

Monday, December 6, 2021

**City of Ottawa**  
110 Laurier Avenue West,  
Ottawa, Ontario  
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**Planning Rationale, Public Consultation Strategy & Urban Design Brief**

<b>Re</b>	<b>Application for a Site Plan Control</b> Part of Block 3 Registered Plan M-300 Pin 04536-0216 119 and 109 Willowlea Road City of Ottawa Access Self Storage Inc. (Owner)
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Introduction

Corbett Land Strategies Inc. (CLS), has been retained by Storage Vault Canada Inc. (the “Owner”) with respect to the development of lands legally described as Part of Block 3 Registered Plan M-300 Pin 04536-0216, municipally known as 119 and 109 Willowlea Road, City of Ottawa (the “Subject Lands”). As part of the development application review process, this Planning Rationale Report has been prepared to provide planning analysis and justification in support of the proposed Site Plan Control. The required elements of a design brief have been integrated into this planning rationale.

Subject Lands

The Subject Lands are generally located south of Queensway (HWY 417), east of Moonstone Road, and on the south side of Willowlea Road. The lands are two separate parcels under the same ownership, 119 and 109 Willowlea Road. The lands have a combined total site area of approximately 16,456 square metres (1.6 hectares) with frontage of approximately 69 metres onto Willowlea Road and a lot depth of approximately 133 metres. The lands consist of one (1) self-storage building owned by Storage Vault Canada Inc. with a GFA of 1,040 m<sup>2</sup>. The Subject Lands are surrounded by uses that are characterized by industrial lands comprised of storage facilities, auto repair shop, electric motor store, tractor dealership, and some vacant lands.



## Planning Policy and Rationale

The proposed development of a storage facility building is consistent with Provincial Policy Statement (PPS 2020), maintains the intent and purpose of the Ottawa's Official Plan – November 24, 2021 and conforms to the standards of the Zoning By-law 2008-250.

### *Provincial Policy Statement (2020)*

The Provincial Policy Statement, under Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning. As such, decisions affecting planning matters shall be consistent with policy statements issued under the act.

Relevant policies in the PPS 2020 includes:

#### *1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

#### *1.3.2 Employment Areas*

*1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.*

*1.3.2.3 Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.*

*Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.*

*1.3.2.6 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.*

The proposed development is consistent with the Provincial Policy Statement 2020 as it is located within the settlement area, specifically within the employment areas planned for light industrial uses. The Subject Lands are located in an area surrounded by light industrial and commercial uses, therefore, the proposed development maintains land use compatibility. The proposed self-storage use maintains the intent of the PPS in protecting and preserving employment areas in the province.

### *Ottawa's Official Plan – November 24, 2021*

A new Official Plan has been adopted by Council on November 24<sup>th</sup>, 2021, which replaces the Ottawa's Official Plan 2003. The new Official Plan provides a vision for the future growth of the city and a policy framework to guide the city's physical development.

In reviewing the new schedules, the Subject Lands are located within the "Suburban Transect Policy Areas" and is designated as "Rural Industrial and Logistics" as shown on Schedule B9 – Rural

Transect. Section 3.4 of the Official Plan describes that Rural Industrial and Logistics areas shall be the focus of growth of industrial, processing and logistics uses that are not appropriate within a village (Section 3.4). Furthermore, Rural Industrial and Logistics areas are intended to be strategic locations for a cluster of uses that require access to a highway but do not require municipal water and wastewater services, such as freight transfer (3.4.6)

The proposed addition of self-storage building facilities maintains the intent and purpose of the new Official Plan. The continuous use of self-storage helps to protect and preserve current use of the lands for manufacturing, storage, distribution and logistics uses.

Furthermore, the proposed self-storage buildings are consistent with Section 9.3 of the Plan as it describes Rural Industrial and Logistics Lands are intended to support uses that are not suitable in the Urban area or Rural Countryside due to the requirements for large areas of land or separation from their noxious activity. These uses provide for a full range of activities across multiple industry sectors, which include warehouse, distribution, light and heavy industrial uses and small offices.

Rural Industrial and Logistics Lands permits the following uses:

- 1) Permit a range of industrial activity and functions to make the best use of rural locations
- 2) Maintain clusters of industrial uses to reduce incompatibilities with the rural area

The proposed self-storage buildings are consistent with vision of plan by:

9.3.1 Permit a range of industrial activity and functions to make the best use of rural locations

Criteria	Responses
1) Rural Industrial and Logistics areas are designated on Schedule B9 and are located along arterial roads and in close proximity to highway interchanges	The proposed self-storage facilities are located within the "Rural Industrial and Logistics" designated area intended for industrial uses. It is in proximity to highway interchanges such that it is located south of Queensway (HWY 417), east of Moonstone Road, and on the south side of Willowlea Road.
2) Development on lands designated as Rural Industrial and Logistics shall consider the following: a) Building design, Site layout and landscape in a way that maintains and enhances the rural identity and feel of the area in which such development takes place; b) Appropriate screening from public roads and adjacent properties using natural vegetation, preferably existing vegetation where possible; c) Outdoor amenity areas for employees and landscaping that supports the City's tree canopy targets; and	a) The building design of the proposed self storage building will maintain the existing building design of the existing building located west portion of the Subject Lands. Similarly to the existing self-storage, the proposed self storages will be one (1)-storey in height. Landscaping features will be provided to screen parking spaces and provide for a rural identity and feel of the area. b) As mentioned, landscaping will be provided to screen the facilities from public roads. c) Landscaping features around the property will serve as an outdoor amenity area for employees.

d) Accesses are designed to minimize hazards between the road on which the development fronts and its vehicular points of access.	d) The self-storage facility will be accessed via private driveway off of Willowlea Road.
3) Development shall be supported by individual private wells and sewage systems unless the City agrees to the development of multiple lots on a small water and wastewater system in conformity with the policies in this Plan.	The proposed development is supported by municipal water and sewage system.
4) All new development proposed within the Ontario Ministry of Transportation's permit control area shall manage driveway access proximity to the interchange that is in keeping with the Ontario Ministry of Transportation's Access Management Guidelines.	Noted.
5) Severances in Rural Industrial areas are permitted; however, large lots of sufficient size to accommodate uses associated with goods movement and storage shall be the dominant size within each designation area and any smaller lots should be located in a manner that shall not limit the development of an industrial subdivision.	The lands are two separate parcels under the same ownership. The lands have a combined total site area of approximately 8,657 square metres (0.87 hectares) with frontage of approximately 69 metres onto Willowlea Road and a lot depth of approximately 133 metres. As shown on the site plan, the Subject Lands can effectively accommodate the proposed two addition of self storage buildings with appropriate room for vehicle traffic.

### 9.3.2 Maintain clusters of industrial uses to reduce incompatibilities with the rural area

<b>Criteria</b>	<b>Responses</b>
1) The following uses are permitted in Rural Industrial and Logistics areas a) Heavy and light industrial uses, such as value-added processing, fabrication, manufacturing, equipment and supply centres, machine and vehicle sales and servicing, landscape and construction yards, nurseries;	The proposed development is a self-storage building facility which is considered a light industrial use.
2) Residential, institutional and other sensitive uses that would conflict with or be negatively affected by the operations of these industrial uses are prohibited.	As mentioned, the proposed self-storage building facilities will maintain the intended use of the lands.
3) To avoid adverse effects on sensitive uses and to protect the long term economic viability of industrial uses and major facilities, the Province's Land Use	Noted.

Compatibility Guidelines shall be applied to the development of major facilities and/or sensitive land uses in proximity of a major facilities as outlined in the guidelines.	
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The proposed storage building maintains the intent and purpose of the new Official Plan draft as it is located in an area planned for industrial uses and the proposed use is within the permitted uses in the new Official Plan. The proposed development supports the objective of the plan as it proposes a use that maintains and supports economic activity in the City of Ottawa. Furthermore, the Subject Lands are located in an area where uses are mainly industrial uses including manufacturing, warehousing, distribution, storage, communications, construction. The proposed development will assist the city in achieving its employment targets.

The Subject Lands are located within a well established light industrial area with good access to highways, rail and/or arterial roads. Specifically, the lands are in close proximity to 400 series highway interchanges to facilitate the efficient movement of goods while limiting disruption to local rural traffic. The location of the proposed development further supports the objectives of the plan as the proposed use conforms to the permitted use identified in the plan, which contribute in protecting and diversifying local economy of the City of Ottawa.

*Section 4.6 Urban Design*

<b>Goals</b>	<b>Responses</b>
1) Promote design excellence in Design Priority Areas.	The the Subject Lands is not located with the Design Priority Areas in the city. However, the proposed design of the storage facility buildings maintains the existing design style of the surrounding uses.
2) Protect views and enhance Scenic Routes including those associated with national symbols.	No views will be obstructed by the proposed storage facility buildings as it is one-storey buildings which is consistent and compatible with the existing building height of the surrounding buildings.
3) Ensure capital investments enhance the City's streets, sidewalks and other public spaces supporting a healthy lifestyle.	Landscaping features will be provided specially along Willowlea Road. Landscaping features around the property will serve as an outdoor amenity area for employees.
4) Encourage innovative design practices and technologies in site planning and building design.	The proposed storage buildings are prefabricated steel buildings which are cost efficient and eco-friendly. The customizable steel building with easy-to-install insulation to saves on heating costs and environmental impact. Furthermore, no construction waste is created by measuring or cutting.
5) Ensure effective site planning that supports the objectives of Corridors, Hubs,	Landscaping features will be provided to screen parking spaces and provide for a rural identity and feel of the area.

Neighbourhoods and the character of our villages and rural landscapes.	
6) Enable the sensitive integration of new development of Low-rise, Mid-rise and Highrise buildings to ensure Ottawa meets its intensification targets while considering liveability for all.	The proposed storage facilities are low-rise buildings which are compatible with the surrounding land uses. Overall, the proposed development maintains the intent and purpose of the new Official Plan draft as it is located in an area planned for industrial uses and the proposed use is within the permitted uses in the new Official Plan.

### Zoning By-law 2008-250

According to Zoning By-law 2008-250, the Subject Lands are zoned “RG4 –Rural General Industrial Zone”. The zone permits a wide range of low impact commercial buildings in accordance with the Official Plan. As previously mentioned, self-storage use is within the definition of “warehouse” in which:

**“Warehouse means a building used for the storage and distribution of goods and equipment including self-storage units and mini-warehouses and may include one accessory dwelling unit for a facility manager.**

### Zone Provisions

Standards	Minimum Requirement	Proposed	Compliance
Minimum lot area	1,800 m <sup>2</sup>	16,456 m <sup>2</sup>	✓
Minimum lot width	30 m	137.5 m	✓
Maximum lot coverage	50%	29.81%	✓
Minimum front yard	12 m	21.2 m	✓
Minimum side yard setback (ii) <i>Abutting a RG, RH, or RC zone</i>	4.5 m	17.9 m	✓
Minimum rear yard setback (ii) <i>Abutting a RG, RH, or RC zone</i>	7.5 m	19.1 m	✓
Minimum corner side yard setback	12 m	14.8 m	
Maximum Building Height	15.0 m	4.0 m	✓
Parking Spaces	40 spaces	50 spaces	✓
Loading Spaces			✓

Table 1

As shown on Table 1, the proposed development fully conforms to the “RG4- Rural General Industrial Zone” zoning provision standards in the Zoning By-law 2008-250.

### Public Consultation Strategy

In accordance with the requirements in the Planning Act, a Public Engagement is required for the applications undertaken as part a public process. Once the application has been deemed complete and the date is identified, the following actions will commence:

- A notice of application will be posted on the property;
- Notices for the public meeting will be mailed out to property owners within a 240 metres radius of the subject lands;
- A public open house will be held prior to the statutory public meeting; and,
- A Statutory public meeting will be held in accordance with the Planning Act requirements.

For the purpose of this application, the first public engagement consultation will be held after the first submission is completed. Due to Covid-19, CLS will hold a public engagement via virtual meetings and encourage the public to participate remotely to enforce safety measures.

### Conclusion

The proposed Site Plan Approval application is consistent with Provincial Policy Statement (PPS 2020), maintains the general intent and propose of the City of Ottawa Official Plan 2003 and is consistent to the “RG-4 Rural General Industrial Zone” zoning provision standards in the Zoning By-law 2008-250. The proposed development supports the objective of the plan as it proposes a use that maintains and supports economic activity in the City of Ottawa.

Given all of the above, the proposed Site Plan Approval application facilitate the appropriate development of the Subject Lands and represents good land use planning.

**Prepared by:**



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Appendix A  
Location Map





Appendix B  
Ottawa's New Official Plan Draft – November 2021  
Schedule B9 – Rural Transect



