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April 9, 2020

Jeff McEwen, P.Eng.
Manager, Development Review East
Planning, Infrastructure and Economic Development
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, ON
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Dear Mr. McEwen:

SITE PLAN APPLICATION - 3636 INNES ROAD, WARD 2
IBI FILE NO. 122637

On behalf of the owner, U-Haul Storage, we are pleased to submit the enclosed Site Plan Control application for the property located at 3636 Innes Road.

The subject lands are legally described as Part of Lot 4, Concession 3 (Ottawa Front) Geographic Township of Gloucester, being Parts 1 & 2 on Plan 4R-30840. The property enjoys a legal right of way over Part 3, Plan 4R-30840 on the abutting parcel to the west, which provides access to the property. The subject parcel is approximately 3.4 hectares and has approximately 123 metres frontage on Innes Road.

The subject lands are currently developed with an existing two-storey commercial building in the north east corner of the property, abutting Innes Road (Building A), along with three one-storey metal sheds along the east property line (Buildings B, C & E). These existing buildings are to remain. There is a surface parking lot for approximately 173 vehicles that is separated from Innes Road by an existing landscaped area consisting of sod and a low stone fence. The property currently operates as a U-Haul self-storage warehouse and vehicle rental establishment.

It is understood that applications for a Plan of Subdivision and related Zoning By-law Amendment have been filed with the City of Ottawa for the portion of land that immediately abuts the subject property on the west and south sides. Although these applications are in the preliminary stages of review, consideration has been given to future adjacent land uses, which are anticipated to be residential. Therefore, effort has been made to adequately site and buffer the proposed building to limit the visual impact on future medium density residential development.

Project Description

No changes are proposed to the existing two-storey U-Haul building (Building A) or three metal sheds (Buildings B, C & D). The existing surface parking lot is to remain, along with all existing landscaping of the Innes Road frontage and west property line.

The south west corner of the property is currently vacant and is the proposed location of a new three-storey concrete and steel building (Building E) to be operated as a self-storage warehouse.

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Access to the new building is proposed where the southerly access to the site is currently. The area surrounding the proposed building would consist of new asphalt and landscaped areas. Three new parking spaces, including one barrier-free space, are proposed on the east side of the building, adjacent to the main entrance. There is also a total of four new loading spaces proposed – two adjacent to the main entrance and two at the north eastern corner of the building where the loading dock will be located. A total of 9 bicycle parking spaces are provided adjacent to the main entrance on the east side of the building on a concrete pad.

The building is setback approximately 15.05 m from the western property limit, which meets the corner side yard setback, once a new road is constructed as part of the future Plan of Subdivision. Additionally, the rear yard setback requirement for development abutting a (future) residential zone to the south is 15 m. The proposed building has a rear yard setback of approximately 16 m. A 6.7 m wide drive aisle wraps around the proposed building and the fire route access and turnaround is provided on the open interior of the lot.

Landscaping is proposed on the western limit of the property adjacent to the new building, at a minimum buffer depth of 7.5 m. A landscape buffer of 3 m is provided on the southern limit of the property, in addition to a 1.8 m chain-link fence with opaque vinyl privacy woven slats for the 122.5 m length of the south property line. Landscaping in these areas includes groupings of shrub plantings, in combinations of deciduous and coniferous species. Corner feature landscaping is included at the entrance and south western property limit.

The proposed building will be clad with insulated metal panels, which have artistic changes in paint colour to provide modulation of the façade and an 8” metal trim at the roofline caps the building. The building elevations provide further detail on the proposed colour scheme. Faux window decals on the aluminum panels provide fenestration detail and create a retail appearance. These are present on the south and west elevations, where the building will be seen from the future Plan of Subdivision. A metal awning is proposed above the customer storage entrance on the east façade to provide protection from the elements, combined with wood grain overhead access doors contribute to a welcoming feel for customers. Exterior wall-mounted letters provide signage and advertising for the building.

Photo simulations are also included, which provide further visual context for the proposed building on the subject property.

Planning Policy & Zoning

The subject property is designated Arterial Mainstreet in the City of Ottawa Official Plan. A broad range of uses is permitted, including retail and commercial uses. The subject property is currently developed with a self-storage warehouse use, and the proposed construction at the rear of the property will further develop an underutilized parcel. The project conforms to the Arterial Mainstreet policies by continuing the use of land as a place of business and economic activity.

The subject property is zone IL2 H(14) – Light Industrial Subzone 2 with a height limit of 14 metres in the City of Ottawa’s Zoning By-law 2008-250. The purpose of the IL zone is to permit a wide range of low impact light industrial uses, as well as office and office-type uses. The IL2 Subzone limits some performance standards of the permitted uses in the IL zone, however a “warehouse” is a permitted use. The Zoning By-law defines “warehouse” to include a building for the storage and distribution of goods and equipment, including self-storage units and mini-warehouses. The proposed redevelopment of 3636 Innes Road complies with present zoning, both in terms of permitted uses and performance standards.

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Submission Requirements

A formal pre-consultation meeting was held with Steve Belan and City staff on January 6, 2020. Subsequent correspondence from Josiane Gervais confirmed that a full TIA would not be required, based on the submitted Screening Form. The applicant's list of required plans and studies was provided by staff following the meeting. In accordance with current COVID-19 procedures, all materials have been submitted via FTP site and hard copies will follow at the earliest, safest opportunity.

Please do not hesitate to contact IBI Group in the event you require further information.

Sincerely,

IBI GROUP

A handwritten signature in cursive script that reads "T. Gilchrist". The signature is written in black ink on a white background.

Tess Gilchrist, MCIP RPP
Senior Planner

c.c Allan Reeves, U-Haul