

Dec 16, 2019
Our File: 27375-003

Steve Gauthier, MCIP, RPP
Planner II, Development Review
City of Ottawa
110 Laurier Avenue, Fourth Floor
Ottawa, ON K0J 1B0

**RE: 975 GLADSTONE AVE
Canada Bank Note
Application for Site Plan Control
Planning Brief**

Dear Mr. Gauthier:

The land that is the subject of this application for Site Plan Control is currently owned and utilized by Canada Bank Note. The entire property is known municipally as 975 Gladstone Avenue. The land is legally described as Lots 12 to 28 on Plan 92. There is currently no site plan approval.



Figure 1 – Aerial View of the Canada Bank Note Property

The subject parcel occupies the entire block defined by Gladstone Avenue, Loretta Avenue North, Breezehill Avenue North and Laurel Street. The site is approximately 18,000 m² with a lot frontage

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of approximately 211 metres along Gladstone Ave. The subject parcel currently has one existing building which is used for light industrial, warehousing and office uses. This existing building represents approximately 54% of the total land area of the subject parcel. For the purpose of this application, the Site Plan and associated drawings represent the area immediately north of the existing building where the development is to occur. The parcel is currently fully serviced by municipal water and sanitary sewers along with stormwater management facilities. The site is presently fully developed by the client. This application is to alter the existing developed area.



Figure 2 – Surrounding Context

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1.0 PROPOSED WAREHOUSE ADDITION AND SECURE LOADING BAY

The proposal is to develop a 947m² warehouse addition to the rear of the existing building, along with a 177m² secure interior loading bay.

This proposed addition is to be located within the existing asphalted parking lot located off of Laurel Street.

The parking space line work is to be reconfigured within the parking lot to accommodate the new addition along with a new fence around the structure which will match existing onsite fencing.

The development of this addition will result in the rear parking lot accommodating 111 spaces, 28 more spaces than required by by-law. The proposed warehouse addition is required to support the existing light industrial business and will not generate any employment growth nor will it increase the number of vehicular trips to and from the site.

2.0 PROVINCIAL POLICY STATEMENT

The proposed development supports the Provincial Policy Statement's policies to sustain healthy, livable and safe communities. The development is within a designated settlement area, is compatible with the existing adjacent built form, and will contribute to the financial well-being of the City. The site and proposed addition are fully accessible through private and public modes of transportation and will make efficient use of the proposed infrastructure.

3.0 CITY OF OTTAWA OFFICIAL PLAN

The City of Ottawa Official Plan, adopted by City Council in May 2003, has been updated and amended numerous times by both Council and the Ontario Municipal Board. For the purposes of this planning rationale, the on-line consolidated version of the Official Plan, including Amendments No. 150 and 180, was used for as a reference.

The Subject Site is located within the urban boundary of the City of Ottawa and is part of the settlement area for the City. Schedule 'B' of the Official Plan shows the site designated as General Urban (refer to Figure 3) within the Urban Area.

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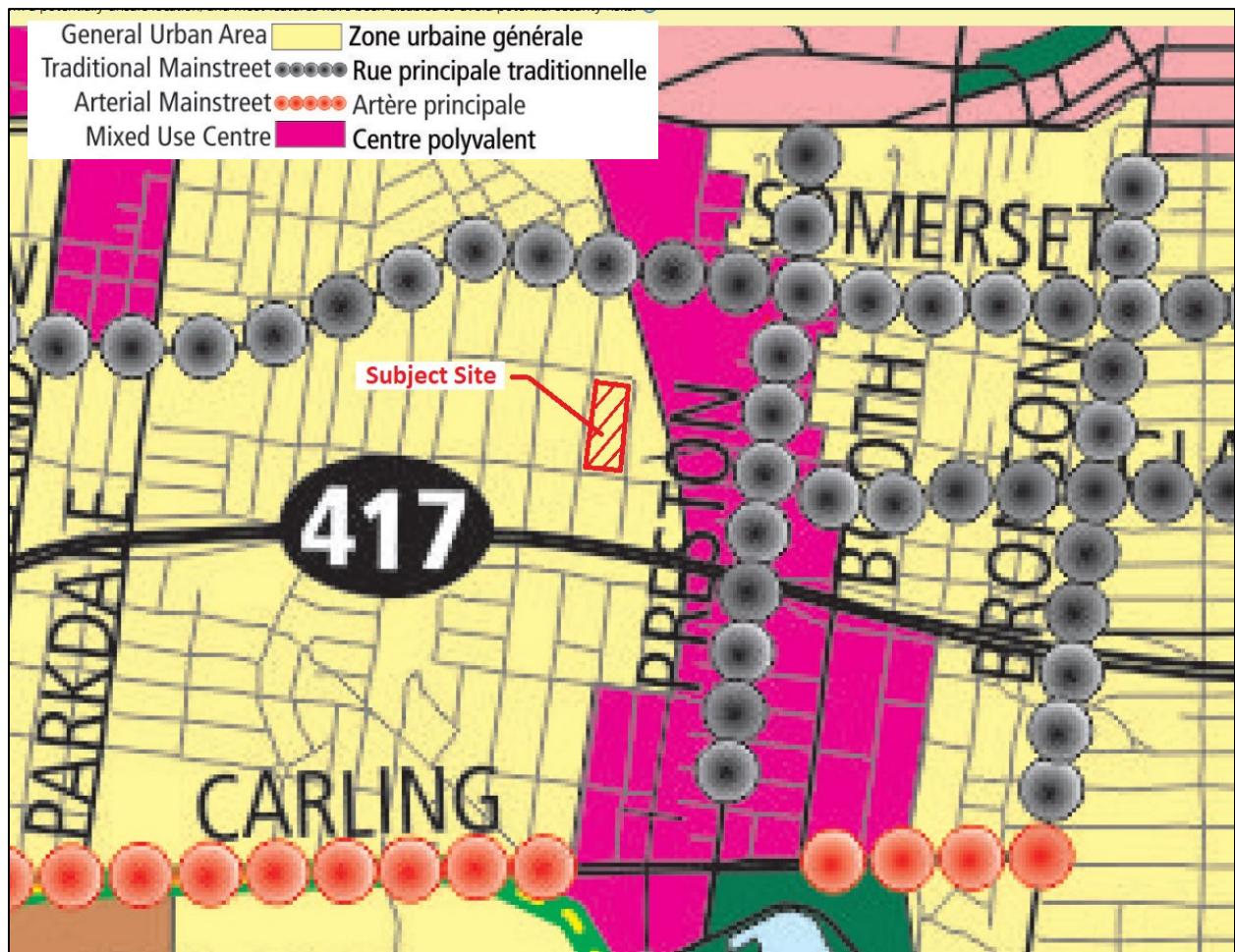


Figure 3 – Existing City of Ottawa Official Plan Schedule B: ‘General Urban Area’

The proposal is consistent with Section 2.2.1 Urban Area and Village Boundary of the Official Plan (OP). The subject land is within the urban boundary, as identified on Schedule B of the OP. The land will be accessible by various modes of transit. The entire subject parcel is currently underutilized, which provides the opportunity for development of this site with accessory structures and parking which work to serve the existing research use.

Section 3.6.1 of the Official Plan provides a framework for the General Urban Area. The Plan states that:

1. *General Urban Area areas are designated on Schedule B. The General Urban Area designation permits many types and densities of housing, as well as*

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employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.

7. *The General Urban Area permits uses that may generate traffic, noise or other impacts that have the potential to create conflicts with the surrounding residential community. These types of uses are often large and serve or draw from broader areas. The City will ensure that anticipated impacts can be adequately mitigated or otherwise addressed. Such uses will be directed to:*
 1. *Locations on the Rapid Transit and Transit Priority network, or an arterial or major collector road with sufficient capacity to accommodate the anticipated traffic generated and where frequent, all-day transit service can be provided;*
 2. *Suitable locations on the perimeter of, or isolated from, established residential development or other sensitive uses. In this regard, existing or proposed building orientation, massing and design, and the presence of mitigating circumstances such as distance, changes in topography, natural and constructed buffering, or the presence of features such as significant depths of mature forest may be taken into account.*

The proposed addition for a warehouse use and secured loading bay will serve to support the existing light industrial use of the property. The proposed development will not increase the number of vehicular trip to and from the site and has been designed to keep the noise of trucks visiting the site away from the residential uses along Breezehill Avenue North as well as to complement the design of the existing industrial building.

4.0 CITY OF OTTAWA ZONING BY-LAW 2008-250

The subject site is currently zoned IG1 H(11) – General Industrial Zone Subzone 1 with a height limit of 11 m in the City of Ottawa Comprehensive Zoning By-law 2008-250 as shown on Figure 4.

Permitted uses for said zone include several uses, but not limited to:

- light industrial uses
- park
- parking garage
- parking lot
- place of assembly
- printing plant
- production studio
- research and development centre

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

The required zoning provisions are indicated in a zoning matrix (Appendix 'B'), along with the provisions proposed for the development. The proposed Site Plan has been designed to comply with the zoning standards of the IG1 zone and all other relevant provisions including the General, Parking and Loading requirements.



Figure 5 – City of Ottawa Zoning By-law 2008-250: IG1 H(11)

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5.0 CONCLUSION

This Report has been prepared in support of an application for a Site Plan Control application for the Canada Bank Note warehouse and secure loading bay addition.

1. The current site plan control application is consistent with the Provincial Policy Statement, 2014 as the proposed development is located within a designated Settlement Area, is compatible with its surroundings and is consistent with the provincial interest identified in the Provincial Policy Statement.
2. The application respects the provisions of the Official Plan which has identified these lands as General Urban Area. This proposal conforms to the intent of this designation in that it has been designed to mitigate any potential truck noise impacts to the surround community.
3. The proposed development conforms to the provisions of the IG1 H(11) zone which allows for the development of a warehouse use. The structure also meets the zone standards.

Based on the above-noted rationale the application for site plan control for the subject site is appropriate and represents good land use planning.

In support of this Site Plan Control application, please find enclosed the following:

- Two (2) copies of the Site Plan Control application form, duly executed;
- A cheque in the amount of \$12,774.90 made payable to the City of Ottawa;
- Two (2) copies of the Planning Brief prepared by J.L. Richards & Associates Limited, dated December 16, 2019;
- Fifteen (15) copies of the Site Plan (SP) prepared by J.L. Richards & Associates Limited, dated December 18, 2019;
- Fifteen (15) copies of the Servicing and Grading Plan (G1) prepared by J.L. Richards & Associates Limited, dated December 18, 2019;
- Two (2) copies of the Survey prepared by Fairhall Moffatt & Woodland , dated April 18, 2008;
- Three (3) copies of the Architectural Elevations prepared by J.L. Richards & Associates Limited, dated December 20, 2019;
- Three (3) copies of the Site Servicing and Stormwater Management Brief (prepared by J.L. Richards & Associates Limited, dated December 2019);
- Three (3) copies of the Geotechnical Investigation Proposed Addition Canadian Bank Note 975 Gladstone Avenue prepared by Gemtec, dated June 21, 2019;
- Three (3) copies of the Phase 1 Environment Site Assessment prepared by BlueMetric Environmental Inc., dated December 7, 2015;
- Three (3) copies of the Phase 2 Environment Site Assessment prepared by BlueMetric Environmental Inc., dated October 31, 2019;
- Three (3) copies of the City of Ottawa Transportation Impact Assessment Screening Form

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We look forward to working with you with respect of this application. Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Yours very truly,

J.L. RICHARDS & ASSOCIATES LIMITED

Reviewed by:



Katie Morphet, MCIP, RPP
Planner

KM:tfc



Timothy F. Chadder, MCIP, RPP
Chief Planner

APPENDIX 'B'
CITY OF OTTAWA ZONING BY-LAW (2008-250)
ZONING MATRIX

TABLE 199 - IG ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		1000 m ²
(b) Minimum lot width		No minimum
(d) Minimum front yard and corner side yard		3 m
(g) Maximum floor space index		2, unless otherwise shown on the zoning maps
(i) Minimum width of landscaping	(i) abutting a residential or institutional zone	3 m
	(i) abutting a street	3 m

TABLE 200A - IG1 ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(i) Maximum lot coverage		80%
(ii) Minimum interior side yard	1. uses listed in subsection 199(1) abutting a residential zone	7.5 m
	2. all other cases	3 m
(iii) Minimum rear yard	1. uses listed in subsection 199(1) abutting a residential zone	7.5 m
	2. all other cases	3 m

For all other relevant zoning provisions, please see the full copy of the submitted Site Plan (SP) drawing.