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INNOVATIVE ENGINEERING DESIGN & CONSTRUCTION FOR VALUE ENGINEERED PROJECT DELIVERY  
June 14<sup>th</sup> 2018

Attn: Seana Turkington  
Urban Planning  
City of Ottawa

**RE : PLANNING RATIONALE THE DESIGN AND CONSTRUCTION OF PROPOSED  
NEW WAREHOUSE BUILDING AT 6787 HIRAM DRIVE, GREELY ON.**

This Planning Rationale to provide planning justification in support of a Site Plan Control application for 6787 Hiram Drive. The site plan application is for the construction of a proposed warehouse building with an office on the currently vacant property. This document demonstrates that the designs conform to zoning by-laws and planning policies and objectives of the City of Ottawa and the Village of Greely Community Design Plan.

The property is currently undeveloped and is located on the west side of Hiram Drive and has an area of approximately 3818 sq. m and frontage of approximately 30m along Hiram drive. The property is in the Villages designation on Schedule A of the City of Ottawa Official Plan, and is the Airport Vicinity Development Zone as shown on Schedule K.

The Osgoode Gardens Cedar Acres Municipal Drain flows through the westerly portion of the property. The property forms part of the Industrial designation as shown on Schedule A of the Village of Greely Community Design Plan.

The property zoning is RG3 (Rural General Industrial Zone, Subzone 3) in the City of Ottawa Zoning By-law 2008-250, and has a 15m 'No-touch' area at the rear lot line which is identified as within the flood plain overlay. The property lies within a South Nation Conservation designated flood plain and development of

lots are required to be in accordance with the agreement for the plan of subdivision of the Greely Industrial Park lands.

The two adjacent lots are also undeveloped and opposite the lot is fully developed with warehouse and office buildings. An automobile recycling facility borders this lot to the west.

There are no existing City of Ottawa sewer or water mains and the site is to be serviced by private water well and septic system. Also an underground fire-water storage tank is designed to provide fire fighting water per the City's fire engineer's recommendation.

The proposed building will have a gross floor area of 1300 sq.m and will comprise an area of 1105 sq.m for warehouse 195 sq.m showroom space.

A drilled well is proposed for the front of the lot, and an on-site stormwater management system is proposed for underground of the parking lot at the front and designed to achieve the required TSS benchmark. The septic system is proposed to the rear of the building.

Two loading docks are proposed for the rear of the building and access is provided by driveway on the Southside of the building. A truck-turning configuration for a 68ft truck/trailer is effected in the design of the rear side parking space. A 12 vehicle parking space is provided conforming to the required minimum, one of the space is reserved handicap. One bicycle parking space will be provided.

There are no existing trees on the property, the landscaping will consist of new trees and shrubs plantings as defined in the landscape plan.

### **Shield Creek Watershed Study 2004**

The shield Creek Watershed Study was referenced in the design of the proposed site serving, SWM and grading plan.

### **Conformity to PPS, 2014 (Provincial Policy Statement 2014)**

The proposed development conforms to the objectives of Section 1 of the PPS since it is a new development within an existing settlement area on lands which are designated to accommodate the proposed light industrial use. This lot is within a designated industrial area in the Village of Greely that is intended to provide light industrial operations.

The proposed development contributes to the efficient use of land and public infrastructural services. The proposed light industrial building is designed to be in conformity with the surrounding structures and contributes to a compact built form.



The policy direction of the PPS is partly intended for the protection of natural heritage, water, agriculture, cultural resources and this reflected in the design approach to this development.

We are confident that the proposed development does not conflict with any provision of this plan.

### **City of Ottawa Official Plan (As amended by OPA 150, 2013)**

The City of Ottawa Official Plan designates the subject property as Villages area which permits a variety of land uses which are distinctly rural in character and scale, including light industrial uses. The proposed development conforms to the Villages policies of the Official Plan as the proposed warehouse use is in keeping with the scale and nature of existing development in the vicinity, maintains the rural character of the Village of Greely, and will not result in any undesirable impacts on sensitive land uses. In the case of the Village of Greely, the intensity and distribution of land uses have been set out within the Community Design Plan for this Village.

### **Village of Greely Community Design Plan (CDP, 2012)**

The property is within the Greely Industrial Park Industrial area on Schedule A of the Village of Greely Community Design Plan. This area is earmarked for light industrial operations within the Village. The Plan permits manufacturing, assembling, processing, fabricating and storage and accessory commercial operations. This proposed development conforms to the objectives of this plan.

### **City of Ottawa Comprehensive Zoning By-law 2008-250**

The property is located in the area zoned RG3 and is also on a designated flood plain. The proposed development conforms to the provisions of this Zoning by-law and this is demonstrated in the construction plans and specifications proposed for the project. There is an existing earth berm constructed for effective flood control which encloses the lot, the final geodetic elevations of the proposed development was engineered with consideration to this earth berm.

The proposed project's architectural design is geared towards the enhancement of existing streetscape within the provisions of the zoning by-law.

## South Nation Conservation Authority

The proposed development was engineered to conform to guidelines provided by the South Nation Conservation Authority, the development is therefore guaranteed not to interfere with existing flood control measures.

Chinedu J. Enendu, P.Eng

