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Wireless Industry

**2175 Prince of Wales Drive
City of Ottawa Planning Rationale
Addendum**



Prepared for the City of Ottawa

February 9, 2009

City of Ottawa
Planning and Growth Management Branch,
Infrastructure Services and Community Sustainability Department
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

**Attention: Mr. Steve Belan
Planner II**

**Reference: 2175 Prince of Wales Drive, Application for Zoning By-law Amendment
Planning Rationale – Addendum
City File: D02-02-08-0121
Our File No. 107005-6**

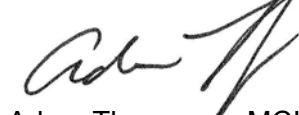
Further to our meeting your subsequent email, dated December 17, 2008, the following Planning Rationale Addendum is prepared for the City of Ottawa in support of the Zoning By-law Amendment Application (City File #D02-02-08-0121) for the above-mentioned property.

The purpose of the Planning Rationale Addendum is to provide the additional information supporting uses that have been requested in our application that are in addition to those permitted in the 'General Industrial Zone'.

Based on the findings of this Rationale Addendum, the uses proposed are consistent with the Provincial Policy Statement, conform to the policies in the City of Ottawa Official Plan, and are consistent with other relevant planning documents.

If you have any questions as you complete your review, please do not hesitate to contact me at your earliest convenience.

Sincerely,
NOVATECH ENGINEERING CONSULTANTS LTD.



Adam Thompson, MCIP RPP
Project Planner

cc: S. Thomson

**2175 PRINCE OF WALES DRIVE
CITY OF OTTAWA**

**PLANNING RATIONALE
ADDENDUM**

Prepared for:

City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Prepared By:

NOVATECH ENGINEERING CONSULTANTS LTD.
Suite 200, 240 Michael Cowpland Drive
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February 9, 2009

Novatech File: 107005-6
Ref. No.: R-2009-007

Further to a meeting with City of Ottawa Planning Branch staff in December 2008, the following addendum has been prepared to provide further rationale for uses proposed that are in addition to those generally permitted by the General Industrial Zone (IG) in the Ottawa Zoning By-law (2008-250).

Following our meeting and subsequent discussions with the proponent of the Zoning By-law Amendment application, we hereby remove the following uses from the list of uses requested:

- Day Care
- Gas Bar

Except for these two uses, the uses and use provisions requested in the Planning Rationale for 2175 Prince of Wales Drive, dated November 20, 2008, will continue to be sought as part of the application for a zoning by-law amendment.

Uses that are generally permitted in the parent IG Zone have not been included in this addendum. The Zoning By-law states that the intent of the General Industrial zone is to “*permit a wide range of low to moderate impact, light industrial uses*”. In general, except for the permission for ‘day care’ (no longer being requested), the uses permitted in the General Industrial zone are appropriate for this location. Light industrial uses are not sensitive to impacts from arterial roads and the activities at the Ottawa Macdonald-Cartier International Airport.

The requested uses discussed in this addendum are:

- Bar
- Cinema
- Funeral home
- Hotel
- Library
- Municipal service centre
- Nightclub
- Place of Worship
- Residential care facility
- Retirement home
- Retirement home, converted
- Theatre

These uses have been included in the zoning by-law amendment requested for 2175 Prince of Wales Drive. They are uses that can be complimentary to the surrounding area of the Subject Property. Specific discussions are as follows:

Bar, Nightclub

The Subject Property would be an appropriate location for a Bar or Nightclub use. The site is in a prominent location and is highly visible. Bars and nightclubs would likely be a secondary use on the site and located as part of a larger building, such as an office. Traffic generation for these uses would generally be during evening off-peak periods. Noise from nearby sources (arterial roads and airport) would not be a significant issue for these uses. Bars and Nightclubs are not considered a noise-sensitive use in the Official Plan or in Transport Canada's TP1247E Guidelines. Bars and Nightclubs are not specifically listed in Transport Canada's TP1247E Guidelines, but are closely related to 'Restaurants', which are a permitted use where noise mitigation is provided.

Cinema, Theatre

The Subject Property would be an appropriate location for a Cinema or Theatre use. The site is in a prominent location and is highly visible. Cinemas and Theatres would be appropriate as a secondary use in a larger building, or as a stand-alone use. Traffic generation for these uses would generally be during evening off-peak periods. Noise from nearby sources (arterial roads and airport) could be mitigated through building design. Cinemas and Theatres serve a greater population than the local community and can benefit from being located at the intersection of two major arterial roads. Cinemas and Theatres are considered acceptable uses in Transport Canada's TP1247E Guidelines, provided noise mitigation is designed into the building.

Funeral Home

The Subject Property would be an appropriate location for a Funeral Home use. The Subject Property is highly visible and at a prominent location, being at the intersection of two arterial roads. Traffic generated by this use would usually be outside of peak hours. Locating a Funeral Home away from residential areas avoids conflicts with some religious beliefs. Noise from nearby sources (arterial roads and airport) would need to be mitigated through building design. A Funeral Home is not a use considered by Transport Canada's TP1247E Guidelines. This use should not be considered a noise-sensitive use in relation to Official Plan policies and the Transport Canada's TP1247E Guidelines as any noise-sensitivity can be mitigated through building design.

Hotel

The Subject Property would be an appropriate location for a Hotel use. Hotels benefit the travelling public, both from the airport and those travelling by vehicle. The site is a prominent location and is highly visible, being on two arterial roads and in close proximity to the Ottawa Airport. Noise from nearby sources (arterial roads and airport) could be mitigated through building design. Hotels are permitted in areas around the airport and given special consideration in both the Official Plan and Transport Canada's TP1247E Guidelines. Hotels benefit from locating close to airports and major roadways as they cater to the travelling public.

Library, Municipal Service Centre

Libraries and Municipal Service Centres are similar in building requirements to offices, which are permitted uses in the General Industrial Zone in the Ottawa Zoning By-law (2008-250). The Subject Property is an appropriate location for Library or Municipal Service Centre uses. These uses serve a greater population than the local community and can benefit from being located at the intersection of two major arterial roads. Noise from nearby sources (arterial roads and airport) can to be mitigated through building design. Libraries are considered acceptable uses in Transport Canada's TP1247E Guidelines, provided noise mitigation is designed into the building. Municipal Service Centres, considered 'Office' in Transport Canada's TP1247E Guidelines, are also acceptable provided noise mitigation is designed into the building.

Place of Worship

The Subject Property would be an appropriate location for a Place of Worship use. The Subject Property is highly visible and at a prominent location, being at the intersection of two arterial roads. Traffic generated by this use would usually be outside of peak hours and generally peaks only once a week. Noise from nearby sources (arterial roads and airport) can be mitigated through building design. Places of Worship are considered acceptable uses in Transport Canada's TP1247E Guidelines, provided noise mitigation is designed into the building.

Residential Care Facility, Retirement Home, Retirement Home (converted)

The Subject Property would be an appropriate location for a Residential Care Facility or a Retirement Home. The Subject Property is in an attractive location for a Residential Care Facility or a Retirement Home as the site has the benefit of the views of the Rideau River and the natural environment on either side of the River. These uses, while being identified in the Official Plan as uses that are sensitive with respect to environmental noise, are permitted according to the Transport Canada TP1247E Guidelines. The Guidelines use the term “Nursing Home” to describe Residential Care Facility and Retirement Home. Noise from nearby sources can be mitigated through building design.

As part of this addendum, Appendix ‘A’ of the original planning rationale, dated November 2008, has been revised and included herein as Appendix ‘A-1’.

APPENDIX ‘A-1’

BY-LAW 2009-XX

A by-law of the City of Ottawa to amend By-law Numbered 2008-250 of the City of Ottawa to change the zoning for the property known municipally as 2175 Prince of Wales Drive.

The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, enacts as follows:

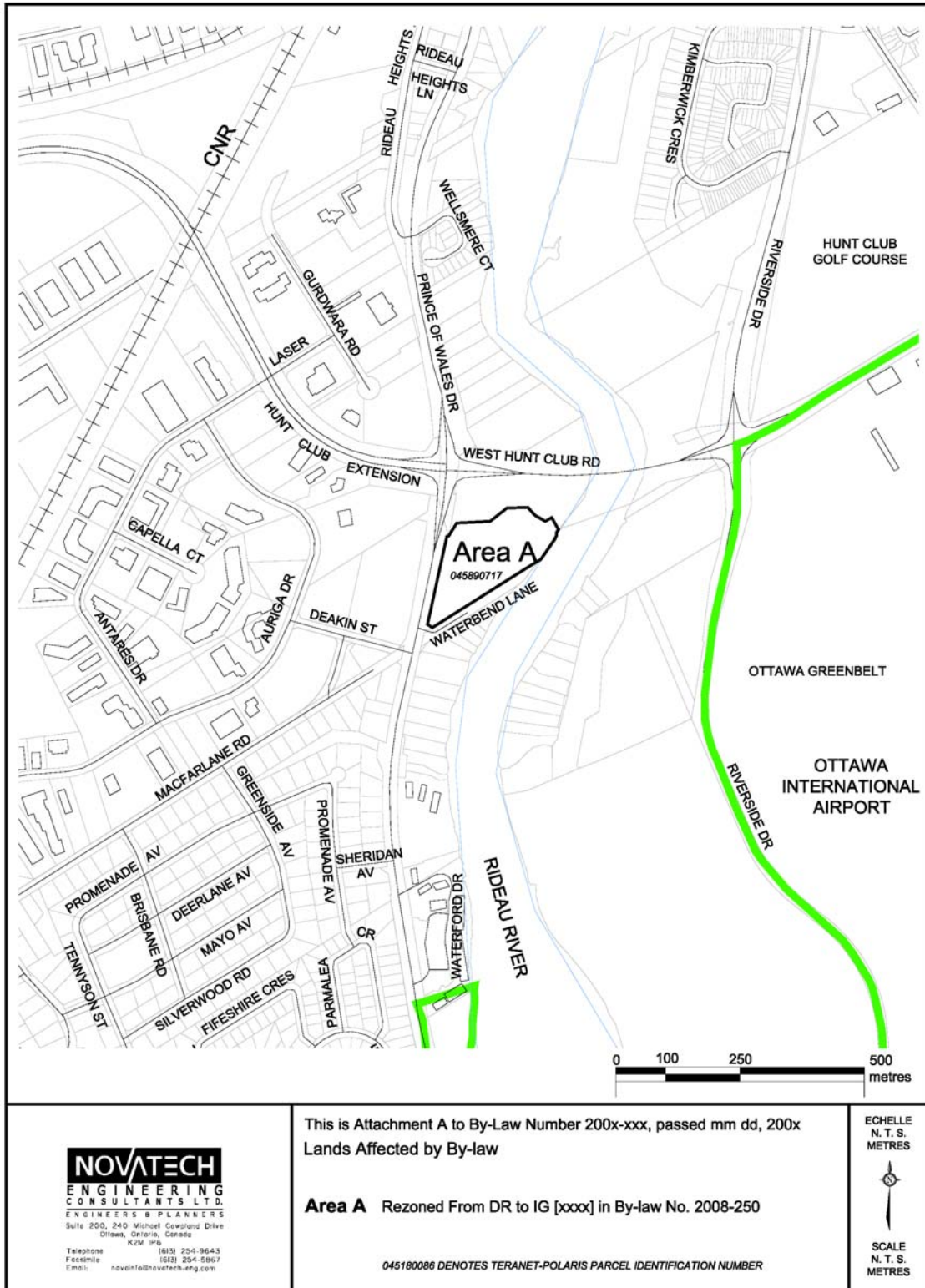
(a) The Zoning By-law Map of By-law 2008-250, entitled the “City of Ottawa Zoning By-law” is amended by rezoning the lands shown on Attachment No. 1 to this by-law as follows:

(a) Area A – rezoned from DR to IG[****]

(b) Section 239 – Urban Exceptions of By-law No. 2008-250 entitled “City of Ottawa Zoning By-law” is amended by adding the following exception (in succession of the highest exception number):

Applicable Zones	Additional Land Uses Permitted	Land Uses Prohibited	Provisions
IG [****]	<ul style="list-style-type: none"> – bar – cinema – funeral home – hotel – library – municipal service centre – nightclub – place of worship – residential care facility – retirement home – retirement home, converted – theatre 	<ul style="list-style-type: none"> – day care – gas bar – leaf and yard waste composting facility – truck transport terminal – waste processing and transfer facility (non-putrescible) 	Subsections 199 (2) (b) and (c) shall not apply.

ATTACHMENT NO. 1



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This is Attachment A to By-Law Number 200x-xxx, passed mm dd, 200x
 Lands Affected by By-law

Area A Rezoned From DR to IG [xxxx] in By-law No. 2008-250

045180086 DENOTES TERANET-POLARIS PARCEL IDENTIFICATION NUMBER

ECHELLE
 N. T. S.
 METRES



SCALE
 N. T. S.
 METRES