

# PLANNING RATIONALE OTTAWA EQUIPMENT & HYDRAULIC INC. 2628 EDINBURGH PLACE



Project No.: CCO-22-2058

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December 20, 2022

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## **1.0 OVERVIEW / INTRODUCTION**

This Planning Rationale is submitted in support of minor Zoning By-law Amendment and Site Plan Control applications for the development of an addition to the existing Ottawa Equipment & Hydraulic Inc. (“OEH”) facility located on lands known municipally as 2628 Edinburgh Place in the City of Ottawa. This rationale and the applications are submitted on behalf of BBS Construction (Ontario) Ltd. and 1120952 Ontario Inc.

A pre-application consultation meeting was held with City of Ottawa staff on September 15, 2022 to identify the reports and plans required in support of this application. Subsequent email discussions were held with City of Ottawa staff to determine changes to the requirements relating to the proposed zoning by-law amendment.

This Planning Rationale will address the appropriateness of the proposed development in the context of the existing planning policy and regulatory framework.

## 2.0 SUBJECT LANDS & SITE CONTEXT

The subject land is known municipally as 2616 and 2628 Edinburgh Place and is located within Ward No. 18, Alta Vista, in the City of Ottawa. The subject land is described legally as Part of Lots 25 and 26, Concession 3 (Ottawa Front), Geographic Township of Gloucester, being Parts 1 to 4 on Plan 5R-13905 and Parts 7 to 11 on Plan 4R-2568 and is comprised of PINs 04262-0050, 04262-0051, and 04262-0282. The subject land is located at the southwest end of Edinburgh Place, as illustrated on Figure 1: Location of Subject Land.

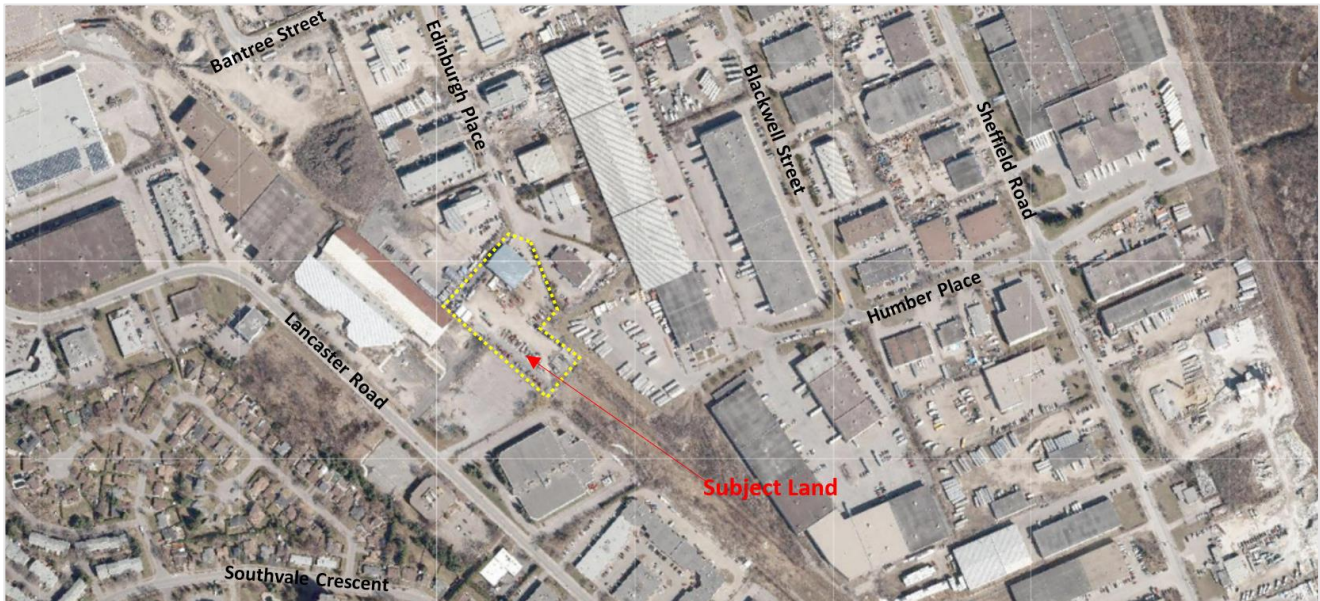


Figure 1: Location of Subject Land (Aerial Source: GeoOttawa)

The subject land has an area of 13,426 square metres, is within an existing industrial neighbourhood, and is currently improved with an existing building used for heavy equipment servicing. The surrounding land uses include a mix of industrial and commercial uses in both standalone and multi-tenant buildings. Please see Figure 2: Surrounding Land Uses for additional details pertaining to the existing and proposed land uses in the vicinity.



Figure 2: Surrounding Land Uses (Aerial Source: GeoOttawa)

### 3.0 DEVELOPMENT PROPOSAL

This proposal contemplates an addition with a gross floor area of 1,103 square metres to the existing building. The proposed addition will include sales & display, staff amenity, stock storage, and service bay areas. The proposed addition will be located at the southwest side of the existing building. The proposed development also includes a large gravel outdoor storage area for heavy equipment and vehicles. The proposed development includes associated required parking and landscaping features. An illustration of the development is provided below in Figure 3: Extract from Proposed Site Plan and Figure 4: Extract from Proposed Site Plan – Proposed Addition.

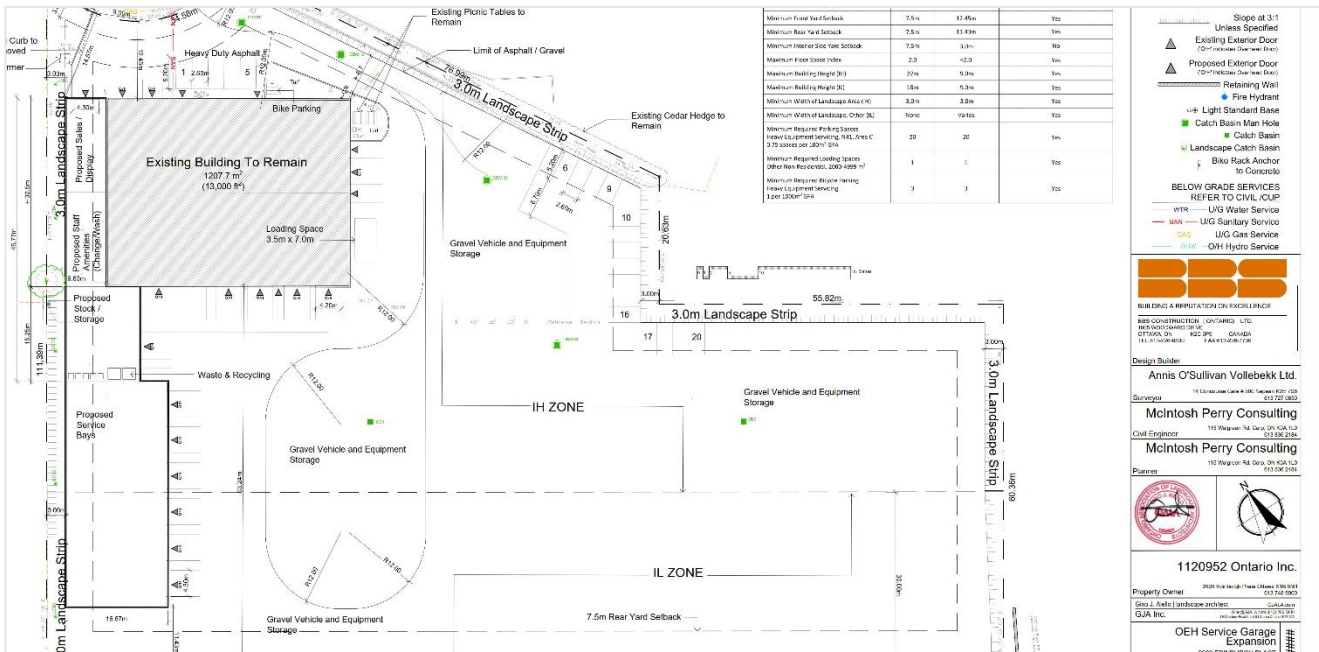


Figure 3: Extract from Proposed Site Plan

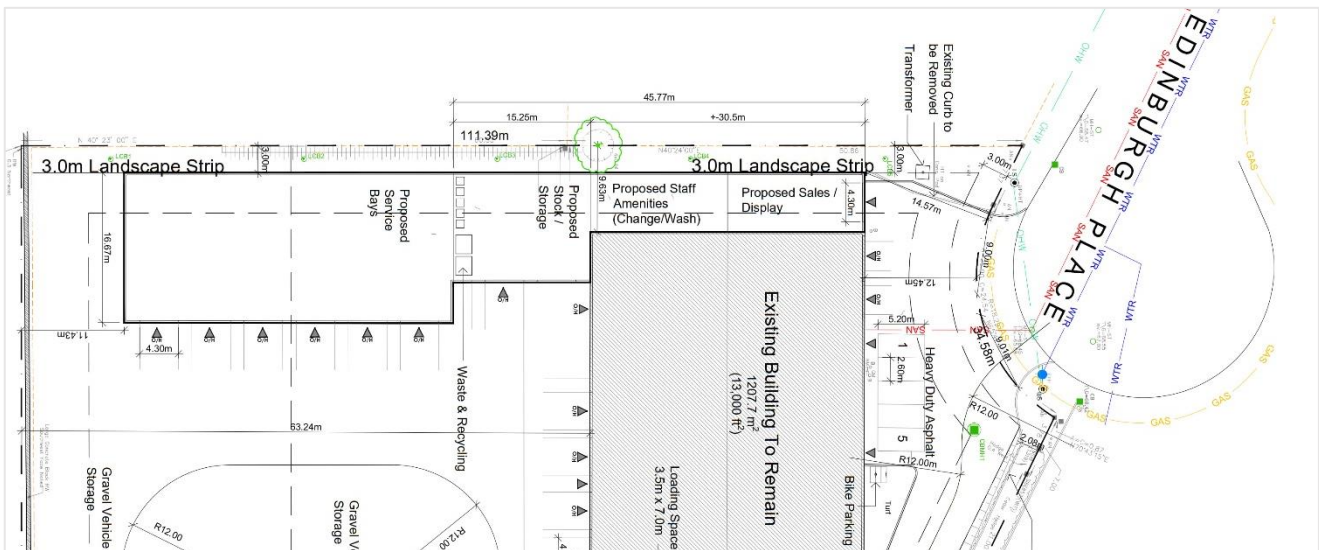


Figure 4: Extract from Proposed Site Plan – Proposed Addition

## 4.0 PLANNING POLICY & REGULATORY FRAMEWORK

### 4.1 Provincial Policy Statement

The 2020 Provincial Policy Statement (the “PPS”) provides policy direction on land use planning matters of provincial interest and includes policies that guide development in urban areas. Healthy, liveable, and safe communities are sustained in part through providing for the development of various uses, including employment uses such as the proposed industrial expansion, per the policies of the PPS.

The PPS provides that municipalities shall promote economic development through various measures, including ensuring suitable land and related infrastructure is available for the development of a mix of employment uses. The proposed addition will further contribute to the mix of employment uses in the area and will efficiently utilize existing infrastructure.

The development represents industrial/employment intensification that can be adequately serviced within an existing industrial park and as such, is consistent with the policies of the Provincial Policy Statement, 2020.

### 4.2 City of Ottawa Official Plan (2021)

The subject land is largely designated as Industrial and Logistics, with a strip of land across the rear of the property designated Mixed Industrial pursuant to Schedule B3 – Outer Urban Transect of the 2021 Official Plan, as shown on Figure 5: Extract from Schedule B3 – Outer Urban Transect.

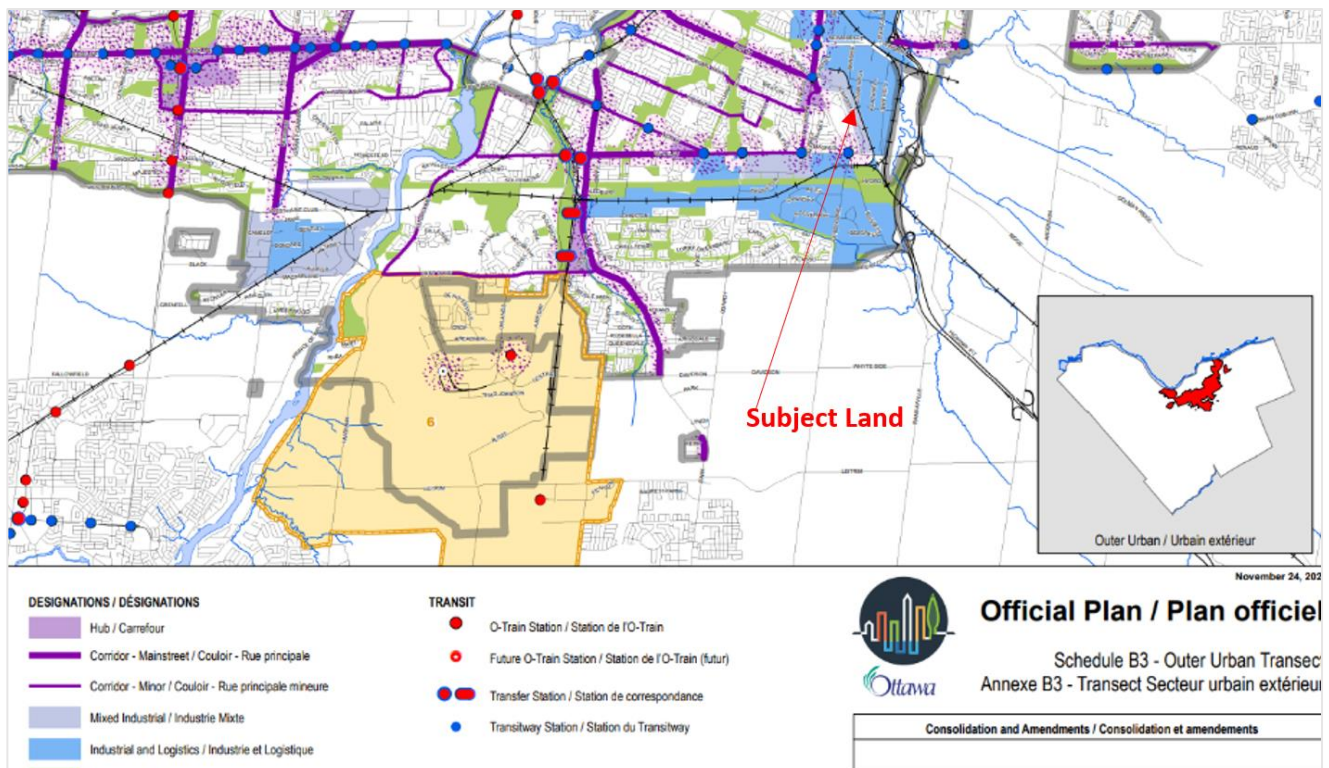


Figure 5: Extract from Schedule B3 – Outer Urban Transect, November 24 2021

The purpose of the Industrial and Logistics designation is to preserve land in strategic locations that can be used for traditional industrial land uses, including both light and heavy industrial uses that require large land areas for outdoor storage. The purpose of the Mixed Industrial designation is to provide land for less impactful industrial uses in combination with a greater mix of non-residential uses. Heavy equipment and vehicle sales and service uses are permitted within both designations.

### 4.3 City of Ottawa Zoning By-law No. 2008-250

The subject land is split-zoned with the front portion of the property being zoned Heavy Industrial (IH) and the rear portion being zoned Light Industrial (IL) pursuant to City of Ottawa Zoning By-law No. 2008-250 (the “zoning by-law”), as shown on Figure 6: Extract from GeoOttawa, Zoning Layer.

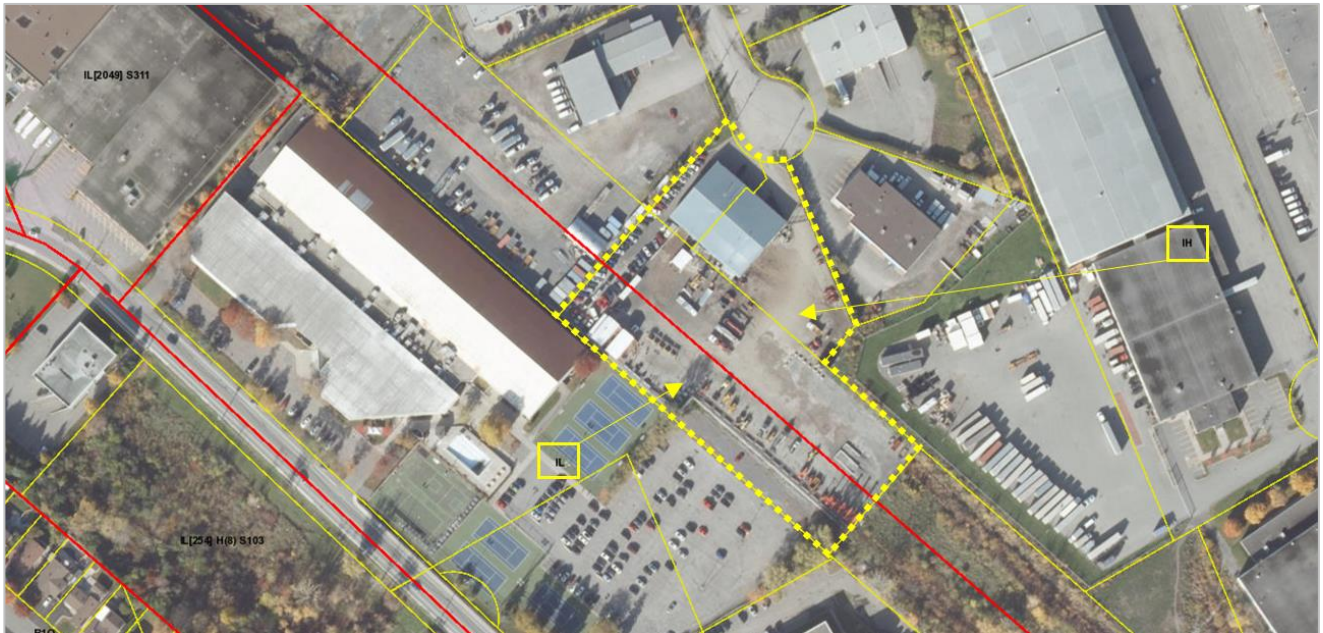


Figure 6: Extract from GeoOttawa, Zoning Layer

The purpose of the Heavy Industrial (IH) zone is to permit a wide range of the industrial uses including those which may generate nuisances. The purpose of the Light Industrial (IL) zone is to permit a wide range of low impact industrial uses. The proposed heavy equipment and vehicle sales, rental and servicing use is permitted in both the Heavy Industrial (IH) and Light Industrial (IL) zones and is therefore permitted on the subject land.

While the outdoor storage of heavy equipment and vehicles is permitted on the lands that are zoned Heavy Industrial, the zoning by-law prohibits outdoor storage on lands that are zoned Light Industrial (IL). The storage of heavy equipment and vehicles is currently not permitted on the approximately thirty (30) metre wide strip of land across the rear of the subject land, and as a result we are requesting a minor zoning by-law amendment to permit outdoor storage on the lands zoned Light Industrial (IL). This would permit the storage of heavy equipment on the entirety of the subject land.

The following table identifies the applicable zoning standards for the Heavy Industrial (IH) and Light Industrial (IL) zones, as well as general zoning standards relating to required parking and loading, and demonstrates the

proposed development's compliance with same. As per Section 33(1) and Section 18 of the zoning by-law, compliance has been determined in accordance with the applicable zone, and where two or more regulations are equally applicable, compliance has been determined in accordance with either both or the most restrictive provision.

**Table 1: Overview of Zoning Compliance**

Regulation	Required	Provided Proposed/Existing	Compliance
Minimum Lot Area (IH)	4000m <sup>2</sup>	13,426m <sup>2</sup>	Yes
Minimum Lot Area (IL)	2000m <sup>2</sup>	13,426m <sup>2</sup>	Yes
Maximum Lot Coverage (IL)	65%	19%	Yes
Minimum Front Yard Setback	7.5m	12.45m	Yes
Minimum Rear Yard Setback	7.5m	11.43m	Yes
<b>Minimum Interior Side Yard Setback</b>	<b>7.5m</b>	<b>3.0m</b>	<b>No</b>
Maximum Floor Space Index	2.0	<2.0	Yes
Maximum Building Height (IH)	22m	9.0m	Yes
Maximum Building Height (IL)	18m	9.0m	Yes
Minimum Width of Landscape Area (IH)	3.0m	3.0m	Yes
Minimum Width of Landscape, Other (IL)	None	Varies.	Yes
Minimum Required Parking Spaces Heavy Equipment Servicing, N41, Area C 0.75 spaces per 100m <sup>2</sup> GFA	20	20	Yes
Minimum Required Loading Spaces Other Non-Residential, 2000-4999 m <sup>2</sup>	1	1	Yes
Minimum Required Bicycle Parking Heavy Equipment Servicing, 1 per 1000m <sup>2</sup> GFA	3	3	Yes
Minimum Setback of Refuse Loading Area from Lot Line Abutting Public Street	9.0m	Internal	Yes
Minimum Setback of Refuse Loading Area from Lot Line Not Abutting Public Street	3.0m	Internal	Yes
Minimum Height of Opaque Screen of Refuse Loading Area	2.0m	Internal	Yes

As detailed in the compliance information above, the proposed development will comply with all applicable zone mechanisms except the minimum interior side yard setback requirement. As noted above, an interior side yard setback of 3.0 metres is proposed for the northwest side yard, whereas the zoning by-law requires 7.5 metres. Accordingly, the proposed minor zoning by-law amendment includes a request to reduce the required interior side yard setback. Additional details relating to the proposed amendment are provided in the following section.



#### 4.3.1 *Proposed Zoning By-law Amendment*

An application for a minor zoning by-law amendment has been submitted, the purpose of which is to:

- Permit outdoor storage on the portion of the subject land that is zoned Light Industrial (IL), whereas Section 203(5) prohibits outdoor storage; and
- Permit a minimum interior side yard of 3.0 metres, whereas Sections 203(3) Table 203(e)(ii) and Section 201(3) Table 201(d)(ii) require a minimum of 7.5 metres.

##### 4.3.1.1 *Outdoor Storage*

The outdoor storage of heavy equipment and vehicles is an essential component of heavy equipment and vehicle sales, rental and servicing uses, as evidenced by the zoning by-law's definition of same which directly includes the accessory storage of heavy vehicles. The subject land is located within an industrial park that is largely zoned to permit outdoor storage and permitting outdoor storage at the rear of the subject land represents a logical extension of the outdoor storage that is permitted on the remainder of the subject land.

The Light Industrial (IL) zoned lands immediately southeast of the subject land were previously subject to applications for Site Plan Control (D07-12-21-0144) and a zoning by-law amendment (D02-21-0103) that resulted in certain lands rezoned from Light Industrial (IL) to Heavy Industrial (IH), with the land adjacent to the subject land to be ultimately used for snow storage, a natural gas vehicle fueling station, outdoor storage, and large vehicle parking, as detailed on the plans and reports submitted in support of the applications and available on the City's development application search tool.

The Light Industrial (IL) zoned lands immediately southwest of the subject land were previously subject to an application for Site Plan Control (D07-12-21-0060) to reconfigure the existing parking lot of the warehouse conversion. The result is a warehouse building replacing the former institutional use with the lands southwest of the existing warehouse building (adjacent to the subject land) used as a loading area. This adjacent property was also subject to applications for consent in 2021 (D08-01-21/B-00051 & D08-01-21/B-00052) that would see the creation of a new vacant lot that would abut the subject land.

No negative impacts on the adjacent properties are anticipated as a result of the requested amendment to permit outdoor storage on the rear of the subject land.

##### 4.3.1.2 *Reduced Minimum Interior Side Yard*

The zoning by-law requires a minimum side yard setback of 7.5 metres for the subject land. One purpose of the application for a minor zoning by-law amendment is to permit a reduced minimum side yard setback of 3.0 metres at the northwest property line. Based on a site and neighbourhood visit, as well as the review of aerial imagery, zoning schedules, and site and neighborhood imagery, it appears that several buildings within the existing industrial park do not provide the minimum required yard setback in one or more yards. Please see Figures 7 through 10 below for additional details regarding the existing reduced side yards in the surrounding area.



Figure 7: Reduced Side Yard at 1730, 1740 & 1750 Bantree Street (Source: Contractor's Photos)



Figure 8: Reduced Side Yard at 1810 Bantree Street (Source: Contractor's Photos)



Figure 9: Reduced Side Yard at 2570, 2600 & 2591 Edinburgh Place (Source: Contractor's Photos)



Figure 10: Reduced Side Yard at 2550 & 2590 Blackwell Avenue (Source: Google Streetview)

As illustrated in the preceding figures, it appears there are several existing buildings in the area that do not provide a minimum side yard setback of 7.5 metres. As a result, such a reduction for the proposed development can be considered to be in keeping with the existing neighbourhood character in terms of building siting.

The existing use abutting the side lot line for which the reduced setback is sought is a light industrial use at 2600 Edinburgh Place. The land in the area of the side lot line is currently used for vehicle parking toward the front of the subject land and outdoor storage toward the rear.

The proposed yard reduction will result in an expanded building on a lot that reflects the character of, and is compatible with, the existing industrial neighbourhood. The proposed yard reduction will allow for the size of the gravel vehicle and equipment storage area to be maximised. Accordingly, the reduced interior side yard is appropriate for the development of the subject land and no negative impacts on the adjacent land are anticipated as a result of the reduced interior side yard setback.

Based on the forgoing, decreasing the required interior side yard setback to permit the addition as proposed is appropriate for the development of the subject land.

## 5.0 DESIGN BRIEF

Further to the discussion pertaining to surrounding land uses above, the following section illustrates that the design of the proposed development is compatible with the neighbouring uses and built forms.

The layout of the proposed development has been designed in accordance with the applicable standards and regulations of the City of Ottawa Comprehensive Zoning By-law generally, the operational requirements of the existing use, and the existing building on the subject land.

The proposed addition can be described as a proposed foundation and shell for a two (2) storey, sprinklered, non-combustible, slab-on-grade pre-engineered building addition. The proposed addition will be located at the side of the existing building. The exterior of the proposed addition will feature vertical metal cladding in white, a new metal roof in galvalume, and new prefinished metal trim in blue, as illustrated below in Figure 11: Extract from Proposed Elevations (North) and Figure 12: Extract from Proposed Elevations (East). The existing signage located on the front of the building is proposed to be retained.

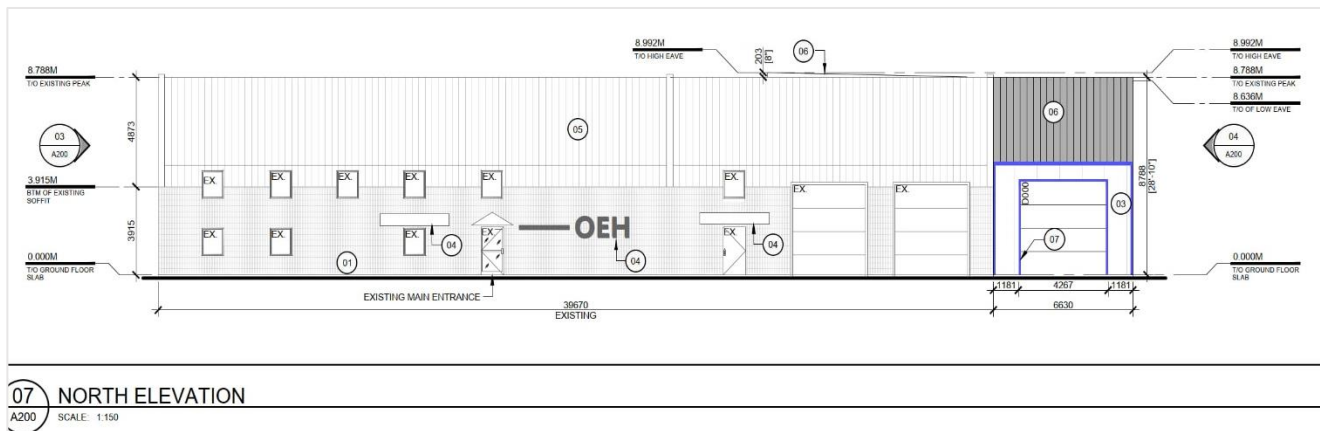


Figure 11: Extract from Proposed Elevations (North)

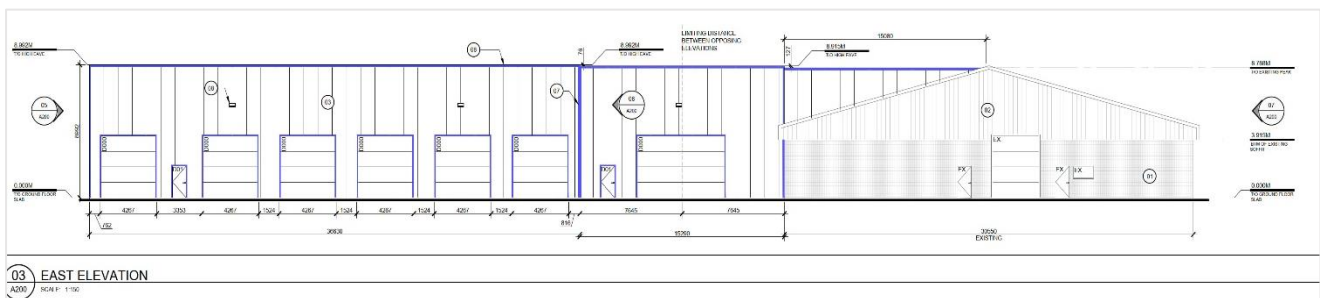


Figure 12: Extract from Proposed Elevations (East)

The design and appearance of the proposed addition is compatible with the existing building, as well as with the neighbouring uses and built forms. The proposed form, height, and setbacks are compatible with the surrounding industrial neighbourhood.

## 6.0 PUBLIC CONSULTATION STRATEGY

This Site Plan Control application is not subject to public consultation given the size of the proposed addition. The Zoning By-law Amendment will require a statutory public meeting. A preapplication consultation meeting was held on September 15<sup>th</sup>, 2021 with City of Ottawa staff to discuss the proposed Site Plan Control application and development. After the preconsultation meeting, various emails were exchanged with City of Ottawa staff to discuss the modified proposal and proposed zoning by-law amendment and to confirm the applicable changes to the complete application material related to same. Confirmation of the complete application material was provided via email on February 10, 2022 by Katie Morphet.

Councillor Marty Carr (Ward 18, Alta Vista) will be notified via email that the applications in support of the proposed development have been submitted. We would be happy to participate in a community information session should same be requested by and/or deemed necessary by the City of Ottawa or the Councillor and will attend the statutory public meeting to provide additional information and answer questions as required.

## 7.0 CONCLUSION

The proposed development is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan. The proposed zoning by-law amendment will allow for the appropriate and efficient development of the subject land within an existing industrial park. The proposal is an appropriate use of the subject property, is in the public interest, and represents good planning.

Respectfully submitted,

A handwritten signature in black ink that reads "Bridgette Alchawa". The signature is written in a cursive, flowing style.

Bridgette Alchawa, RPP  
Land Use Planner