



**PLANNING RATIONALE:**

2013 - DEC -17

Drytech and PurContents  
Post Disaster Restoration & Storage  
1015 Dairy Drive, Ottawa

**C-DRY-13-Ottawa**

**APPLICATION SUBMISSION:**

Site Plan Control Application for a permit to construct a new multi storey low rise light industrial post disaster restoration and storage facility within the City of Ottawa's developing east end.

**SITE OVERVIEW:**

1015 DAIRY DRIVE is located in the east end of Ottawa, in a suburban 'Employment Area' as defined in the City of Ottawa Official Plan, Official Plan Schedule 1 and Schedule B. The south property line abuts the existing Arterial Regional Road, Old Montreal Road, and is situated less than 500 m east of Trim Road, an existing Arterial Road that connects directly to the City Freeway Hwy 174; as well as within 500m of the Trim Rapid Transit Bus Station, and Park and Ride. The site is also in close proximity to On-Road and Off-Road Cycling Routes, and City-Wide and Community Routes. In this regard, the site is in keeping with the Official Plan intent and policies as outlined in Section 3.6.5 of the Official Plan, and the City's Transit Oriented Development Guidelines. To the east of the site lies the Natural Heritage Feature, Cardinal Creek and Provincially Significant Earth Science Area.

The subject property is comprised of two vacant lots (Parts 1 and 2 of Lot 29, Concession 1 OS Cumberland, Plan 4R-23578); the combined area of the lands is 2,514 hectares (25,140 m<sup>2</sup>) comprised of PART 1 PLAN 4R-25378 (1,300 hectares) and PART 2 PLAN 4R-25378 (1,214 hectares).

The current, mainly rectangular site (approximately 232m north-south, by 100m east-west) is comprised of vacant land with a change in topographic elevation of approximately 6m across the property, sloping down from south to north property lines. The centre of the site has a mound of fill from surrounding lots from when they were developed.

To the north and west of the site are large light industrial buildings, to the east appears to currently be a residence (zoned light industrial), and to the south of the site across Old Montreal Road and just beyond the DR zoned strip of land is an R4 townhouse development currently under construction.



## **DEVELOPMENT PROPOSAL AND DESIGN STATEMENT:**

The development of this site is foreseen in two phases:

Phase 1: toward the north end of the site, construction of 10,631m<sup>2</sup>, three story, light industrial building comprised of offices, warehousing, garage, drive-thru drop off garage, and storage. The building has been designed in elevation and plan to articulate the uses within, break up the scale and façade to give animation towards its fronting address on Dairy Drive. The site will be connected to existing services (water main, sanitary, storm sewers) and is designed to provide the required circulation, parking, landscaping, and storm water management. The proposed building will have a total footprint of 6,233 m<sup>2</sup> (24.79 % coverage of the lot).

Phase 2: future development is expected for an expansion of the building towards the south part of the site (towards Montreal Road).

## **PLANNING CONTEXT:**

**Provincial Policy Statement:** The proposed project complies with the directions as outlined in the PPS 1.3 Employment Areas.

The proposed development is within an existing industrial park, where the proposed scale, massing, setbacks and built relationships are compatible with the existing, and the vision for this type of area. The proposed development supports the Official Plan Urban Design and Compatibility Policies as outlined in 4.11.

## **Zoning:**

Site: **IL 4 H (21)** Light Industrial Zone (sec 203-204) of City of Ottawa Zoning By-law.

Zoning North of Lot : IL4 H 21 ( Light Industrial )

Zoning East of Lot : IL4 H 21 ( Light Industrial )

Zoning South of Lot: DR Zone Development Reserve Zone

Zoning West of Lot : IG H(21) General Industrial

## **Permitted uses:**

## **IL4 SUBZONE**



- (4) In the IL4 Subzone:
- (a) the uses listed in Section 203 (2) do not apply, and only the following uses are permitted, subject to Section 203 (2) (a), (b), (c) and (d):

**amusement centre**

**instructional facility**

**recreational and athletic facility**

**restaurant** (OMB Order #PL080959 issued March 18, 2010)

IL - Light Industrial Zone (Sec. 203-204)

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#### Purpose of the Zone

The purpose of the IL – Light Industrial Zone is to:

- (1) permit a wide range of low impact light industrial uses, as well as office and office-type uses in a campus-like industrial park setting, in accordance with the **Employment Area** designation of the Official Plan or, the **General Urban Area** designation where applicable;
- (2) allow in certain **Employment Areas** or **General Urban Areas**, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites on individual pads or in groupings as part of a small plaza, to serve the employees of the **Employment** or **General Urban Area**, the general public in the immediate vicinity, and passing traffic;
- (3) prohibit retail uses in areas designated as **Employment Area** but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product;
- (4) prohibit uses which are likely to generate noise, fumes, odours, or are hazardous or obnoxious; and
- (5) provide development standards that would ensure compatibility between uses and would minimize the negative impact of the uses on adjacent non-industrial areas.

#### 203. In the IL Zone:

##### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsections 203(3) to (6);



**animal hospital**  
**automobile dealership**  
**automobile rental establishment**  
**broadcasting studio**  
**catering establishment**  
**day care**  
**drive-through facility**  
**emergency service**  
heavy equipment and vehicle sales, rental and servicing  
**light industrial uses**  
**medical facility**  
**municipal service centre**  
**office**  
**park**  
**parking garage**  
**parking lot**  
**place of assembly**  
post office  
**printing plant**  
**production studio**  
**research and development centre**  
**service and repair shop**  
**small batch brewery**, see Part 3, Section 89  
**technology industry**  
**training centre**  
truck transport terminal  
warehouse

- (2) The following uses are also permitted subject to:
- (a) the provisions of subsections 203(3) to (6);
  - (b) the cumulative total gross floor area for these uses not exceeding 2,999 m<sup>2</sup>;  
(OMB Order #PL080959, issued September 18, 2009)
  - (c) each use not exceeding 300 square metres of gross floor area; and
  - (d) the provisions of subsection 203(2)(c) above not applying to  
**amusement centre, amusement park and recreational and athletic facility;**  
**animal care establishment**  
**amusement centre**  
**amusement park**  
**automobile service station**  
**bank**



bank machine  
**car wash**  
**convenience store**  
**gas bar**  
**instructional facility**  
**personal service business**  
**recreational and athletic facility**  
**restaurant**

Zone Provisions

(3) The zone provisions are set out under Table 203 below.

TABLE 203 - IL ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		2,000 m <sup>2</sup>
(b) Minimum lot width		No minimum
(c) Maximum lot coverage		65%
(d) Minimum front yard and corner side yard setback		7.5 m
(e) Minimum interior side yard setback	(i) for uses listed in subsection 203(1) abutting a residential or institutional zone (ii) all other cases	15 m 7.5 m
(f) Minimum rear yard setback	(i) for uses listed in subsection 203(1) abutting a residential or institutional zone (ii) abutting hydro or railway right-of-way (iii) all other cases	15 m 3.5 m 7.5 m
(g) Maximum floor space index		2
(h) Maximum building height	(i) within 20 metres of a residential zone (ii) in all other cases	11 m 18 m
(i) Minimum width of landscaped area	(i) abutting a residential or institutional zone (ii) abutting a street (iii) in all other cases	3 m; may be reduced to one metre if a 1.4 metre high opaque screen is provided 3 m No minimum



- 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.
- (4) Outdoor storage is prohibited.
- For other applicable provisions, see Part 2 – General Provisions, Part 3 –
- (6) Special Use provisions, and Part 4 – Parking, Queuing and Loading Provisions.

### **Compliance with Zoning Provisions:**

All zoning provisions are satisfied in the proposed the site plan. Vehicular parking, bicycle parking, loading provisions and landscaping requirements are met as shown in the accompanying Site Plan A1-1.

**Vehicle Parking:** In accordance with Area "C" on Schedule 1 (Suburban Area), there is a requirement for 71 car parking spaces (see requirement calculations on Site Plan A1-1); the user requires and has provided for 77 parking spaces, plus 4 barrier-free parking spaces, as well as 4 parking spaces inside the drive-thru storage.

**Bicycle Parking:** The bicycle parking rate is based on 1 per 1,500 m<sup>2</sup> of GFA, and therefore seven bicycle parking spaces are required, and seven have been provided.

**Loading Space:** Minimum of three oversized spaces are required: eight are provided as per the requirement of the user.

**Landscaping:** The landscaping provisions at the parking lot are based on a 3m buffer abutting a street, the zoning has no minimum in all other cases but we provide a minimum of 1.5 m to the east, and 3 m to the north

### **ADDITIONAL CONSIDERATIONS:**

#### **Tree Conservation Report: (James B Lennox and Assoc, 2013/12/06)**

Construction of building requires removal of two Manitoba maples and one willow tree. Arborist recommends additional removal of three colorado spruce and two ash trees located on the north property line. Existing shrub and grass areas at non-developed south end of lot to remain until future development.

#### **Slope Stability Analysis: (LRL Associates Ltd, 2013/12)**

No building structures may be located within 23m of the crest of the slope of the Cardinal Creek (located to the east of the site). Use of fill material within geotechnical setbacks of





23 m from crest of slope would require final review by geotechnical engineer. City of Ottawa should in future monitor property development to the east of the site, as any development may affect overall stability of the slope. Any proposed surficial drainage is to be diverted away from the slope.

**Environmental Impact Statement: (McIntosh Perry Cons Eng Ltd, 2013/12)**

Based on the results of the Impact Analysis (impacts to the natural environment re anticipated to be minimal) and provided that recommended mitigation measures are implemented as planned, no residual negative impacts are anticipated to the UNF or surrounding area. Therefore, it is recommended that the proposed development be allowed to proceed, ensuring that all SAR and their habitat are protected and compensated for according to MNR requirements and approval. A biologist will be retained to do clearing and grubbing before construction to ensure no species of concern are present.

**Environmental Noise Control Study: (State of the Art Acoustik Inc. 2013 12 04)**

Based on the conclusions of the report, an equipment acoustical guideline has been provided and if met, no additional mitigation requirements need to be followed. If the equipment exceeds the noise guideline, then an acoustical barrier is recommended.

**Archaeological Assessment: (The Central Archaeology Group Inc. 2013 12)**

A stage one and stage two report have been completed. The stage two archaeological assessment did not revoke any material culture during survey activities. Therefore there are no significant archaeological concerns associated with the property.

**Additional Information**

Site Plan, Site Survey, Landscape plan, Grading and Drainage Plan, Site Servicing Plan, Servicing Report, Storm water management Report, Erosion & Sediment Control Plan, Transportation Brief, Phase 1 Environmental Site Assessment, Tree Conservation Report, Geotechnical report, Slope Stability Analysis, Archeological Resource Assessment, Environmental Impact Statement, Noise Study, Lighting Plan/Memorandum, Composite Utility Plan and this Planning Rationale are being provided to support this Site Plan Control Application.

End:

Per Nicholas Caragianis  
Nicholas Caragianis Architect Inc.