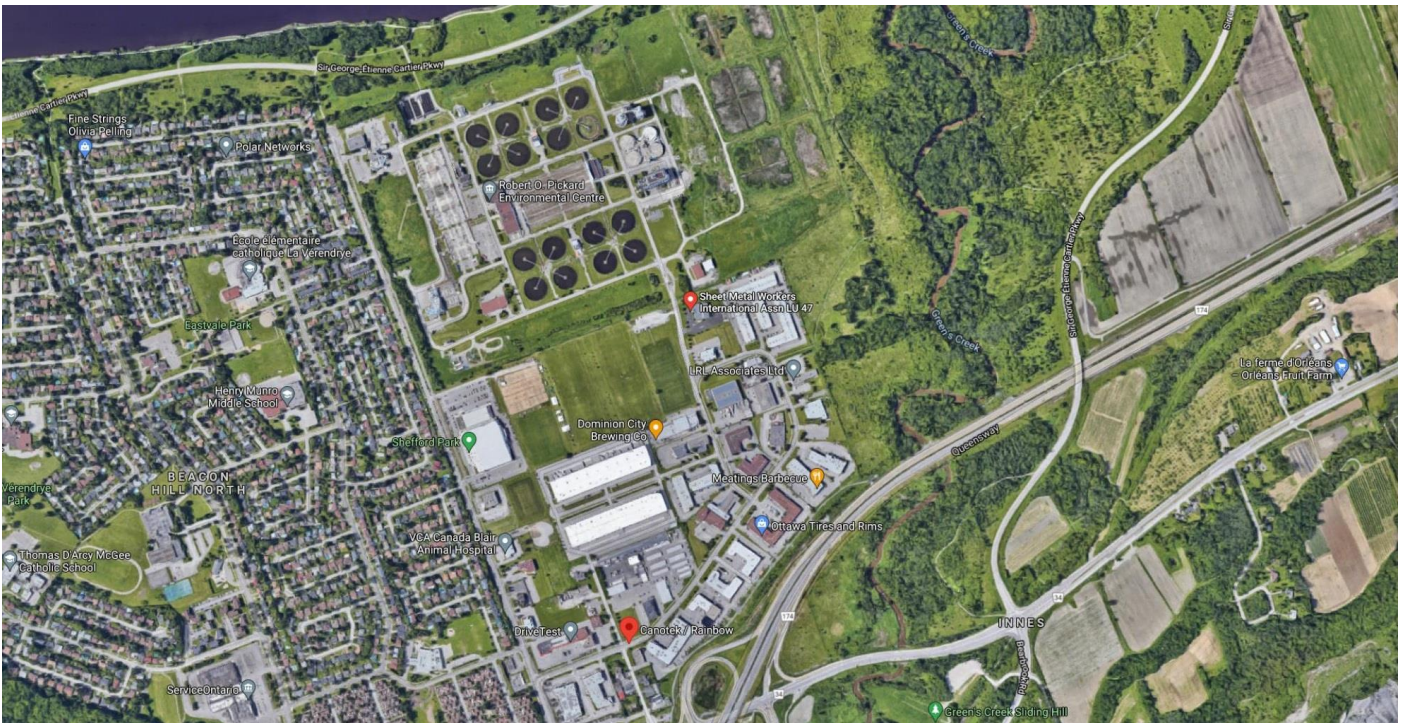


PLANNING RATIONALE
SMART LOCAL 47 TRAINING CENTRE
765 GREEN CREEK DRIVE, OTTAWA, ONTARIO
DECEMBER 15, 2021



Aerial View 765 Green Creek Drive

Introduction

The purpose of this planning rationale is to demonstrate that the proposed expansion of the building located at 765 Green Creek Drive, Ottawa is in general conformance with the City of Ottawa's planning objectives.

The following Studies, Reports and Plans have been prepared in support of the Planning Rationale and the revised Site Plan Agreement.

Engineering

Site Servicing Plan, Site Servicing Study

Grade Control and Drainage Plan

Erosion and Sediment Control Plan

Geotechnical Study

Planning / Design / Survey

Site Plan

Landscape Plan, Tree Conservation Report

Architectural Building Elevations

Survey Plan

Environmental

Phase 1 ESA

Tree Conservation Report – See Planning Rationale

Additional Reports

Applicants Public Consultation Strategy – Included in Planning Rationale

Site Lighting Plan, Certification Letter

Site

The 2 acre site fronts on Green Creek Drive and is located in a light industrial use area. The municipal address is 765 Green Creek Drive, Ottawa.



Figure 1 Aerial view identifying the existing building and site with a red marker, and showing the current surrounding land uses and buildings.

Surrounding Land Uses

West - Shefford Sport Park, (Potvin Fields) 750 Green Creek Drive, 8 soccer fields and a dog walk, Titan Performance Center located to the south of Shefford Park.

East - Canotek Business Complex, 5450-5480 Canotek Rd., which includes many light industrial shops and services occupancies including Ottawa Valley Metal and Bens Auto Service.

South - Ottawa Walls & Ceilings Center, 5500 Canotek Road.

North - Ottawa's wastewater treatment plant, 800 Green Creek Drive, the Robert O Pickard Environmental Centre, where more than 400 million liters of wastewater is treated and returned to the Ottawa River daily is located at, immediately to the north of the subject property.

Proposed Addition Smart Local 47 Training Centre

Local 47, Sheet Metal Workers' International Association, owns and operates the light industrial use building located at 765 Green Creek Drive, Ottawa, Ontario,

The owner proposes to expand the existing building by adding 1,480 sq. m of production and training facilities to the rear of the existing building.

The proposed expansion is critical for the viability and continued commercial success of the business and most importantly, to provide additional employment opportunities and resources for the building industry trades.

Conformance with the City of Ottawa Official Plan – Proposed Addition

The subject property is designated to be within an Urban Employment Area in the City of Ottawa Official Plan.

An Urban Employment Area promotes uses that consist predominantly of offices, manufacturing, warehousing, distribution, research and development facilities and utilities. The proposed addition continues to conform to the intent of the City of Ottawa Official Plan Policies.

Conformance with City of Ottawa Zoning By-Law – Proposed Addition



The existing Smart Local 47 building, located at 765 Green Creek shown infilled in black, is located in an IL2 Light Industrial Zone.

The Architectural Site Plan demonstrates that the proposed addition to the existing building is fully compliant with all current IL2H zoning provisions shown in the table below.

I		II	Proposed
ZONING MECHANISMS		PROVISIONS	
(a) Minimum lot width (m)		No minimum	82.6
(b) Minimum lot area (m ²)		2 000	8 230
(c) Minimum front yard setback (m)		7.5	7.5
(d) Minimum rear yard setback (m)		7.5	7.5
(e) Minimum interior side yard setback (m)	(i) Abutting a RG, RH or RC zone	15	Not Applicable
	(ii) Other cases	7.5	Not Applicable
(f) Minimum corner side yard setback (m)		7.5	Not Applicable
(g) Maximum principal building height (m)		18	11.1
(h) Maximum lot coverage (%)		65	21
(i) Outdoor storage		(a) outside storage is not permitted within any required front yard or corner side yard	No Outdoor Storage

Tree Conservation Report

No tree existing tree removals are proposed, only supplemental tree plantings are proposed. Please refer to Landscape Plan.

Consultation Process

In the planning of this project, the City of Ottawa planning department was contacted, and a virtual Pre-Application Consultation Meeting was held on February 14, 2020. On February 19, 2020, the City Planner, Steve Belan, provided meeting notes with comments and a listing of the required plans and studies list, necessary for the completion of the application. These plans and studies have since been completed and are included with this submission.

Public Consultation Process

The ward Councilor, Tim Tierney, has been consulted regarding the Local 47 expansion. Councilor Tierney has clearly indicated his full support for the proposed Local 47 expansion.

The immediate neighboring property owners of the Canotek Business Complex, 5450-5480 Canotek Rd., and the Ottawa Walls & Ceilings Center, 5500 Canotek Road., have also been contacted and are in full support of the proposed Local 47 addition.

Please refer to attached public consultation documentation.

Conclusion

In conclusion, the proposed addition to the existing Smart Local 47 Building is consistent with the City of Ottawa official plan and zoning by-laws.

It is therefore requested that permission be granted to allow the proposed addition located at 765 Green Creek Drive.



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