business Park

PROPOSED DEVELOPMENT

Apetito HFS Ltd. is proposing two building expansions to their existing facility at 1010 Dairy Drive. The building expansions are proposed to be developed in two phases. Phase 1 will consist of the addition of a 635 m² expansion to the east face of the building to expand the cold storage capacity in their plant. This expansion will disrupt the existing asphalt and parking area in this location and therefore, the parking will be relocated further north and a new configuration is proposed to improve the existing parking on site. Phase 2 will consist of a 671 m² building expansion to the north of the site for increased capacity for

storage from shipping/receiving. This expansion will disrupt existing landscaped and asphalt drive aisles. Refer to the submission drawings including the Site Plan, Landscape Plans and Elevation Plans for more details on the proposed expansions.

ZONING BY-LAW AND OFFICIAL PLAN

The current zoning of the site is General Industrial. The current use of the site as a hospital food services plant is compliant with the existing zoning. Since the expansions are proposed to have the same use; the proposed use of the site is also compliant with the zoning and a zoning by-law amendment is not required or proposed at this time.

The subject property is designated “General Urban Area” on Schedule B – Urban Policy Plan in the City of Ottawa’s Official Plan. Section 3.6.1 in the City’s Official Plan designates the “General Urban Area” as permitting the development of many types and densities of housing as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses. The existing and proposed site will be for industrial/employment uses and therefore, is in accordance with the Official Plan.

We trust the above is satisfactory to address the requirements of a Planning Rationale & Urban Design Brief. If you require further information, please contact the undersigned.

Regards,
Mallot Creek Group Inc.



Grant Beeler, P.Eng.
Manager – Civil Engineering



Allison Teves, E.I.T.
Civil Designer

