

May 1, 2018

Development Review
Planning, Infrastructure and Economic Development
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, ON
K1P 1J1

Attention: Adam Brown, Manager, Development Review Rural

Dear Mr. Brown:

**Reference: 52 Alti Place
Site Plan Control Application
Planning Rationale Letter
Our File No. 117116**

Novatech has been retained to file an application for site plan control on behalf of 6393250 Canada Inc. (Boone Plumbing & Heating Supply Inc.) for the property known municipally as 52 Alti Place. The purpose of this application is to permit the construction of a proposed one-storey warehouse building on the subject property. This letter provides planning justification relating to the proposed development, including a review of City of Ottawa Official Plan policies and Comprehensive Zoning By-law 2008-250 provisions, as they relate to the subject property.

The subject property is located on the west side of Alti Place within a rural industrial corridor which extends along either side of Moodie Drive, generally between Fallowfield Road and the southern limit of the Greenbelt. The property is legally described as Block 3 on Registered Plan 4M-893 and Part of Lot 22, Concession 5 (Rideau Front), Geographic Township of Nepean, City of Ottawa, being Part 3 on Reference Plan 4R-7581. The property has an area of approximately 5,543m², with an approximate frontage of 101.8m along Alti Place. The triangular-shaped property abuts Alti Place to the east, the Monaghan Forest to the south and a hydro corridor to the northwest.

The property is within the Rural Employment Area designation of the Official Plan, as shown on Schedule A, and is zoned RG (Rural General Industrial Zone) in Zoning By-law 2008-250. The lands opposite to the subject property and further north along Alti Place are also zoned RG and are developed with industrial uses, including warehouse and heavy vehicle and equipment storage facilities. The lands to the immediate north are zoned O1P (Parks and Open Space Zone, Subzone P) and accommodate a hydro transmission tower corridor. The undeveloped lands to the south are zoned O1 (Parks and Open Space Zone) and operate as a City-owned park known as the Monaghan Forest.

The proposed development involves the construction of a new one-storey warehouse use building with an accessory display and sales area, including an administrative office. The proposed building will have a gross floor area of approximately 908m², comprising an area of 646m² used for the purpose of warehouse storage and an area of 257m² used as accessory administrative, sales and communal spaces.

The owner of the subject property, Boone Plumbing & Heating Supply Inc., operates a business which specializes in the wholesale and distribution of plumbing, HVAC and waterworks products. Similar to the model of other distribution facilities in other parts of the City, these products will be stored within the warehouse space, and the display and sales area will offer a convenient means for customers to pick-up products. It is the intent that the sales area will serve local plumbing, heating and mechanical contractors and other professionals who are formal account holders with Boone.

Two accesses from Alti Place are proposed to serve the development. The accesses will lead to a total of 15 surface parking spaces and two loading spaces, and accommodate the required fire route. These areas for vehicular access and parking/loading will be paved, and the balance of the site will comprise landscaped area. A number of trees are proposed along the street frontage and framing the parking and loading areas to contribute to an attractive streetscape. The existing chainlink fence will be retained along the interior lot lines to enclose the site from the abutting public and semi-public lands.

The development will be serviced by a private on-site sewage system and drilled well, and will provide on-site stormwater management. A preliminary septic design has been completed for the development and will be submitted to the Ottawa Septic System Office for review and approval following the initial circulation of the site plan application.

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

The subject property is designated Rural Employment Area, as identified on Schedule A of the Official Plan. The Official Plan identifies the adjacent lands to the south, known as the Monaghan Forest, as part of the Natural Heritage System Features Overlay on Schedule L2.

As per Section 3.7.5 of the Official Plan, the intent of the Rural Employment Area designation is to reserve lands in rural areas for clustered industrial uses and ancillary commercial uses. Uses permitted within this designation include new warehouse and storage operations, among a number of other industrial-related uses. Limited commercial uses are also permitted, including a use which involves the display and sale of products manufactured or warehoused on-site, provided the total area occupied by this use does not exceed 300m² or 25% of the gross floor area, whichever is the greater.

The low-impact industrial nature of the proposed warehouse use is in keeping with the scale and nature of existing development in the vicinity, and will not result in any undesirable impacts on adjacent lands. The accessory display and sales area will complement the principal warehouse use and the size of this area is in accordance with the policies of the Official Plan.

In keeping with the policies of the Plan, it is proposed to service the development by individual well and septic system. In terms of the physical design of the development, the siting of the building allows for considerable landscaped area throughout the site while accommodating functional requirements of the use. With the exception of a garbage storage bin which will be enclosed within an opaque structure, outdoor storage is not proposed. The provision of soft landscaping, including a variety of trees and shrubs, enhances the development and complements the adjacent undeveloped lands.

The proposed development is in keeping with the policy direction set out in Section 3.7.5 of the Official Plan. In accordance with Section 4.7 of the Official Plan, environmental protection

considerations have been reviewed in the context of the subject property and are addressed within the enclosed Environmental Impact Statement prepared by Muncaster Environmental Planning Inc.

City of Ottawa Comprehensive Zoning By-law 2008-250

The property is zoned RG (Rural General Industrial Zone) in the City of Ottawa Zoning By-law 2008-250. The purpose of the RG zone is to permit and regulate the development of light industrial uses, and limited service commercial uses for the travelling public, in a manner that respects adjacent land uses and will have minimal impact on the surrounding rural area. A warehouse is a permitted use within the RG zone, and a display and sales area is a generally permitted use where it is accessory to a permitted use, primarily used for the display of samples, patterns or other goods, and wherein orders are taken for merchandise which is stored in bulk in part of that building for future delivery to its customers.

The proposed development has been designed to comply with all applicable provisions and performance standards of the Zoning By-law. The proposed warehouse building with an accessory display and sales area is compatible with the existing scale of development along Alti Place and is in keeping with the rural industrial character of the area.

A pre-application consultation meeting was held with City of Ottawa Development Review Staff on July 21, 2017, and follow-up comments and the list of site plan application submission requirements were provided on June 24, 2017. As per the Applicant's Study and Plan Identification List, please find the following enclosed:

- Site Plan Control Application Form (one original copy);
- Planning Rationale Letter, Novatech, dated April 27, 2018 (three copies);
- Plan of Survey, Annis O'Sullivan, Vollebekk, dated February 26, 2018 (two copies);
- Site Plan, S.J. Lawrence Architect, Revision 3 (15 copies);
- Landscape Plan, Novatech, Revision 2 (15 copies);
- Building Elevations, S.J. Lawrence Architect, Revision 3 (three copies);
- Ground Floor Plan, S.J. Lawrence Architect, Revision 3 (three copies);
- Servicing Brief, Atriel Engineering, dated January 2018 (six copies);
- General Plan of Services, Atriel Engineering, Revision 1 (15 copies);
- Grading Plan, Atriel Engineering, Revision 1 (15 copies);
- Erosion and Sediment Control Plan, Atriel Engineering, Revision 1 (three copies);
- Geotechnical Investigation, GEMTEC, dated January 15, 2018 (three copies);
- Hydrogeological Investigation, GEMTEC, dated April 23, 2018 (eight copies);
- Environmental Impact Statement and Tree Conservation Report, Muncaster Environmental Planning Inc., dated October 10, 2017;
- Phase I Environmental Site Assessment Update, Pinchin, dated July 28, 2017 (one copy);
- CD containing all submission material in PDF format.

The enclosed Phase 1 Environmental Site Assessment Update report is being submitted for information purposes, with the understanding that this report is prepared to the standards of the Canadian Standards Association, which do not meet Ontario Regulation 153/04 requirements. An assessment is currently being completed by Pinchin in accordance with the Ontario Regulation 153/04, and a revised report is expected shortly. Once available, the updated Phase 1 Environmental

Site Assessment, as well as the Affidavit of Principal Consultant Concerning Environmental Site Assessment, will be submitted to form part of the formal site plan application submission.

Please do not hesitate to contact me should you require any additional information or clarification with respect to that provided.

Yours truly,

NOVATECH



Kayla Blakely, B.E.S. (PI)
Planner

c.c. Joe Desjardins, Boone Plumbing and Heating Supply Inc.