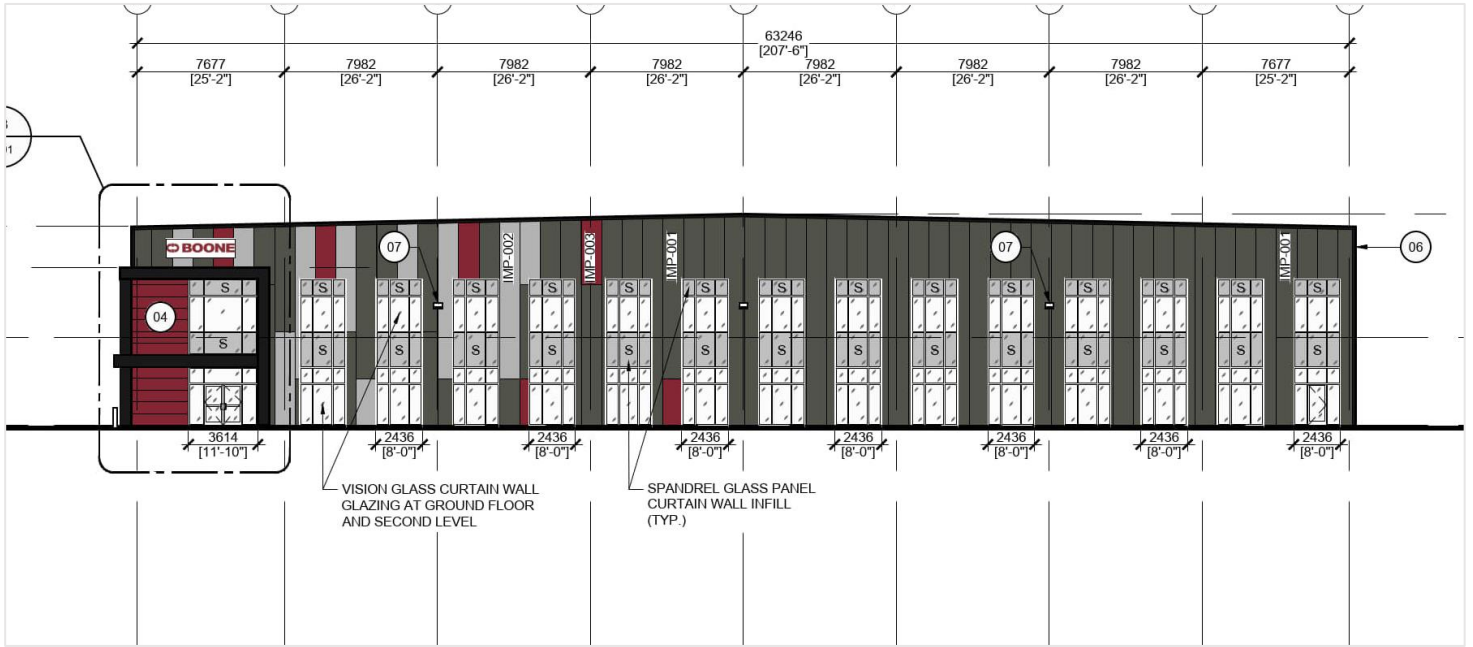


PLANNING & DESIGN BRIEF

BOONE PLUMBING & HEATING SUPPLY INC.

1540 & 1560 STAR TOP ROAD



Project No.: CCO-23-3725

Prepared for:

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1.0 OVERVIEW / INTRODUCTION

This Planning Rationale is submitted in support of a Site Plan Control application for the development of a new warehouse on land known municipally as 1540 & 1560 Star Top Road in the City of Ottawa. This rationale brief and the application is submitted on behalf of BBS Construction (Ontario) Ltd. and 4457315 CANADA INC. A pre-application consultation meeting was held with City of Ottawa staff on May 12, 2023 to identify the reports and plans required in support of this application. Subsequent email discussions were held with City of Ottawa staff to clarify certain requirements. This Planning & Design Brief will address the appropriateness of the proposed development in the context of the existing planning policy and regulatory framework.

2.0 SUBJECT LAND & SITE CONTEXT

The subject land is known municipally as 1540 & 1560 Star Top Road and is located within Ward No. 11, Beacon Hill-Cyrville in the City of Ottawa. The subject land is described legally as Part of Lot 25, Concession 2 (Ottawa Front), Geographic Township of Gloucester, City of Ottawa, Subject to OT7428 and is comprised of PIN 04263-0186. The subject land is located on the west side of Star Top Road, approximately 290 metres north of Innes Road, as illustrated on Figure 1: Location of Subject Land below.



Figure 1: Location of Subject Land (Aerial Source: GeoOttawa)

The subject land has an area of approximately 30,051 square metres with frontage of 70.33 metres along the Star Top Road right of way. The subject land is improved with various buildings and multiple outdoor storage areas and is within an existing industrial area. Surrounding land uses include a mix of industrial and commercial uses (standalone and multi-tenant buildings). Please see Figure 2: Surrounding Land Uses for more details relating to existing land uses in the vicinity.



Figure 2: Surrounding Land Uses (Aerial Source: GeoOttawa)

3.0 DEVELOPMENT PROPOSAL

This proposal contemplates the construction of a new 8,369 square metre single storey warehouse building, with a mezzanine of 508 square metres. The total gross floor area of the proposed development is 8,877 square metres, with 7,861 square metres to be used for warehouse purposes and 1,016 square metres to be used for office purposes. The proposal includes the retention and reconfiguration of the existing outdoor storage yard and new landscaping. An illustration is provided below in Figure 3: Extract from Proposed Site Plan.

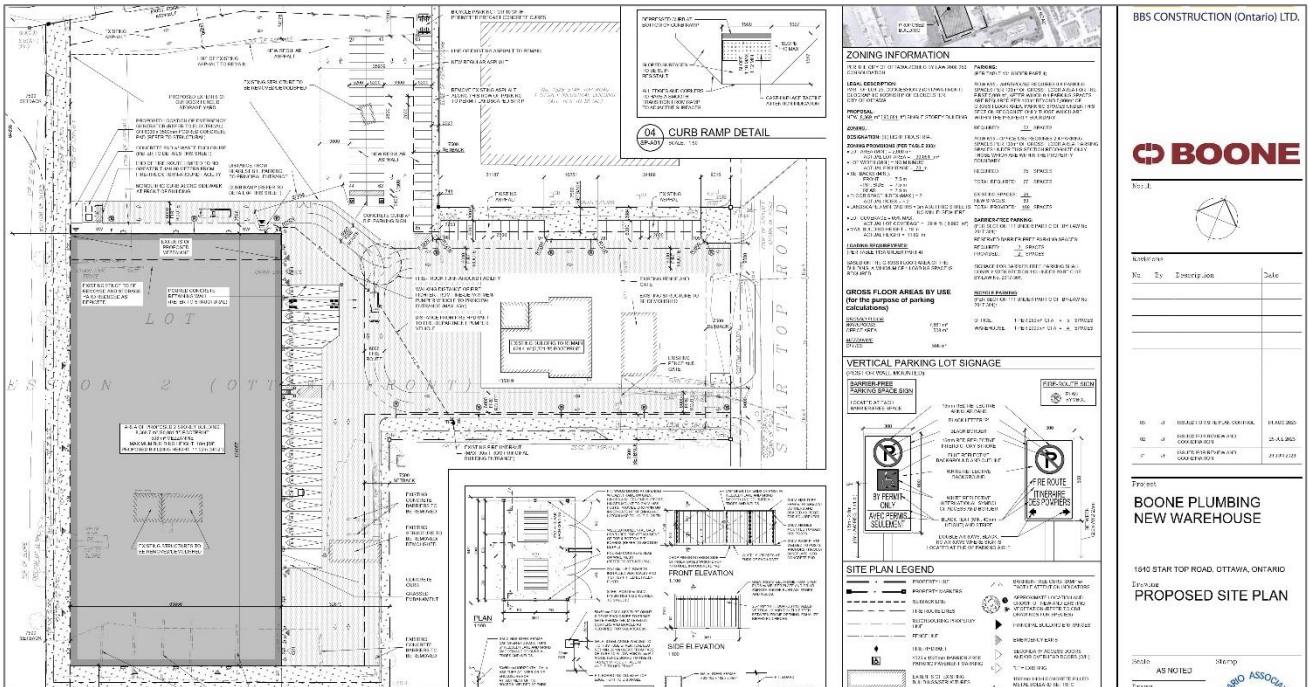


Figure 3: Extract from Proposed Site Plan

4.0 PLANNING POLICY & REGULATORY FRAMEWORK

4.1 Provincial Policy Statement

The 2020 Provincial Policy Statement (the “PPS”) provides policy direction on land use planning matters of provincial interest and includes policies that guide development in urban areas. Healthy, liveable, and safe communities are sustained in part through providing for the development of various uses, including industrial and employment uses such as the proposed warehouse. The proposed distribution warehouse will further contribute to the mix of employment uses in the area and will efficiently utilize existing infrastructure.

Additional details relating to the servicing of the proposed development, existing environmental considerations, and the impacts on natural heritage and environmental features can be found in the accompanying complete application material. The development represents industrial/employment intensification that can be adequately serviced within an existing industrial park and as such, is consistent with the policies of the Provincial Policy Statement, 2020.

4.2 City of Ottawa Official Plan (2021)

The subject land is designated as Industrial and Logistics pursuant to Schedule B3 – Outer Urban Transect of the 2021 Official Plan, as shown on Figure 4: Extract from Schedule B3 – Outer Urban Transect.

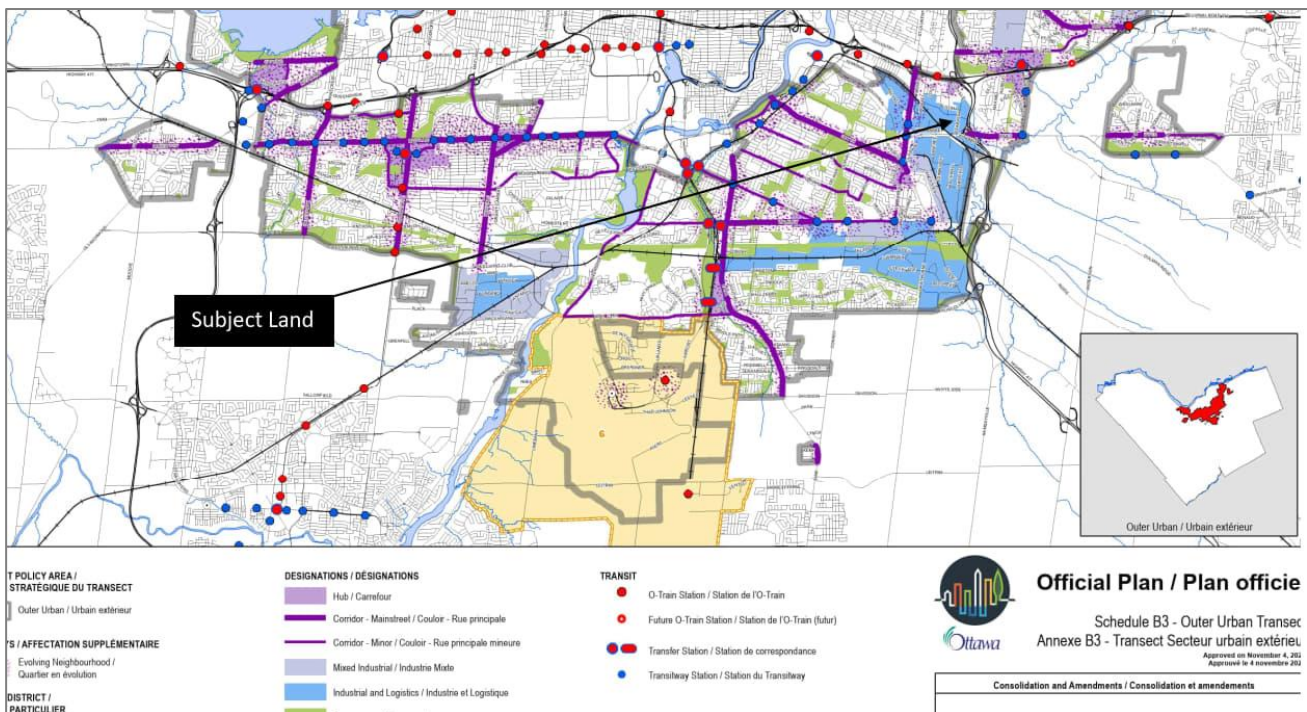


Figure 4: Extract from Schedule B3 – Outer Urban Transect

The purpose of the Industrial and Logistics designation is to preserve land in strategic locations that can be used for traditional industrial land uses, including both light and heavy industrial uses, including warehouses. The proposed use is permitted within the Industrial and Logistics designation.

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

The subject land is zoned Light Industrial (IL) pursuant to City of Ottawa Zoning By-law No. 2008-250 (the “zoning by-law”), as shown on Figure 5: Extract from GeoOttawa, Zoning Layer.



Figure 5: Extract from GeoOttawa, Zoning Layer

The purpose of the Light Industrial (IL) zone is to permit a wide range of industrial uses. The proposed warehouse and office uses are permitted in the Light Industrial (IL) zone and is therefore permitted on the subject land.

The following table identifies the applicable zoning standards for the Light Industrial (IL) zone, as well as general zoning standards relating to required parking and loading and demonstrates the proposed development’s compliance with same.

Regulation	Required	Provided	Compliance
Minimum Lot Area	2000 m ²	30,051 m ²	Yes
Maximum Lot Coverage	65%	29.9%	Yes
Minimum Front Yard Setback	7.5m	>7.5m	Yes
Minimum Rear Yard Setback	7.5m	7.5m	Yes
Minimum Interior Side Yard Setback	7.5m	7.5m	Yes
Maximum Floor Space Index	2.0	<2.0	Yes
Maximum Building Height	18m	11.02m	Yes
Minimum Width of Landscape, Abutting Street	3.0m	Retain & Improve Existing	Yes.
Minimum Width of Landscape, Abutting Other	None	n/a	Yes

Regulation	Required	Provided	Compliance
Minimum Required Parking Spaces (Warehouse, N95) 0.8 spaces per 100m ² GFA for first 5,000 m ² and 0.4 spaces per 100m ² GFA beyond 5,000 m ²	52	109	Yes
Minimum Required Parking Spaces (Office, N59) 2.4 spaces per 100m ² GFA	25		Yes
Minimum Required Loading Spaces	1	1+	Yes
Minimum Required Bicycle Parking (Warehouse, 1 per 2,000m ² GFA & Office, 1 per 250 m ² GFA)	9	10	Yes
Minimum Setback of Refuse Loading Area from Lot Line Abutting Public Street	9.0m	>9.0m	Yes
Minimum Setback of Refuse Loading Area from Lot Line Not Abutting Public Street	3.0m	>3.0m	Yes
Minimum Height of Opaque Screen of Refuse Loading Area	2.0m	2.1m	Yes

As detailed in the compliance review above, the proposed development will comply with all applicable zoning mechanisms. Accordingly, the proposed development will comply with the zoning by-law.

5.0 DESIGN BRIEF

Further to the discussion pertaining to surrounding land uses above, the following section illustrates that the design of the proposed development is compatible with the neighbouring uses and built forms.

The layout of the proposed development has been designed in accordance with the applicable standards and regulations of the City of Ottawa Comprehensive Zoning By-law generally, the Ontario Building Code, the operational requirements of the existing use, and the existing buildings on the subject land and on adjacent lands.

The proposed warehouse can be described as a new Group F2 foundation and shell building for a two (2) storey, sprinklered, non-combustible, slab-on-grade pre-engineered building. The proposed warehouse will be sited at the southwest corner of the subject land in order to provide ample space for onsite truck maneuvering in the area of the proposed loading spaces.

The exterior of the proposed addition will feature vertical insulated metal cladding in colors to be determined, pre-finished aluminum composite cladding, glass curtain walls with glass panel curtain wall infill, and complementary pre-finished corner trim. These finishes are illustrated below in Figure 6: Extract from Proposed Elevations (North), Figure 7: Extract from Proposed Elevations (East), and Figure 8: Extract from Elevations (Enlarged North). Commercial signage is proposed on both the north and east elevations in the area of the entrance. These features will contribute to the creation of a visually pleasing aesthetic for the proposed development.



Figure 6: Extract from Proposed Elevations (North)

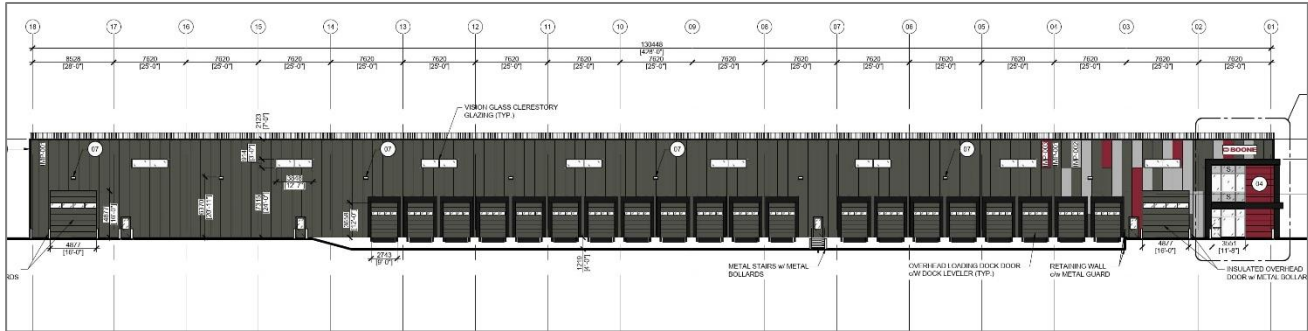


Figure 7: Extract from Proposed Elevations (East)

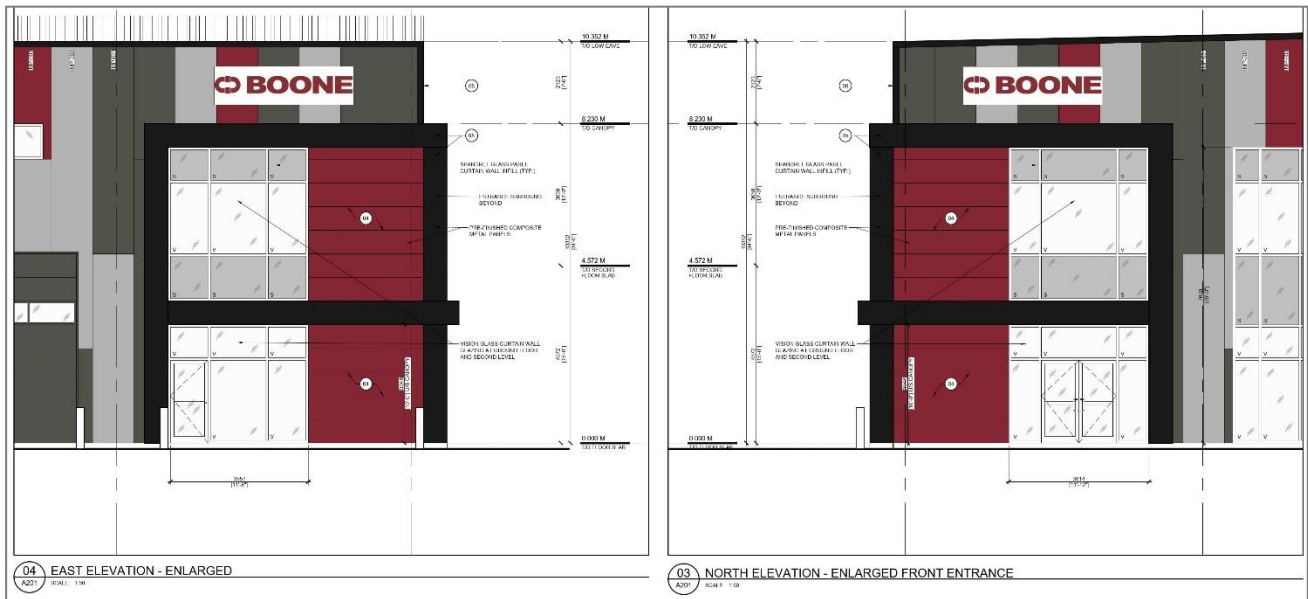


Figure 8: Extract from Proposed Elevations (Enlarged North)

Proposed landscaping features include 50+ proposed tree plantings, to include a mix of deciduous and coniferous species. The proposed tree plantings are proposed for the perimeter landscaped areas toward the front of the subject land. Planting beds and shrub planting beds are also proposed as part of the subject development and will feature a mix of shrub plantings. A native seed mix is proposed for the permitter landscaped areas along the southern and western edges of the property, and riparian plantings are proposed in the area at the north and northwest of the subject land in proximity to the existing municipal drain. Please see the enclosed L1 Landscape Plan for additional information.

The design and appearance of the proposed warehouse is compatible with the surrounding buildings and the existing built form. The proposed form, height, and setbacks are compatible with the surrounding industrial neighbourhood.

6.0 PUBLIC CONSULTATION STRATEGY

This Site Plan Control application is subject to public consultation given the size of the proposed warehouse. A preapplication consultation meeting was held in May 2023 with City of Ottawa staff to discuss the proposed Site Plan Control application and development. After the preconsultation meeting, various emails were exchanged with City of Ottawa staff to discuss and clarify certain items. Councillor Tim Tierney (Ward 11, Beacon Hill-Cyrville) was notified via email of the proposed development and pending application submission. We would be happy to participate in a community information session should same be requested by and/or deemed necessary by the City of Ottawa or the Councillor.

7.0 CONCLUSION

The proposed development is consistent with the Provincial Policy Statement, conforms to the City of Ottawa Official Plan, and complies with the Zoning By-law. The proposed warehouse, within an existing industrial area, is an appropriate use of the subject property, is in the public interest, and represents good planning.

Respectfully submitted,

A handwritten signature in black ink that reads "Bridgette Alchawa". The signature is written in a cursive, flowing style.

Bridgette Alchawa, RPP
Land Use Planner