

Rortar Land Development Consultants

47 Moore St. Richmond, ON
K0A 2Z0

Tel. (613) 323-2146
email: rortar9@gmail.com

October 29, 2022

Secretary Treasurer,
Committee of Adjustment
City of Ottawa
101 CentrepoinTE Dr.
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

2022-11-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Application for Minor Variance – 140 Lusk Street, Barrhaven.

Rortar Land Development Consultants (a division of Demarco Construction) have been retained by the owner of the lands, acting as agent for Troms Holdings Corp to submit a Minor Variance application on their behalf with respect to the permitted Maximum Height (variance of 2.17 m) and the reduction of 2 loading spaces. The purpose of the application is to assist the facilitation of a forthcoming Site Plan Control Application for a proposed 4 storey, 88-unit Holiday Inn Express Hotel.

As a result of a pre-application meeting with City Planning staff it has been indicated that a minor variance is required for the proposed height of the new hotel from 12 m to 14.17 m. The requested variance is a result of the required floor heights associated with hotel.

Furthermore, section 113A(d) requires 2 loading spaces for commercial buildings between 5000-9999m² of floor space. The purpose of the loading requirement is traditionally aimed at providing adequate areas for commercial uses which require the delivery of goods and materials. In the case of a hotel, there are very few deliveries that are required as most services (laundry etc.) are contained within the building. All deliveries can be accommodated by a small delivery vehicle for a short period of time will occur via the main entrance. In pre-application meetings with City Planning staff it was identified that the removal of the required loading spaces would allow for additional landscaping to occur on the site.

LAND USE POLICY

City of Ottawa Official Plan

Any development of the subject lands must respect the direction of the Provincial Policy Statement as they are further articulated within the policies of the City of Ottawa Official Plan and South Nepean Secondary Plan for Areas 9 and 10.

In response to PPS policies, the City of Ottawa Official Plan designates Employment Areas within the urban area as a strategy to achieve long term economic prosperity and to maintain an adequate supply of suitable lands in appropriate locations across the municipality.

An Employment Area typically provides large parcel sizes and ready access to major transportation infrastructure. These attributes are reflective of typical user needs for the

accommodation of employment and service activities and for the support and promotion of commercial activity.

Official Plan policy recognizes the need for each Employment Area to offer the capability to accommodate at least 2000 jobs to balance housing and employment opportunities in all urban communities outside the Central Area. The Official Plan designates at least one Employment Area in each urban community outside the Greenbelt.

Secondary Plan for South Nepean Areas 9 &10

The subject parcel represents a component of the 180 hectares of Employment Area lands which are generally referred to as the “Highway 416 Employment Lands” in the Secondary Plan for the South Nepean Areas 9 and 10. The Prestige Business Park designation within the secondary plan specifically promotes the development of high quality employment uses such as research and development, advanced technology industries, offices, banks and financial services, and hotels and convention facilities.

A major objective of the Secondary Plan is “...to build on the economic development opportunity available from the 416/Strandherd interchange” and to “... present a corporate showcase and a high-quality image of South Nepean...” and “...It is important that the business park areas be designed as a showcase for new developments.”

In the promotion of appropriate design standards for the Prestige Business Park area the Urban Design Guideline policies of the Secondary Plan, Subsection 3.2 specifically assigns a maximum building height of 6 storeys/24.0m at this location. The proposed development achieves this policy objective with a built form that fully supports the high-quality design objectives that are advocated in the Secondary Plan.

The development of the proposed hotel use at this location represents a significant step in the building of the diverse economic focal point that is promoted by the policies of the Secondary Plan for Areas 9&10. The project will provide significant employment opportunities and services that are consistent with the objectives of the PPS, the Official Plan and the Secondary Plan.

Other Applicable Policies and Guidelines

Earlier City of Ottawa Official Plan, Secondary Plan, Zoning By-law and plan of subdivision approval processes for these and surrounding lands required the addressing of a number of other relevant policy and regulatory plans and requirements, including the City of Ottawa Transportation Master Plan and the Employment Lands Strategy. These processes established clear direction for the implementation of transportation infrastructure and service improvements to be provided in conjunction with development of the subdivision as a whole to support the successful evolution of a dynamic employment centre.

At the same time, the preceding higher-level development approval processes, including Official Plan, subdivision and Zoning By-law approvals have directed that certain development-specific requirements and prerequisites be met to ensure that each project supports the broader planning objectives. These requirements are incorporated within the applicable zoning for each property.

Zoning By-law Requirements/Conformity

The City of Ottawa comprehensive Zoning By-law 2008-250 zones the subject parcel Business Park Industrial Zone- IP (2265)H(12) which is intended "... to accommodate mixed office, office-type uses and low impact, light industrial uses in a business park setting...". A hotel use, as proposed in the application, is specifically identified in the list of Permitted Uses in this zone. Apart from the requested Minor Variances, the intended hotel use can achieve all required performance standards of the IP(2265) zone.

4 Tests of Minor Variance

As per Planning Act policy the proposed Minor Variance requested for 140 Lusk St. meets the prescribed 4 tests as:

1. The application is in conformity with the Official Plan and existing Secondary Plan policies as the proposed hotel use contributes to the viability of the Employment designation.
2. The proposed use is consistent with the uses outlined in the Industrial Park – IP(2265) H(12) provisions. Apart from the proposed additional height and reduction of required loading spaces the proposed development concept can achieve the performance standards of the IP (265) zone.
3. The application is considered minor in nature as the quantum of the variance for height is minimal (2.17 m) in terms of not permitting additional floors to the building but only to enable the required ceiling heights of the brand requirements of the hotel.
4. The application is desirable for the proposed development as the proposed hotel will contribute to the overall growth of Barrhaven which is currently underserved in terms of available hotel rooms.

If you have any questions or comments regarding this submission, please feel free to contact me directly at (613) 323-2146 or by email at rortar9@gmail.com. We thank you for your consideration.

Sincerely,

Rod Price,
Rortar Land Development Consultants.