



Planning Rational Report

March 1st, 2016

1.0 Introduction

This report has been prepared to support an application for Site Plan Control Approval by M. David Blakely Architect Inc. on behalf of 2336925 Ontario Inc. for a property known as 64 Cleopatra Drive.

2.0 Site Location & Proposed Development

2.1- Site Location

The site is located on the west side of Cleopatra Drive at the intersection of Caesar Avenue & Cleopatra Dr. The Site has an area of 2.866ha. and a frontage of 95.23m. The site is located in City of Ottawa Ward 9.

2.2- Surrounding Land Uses

The Site abuts a Hydro Right of Way to the West. This land is under license of land for use by the owner.

The site is adjacent to industrial uses to the North & South and across Cleopatra Dr. to the East.

2.3- Existing Land Uses

The existing land is light industrial.

The existing building is used for Paving & Excavation Co.'s head office and heavy equipment storage. The yard is used for vehicle & equipment parking.

2.4- Development Proposal

The Site Plan & Landscape Plan, SP1 rev. 3 prepared by M. David Blakely Architect Inc. shows the proposed one storey addition of 387.84m² which will be used for storage of heavy equipment. The addition will permit expansion of offices within the existing building.

The proposed addition is in compliance with the development standards of the existing zoning which is IG.

The site is serviced from Cleopatra Dr. which is shown on the Site Servicing and Grading Plan prepared by Ainley Group. Drainage and storm water system is addressed in the attached Servicing Brief prepared by Ainley Group.

3.0 Regulatory Framework

3.1- Official Plan

The site is governed by the City of Ottawa official Plan. Schedule B, Urban Policy Plan designates the site as Employment Area.

...2

Section 3.6.5- Employment land provides for a wide range of economic activities, job opportunities & pay scales from advanced technology to traditional jobs in construction. The site is located in the Cleopatra Sector Industrial Park.

3.2- Zoning By-Law

The site is regulated by the City of Ottawa By-Law 2008-250 as amended. The site is currently zoned IG, General Industrial Zone. The zone permits light industrial uses as proposed. The proposed building meets the requirements of the IG zone.

Parking exceeds the minimum requirements of 0.8 spaces per 100m² for the light industrial use.

4.0 Design Commentary

The building design is compatible to or exceeds the level of exterior design for the Cleopatra Sector Industrial Park. There is no Urban Design Guideline for Industrial Parks.

5.0 Technical Studies

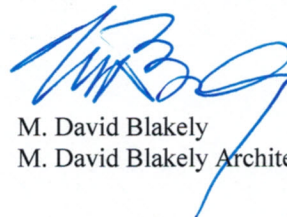
5.1- Servicing Brief prepared by Ainley Group, dated September 2011 is enclosed with this submission.

6.0 Conclusion

It is our opinion that the application for Site Plan Control Approval should be granted for the following reasons.

- 1) The proposed development is in accordance with the City of Ottawa Official Plan & Zoning By-Law.
- 2) The proposed development is compatible with adjacent land uses, and
- 3) The proposed development represents good land use planning.

Respectfully submitted,



M. David Blakely
M. David Blakely Architect Inc.