

Planning Justification Report

Minor Rezoning
of the Property at
4497 O'Keefe Court,
Ottawa, Ontario

Prepared For:

O'Keefe Court Properties Ltd.
A Division of the Properties Group
Management Ltd.
236 Metcalfe Street,
Ottawa, Ontario K2P 1R3

Prepared By:

Ray Essiambre and Associates Ltd



September 2020

1. INTRODUCTION

The purpose of this report is to provide the planning justification in support of a minor rezoning for the Property at 4497 O'Keefe Court. The change to the zone when approved will remove the provision that limits the floor area of a single tenant in a building to 50% of the gross floor area. O'Keefe Court Properties Ltd. owns 6.9 hectares at the north east corner of highway 416 and O'Keefe Court. The Property is shown on Figure – 1.

Figure 1 – The Property



2. PROPERTY CONTEXT

The Property is located generally at the north east corner of the intersection of Veterans Memorial Parkway and Strandherd Drive. Access to the Property is from O'Keefe Court that connects to Strandherd Drive at Fallowfield Road.

The Property is visible from Veterans Memorial Parkway which provides excellent visual exposure for motorists traveling north and south. Strandherd Drive is elevated at the overpass over the Parkway that provides a view of the Property when travelling east and west.

This Property is one of the few remaining undeveloped properties in the City of Ottawa that is situated at a major interchange which makes it ideal for industrial and commercial uses. The Property is situated along the Parkway and Strandherd Drive corridor, which places the Property at one of the southern gateways to the City of Ottawa and the western gateway to the community of Barrhaven.

East of the Property is Lytle Park that has several baseball diamonds and soccer fields that buffers the residential development to the east from the Property. The distance from the eastern edge of the Property to the residential use is approximately 390 m as shown in Figure 2 – Property Context.

Figure 2 – Property Context



North of the Property is undeveloped land as shown on Figure 3 – North of Property.

Figure 3 – North of Property



3. POLICY REVIEW

3.1 Provincial Policy Statements 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interests related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest. Local municipal policy plans and zoning by-laws implement matters of provincial interest.

The PPS requires that municipal land use policies must be consistent with the policy statements.

Policy 1.3.1 states that, *Planning authorities shall promote economic development and competitiveness by:*

a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;

b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

Comment

The proposed use of the Property includes a range of industrial and commercial uses that offer development potential at a strategic location adjacent to the Highway 416 and the Strandherd Drive Interchange. It will also provide greater choice and competition in market place.

The proposed rezoning is consistent with Policy 1.3.1 because it will have the effect of removing the limitation of 50% occupancy for one tenant of a building and increasing development opportunity to a more divers market.

e) states, ensuring the necessary infrastructure is provided to support current and projected needs.

Comment

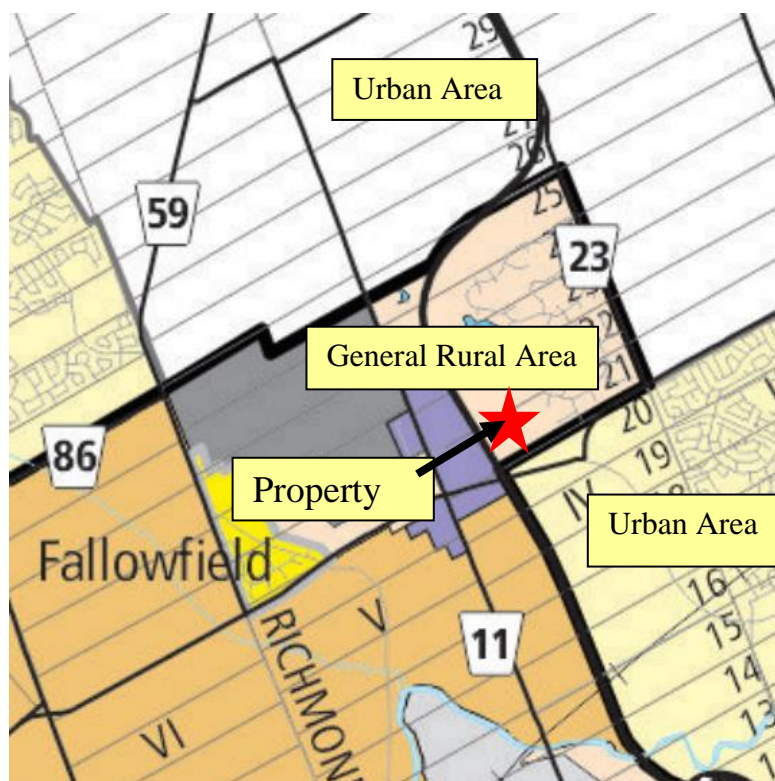
Phase 1 is initially planned to be will be serviced by a private septic system and the municipal water supply system. It is anticipated that Phase 2 and subsequent phases of development be incorporated into the urban service area and eventually the entire property will serviced by municipal water and municipal sanitary systems.



3.2 The City of Ottawa Official Plan

The Property is situated in the area governed by the Rural Area Policies of the City of Ottawa Official Plan. From a market and functional planning perspective, the Property is influenced by its proximity to the urban area of the City of Ottawa and the community of Barrhaven.

Figure 4 – Schedule – A, Rural Area



3.7.2 – General Rural Area

The General Rural Area contains a variety of land uses, such as farms, rural housing, wood lots and forests, small industries, golf courses, and in many places, existing clusters of residential subdivisions and severances and commercial development. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location and to limit the amount of residential development such that development will not preclude or resist continued agricultural and or other non-residential uses. [Amendment #150, December 21, 2017]

Purpose

1. General Rural Areas are designated on Schedule A with the intent to provide:



1. *A location for agriculture and for those non-agricultural uses that, due to their land requirements or the nature of their operation, would not be more appropriately located within urban or Village locations;*

Comment

The current Official Plan Designation is General Rural which permits industrial and commercial uses on the Property. The Property is at a unique location at the interchange of the Parkway and Strandherd Drive which is one of the few properties in the City of Ottawa where industrial and commercial uses can locate at a significant interchange. The location of the property provides an opportunity for the development of industrial and commercial uses with larger floor plates that cannot otherwise locate in settlement areas such as villages, towns and at other interchanges in the City of Ottawa urban area.

From an economic development perspective, the proposal to remove the limitation on the floor area of tenants within buildings is consistent with the Official Plan Policies.



4. EXISTING ZONING

The existing Zoning on the Property is RG[401r]-h as shown on Figure 5 – Existing Zoning.

Figure 5 – Existing Zoning



RG - Rural General Industrial Zone (Sections 219 and 220)

Purpose of the Zone

The purpose of the RG – Rural General Industrial Zone is to:

- 1. permit the development of light industrial uses in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment** in the Official Plan;*
- 2. accommodate a range of light industrial uses and **limited service commercial uses for the travelling public**;*

Comment

The purpose of the *RG - Rural General Industrial Zone* is to permit light industrial uses and to limit service commercial uses. The Provisions of the current by-law limits a single warehouse use to a maximum of 50% of the gross floor area of a building which is not consistent with the purpose and intent of the *RG - Rural General Industrial Zone*. The



limitation in the RG Zone refers to *service commercial* uses for the travelling public and it does not limit other commercial uses and industrial uses.

The uses currently permitted on the property are listed in columns III and IV in the table below.

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
401r (Subject to By- law 2017- 302) (By-law 2010- 309)	RG[401r]- h	<ul style="list-style-type: none"> -artist studio -bank -hotel -office -place of assembly limited to a convention facility -production studio -recreational and athletic facility -research and development centre -technology industry 	all uses except: - light industrial use: limited to the manufacturing or assembly of small products - warehouse	<ul style="list-style-type: none"> - minimum front, rear and side yard setbacks- 6 metres - minimum 10 m. wide landscaped area must be provided adjacent to Highway 416 - no outdoor storage is permitted - the holding symbol may only be removed by amendment to this by-law following submission and approval of a site plan application that shows development is complementary to its gateway function and to the Prestige Business Park designation of the Secondary Plan of South Nepean Urban Areas 9 and 10 - <u>any single warehouse use may occupy up to a maximum of 50% of the gross floor area of a building</u> - more than one warehouse use is permitted in a building - accessory display and sales area: <ul style="list-style-type: none"> i) must be within the same building as the use to which it is accessory, and ii) may occupy a maximum of 15%, or in the case of large appliances, 30% of the gross floor area of the warehouse use to which it is accessory - display and sales to the public is only permitted in the display and sales area;

5. PROPOSED ZONING AMENDMENT

The recommended amendment to Zone RG[401R]-H is to delete the following Provision, “any single warehouse use may occupy up to a maximum of 50% of the gross floor area of a building”.

All other provisions of the Zone RG[401R]-H shall apply.

6. SITE SERVICING

Phase 1 of the development proposed the construction of 6,388.6 m² industrial building A Functional Servicing and Stormwater Management report prepared by DSEL dated March 2018 the development is proposed to be serviced by the existing water main in O’Keefe Court, by a private on-site septic system, and by a storm outlet to the local watercourse.



A site plan prepared by Pye and Richards Architects Inc. is included in Attachment 1. A roadway is proposed along the eastern property limit. The proposed road provides connections to the property and the proposed subdivision on adjacent lands. The proposed change to the road alignment does not change the ability to service Phase 1 development and described in the 2018 Functional Serving Report by DSEL.

7. CONCLUSIONS

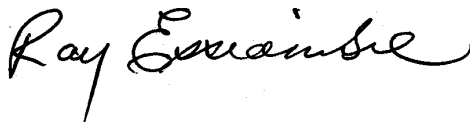
6.1. The proposed rezoning of the Property is consistent with the PPS and it conforms to the City of Ottawa Official Plan policies.

6.2. The proposed zoning amendment is consistent with the purpose and intent of the RG Zone.

6.3. Deletion of Provision that states, *“any single warehouse use may occupy up to a maximum of 50% of the gross floor area of a building”* is a minor amendment to the zoning by-law.

6.4. The proposed minor amendment to the zoning by-law RG[401R]-H is good land use planning.

Prepared by:



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Ottawa, ON K2L 1C6



ATTACHMENT 1 – SITE SERVICES



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www.DSEL.ca

October 2nd, 2020

DSEL File No.: 16-886

City of Ottawa
Development Review Branch
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1

Attention: Sean Moore, RPP/MCIP

Re: 4497 O'Keefe Court – Road Alignment Letter

DSEL has been retained by O'Keefe Court Properties Ltd to provide an addendum letter in support of the application for re-zoning at 4497 O'Keefe Court (D07-12-16-0015).

The Phase I development at 4497 O'Keefe Court proposes the construction of a 6,388.6 m² industrial building. As described by the *Functional Servicing and Stormwater Management* report (**FSR**), prepared by DSEL and dated March 2018, the development is proposed to be serviced by the existing watermain within O'Keefe Court, by a private on-site septic system, and by a storm outlet to the local watercourse. The application was submitted in support of the Site Plan Control (SPC) application.

As shown by the Site Plan prepared by Pye & Richards Architects Inc, accompanying this letter, a roadway is proposed along the eastern property limit. The proposed road provides connections to the property and provides access to the contemplated subdivision north east of the subject site. The road is currently being designed by CGH Transportation and is subject to City approval (D07-16-17-0033). The road alignment does not change the ability to service the Phase 1 development, as described by the **FSR**.

We trust that you will find the above satisfactory to support the proposed re-zoning, however, should you require additional information please do not hesitate to contact the undersigned.

Attachments:

- Site Plan prepared by Pye & Richards Architects Inc dated September 28, 2020.

Yours truly,
David Schaeffer Engineering Ltd.

A handwritten signature in black ink, appearing to read "A. Gosling".

Per: Alison J. Gosling, P.Eng.
phone: (613) 836-0856 ext. 542
email: agosling@dsel.ca

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