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Redevelopment of Existing Giant Tiger Corporate Headquarters & Store 2480 Walkley Road, Ottawa Planning Rationale



Engineering excellence. Planning precision. Inspired landscapes.

**REDEVELOPMENT OF EXISTING
GIANT TIGER CORPORATE HEADQUARTERS & STORE
2480 WALKLEY ROAD, OTTAWA**

**PLANNING RATIONALE
FOR ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL
APPLICATIONS**

Prepared By:

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January 2019

Novatech File: 117203
Ref: R-2019-019

January 18, 2019

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

**Attention: Don Herweyer, MCIP, RPP
Manager, Development Review South**

Dear Mr. Herweyer:

**Reference: Applications for Zoning By-law Amendment & Site Plan Control
Redevelopment of Existing Giant Tiger Corporate Headquarters & Store
2480 Walkley Road
Our File No.: 117203**

Novatech has prepared this Planning Rationale in relation to applications for Zoning By-law Amendment and Site Plan Control for the property at 2480 Walkley Road. The purpose of these applications is to accommodate the redevelopment of the existing Giant Tiger corporate headquarters and ancillary retail store at a new site within the subject property.

The following report outlines the details of the proposal and provides a review of relevant provincial and municipal planning documents. It is demonstrated that the proposed redevelopment is consistent with the direction of the Provincial Policy Statement, conforms to the policies of the City of Ottawa Official Plan, respects the overarching intent of the City of Ottawa Zoning By-law 2008-250, and represents good land use planning, including having regard to appropriate site development and compatibility with the surrounding land use context.

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

Yours truly,

NOVATECH



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

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1.0 INTRODUCTION

1.1 Purpose

Novatech has prepared this Planning Rationale in relation to Zoning By-law Amendment and Site Plan Control applications for the property owned by Giant Tiger Stores Limited ("Giant Tiger") at 2480 Walkley Road. The purpose of these applications is to accommodate the proposed reconstruction of the existing Giant Tiger corporate headquarters and ancillary retail store at a new site within the subject property.

This report outlines the details of the proposed redevelopment and demonstrates how the proposal is consistent with the Provincial Policy Statement, conforms to the City of Ottawa Official Plan, and is in keeping with the overarching intent of Zoning By-law 2008-250. Additionally, it is demonstrated that the proposed development represents good land use planning by having regard for proper site development and compatibility with surrounding land uses.

It is the intent that the Zoning By-law Amendment Application establish zoning standards relating to the whole of the approximately 10.93ha parcel of land at 2480 Walkley Road. For the purposes of the Site Plan Control Application, the scope of the approval will be limited to those areas of the subject property upon which construction or other site alterations are proposed.

1.2 Site Location & Description

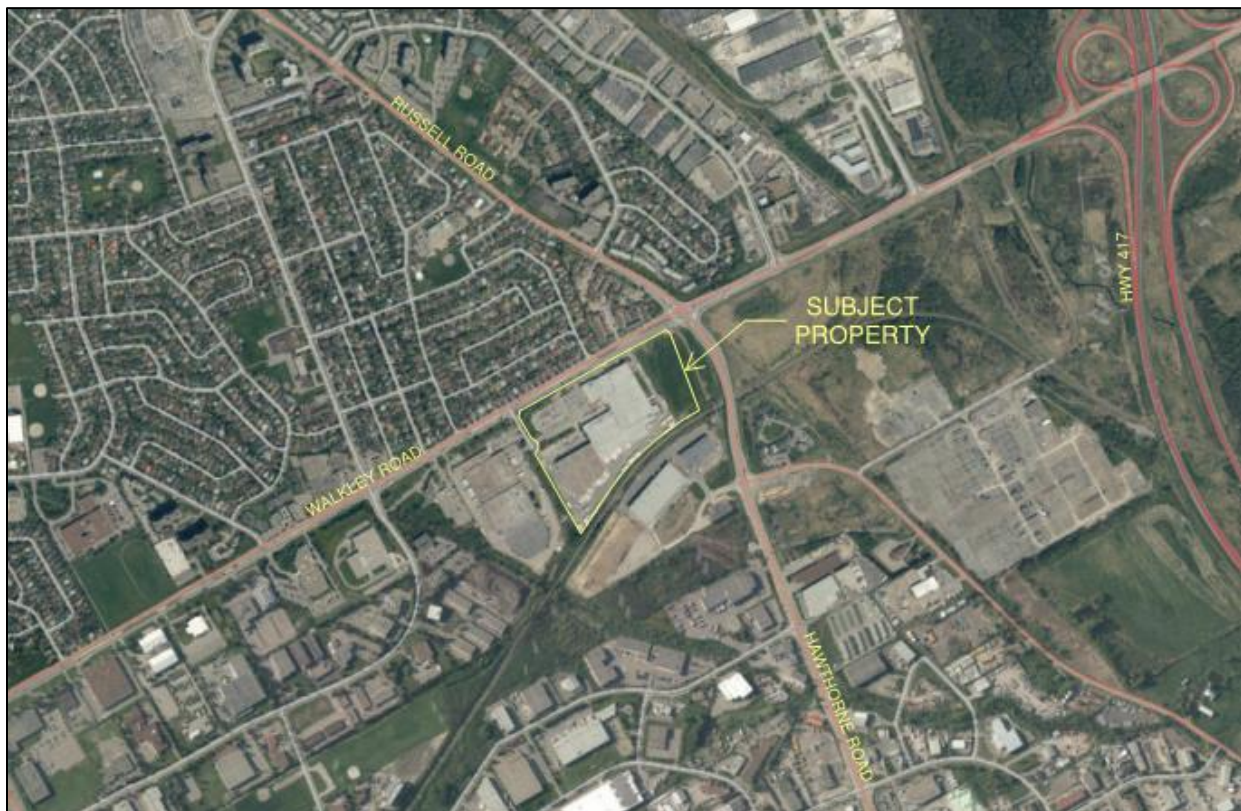


Figure 1: Location Map (geoOttawa)

The subject property is located on the south side of Walkley Road, west of Russell Road, in the Gloucester-Southgate Ward of the City of Ottawa (Figure 1). The property is legally described as Part of Lot A and Part of Lot 1, Concession 5 (Rideau Front), Geographic Township of Gloucester, City of Ottawa. The irregular-shaped property has an area of approximately 10.93ha with frontages of approximately 418m and 126m along Walkley Road and Banton Street, respectively. To the south, a CN rail corridor abuts the property for a distance of approximately 433m.

The subject property is developed with a large approximately 34,530m² building containing Giant Tiger's corporate headquarters and ancillary retail store, as well as substantial warehouse space formerly occupied by the company's distribution centre (Figure 2). The retail store occupies approximately 3,752m² of the ground floor adjacent to Walkley Road and the office space occupies approximately 7,121m² of floor area split between a portion of the ground floor and a second-storey mezzanine above. Approximately 28,057m² of warehouse space occupies the balance of the building.

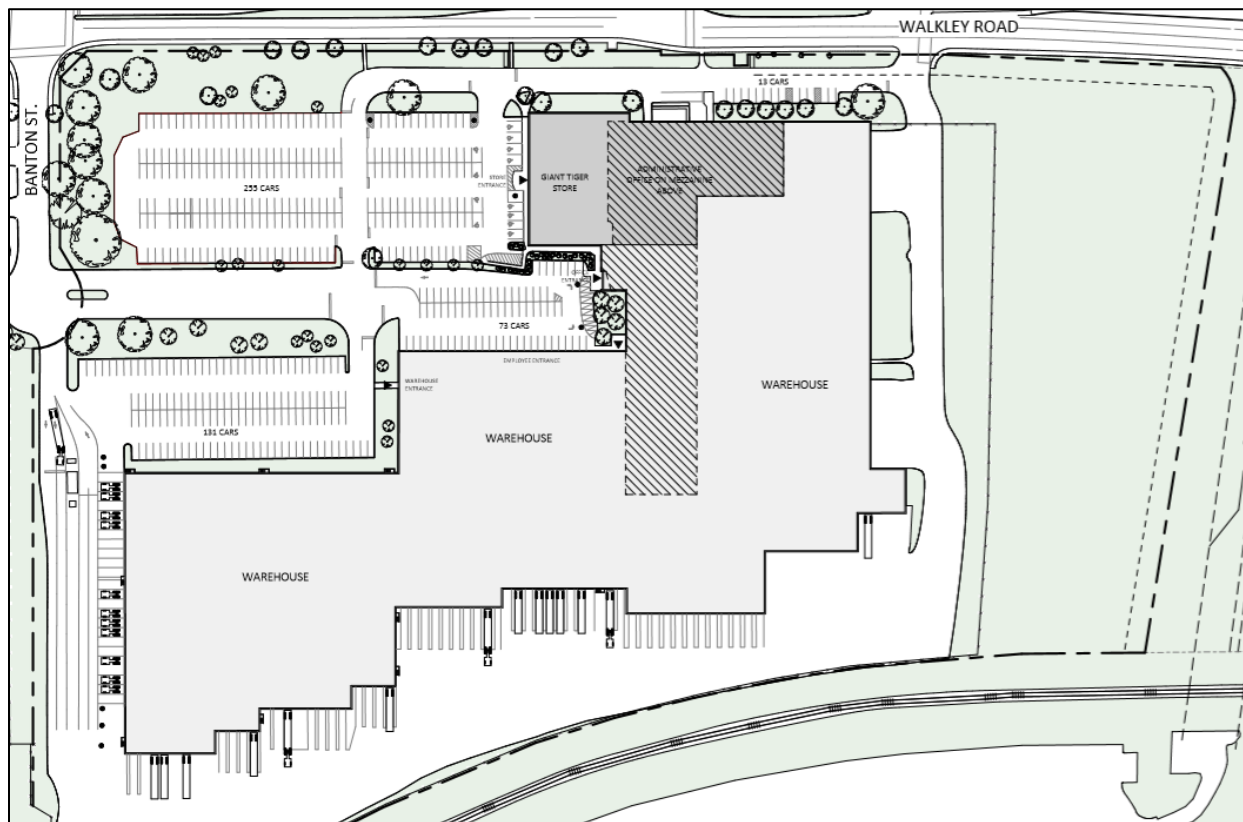


Figure 2: Existing Conditions (GKC Architects)

There are existing full-movement accesses from both Banton Street and Walkley Road as well as internal roadways for circulation throughout the site. Parking areas are provided to the north and west of the building and contain a total of approximately 472 spaces. Numerous loading areas are provided in connection with the warehouse facility as well as the retail store. Access for tractor-trailer trucks is restricted to the Banton Street entrance.

The site is serviced by municipal watermain and sanitary trunk sewer infrastructure located in Walkley Road. Storm runoff is controlled by a private sewer which outlets to an existing drainage ditch at the southwest corner of the property. The topography of the site slopes from Walkley Road towards the southwest corner of the property. The existing building is well set back from Walkley Road with landscaped and paved areas adjacent to the street (Figure 3).



Figure 3: Streetview of Subject Property (Google)

1.3 Surrounding Land Uses & Community Context

The subject property is situated along the periphery of a predominantly industrial area located south of Walkley Road, between Heron Road and Highway 417. This area consists of a mix of warehouse, office and other light-industrial uses within buildings primarily developed in business park settings. The development to the north of Walkley Road is characterized by low-rise residential uses in the form of detached, semi-detached and townhouse dwellings.

Abutting the subject property to the west is a large, approximately 30,000m² warehouse building which serves as storage and distribution centres for multiple occupants.

Neighbouring the subject property to the south side of the railway corridor is a developing industrial park, known as the Hawthorne Commercial Centre. This development includes three existing multi-tenant, light-industrial buildings. Two warehouse buildings are currently under construction, with the potential for an additional future building likely to contain similar office, warehouse and/or showroom units.

To the immediate east of the subject property, at the southwest corner of Walkley Road and Russell Road, is undeveloped land which is anticipated to accommodate a warehouse building with associated office and showroom area. This planned building has a floor area of approximately 2,900m² and will be oriented towards Russell Road. Further east, across Russell Road, are vacant parcels of land intended for future commercial/industrial development.

Opposite to the subject property, on the north side of Walkley Road, are numerous detached and semi-detached dwellings predating early-1960s, as well as a townhouse complex developed in the late-1960s to early-1970s. Accordingly, the subject property represents the northerly limit of the immediate non-residential area within which it is located.

In keeping with the established land use patterns described above, the subject property and adjacent lands to the east, south and west are within an Urban Employment Area designation, as shown on Schedule B of the City of Ottawa Official Plan. The subject property is located along the northern edge of this designation. The lands to the north of Walkley Road are within the General Urban Area designation (Figure 4).

The subject property is zoned IL (Light Industrial Zone) in the City of Ottawa Consolidated Zoning By-law 2008-250. The immediately abutting properties are similarly zoned IL, while the zoning of properties on the north side of Walkley Road include R1, R2 and R3 residential zones (Figure 5).

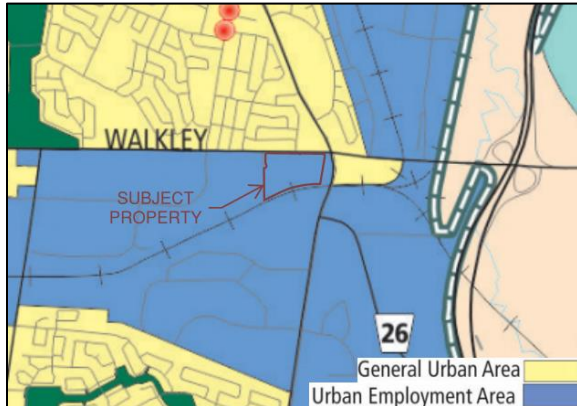


Figure 4: Urban Policy Plan (Official Plan Schedule B)



Figure 5: Zoning Map (geoOttawa)

1.4 Transportation Network

Walkley Road, also known as Ottawa Regional Road 74, is a designated arterial roadway as per Schedule E of the City of Ottawa Official Plan. The section of Walkley Road adjacent to the subject property provides two continuous lanes of travel in either direction with additional turning lanes. The wide boulevard accommodates sidewalks on both sides of the road as well as a median dividing east and west-bound traffic. Although recognized as an on-road cycling route, the right-of-way does not include dedicated cycling lanes. On-street parking is not available.

The subject property is currently serviced by OC Transpo route 112 (Elmvale/Billings Bridge) with a bus shelter provided directly to the north of the existing building. The portion of Walkley Road from Heron to Russell Road is identified as a future at-grade Bus Rapid Transit (BRT) corridor with planned stations at Russell Road to the east of the subject property and St. Laurent Boulevard to the west. These components of the City's BRT initiative reflect the post-2031 transit network concept.

Walkley Road is a designated, unrestricted truck route between Bank Street and Highway 417. The Walkley Road interchange for Provincial Highway 417 is approximately 1.1km to the east of the subject property. This convenient access for regional shipping and transport has supported the growth of the surrounding industrial area.

The subject property also has frontage on Banton Street which is a local road providing secondary access to the subject property and abutting property to the west. This paved road ends at a cul-de-sac approximately 110m south of Walkley Road. The right-of-way does not include sidewalks.

2.0 DEVELOPMENT PROPOSAL

2.1 Site History

The subject property was originally developed with a one-storey approximately 24,000m² warehouse building in 1972. A number of additions and interior partitions were subsequently constructed to accommodate office and retail space and to enlarge the facility to its current 34,530m² footprint.



Figure 6: 1976 Aerial Imagery (geoOttawa)



Figure 7: 2017 Aerial Imagery (Google Earth)

Giant Tiger acquired title to the property in 1996. Giant Tiger is a Canadian owned and operated discount retailer which stocks a variety of products, including apparel, groceries, houseware, electronics, health/beauty and other items typical of supermarket and department stores. The company originated in Ottawa, with its first store opening in the Byward Market in 1961, and now has more than 242 stores in eight provinces in Canada. Its corporate headquarters is located at 2480 Walkley Road where the company's purchasing, marketing, operations, finance, human resource, administration and other corporate functions are overseen. In addition, it houses a photo studio for producing Giant Tiger's retail advertising materials.

Preceding Giant Tiger, the existing building at the subject property was occupied by a Sears distribution facility, product repair centre and "scratch and dent" retail store. Upon purchase, this building suited Giant Tiger's needs in terms of available office, warehouse and ancillary retail space to establish their corporate headquarters, distribution centre and store.

In 2018, Giant Tiger relocated their principal distribution centre from the subject property to a site in Johnstown, Ontario. The new location, strategically situated along Highway 401 near Highway 416, offers superior transportation linkages, as well as the ability to accommodate long combination vehicles (LCVs). The warehouse space at 2480 Walkley Road is now largely unused and is anticipated to be fully vacant by spring of 2019.

The company's corporate employee base has continued to increase since Giant Tiger established itself at the subject property in 1996. The headquarters is currently very constrained with a total of 416 employees working within a space of only 7,121m². Not only is the space of inadequate

size, it is also dated and sub-optimal in terms of layout. Giant Tiger intends to continue its growth in the coming years and create up to appropriately 270 new positions by the year 2030. For these reasons, Giant Tiger is seeking to enlarge its corporate headquarters and create a more contemporary working environment.

2.2 Description of Proposed Development

The proposal involves a multi-phase reconstruction project to accommodate the redevelopment of the existing Giant Tiger corporate headquarters to a proposed four-storey, approximately 20,255m² building within the currently undeveloped eastern portion of the subject property.

The new building will contain approximately 17,380m² of office floor area within the main four-storey massing, together with approximately 2,875m² of retail within an attached one-storey podium. The overall design intent is to create a prominent, contemporary building with a signature corporate aesthetic.

The reconstruction will be phased as illustrated on the Phasing Plans attached as Appendix A to this report and as summarized below:

- Phase 1: Demolish an approximately 9,968m² portion of the existing one-storey warehouse and remove existing parking, loading and landscaped areas adjacent to this portion of the building. The resulting open area will be used for construction staging purposes. The existing two-storey office space will remain occupied and the retail store will remain in operation within the existing building.
- Phase 2: Construct the new 17,380m² four-storey corporate office building with 2,785m² ancillary retail store, together with one level of underground parking. Surface parking areas will be partially constructed, maintaining vehicular access along the east side of the existing building.

Relocate the office and retail facilities from the existing building to the new complex upon completion of construction. The anticipated opening of the replacement store is scheduled for fall 2020, with occupancy of the new office space to follow several months later in winter 2021.

- Phase 3: Demolish the now vacant approximately 7,121m² office and 3,752m² retail portions of the existing building, as well as an additional 1,117m² of the warehouse. The remaining approximately 16,972m² portion of the existing building will be retained and continue to be used as warehouse space which will be leased to future tenants.
- Phase 4: Complete roadway modifications at the Walkley Road and Melfort Street intersection to accommodate a new signalized, full-movement access. The existing access from Walkley Road to the east of Melfort Street will be modified to close the median break in order to limit traffic movement to right-in/right-out.

A new central north-south access spine within the site will be constructed, with an east-west connection to Banton Street. Remaining works will be completed for parking areas. Landscaped works are also proposed to reinstate disturbed areas, including those previously occupied by building or paved surfaces.

The phasing approach described above is such the corporate office and retail store functions will continue to operate without disruption throughout the reconstruction process. Thoughtful consideration was given to interim requirements during each phase of reconstruction, such as servicing, vehicle circulation, including delivery and loading, as well as parking and access.

The massing of the proposed replacement building will consist of two, four-storey staggered blocks joined by a central glass atrium, as well as a one-storey block positioned closer to the street. The retail store will occupy the front portion of the building, and the office will occupy the bulk of the building to the rear.

The proposed office component is nearly 2.5 times greater in size than the existing corporate office and has been designed to accommodate up to approximately 700 full-time employees. Characteristic of many modern office designs, the interior office environment can be described an open concept space allowing generous views to the outside as well as through the glazed central atrium. The layout includes primarily workstations fixed around central lounges and other gathering places to encourage social interaction and informal exchange. Closed meeting rooms are also integrated into the design to provide space for private work.

In contrast to the expanding corporate office, the proposed replacement retail store is approximately three-quarters of the size of the existing store. Its floor area represents less than 15% of the overall combined building area. The hours of operation of the store will continue to be between 8:00am and 9:00pm from Monday to Saturday, and 9:00am and 6:00pm on Sunday. A total of 40 full-time employees cover varying shifts throughout the week.

The store will continue to be company-owned, unlike the many independent franchisee-owned stores. This allows the retail store to function as an integral part of Giant Tiger's headquarters, providing opportunity to showcase new products and marketing material, monitor and modify displays, monitor legislative compliance and customer satisfaction, and test new technology systems, equipment and fixtures. These various activities are closely analysed to determine best practices prior to distribution to the franchise stores.

The longstanding relationship between the corporate office and ancillary retail store is critical to Giant Tiger's operations. Given Giant Tiger's commitment to this location and its established clientele and employee base, the company is devoted to pursuing a replacement corporate headquarters and retail development at the subject property rather than relocating elsewhere. Further, the property has the ability to accommodate the level of development it is are seeking at a prominent location to draw customers from the surrounding community and enhance its corporate profile.

Site Design

The proposed replacement headquarters building is proposed within the eastern portion of the subject property. The one-storey portion is set back approximately 14m from the lot line abutting Walkley Road and the rear portion of the building rises to four-storeys beyond 60m of Walkley Road. The four-storey massing is slightly-offset from the one-storey podium to ensure its visibility and prominence.

There is a total of 628 new parking spaces provided in connection with the proposed building. There are approximately 118 parking spaces to the west of the retail store which will be dedicated for customers of the store, and the balance of the approximately 398 spaces located to the west and south of the office blocks will be made available for employees and individuals visiting or attending meetings at the corporate office. There are an additional 112 parking spaces provided below-grade for employee use. Directional signs will be provided to assist with wayfinding.

There is a total of 429 existing parking spaces in the westerly portion of the property which currently serve the warehouse facility, as well as the retail and office to be replaced. The majority of these spaces will be retained and will continue to serve the warehouse building. The existing parking areas will also serve as overflow parking for the corporate office, although, their use is expected to be infrequent given the distance from the office entrance. It is foreseeable that a number of these spaces may be relocated or removed should the lands to the north of the warehouse be developed in the future.

The loading area associated with the new complex is proposed to the rear of the development where it will be screened from the street or public areas by the building massing. Deliveries by transport truck typically occur three times per week. Regular delivery from suppliers of certain grocery items, such as milk, bread, chips, pop products, also occur at vary times.

Primary vehicular access is proposed via a signalized, full-movement access from Walkley Road at the existing Melfort Street intersection, with a secondary access from Walkley Road further east as well as from Banton Street. The internal roadway layout provides access to three distinct parking areas associated with the proposed complex, as well as to the ramp to below-grade parking, a drop-off area, a courier parking area, and the loading and service vehicle spaces.

The landscape concept includes a large hardscape plaza framing the office blocks with accent plantings and furniture. Raised pedestrian walkways and landscaped strips are provided within parking areas to improve connections and soften these areas. A number of bollards are placed along walkways to provide security and lighting. A wide landscaped yard is provided adjacent to Walkley Road.

3.0 PROPOSED ZONING BY-LAW AMENDMENT

3.1 Purpose of Existing Zoning

Pursuant to City of Ottawa Zoning By-law 2008-250, the subject property is currently zoned IL (Light Industrial Zone) which permits a range of low-impact light industrial uses, as well as office and office-type uses in a campus-like industrial park setting. The purpose of the IL zone is to provide development standards that ensure compatibility between uses and minimize the negative impact of uses on adjacent non-industrial areas. Uses which are likely to generate noise, fumes, odours, or are hazardous or obnoxious are prohibited.

The IL zone contemplates certain complementary uses where they occupy small individual sites or small plazas and serve the employees of the surrounding industrial area, the general public in the immediate vicinity, and passing traffic. Examples of these complementary uses include recreational, health and fitness, convenience stores, restaurants and service-commercial uses. Retail uses are not permitted, however, limited sample and showroom space is allowed provided it is secondary and subordinate to the primary use of a building for manufacturing or warehousing.

The following uses are generally permitted in the IL zone as primary uses:

- *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*
- *technology industry*
- *training centre*
- *truck transport terminal*
- *warehouse*

The following uses are permitted in the IL zone as ancillary uses, subject to additional provisions which set out size restrictions:

- *animal care establishment*
- *amusement centre*
- *amusement park*
- *automobile service station*
- *bank*
- *bank machine*
- *bar*
- *car wash*
- *convenience store*
- *gas bar*
- *instructional facility*
- *payday loan establishment*
- *personal service business*
- *recreational and athletic facility*
- *restaurant*

The above uses are permitted on individual pads or as part of a plaza, provided their cumulative total gross floor area does not exceed 2,999m² and the gross floor area of each use does not exceed 300m² (subject to certain exclusions).

Where provided, an accessory display and sales areas must be within the same building as the use to which it is accessory and must not exceed 25% of gross floor area.

The proposed Giant Tiger corporate headquarters redevelopment project complies with the provisions of the By-law pertaining to permitted primary use. An amendment to the current zoning is required to include a retail use as an additional permitted ancillary use in order to allow the relocation of the existing store to the new complex. The proposed complex has been designed in accordance with all associated performance standards of the existing IL zone, with the exception of building height as it relates to the proposed four-storey office blocks. Table 1 provides a summary of applicable zoning requirements (note: standards apply to the whole of the subject property, including both the proposed development and the existing development to be retained.

Table 1: City of Ottawa Zoning By-law 2008-250, Light Industrial Zone Provisions

IL Zone Provisions (Section 203)		
Zoning Mechanism	Required	Provided
Min. Lot Area	2,000m ²	±109,333m ²
Min. Lot Width	No Minimum	±225m
Max. Lot Coverage	65%	23%
Min. Front Yard / Corner Side Yard Setback	7.5m	±35m (Banton) / 14m (Walkley)
Min. Interior Side Yard Setback		
Uses in sec. 203(1) abutting a res. or instit. zone	15m	n/a
All other cases	7.5m	±46m
Min. Rear Yard Setback		
Uses in sec. 203(1) abutting a res. or instit. zone	15m	n/a
Abutting a hydro or railway right-of-way	3.5m	n/a
All other cases	7.5m	7.8m
Max. Floor Space Index	2	0.34
Max. Building Height		
Within 20m of a residential zone	11m	n/a
All other cases	18m	21.5*
Min. Width of Landscaped Area		
Abutting a res. or instit. zone	3m	n/a
Abutting a street	3m	14m
All other cases	No Minimum	0m

* Relief Required

Parking and loading requirements for the proposed development are detailed in Table 2 below. The minimum parking requirements associated with the proposed building are both met and exceeded to ensure all customers, visitors and potential 700 or more employees can be accommodated on-site as there is virtually no on-street parking in the vicinity.

Table 2: City of Ottawa Zoning By-law 2008-250, Parking & Loading Provisions

Parking and Loading Provisions (Sec. 101, 111 & 113)		
Zoning Mechanism	Required	Provided
Min. Parking Spaces (Area C)		
Office (Proposed) – 2.4 per 100m ² GFA	418	510
Retail (Proposed) – 3.4 per 100m ² GFA	98	118
Warehouse (Existing) – 0.8 per 100m ² GFA	136	429 (existing)
Min. Bicycle Parking Spaces		
Office (Proposed) – 1 per 250m ² GFA	70	70
Retail (Proposed) – 1 per 250m ² GFA	12	12
Warehouse (Existing) – 1 per 2,000m ² GFA	9	9
Min. Loading Spaces		
Office (Proposed) – 15,000-24,999 m ²	2	2
Retail (Proposed) – 2,000-4,999 m ²	1	1
Warehouse (Existing) – 15,000-24,999 m ²	2	> 40 (existing)

3.2 Explanation of Former Zoning

The subject property currently comprises office, warehouse and ancillary retail uses. The office and warehouse uses are permitted in the IL Zone of Zoning By-law 2008-250, while the ancillary retail is no longer recognized as a permitted ancillary use.

At the time of purchase of the subject property by Giant Tiger in 1996, City of Ottawa Zoning By-law Z-2K was in effect. As per Zoning Map Numbers 58 and 75 of this By-law, the subject property was zoned M1-x(1.0)[41]. This zone permitted various commercial, industrial and public uses, as well as accessory sales uses.

A warehouse was a generally permitted use in the M1 Zone and retail and wholesale display and sales areas could be provided where associated with a permitted industrial use and not exceeding 15% of the gross floor area of the building. Exception 41 established that an office use was also permitted if located within a building containing a permitted industrial use and the cumulative total gross floor area of office did not exceed 5,575m². In reviewing the provisions of By-law Z-2K and the Report on Compliance prepared by the City of Ottawa in 1996 and attached as Appendix B to this report, upon acquisition of the property by Giant Tiger, the existing building was regarded as

a warehouse use with accessory office use and retail and sales area. The development was deemed to comply with zoning regulations and it was on that basis that Giant Tiger acquired the property.

In 1998, Zoning By-law Z-2K was repealed and replaced with City of Ottawa Zoning By-law 93-98. This By-law introduced the IL[278]F(1.0) zone for the subject property, as shown on the Zoning Map for Neighbourhood Monitoring Area Number 43, Zoning Sub Area 1. By-law 93-98 continued to include a warehouse as a permitted use and introduced an office as a conditionally permitted use, provided it did not exceed 20% of the permitted floor space index. Accessory display and sales areas were also permitted where located within the same building or on the same lot as the use to which it is accessory and not exceeding 20% of the gross leasable area of the use. This By-law did not contemplate retail as a permitted secondary use where incidental to another permitted use.

The Zoning By-law 2008-250 was adopted in 2008 and modified the IL to allow both traditional light-industrial uses and office uses as generally permitted principal uses. While a variety of complementary uses continue to be permitted, there is no provision for ancillary retail.

Accordingly, the existing retail use on the subject property became a legal non-conforming use upon adoption of more recent Zoning By-laws. Notwithstanding this status, any legal non-conforming rights would be lost upon removal of the store, unless it were reconstructed to an identical size, massing and location. Giant Tiger does not consider this to be a desirable option given its intent to significantly redesign and reconfigure this space. For this reason, the proponent is seeking to permit the reconstruction of the store at a smaller size and in a more suitable site within the subject property which is superior from a street presence and compatibility perspective.

3.3 Proposed Zoning Amendment

An amendment to the Zoning By-law is proposed in order to accommodate the reconstruction of the Giant Tiger corporate headquarters at the subject property. The purpose of the amendment is to modify the existing IL zoning of the property to introduce a site-specific exception which would recognize a retail store, limited to a department store, as an additional permitted ancillary use, as well as establish a maximum permitted building height of 22m in the IL[xxxx] zone.

The proposed IL[xxxx] zone would continue to permit a range of low-impact industrial uses, office uses and complementary recreational, health and fitness and service commercial uses, in addition to an ancillary retail use. The proposed replacement development will continue to be in keeping with the surrounding industrial lands and compatible with nearby residential development.

The proposed IL[xxxx] zone would be structured as follows:

Table 3: Proposed IL[xxxx] Provisions

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
xxxx	IL[xxxx]	retail store , limited to a supermarket or department store		<ul style="list-style-type: none"> • In addition to the uses listed in subsection 203(2), a retail store, limited to a supermarket or department store is permitted subject to: <ul style="list-style-type: none"> i. the provisions of subsection 203(2), excluding 203(2)(c); ii. being located in a building having a minimum total gross floor area of 15,000m² and containing one or more of the permitted uses listed in subsection 203(1); iii. being located in a portion of a building within 75m of the lot line abutting Walkley Road; and iv. no more than one retail store, limited to a supermarket or department store occupancy operating in the IL[xxxx] zone. • Despite Table 203, Row (h), a maximum building height of 22m is permitted in the IL[xxxx] zone.

The intent of the proposed amendment is to recognize the longstanding retail store as a permitted ancillary use and allow its relocation within the subject property, while ensuring that this use remains ancillary to the primary office functions of the development. Accordingly, the amendment is structured such that the replacement retail use would be permitted subject to the following:

(i) *the provisions of subsection 203(2), excluding 203(2)(c).*

The provisions of subsection 203(2) of the By-law relate to ancillary uses in the IL zone and set out maximum cumulative and individual floor areas for these uses. These provisions permit a total cumulative gross floor area of 2,999m², whether uses are located in individual buildings or in a plaza. This cumulative area would typically consist of multiple uses with floor areas up to 300m², except in the case of amusement centre, amusement park and recreational and athletic facility uses which are not subject to an individual floor area restriction. Similar to these typically larger-scale uses, it is proposed to permit a retail use, limited to a supermarket or

department store, as a complementary use, subject to the cumulative maximum floor area of 2,999m². Due to the nature of the proposed retail use, the store would not be subject to the individual maximum floor area requirement of 300m² which generally applies to smaller-scale commercial uses.

The maximum cumulative floor area of 2,999m² applies to the whole of the IL[xxxx] zone, despite any future severance or division of land. As approximately 2,875m² of the total area will be allocated to the proposed retail store, any future development on the subject property would be in the form of office or light-industrial uses with very limited potential for additional ancillary uses.

- (ii) *being located in a building having a minimum total gross floor area of 15,000m² and containing one or more of the permitted uses listed in subsection 203(1) and.*

The amendment is further structured such that the retail use would continue to be permitted only in connection with a principal use listed in subsection 203(1) of By-law which occupies a substantially larger floor area. Accordingly, a retail store would not be permitted as a stand-alone principal use but could occupy a portion of floor area as an ancillary use associated with an office or light-industrial use.

A minimum total gross floor area requirement of 15,000m² reflects an appropriate density of development for the subject property and the proportion of allowable retail relative to principal use ensures that such use remains ancillary. The proposed floor area of the new retail store represents approximately 14.2% of the total floor area of the proposed 20,252m² headquarters building. The purpose of requesting a slightly lesser minimum floor area requirement is to allow modest flexibility and have regard for variation in final gross floor area calculations after allowing for exclusions pursuant to the Zoning By-law definition for gross floor area. The actual proposal mimics the originally floor area limit of 15% as was set out in Zoning By-law Z-2K.

- (iii) *being located in a portion of a building within 75m of the lot line abutting Walkley Road.*

The amendment would further limit the proposed retail use to being located within a portion of a building within 75m of Walkley Road. Walkley Road represents the boundary between abutting industrial and residential areas and is a high-volume arterial roadway. Development of complementary uses is appropriate in this location to serve both employees and residents in the two areas.

- (iv) *no more than one **retail store**, limited to a department store occupancy operating in the IL[xxxx] zone.*

The amendment will further set out that only one ancillary retail occupancy may be in operation on the subject property to ensure that no other retail store could exist on the property once the new store is operational. As the proposed site-specific exception relates to the whole of 2480 Walkley Road, the approximately 10.93ha land holding may include a maximum of one operational retail store, notwithstanding any future severance.

Lastly, the amendment is seeking an increased maximum building height of 22m within the IL[xxxx], whereas Section 203(3)(h) of the By-law permits a maximum height of 18m where buildings are located greater than 20m from a residential zone. The requested increase in building height relates solely to the projecting atrium feature which is set back more than 90m from the residentially-zoned properties along the north side of Walkley Road. The balance of the building remains below the maximum height requirement of 18m, having an overall building height of approximately 17.4m.

The additional height relates in part to the desire to provide a tall glass atrium as a focal point which joins the two office blocks and displays the Giant Tiger logo. The top of the roof surface of the atrium measures 21.5m from grade. Although exceeding maximum permitted height, the atrium is desirable from an architectural perspective, is semi-transparent in appearance, and will not impact existing adjacent land uses given its considerable setback from lot lines.

The proposed amendment maintains the general intent of the Zoning By-law as it relates to development within light-industrial zones. One of the principal purposes of the IL zone is to provide opportunity for the development of low-impact light industrial and office uses in key employment-oriented areas of the City. The By-law also has consideration for various ancillary uses, such as recreational or service commercial uses. The proposed retail store is similar in nature to other contemplated ancillary uses, and fits within the maximum cumulative floor area of 2,999m² for such uses as set out in the By-law. The By-law recognizes that not all ancillary uses can achieve a maximum individual floor area of 300m² by virtue of their nature. The ancillary retail supermarket or department store would be exempt from this requirement as part of the requested amendment, just as currently are recreational and athletic facilities and amusement centres.

The By-law establishes associated performance standards, including yard setbacks, lot coverage, floor space index and building height, among other standards. The development is designed well within these parameters, which suggests the level of development is appropriate for the site. The sole performance standard for which relief is required is maximum building height. The By-law establishes allowable building heights based on proximity to abutting residential and institutional uses, with greater height being more appropriate at greater distances. The proposed increase in height is in keeping with this approach by limiting taller development to greater than 90m from the nearest residential zone and maintaining lower heights where approaching the residential area to the north. Further, the purpose of the increased building height of 22m is to accommodate the semi-transparent atrium feature, whereas the balance of the massing will remain below the permitted height of 18m.

The By-law sets out additional general provisions which apply across all zones to ensure orderly and functional development. These include parking, access and loading requirements, for example. The development has been designed to meet all functional requirements.

For the reasons set out, the proposed zoning amendment is appropriate for the subject property and introduces standards which are in keeping with the intent of the Zoning by-law.

4.0 PLANNING ANALYSIS

4.1 Provincial Policy Statement

The current Provincial Policy Statement (PPS) came into effect in April 2014 and provides policy direction on to matters of provincial interest, such as building strong sustainable communities, managing resources, and protecting public health and safety. This section demonstrates consistency with these policies as they relate to the proposed development and associated zoning amendment.

Section 1 of the PPS sets out policies for building strong and healthy communities and establishes that such communities are sustained in part by promoting efficient development and land use patterns which support financial well-being, accommodate an appropriate range of uses to meet long-term needs, minimize land consumption and servicing costs, and do not cause environmental, public health or safety concerns.

Settlement Areas are to be the focus of growth and development and their vitality and regeneration shall be promoted. The policies of Section 1.1.3 require that land use patterns within settlement areas be based on densities and a mix of uses which efficiently use land and available infrastructure and public service facilities, as well as which support active transportation and transit and which minimize negative impacts to air quality and climate change. Opportunities for intensification and redevelopment are encouraged where appropriate.

The proposed reconstruction at the subject property represents an opportunity for significant intensification in a manner which is compatible with the existing built-up area and which efficiently uses available infrastructure and transportation facilities.

Section 1.3 of the PPS speaks to employment and encourages opportunities to diversify the economic base of a community to support economic development and competitiveness. This includes providing for an appropriate mix of employment uses which support a range of economic activities and ancillary uses. Employment Areas, which is defined in the PPS as those areas designated in an Official Plan for clusters of business and economic activities, including manufacturing, warehousing, offices and associated retail and ancillary facilities, are to be protected for current and future uses.

The proposal will continue to preserve designated employment land for its intended use and contribute to the concentration of jobs in the area. The proposed redevelopment is in direct response to a need to accommodate the rapid growth of Giant Tiger as a corporate employer. Its new corporate headquarters will support up to approximately 700 employees over the coming years. The associated ancillary retail store will complement and contribute directly to the functions of the corporate office, while also serving the greater employment area and the adjacent residential uses.

Section 2 of the PPS sets out policies for the protection of natural and cultural heritage resources for their economic, environmental and social benefits. These resource interests of the PPS have been reviewed in the context of the subject property and are evaluated where they may be a factor. A Servicing and Stormwater Management Report has been prepared to address servicing design considerations for the proposed reconstruction. The existing stormwater management

design for the property includes a private sewer that outlets to a ditch at the southwest corner of the property which drains into a nearby watercourse. The proposed site works will maintain and match into existing conditions. Storm flows will be managed and controlled to mitigate any potential impacts on the watercourse.

Section 3 of the PPS addresses the protection of public health and safety through policies that relate to natural hazards and human-made hazards. A Phase I Environmental Site Assessment (ESA) has been conducted to assess any potentially contaminating activities on or near the site. It was recommended that a Phase II ESA be completed as the Phase 1 ESA found that one or more contaminants may have affected groundwater, soil and/or sediment on the subject property. Upon further assessment, the Phase II ESA concluded that the applicable standards for soil and groundwater have been met and that no further subsurface investigation is required. Additionally, a Geotechnical Investigation was completed in relation to the proposed development and concluded that the subsurface conditions are suitable for the proposed building. Any potential public health and safety hazards associated with the subject property have been addressed.

Based on the foregoing, the proposed development is consistent with the policy direction of the PPS.

4.2 City of Ottawa Official Plan

The City of Ottawa Official Plan was adopted by Council in May 2003. This section provides a review of policies as amended by OPA 150.

The subject property is located within a designated Urban Employment Area (UEA), as shown on Schedule B of the Official Plan. UEAs are reserved for specific land uses that need strategic locations or separation distances from other land uses by virtue of their activity, and which are important for diversifying the local economy. These areas are typically in close proximity to highway interchanges, freight railways and/or arterial roads.

City-wide Employment Area Policies (Section 2.2.3)

Section 2.2.3 of the Official Plan sets out high-level policies relating to growth and development within designated Employment Area. It is the intent of the Plan to protect and preserve these lands for employment uses and economic diversity. Intensification and renewal of employment uses is encouraged, notably for the well-established Employment Areas located inside the Greenbelt.

The proposed Giant Tiger reconstruction project will result in considerable intensification in terms of employment use. Intensification where relating to employment uses is defined as a net increase in jobs and/or gross floor area through the redevelopment, expansion, infill or replacement of employment uses. While employment opportunities associated with the retail component is anticipated to remain relatively stable, the employee base for the primary office use is projected to grow at a rate of roughly 5% per year over a ten-year period. As such, it is expected that up to approximately 270 new positions will be created by the year 2030. Table 3 below provides a comparison of current and anticipated employment and gross floor areas associated with the primary office and ancillary retail uses.

Table 4: Comparison of Existing and Proposed Corporate Office and Ancillary Retail Characteristics

	Existing Gross Floor Area (m ²)	Proposed Gross Floor Area (m ²)	Net Change in Gross Floor Area	Current Employment (jobs)	Anticipated Employment (jobs)	Net Change in Employment
Primary Office Use	7,121	17,380	144%	426	700	64%
Ancillary Retail Use	3,752	2,875	-23%	40	40	0%

This section of the Official Plan also speaks to Major Office Development (MOD), which is described as office buildings over 10,000m² in gross leasable area. Development of this nature is supported for its fundamental role in increasing ridership of the rapid transit network. Where located in an UEA, Major Office Development is to be within 800m walking distance of an existing or planned rapid transit station or 400m walking distance of a transit priority corridor. The proposed Giant Tiger Home Office will be supportive of the planned BRT route along the stretch of Walkley Road directly adjacent to the subject property. There are two future transit stations shown on Schedule D of the Official Plan which are in close proximity (less than 800m walking distance) to the office development.

Urban Employment Area Policies (Section 3.6.5)

Designated Urban Employment Areas are intended to accommodate a diverse cluster of business types and economic activity capable of accommodating between 2,000 and 20,000+ jobs. The types of employment uses envisioned in these areas include traditional industrial uses, such as manufacturing, warehousing and construction uses, including those that require large areas devoted to outdoor storage, associated sample and showroom uses, and offices and similar uses.

In keeping with these policies, the proposed reconstructed corporate headquarters complex will consist of considerable office space as a primary use. The proposed office component will employ up to 700 employees and the overall complex will provide approximately 740 jobs. This represents a gross density equal to approximately 160 jobs per hectare, based on an area of approximately 4.6ha associated with the corporate headquarters. A large portion of the existing warehouse building is to be retained to continue to serve traditional industrial businesses. As it is intended to lease this space to third-party occupants, the anticipated number of associated jobs is unknown, but is assumed to remain at or above levels achieved when occupied by Giant Tiger's distribution centre.

The Official Plan also notes that uses with characteristics that are likely to impact negatively on surrounding areas (e.g. industrial uses that produce odours, dust, smoke, heavy equipment movement, large areas of outdoor storage or noise) are to be distinguished from those uses that are likely to have negligible impacts. The overall development on the subject property is compatible with adjacent similar light-industrial uses and its continued operation will not adversely impact existing development.

Policy 2(c) under Section 3.6.5 further permits a variety of ancillary uses such as recreational, health and fitness uses, child care, and service commercial uses (e.g. convenience store, doctor and dentist office, shoe repair shop, coffee shop, restaurant, bank, dry-cleaning outlet, service station or gas bar) consisting of small occupancies on individual pads, within a building containing

a permitted use, in groups as part of a small plaza, or on small lots. Such uses are to be clearly incidental to the primary employment-generating uses, and not be of a size or nature that draw clientele from a beyond the local area.

The existing ancillary retail with the Giant Tiger complex benefits from its location at the edge of the Employment Area, abutting the General Urban Area. As such, the store has continuously served the adjacent residential community for over two decades. The replacement ancillary retail will occupy less than 8% of the total floor area on the property and represents only 8.6% of Giant Tiger's existing on site employment, with an even lesser proportion of 5.4% of anticipated future employment. Accordingly, the ancillary retail will remain incidental to the primary employment-generating office use on the property and will not interfere with employment uses within the interior of the Employment Area.

The Official Plan provides that the Zoning By-law shall establish individual and cumulative floor area limitations for ancillary uses. Limitations may be area specific based on appropriate size and application of ancillary uses relative to the circumstances and attributes of the UEA and its surrounding community. Amendments to these areas are to be evaluated on whether the use and proposed floor space is ancillary to the subject UEA.

By virtue of its nature, the retail store is greater in floor area in comparison to typical ancillary uses. However, despite its size, the store is relatively inconsequential and subordinate to the overall complex in terms of scale. The retail component of the development will continue to serve employees of the surrounding UEA, as well as local residents, and will complement the corporate functions of Giant Tiger. The corporate office relies on this particular store to showcase and monitor new products, displays and equipment and determine best practices to ensure the coordinated and orderly operation of stores across the Country. Benefiting from direct access to this store plays an intrinsic role to the day-to-day activities of the corporate headquarters.

The retail store is not currently nor is intended as a standalone operation. The longstanding status and continued operation of the retail store speaks to the site's suitability for this use, notably in terms of proximity to adjacent residential uses, location along the periphery of the employment area, and direct access to an arterial roadway with high traffic, pedestrian and transit volumes. Recognizing a retail store as an additional ancillary use at the subject property would not deter from the overall employment character and functions of the property or surrounding area.

Urban Design and Compatibility Policies (Section 2.5.1)

The Official Plan encourages good urban design and high-quality architecture to complement and enhance a community's history, landscape and architecture. Section 2.5.1 establishes a number of design objectives to influence the built environment as the City matures and evolves. These objectives are intended to help achieve compatibility with respect of form and function and are as follows:

1. To enhance the sense of community by creating and maintaining places with their own distinct identity.
2. To define quality public and private spaces through development.
3. To create places that are safe, accessible and are easy to get to, and move through.

4. To ensure that new development respects the character of existing areas.
5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.
6. To understand and respect natural processes and features in development design.
7. To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.

The proposal has been designed to respond to these principles by integrating massing, materiality, landscaping and linkages to create a coherent and distinct development. The tall central atrium draws emphasis to the entranceway of the office component, while the volume of the retail block is lower to establish a pedestrian scale along Walkley Road and relate to the low-rise residential development to the north. The architectural gestures and predominate use of glazing helps to achieve a memorable, high-quality building design.

A large hardscaped plaza is provided to the front of the office to animate this space, and wide landscaped buffer is provided adjacent to Walkley Road to enhance the streetscape. The selected trees and planting species reflect the local climate and can be successfully maintained. There are various well-defined pedestrian walkways connect from adjacent parking areas and public spaces to the central plaza. Parking areas are designed to distinguish between customer and employee parking and access is controlled such that the majority of traffic will be directed to the proposed signalized access at the Walkley Road and Melfort Street intersection. Loading areas and associated access are designed to minimize the interaction of large trucks with other vehicles. All loading and services areas will not be visible from the street and no outdoor storage is proposed; this stand in stark contrast to the existing loading, service and storage areas which are highly visible from Walkley Road.

The proposed corporate headquarters is within an area characterized by similar uses and will not generate noise, visual or other undesirable impacts on nearby sensitive uses. The proposed higher-density of development represents a more efficient use of land, infrastructure and public modes of transportation relative to the current conditions, in addition to a considerable improvement to streetscape, built form and architectural appeal.

Review of Development Applications Policies (Section 4.0)

Sections 4.1 through 4.11 outline policies that are to be reviewed in considering development applications to ensure that the objectives contained in the Official Plan are met.

The applications for Zoning By-law Amendment and Site Plan Control pertaining to the subject property respect the following policies:

- Section 4.1 (Site-Specific Policies and Secondary Policy Plans) - the subject site is not subject to any Site-Specific Policies or Secondary Policy Plans found in Volume 2 of the Official Plan;
- Section 4.2 (Adjacent Land-Use Designations) - the subject site is not adjacent to any land use designation or features identified in this section;

- Section 4.3 (Walking, Cycling, Transit, Roads and Parking Lots) - the subject site supports various modes of transportation, including walking, cycling, transit and vehicular. To complement these modes of transportation, direct pedestrian connections to the sidewalk and adjacent transit stop is provided, as well as secure bicycle parking and ample vehicular parking on-site. Giant Tiger is further incorporating Transportation Demand Management initiatives to support transportation mode alternative to car use for employees.

The parking layout comprises multiple distinct areas defined by circulation patterns, landscaping and lighting to reduce its perceived scale. The parking area is well set back from the street edge, with a landscaped buffer consisting of grassed area and street trees. Limited vehicular access points are provided to maintain continuity of the pedestrian environment. Traffic along Walkley Road and Banton Street associated with truck deliveries is expect to diminish with the reduction of warehouse space.

The site fronts onto Walkley Road which is a designated arterial road and on-road cycling route. The design of the development has regard for the protected right-of-way width 44.5m along this stretch of Walkley Road as section out in Annex 1 and maintains adequate set back from the future road widening. The proposal involves modifications and significant improvements to the roadway, including constructing a new signalized intersection at Melfort Street and closing an existing median in Walkley Road, in an effort to control traffic entering and exiting the site in a more efficient and safe manner.

A Transportation Impact Assessment has been prepared to assess potential impact of the development on the transportation network in the surrounding area;

- Section 4.4 (Water and Wastewater Services) – the subject site is serviced by an existing municipal watermain and sanitary sewer within Walkley Road. A Servicing and Stormwater Management Report has been prepared to assessment adequacy of these services to support the proposed development. This report further outlines the intended private stormwater management design for the site;
- Section 4.5 (Housing) – neither the existing nor the proposed development include housing;
- Section 4.6 (Cultural Heritage Resources) – the subject site and adjacent lands do not contain cultural heritage resources, however, a portion of the site being identified as a potential archaeological resource area associated with historic transportation routes. An Archaeological Assessment was not required in support of the development applications;
- Section 4.7 (Environmental Protection) – no environmental features have been identified on the subject site. A Tree Conversation Report has been prepared and proposes to retain all distinctive trees identified on-site. Stormwater management, including erosion and sediment control, involve an environmentally sensitive approach;
- Section 4.8 (Protection of Health and Safety) – the subject site is not affected by any environmental constraints identified on Schedule K. A Geotechnical Investigation has been completed to assess suitability of soil for the proposed development. Environment Site Assessments were also conducted to confirm that the site does not contain potential hazards relating to contamination. A Noise Study was prepared to ensure there are no conflicts from the perspective of potential noise impact associated with the adjacent arterial

roadway and railway line on the proposed development, and from the perspective to potential stationary noise impact associated with the proposed development on adjacent noise-sensitive uses to the north;

- Section 4.9 (Energy Conservation Through Design) – the proposed development will include standard energy conservation measures;
- Section 4.10 (Greenspace Requirements) – payment-in-lieu of parkland dedication will be provided through the development process to fund other park and recreational facilities; and
- Section 4.11 (Urban Design and Compatibility) – the proposed development has been designed to achieve compatibility with the surrounding context through good building design and site layout and upholds the following principals:

Views – there is no potential to obstruct views from public view-points, such as monuments, bridges, civic spaces, landforms, or other valued spaces in proximity to the subject property.

Building Design – the high-profile design of the development constitutes an upgrade to the existing character of the site. The principal façade of the four-storey massing is oriented towards the street and includes a mix of glazing and metal materials. The predominant use of glazing is fitting within the surrounding employment area and the use of accent grey and yellow metal panels serves to integrate Giant Tiger's unique identity into the development. All loading, garbage collection and service areas, as well as mechanical and electrical equipment will be concealed at the south side of the building. The proposed landscaping and paver treatments will enhance the development and soften the parking areas as well as those areas adjacent to the street.

Massing and Scale – to successfully integrate the development into the surrounding community, the bulk of the massing is setback from the front lot line to mitigate its scale in relation to the low-profile development to the north, while the one-storey block is positioned to frame the street edge. The proposed building height of 17.4m for the bulk of the building is in keeping with the zoning requirement, and the greater height of 21.5m associated with the glass atrium serves to accentuate this feature.

High-Rise Buildings – the proposal does not involve high-rise development. Potential influences to microclimate, shadowing adjacent properties and public spaces, disruption of public views and the character of heritage districts, or affecting street environments are not a concern in the context of the proposed development.

Outdoor Amenity Area – There are no abutting residential properties for which there is potential to impact private amenity spaces.

Public Art – The proposal is not considered a prominent development, such as a Major Urban Facility or High-rise Building, and does not include public art.

Design Priority Areas - The subject site is not located within a Design Priority Area, such areas being identified as target areas of intensification and other prominent areas which are deemed to be significant destinations in the City. Notwithstanding this, considerable emphasis has been placed on achieving high quality urban design.

Overall, the proposal represents a significant improvement to the existing site conditions, notably with respect to functionality, streetscape, and architectural interest. This is achieved by reconfiguring site access and circulation, relocating loading and service areas and equipment away from public areas and orienting the principal façade towards the street.

A Design Brief has been prepared to provide an explanation of the design intent and further speaks to the merits and compatibility of the proposed development.

5.0 SUPPORTING STUDIES

Transportation Impact Assessment

A Transportation Impact Assessment (TIA) has been prepared by Novatech to address transportation-related considerations for the proposed development. The study area for this report includes Walkley Road, St. Laurent Boulevard, Tawney Road, Banton Street, Melfort Street, Russell Road, and Lancaster Road. The TIA concluded a net increase in person trips generated by the proposed development in both the AM and PM peak hours. Although the majority of trips are anticipated as vehicle trips, a suite of Transportation Demand Management (TDM) measures will be implemented to encourage non-auto modes of transportation. The analysis concluded that the study area road and transit networks can accommodate the increased traffic generated by the proposed redevelopment. The TIA recommends a new fully signalized intersection at Walkley Road/Melfort Street to avoid delays during peak hours.

Environmental Noise and Vibration Assessment

An Environmental Noise and Vibration Assessment has been prepared by Gradient Wind to address road, rail and stationary noise considerations, as well as potential vibration resulting from railway activity. The north and south facades of the building are expected to be most affected by noise sources attributed to the Walkley Road and Russell Road intersection and the CN rail line. Building construction measures are required to ensure a comfortable indoor environment. Stationary noise associated with proposed mechanical equipment is expected to be compatible with existing and future noise-sensitive land uses. Mitigation for vibration is not required given the estimated low vibration levels at the façade nearest the rail line.

Phase I & Phase II Environmental Site Assessments

Both a Phase I and Phase II Environmental Site Assessment (ESA) have been conducted by Pinchin to investigate any potentially contaminating activities associated with past or current uses on or near the subject property. The Phase I ESA found that one or more contaminants may have affected groundwater, soil and/or sediment on the subject property. Accordingly, it was recommended that a Phase II ESA be completed. Upon further assessment, the Phase II ESA concluded that the applicable standards for soil and groundwater have been met and that no further subsurface investigation is required.

Geotechnical Investigation

A Geotechnical Investigation has been carried out by Gemtec to identify the general subsurface soil and groundwater conditions at the subject site and provide geotechnical engineering guidelines, including construction considerations for the design of the project. It was determined that, from a geotechnical perspective, the subject site is considered satisfactory for the proposed development. The investigation recommends that design drawings for the proposed development be reviewed by the geotechnical engineer as the design progresses to ensure that the guidelines provided in the report have been interpreted as intended.

Servicing and Stormwater Management Report

The Site Servicing and Stormwater Management design for the proposed development has been prepared by Novatech. The associated report notes that there are existing municipal watermain and sanitary truck sewer in Walkley Road. It is understood that these services are adequate to service the proposed development. With regard to storm servicing, it is proposed to service the development by a new storm sewer outlet to the Mather Award Drain at the southwest corner of the property. The stormwater management design aims to maximize the use of rooftop and surface storage available on site and control the 100-year post-development flow from the site to an allowable release rate corresponding to the 5-year pre-development peak flow. The design also ensures that no surface ponding will occur on the paved surfaces during the 2-year storm event. On-site water quality control is provided through the installation of an oil grit separator unit prior to discharging into the drain.

6.0 CONCLUSION

This report has been prepared in relation to concurrent applications for Zoning By-law Amendment and Site Plan Control which seek to permit the redevelopment of the existing Giant Tiger corporate headquarters and store at 2480 Walkley Road. Giant Tiger purchased this property in 1996 for the purpose of operating its warehouse distribution centre, corporate office and ancillary company-owned retail store. Upon purchase of the property, there was an understanding shared by Giant Tiger and the City of Ottawa that all three of these uses were in compliance with the Zoning By-law that was in effect at the time. The City has since passed two subsequent comprehensive Zoning By-laws, the effect of which has rendered the existing ancillary retail store a non-conforming use.

In response to the continuous growth of the company, Giant Tiger wishes to construct a new approximately 20,255m² corporate headquarters building within an undeveloped portion of the subject property. This building will accommodate the relocation of both the existing corporate office and the ancillary retail store. The proposed reconstruction will support a considerable increase in floor area associated with the primary office use, while floor area occupied by the ancillary retail use will decrease. The intensification of office use is intended to accommodate growth in office-related employment from the current 426 employees to up to 700 employees over a period of ten years. Opportunities to preserve and intensify employment uses within established employment areas is directly consistent with the policies of the Provincial Policy Statement.

In keeping with the provincial framework, the City of Ottawa Official Plan aims to preserve designated employment areas for primarily traditional industrial and office development, as well as permit a variety of ancillary uses which are incidental to these employment-generating uses.

The existing ancillary retail store on the subject property serves as an integral role to Giant Tiger's corporate functions. It provides opportunity to introduce new products, displays and marketing material as well as troubleshoot new systems prior to distribution to the many franchisee-owned stores across Canada. As part of the proposed redevelopment, this ancillary retail use would continue to operate in connection with the primary office use. In contrast to the proposed 144% increase in office floor area, the floor area associated with the ancillary retail would be reduced by 23%. The reduced floor area for the retail component represents less than 15% of the total floor area of the proposed corporate headquarters building and less than 10% of associated employment. The proposed intensification of office use, as well as the reduced presence of ancillary retail, conforms to the direction of the Official Plan.

The Official Plan further establishes that Zoning By-laws are to put in place cumulative and individual floor area limitations associated with ancillary uses based on the context of surrounding area. In the case of the IL zone, there is a maximum cumulative floor area of 2,999m² and maximum individual floor area of 300m². By virtue of its nature as a supermarket or department store, the proposed ancillary retail use is greater in size than typical individual ancillary occupancies. However, its proposed floor area of 2,875m² remains below the maximum permitted cumulative area of ancillary uses on a property.

The purpose of the amendment to the Zoning By-law is to introduce a site-specific IL[xxxx] zone for the subject property. The proposed amendment would see the addition of a retail store, limited to a supermarket or department store, as a permitted ancillary uses in the IL[xxxx]. Additionally, the amendment would establish a maximum permitted building height of 22m within the IL[xxxx] zone for buildings located greater than 20m from an abutting residential or institutional zone.

The amendment is structured to allow the reconstruction of the longstanding ancillary retail use at a more optimal location within the site. The retail store would continue to operate in connection with the Giant Tiger corporate office for which it serves an intrinsic role in day-to-day corporate activities.

While the amendment would exempt the ancillary retail use from the typical maximum individual floor area restriction of 300m², the existing cumulative maximum of 2,999m² set out in the IL zone would continue to apply with the intent of limiting the overall quantity of ancillary uses in the zone. The amendment would further restrict the proposed ancillary use to being located within a building of considerably greater size and containing a primary office or light-industrial use. This ensures that the ancillary retail would be small in scale relative to the building in which it is located as well as physically and functionally connected to the primary use of such building. In keeping with its historical siting in close proximity to Walkley Road, the proposed reconstructed store would be permitted solely in a portion of a building located within 75m of the road. This ensures that the retail store will continue to serve the adjacent residential area opposite to the site as well as benefit from direct access from an arterial road. Notwithstanding the proposed reconstruction and any future severance, only one retail store, limited to a supermarket or department, can be in operation at any time in the IL[xxxx] which applies to the whole of the 10.93ha parcel at 2480 Walkley Road.

Given its historically-permitted and now legal non-conforming status, the retention of the ancillary retail store will not undermine the overall employment functions of the site or greater area. The proposed site-specific provisions outlined above accommodate the addition of a ancillary retail

store, limited to a supermarket or department store, in a manner which respects the intent of the Zoning By-law.

The amendment would also establish a maximum permitted building height of 22m in the IL[xxxx], provided the building is located greater than 20m from an abutting residential or institutional zone. The proposed increased height is to accommodate a central glass atrium which provides architectural interest along the façade and emphasizes the high-profile design of the proposed four-storey development. It is demonstrated the increase in height is appropriate given that the balance of the building measures less than 18m in height and the projecting glass atrium is set back considerably from adjacent properties.

The reconstruction proposal supports good planning principles in terms of urban design and compatibility. The proposed replacement development incorporates significant improvement to existing site conditions, including architectural prominence and streetscape appeal, as well as site functionality in terms of circulation, access and overall transportation management. The high-standard of design and improved site functionality will enhance the neighbourhood and mitigate potential undesirable off-site impacts commonly associated with the intensification of land use.

In closing, the proposed reconstruction of the existing Giant Tiger corporate headquarters and ancillary retail store within the proposed four-storey complex is in keeping with the policy direction set out in the provincial and municipal planning framework, will generate significant employment opportunities and will contribute to the growth and renewal of the protected employment area. Finally, the site meets functional, compatibility, urban design and safety criteria for such development and represents good land use planning.

NOVATECH

Prepared By:



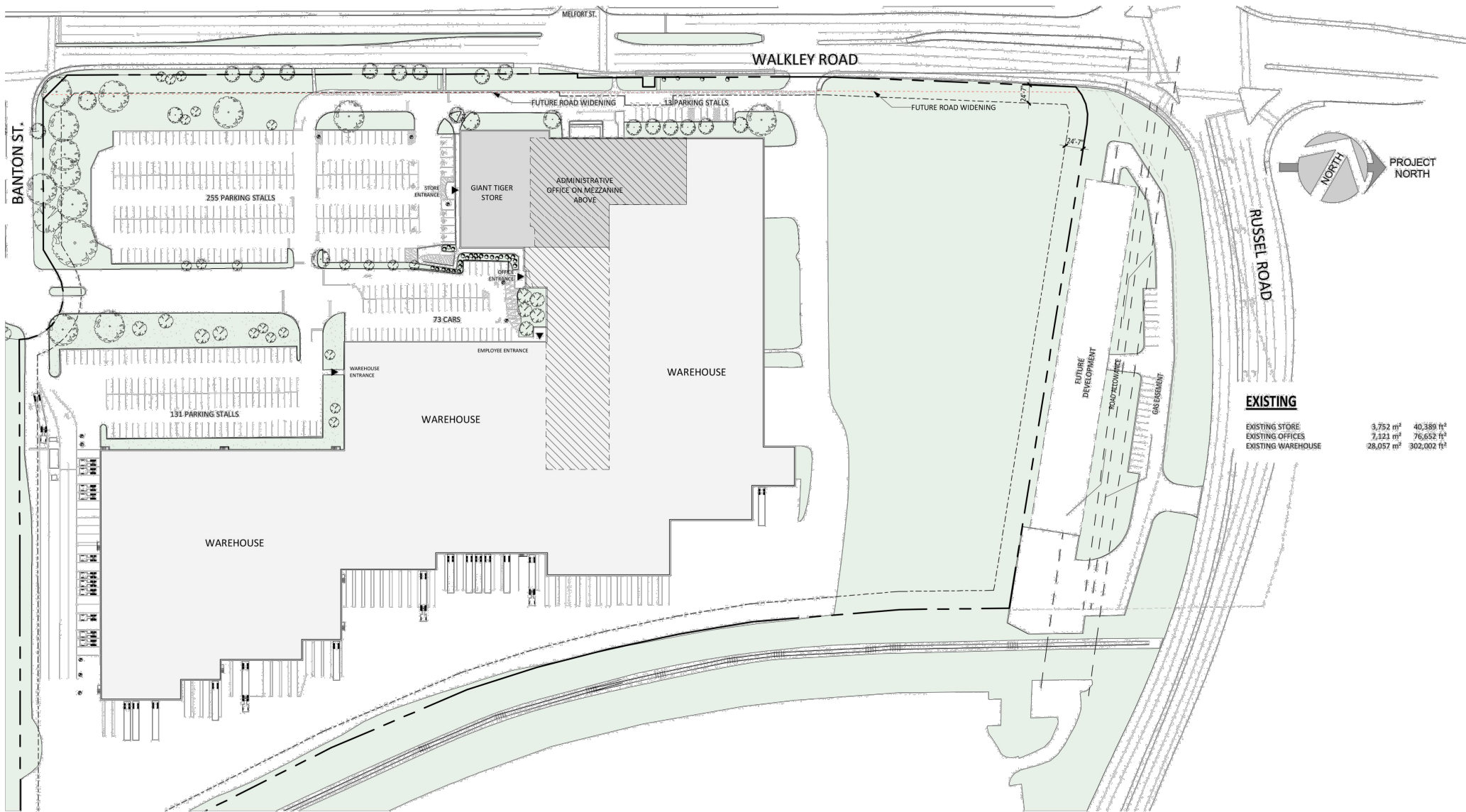
Kayla Blakely, B.E.S. (PI)
Planner

Reviewed By:



Gregory A. Mignon, RPP, MCIP
Director, Planning and Development

Appendix A



**GIANT
TIGER**



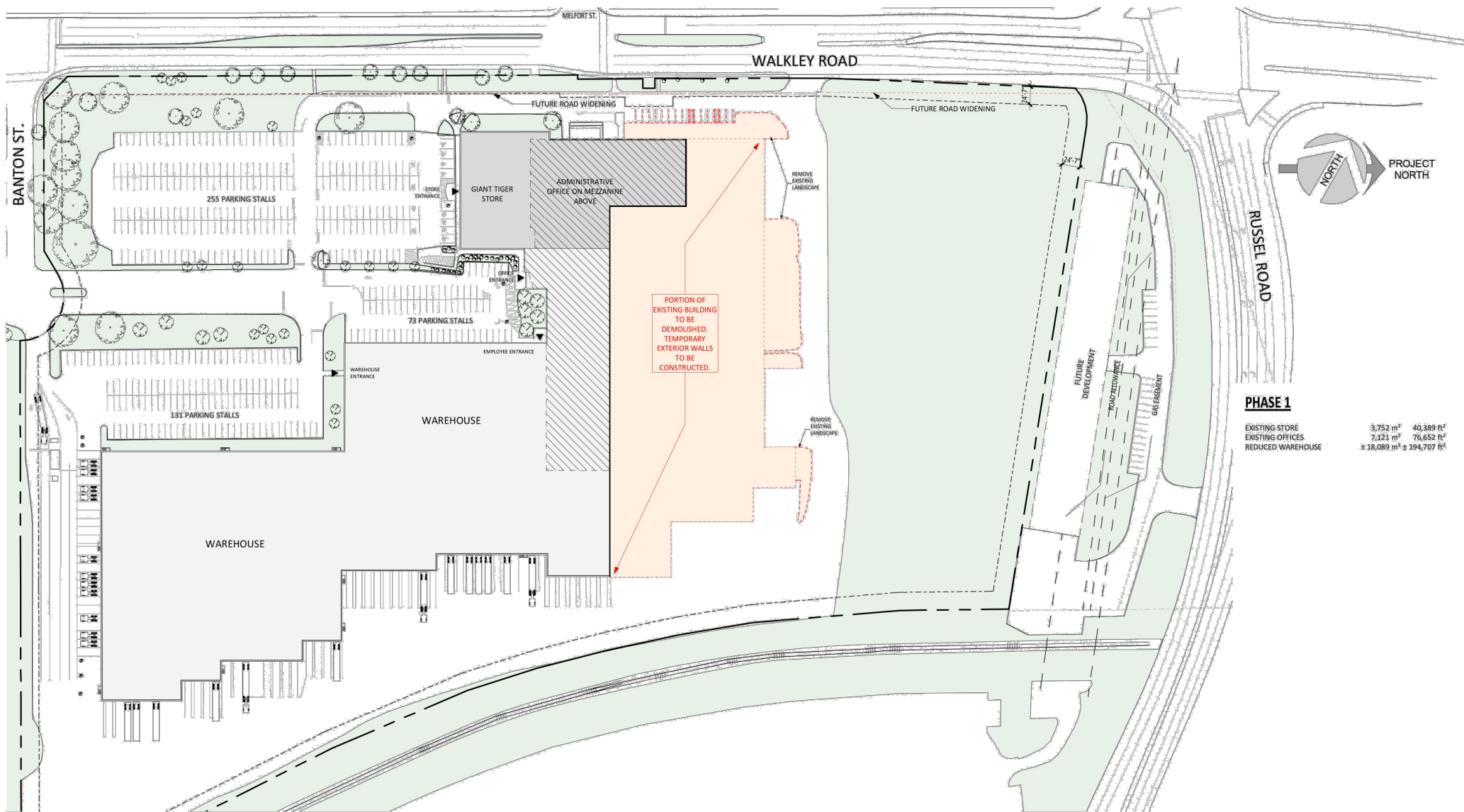
GIANT TIGER HEAD OFFICE

OTTAWA - ON.

SITE PLAN - EXISTING CONDITIONS 1" = 120'

FOLIO 17109 2019-01-18

GKC
ARCHITECTS



**GIANT
TIGER**



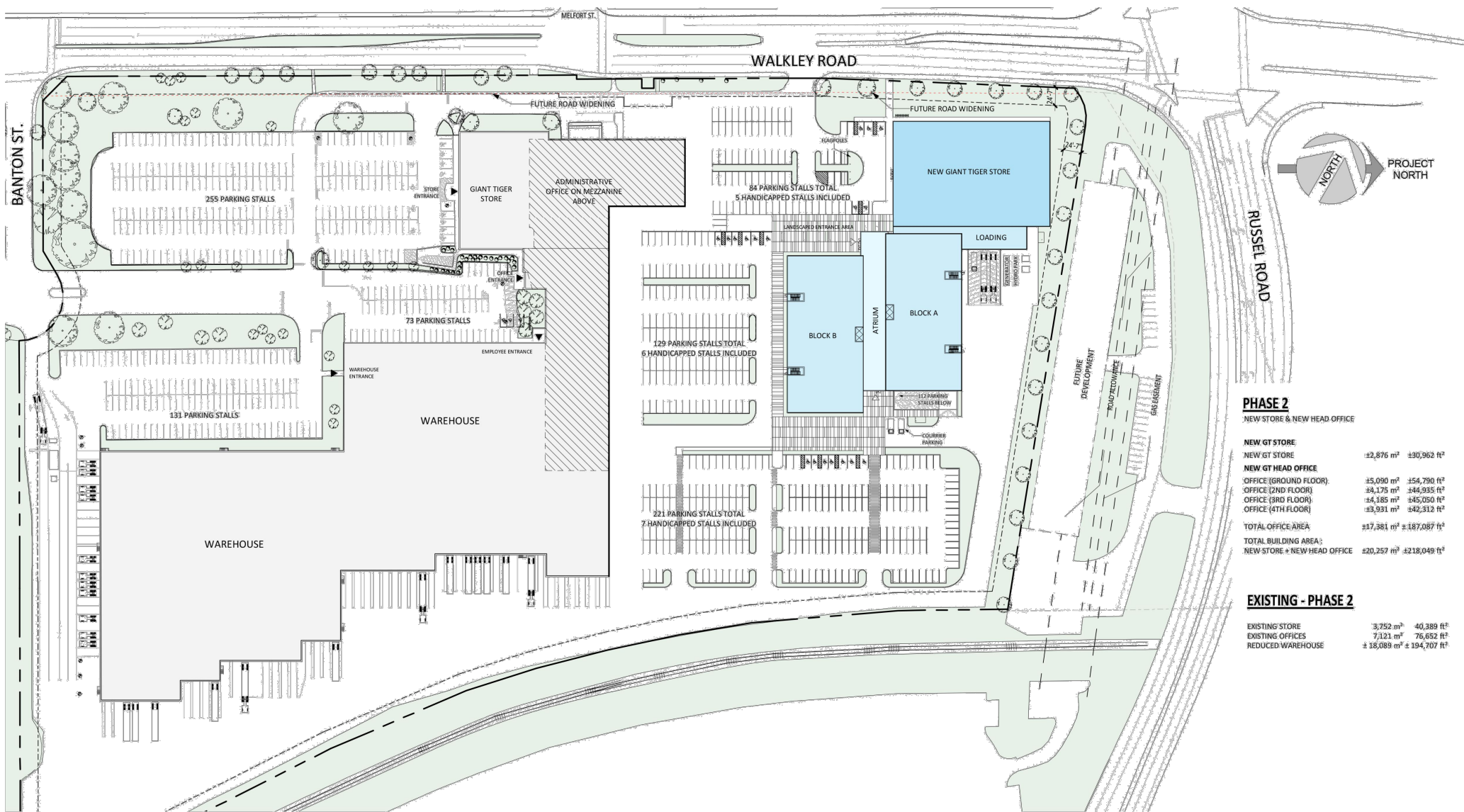
GIANT TIGER HEAD OFFICE

OTTAWA - ON.

PHASE 1 - DEMOLITION WAREHOUSE 1" = 120'

FOLIO 17109 2019-01-18

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PHASE 2

NEW STORE & NEW HEAD OFFICE

NEW GT STORE

±2,676 m² ±30,962 ft²

NEW GT HEAD OFFICE

OFFICE (GROUND FLOOR) ±5,090 m² ±54,790 ft²

OFFICE (2ND FLOOR) ±4,175 m² ±44,935 ft²

OFFICE (3RD FLOOR) ±4,185 m² ±45,050 ft²

OFFICE (4TH FLOOR) ±3,931 m² ±42,312 ft²

TOTAL OFFICE AREA ±17,381 m² ±187,087 ft²

TOTAL BUILDING AREA: ±20,257 m² ±218,049 ft²

NEW STORE + NEW HEAD OFFICE

EXISTING - PHASE 2

EXISTING STORE 3,752 m² 40,389 ft²

EXISTING OFFICES 7,121 m² 76,652 ft²

REDUCED WAREHOUSE ±18,089 m² ±194,707 ft²

**GIANT
TIGER**



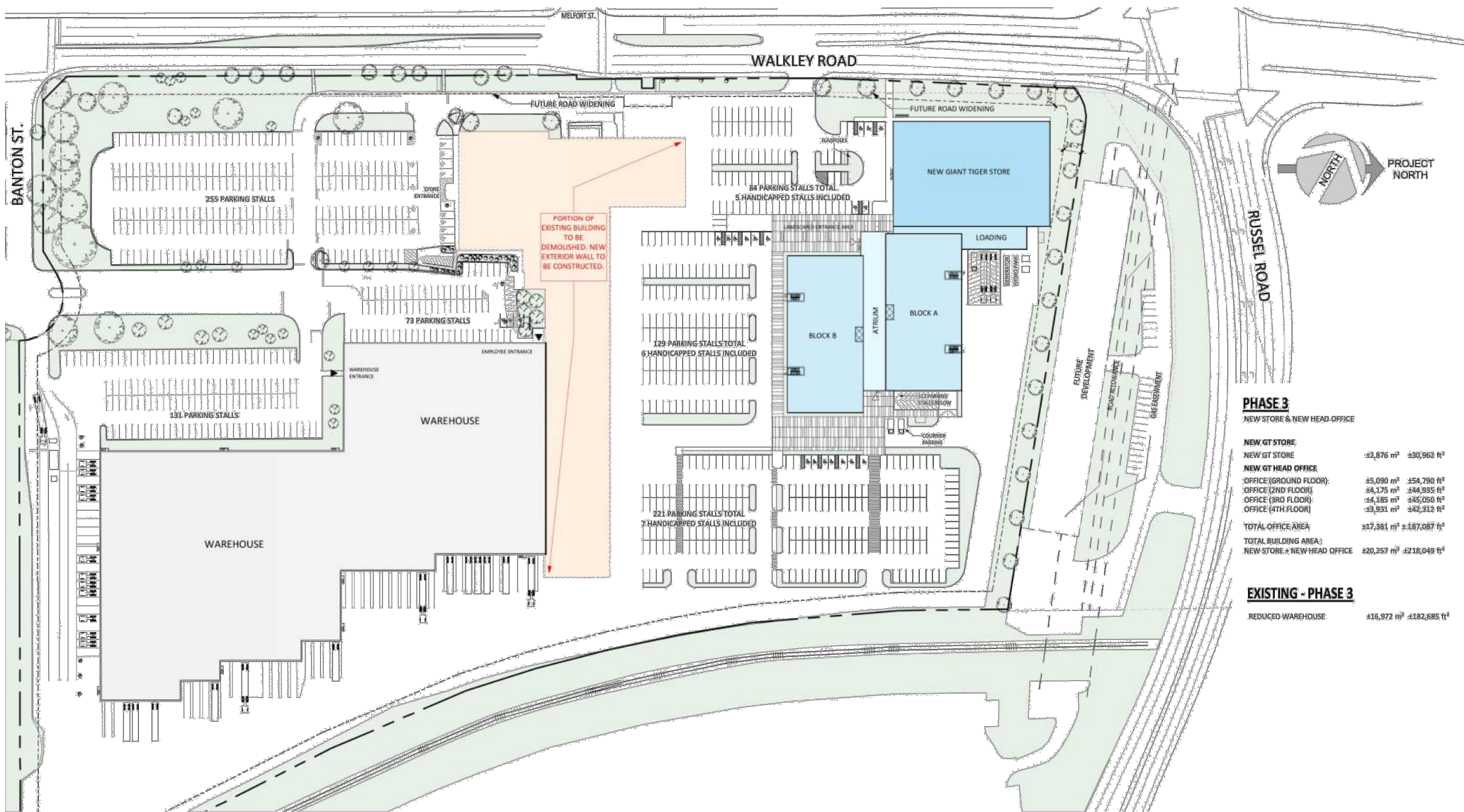
GIANT TIGER HEAD OFFICE

OTTAWA - ON.

PHASE 2 - NEW STORE & HEAD OFFICE 1" = 120'

FOLIO 17109 2019-01-18

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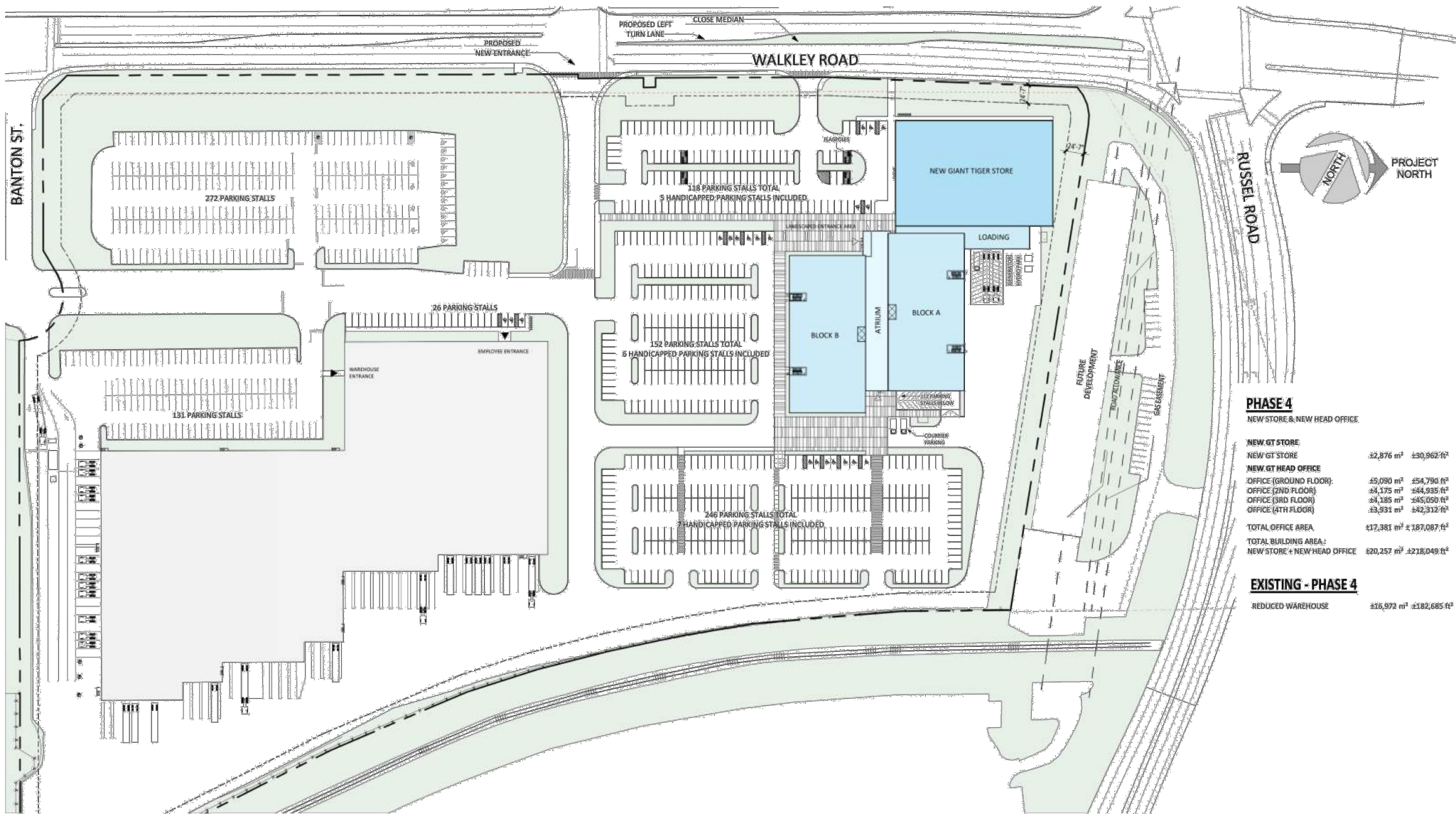
GIANT TIGER HEAD OFFICE

OTTAWA - ON.

PHASE 3 - DEMOLITION STORE & WAREHOUSE 1" = 120'

FOLIO 17109 2019-01-18

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GIANT TIGER HEAD OFFICE

OTTAWA - ON.

PHASE 4 - COMPLETE PROJECT 1" = 120'

FOLIO 17109 2019-01-18

GKC
ARCHITECTS

Appendix B

City of
Ottawa

(FROM RECORDS ONLY)

*Fast Track*Planning, Economic Development & Housing Department
Compliance Reports Section

111 Sussex Drive, Ottawa, Ontario

K1N 5A1

REPORT ON COMPLIANCE

PURSUANT TO COMPLIANCE REPORT BY-LAW 311-92

Circulation No.

96-5-41

File No.

P.D. 4880

PROPERTY BEING SEARCHED

Municipal Address

2480 Walkley Rd.

Brief Legal Description

CON 5 RF TWP LA 1st/11

Receipt Number

1029154

AMOUNT \$ 100.00

☒ ORIGINAL ATTACHED☐ COPY ATTACHED

ZONING DESIGNATION

M1-X(1.0)[41]

pursuant to approved by-law

pursuant to by-law awaiting: ☐ a) expiration of appeal period☐ b) O.M.B. disposition

CONFORMITY OF PRESENT USE WITH ZONING BY-LAW'S LISTED PERMITTED USES

- ☒ Permitted as a warehouse with accessory office use (see att'd) and retail and sales area not exceeding 15% of gross floor area of the bldg.
- ☐ Permitted pursuant to Committee of Adjustment Decision No.(s) _____

☐ Not permitted but enjoys a non-conforming right as _____☐ Not permitted and may be in violation. _____☐ Conformity cannot be verified

NOTE: _____

CONFORMITY OF PLAN/CERTIFICATE OF SURVEY WITH ZONING BY-LAW

☐ No survey submitted/received with requisition

Surveyor

Diane Lynch

Dated

April 29/96

☒

Certified True Copy

☐

Photocopy

- | | MAIN BUILDING | ACCESSORY BUILDING |
|---|-------------------------------------|--------------------------|
| a) is located on lot in conformity with present zoning requirements. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) is located on lot in conformity with present zoning requirements, as varied by Committee of Adjustment Decision No(s). _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| c) is not located on lot in conformity with present zoning requirements: | <input type="checkbox"/> | <input type="checkbox"/> |
| i) and a search of Department records revealed that the building enjoys legal non-conforming rights with respect to its location on the lot. | <input type="checkbox"/> | <input type="checkbox"/> |
| ii) but if the building was constructed in conformity with the regulations in effect at the time, it would enjoy legal non-conforming rights with respect to its location on the lot. | <input type="checkbox"/> | <input type="checkbox"/> |
| iii) but if/as the building was constructed prior to April 20, 1964 and is located on a lot containing a permitted residential use, it shall be deemed to be located on the lot in conformity with present zoning requirements. | <input type="checkbox"/> | <input type="checkbox"/> |
| iv) and a violation exists, which can be described as: _____ | <input type="checkbox"/> | <input type="checkbox"/> |

d) Unable to comment, see NOTE below ☐

NOTE: _____

DISTRIBUTION:

GREEN - Returned to Originator, WHITE - Compliance Reports Section

1352 022 04/95 (Rev.)

Page 1 of 2

ENCROACHMENT

The survey indicates that _____ are/is encroaching on:
 City of Ottawa property, please contact _____ at Ext. **244-5300**
 Regional property, please contact the R.M.O.C., Transportation Department
 _____ at _____

EXISTING ZONING VIOLATION FILE

☒ NO, as of May 9, 1996 ☐ YES, as of _____
 Description: _____
 For more information, please contact _____ at Ext. **244-5300**

BUILDING PERMIT(S) ISSUED

(May not include all permits on file)

☐ No Record of Building Permits on File
☐ BUILDING PERMIT NO.: _____ DATE ISSUED: _____
 PURPOSE: _____

Issuance of Occupancy Permit/Certificate of Compliance

☐ Not Required ☐ Required ☐ Partial Issued ☐ Final Issued Date Issued _____

Particulars: _____

☐ BUILDING PERMIT NO.: _____ DATE ISSUED: _____
 PURPOSE: _____

Issuance of Occupancy Permit/Certificate of Compliance

☐ Not Required ☐ Required ☐ Partial Issued ☐ Final Issued Date Issued _____

Particulars: _____

☒ **ADDITIONAL BUILDING PERMITS (See Attached)**
 For more information, please contact _____ at Ext. **244-5300**

OUTSTANDING WORK ORDERS

BUILDINGS: ☒ NO, as of May 8, 1996 ☐ YES, as of _____ Copy attached,
 dated _____ **244-5300**

For more information, please contact _____ at Ext. _____

PROPERTY ☒ NO, as of May 9, 1996 ☐ YES, as of _____ Copy attached,
 STANDARDS: dated _____ **244-5300**

For more information, please contact _____ at Ext. _____

OTHER: _____

N.B. The foregoing information is given for your convenience only and it should be clearly understood that you must satisfy yourself as to whether the premises and the existing use thereof is or would be in conformity with all applicable by-laws and regulations of the City.

FOR CLARIFICATION OR ADDITIONAL INFORMATION REGARDING THIS COMPLIANCE REPORT,

PLEASE CONTACT: Betty Bailey AT Ext. 3293 Date May 14, 1996

DISTRIBUTION:

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For further information please contact Mr. N. Dillon at 244-5300 ext. 3507 or 3929

BUILDING PERMIT NO.	DATE ISSUED	LOCATION	PURPOSE	OCC. PERMIT OR CL. OF COMPLIANCE
72938	Oct. 10/72	2480 Walkley Road.	Construct a 1 sty. warehouse.	Final Certificate of Compliance dated July 27, 1973
74417	May 28/73	2480 Walkley Road.	Interior partitions in warehouse.	C.C. N/A
76193	Mar. 25/74	2480 Walkley Road.	Add to warehouse building a single sty. addition (one extra bay)	Final Certificate of Compliance dated March 26/74
83769	Jan. 25/78	2480 Walkley Road.	Add to a 1 sty. warehouse a new enclosed loading dock.	Final Occupancy Permit dated Apr. 27/78
850944	Aug. 15/85	2480 Walkley Road	New entrance door and interior partitions.	Final Occupancy Permit dated Feb. 6/86
940489	Apr. 27/94	2480 Walkley Road	Construct a demising wall and partitions for Canada Post warehouse in a 1 sty. building.	O.P. N/A Work completed May 16/94

08/04

- (3) any operation, except employee or customer parking, carried on outside a building is completely enclosed by an opaque or translucent screen having a height of not less than one point eight (1.8) metres, and
- (4) such exterior operations are not carried on in that part of a front yard situated between the main wall of the building and the front lot line.
- (3) In the case of the offices which are existing uses in the building known municipally as 2481 Kaladar Avenue and in the building known municipally as 2487 Kaladar Avenue clause 4 of subparagraph 1 does not apply and offices are permitted but subject to the following:
 - 1. no expansion is permitted and an office of not more than a cumulative total of eight hundred and ninety (890) square metres gross floor area is permitted in the building known municipally as 2481 Kaladar Avenue, and
 - 2. no expansion is permitted and an office of not more than one thousand and five hundred (1,500) square metres of gross floor area shall be permitted in the building known municipally as 2487 Kaladar Avenue.
- (4) notwithstanding Clause 4 of subparagraph 1 of this paragraph, the china shop and furniture store located at 2477 Kaladar Avenue and the Public Garages at 1150-1166 Heron Road and 2477 Kaladar Avenue are deemed existing uses.*¹

41. *---*²

41. *In the case of the M1-x(1.0) zone located on the southeast corner of Walkley Road and east of Banton Street, and shown more specifically as the M1-x(1.0)[41] zone on Zoning Map Number 58 and Zoning Map Number 75, the following applies:

- (1) Office is also permitted, if
 - 1. located within a building containing a permitted industrial use, and
 - 2. the cumulative total gross floor area of office does not exceed 5,575 square metres.
- (2) Adult entertainment parlour-strip club is also permitted, if it is located at least:
 - 1. 500 metres from a residential zone, and
 - 2. 2,000 metres from any other adult entertainment parlour-strip club.*³

42. *In the case of the M1-x(1.0) zone located on the south side of Terminal Avenue, southwest of Belfast Road, the following provisions shall apply:

- (1) in addition to the uses permitted in Section *450*⁴, a steel fabrication operation shall be a permitted use;

¹ *By-law 322-88 C.C. 88/12/21

² *By-law 3-89 C.C. 89/01/04 repealed by By-law 246-91 C.C. 91/09/18

³ *By-law 246-91 C.C. 91/09/18

⁴ *By-law 103-91 C.C. 91/05/01