

Four (4) pages by email to katie.ocallaghan@ottawa.ca

February 15, 2022

Ms. Katie O'Callaghan
Planner I, Development (South Services)
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, ON
K1P 1J1

Re: File No. D07-12-22-0020
Addendum to the Planning Rationale in support of the Application for Site Plan Control for 2020 Bantree Street (the "**Subject Property**")

Dear Ms. O'Callaghan:

Further to the recent submission of an Application for Site Plan Control for the Subject Property, please accept this letter as an Addendum to our Planning Rationale with respect to:

1. A review of the new Official Plan as it relates to the proposed development of the Subject Property; and
2. The extent of showroom space that will be contained within the proposed warehouse building.

The New Official Plan (the "**New OP**")

The New OP was approved by City Council on October 27, 2021 and a revised version was adopted by City Council on November 24, 2021 as by-law 2021-386. The New OP is still waiting on approval by the Ministry of Municipal Affairs and Housing (the "**MMAH**") at which point it will be implemented for use by the City of Ottawa. We are given to understand that until the MMAH grants final approval, development applications submitted to the City will be reviewed on the basis of the policies within the existing and the New OP.

The Subject Property is located within a policy area known as the Outer Urban Transect and the land use is designated as "Industrial and Logistics". Please refer to [Exhibit A](#).

Section 5.3 of the New OP defines the Outer Urban Transect as comprising "*neighbourhoods inside the Greenbelt built in the last third of the twentieth century*" which were planned and built around the use of the automobile as the primary mode of transportation with the development pattern consisting of generous setbacks and low-rise building forms. Evolution of these neighbourhoods is expected to be "*extremely*

gradual” with more substantial changes at certain transit-oriented hubs. The overall objective is to promote enhanced street connectivity and mobility options and to provide direction to “Hubs and Corridors”.

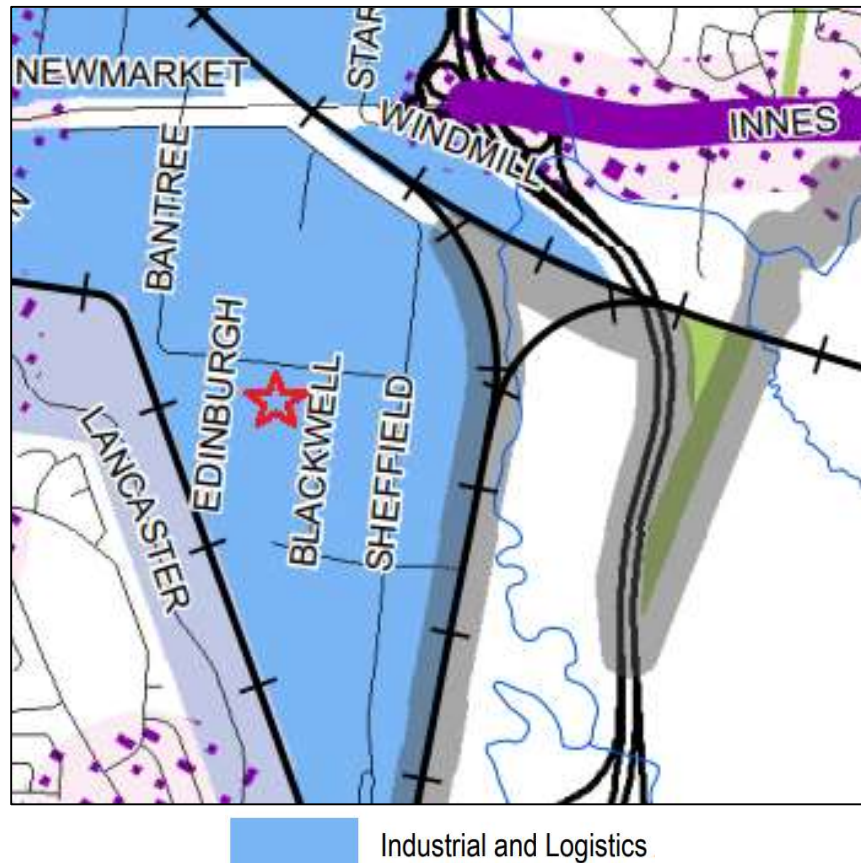


Exhibit A - Excerpt from Schedule B3 (Outer Urban Transect) to the New OP; Subject Property marked by a red star.

Section 6.4 of the New OP addresses the urban land use designation known as Industrial and Logistics areas which are intended to cluster “economic activities relating to manufacturing, logistics, storage and other related uses” and “corresponds to the manufacturing and warehousing activities within employment areas as defined by the Provincial Policy Statement.”

The New OP recognizes the economic importance of lands designated Industrial and Logistics and provides for their protection from conversion to non-industrial land uses.

The land uses that are permitted in the Industrial and Logistics areas include:

- warehousing/distribution;
- light and heavy industrial;
- outdoor storage;
- auto service and body shops;
- other uses which may not be compatible with sensitive land uses, due to noise, emissions, odour or dust.

The use of the Subject Property for an automotive parts warehouse with accessory office space is permitted within Industrial and Logistics areas.

Furthermore, it is relevant to note that Policy #5 of Section 6.4.1 of the New OP provides that accessory sample and showroom uses are permitted if:

- "a) They occupy part of a building where, and are operating only in association with, a warehouse or other permitted use in the same building;*
- b) Are primarily used for the display of samples, patterns or other goods and wherein orders are taken for merchandise which is stored in bulk in a warehouse in part of the same building for future delivery to its customers; and*
- c) Where the proportion of the gross leasable area of a building devoted to sample and showroom use is limited in the Zoning By-law so that sample and showroom space is secondary and subordinate to the primary use of the building for warehouse storage."*

An excerpt of the Applicant's proposed floor layout of the warehouse building is shown in [Exhibit B](#) on the next page. You will note that the showroom use is clearly secondary and subordinate to the warehouse area which occupies all of the floor area to the south of the service desk and thus conforms to the New OP.

Zoning By-law limitation on Showroom Area

As noted in the Planning Rationale, the Zoning By-law requires that "Accessory display and sales area must be within the same building as the use to which it is accessory and must not exceed 25% of gross floor area".

The Applicant's business model is to have a small reception/display area where walk-in customers can wait to be served by a sales associate who can then access the goods in the warehouse. The approximate area of the showroom, which is intended to be secondary to the warehouse use, is 250 m² or 13.5% of the gross floor area.

We trust that this satisfies your request. If you have any further questions or require clarification, please do not hesitate to contact the undersigned.

Sincerely,

Holzman Consultants Inc.



Per: Jonah Bonn, MCIP, RPP

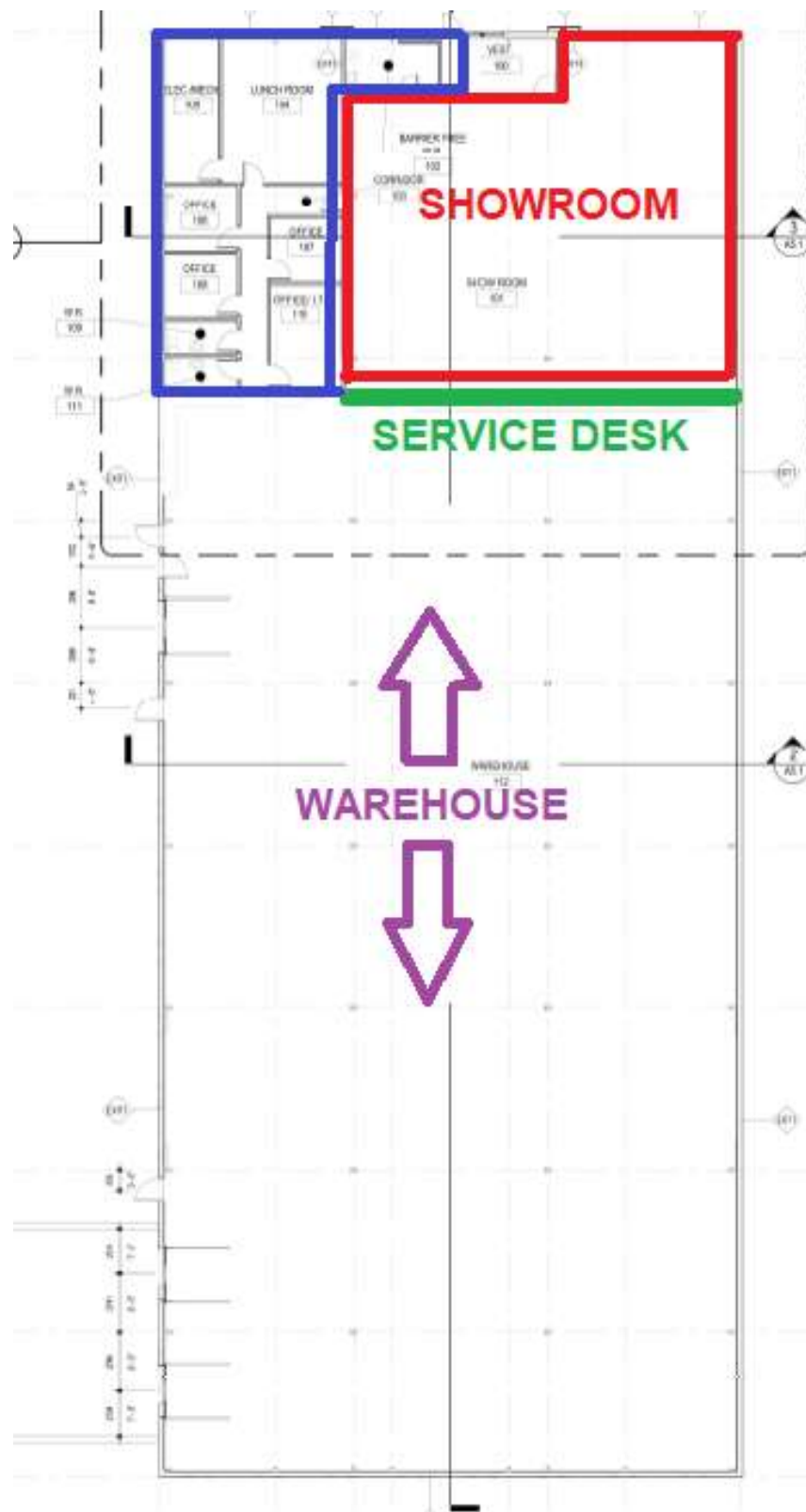


Exhibit B - Excerpt from Floor Plan of the Applicant's Proposed Building. Office area is outlined in blue; showroom area is outlined in red.