

**3. Zoning By-law Amendment and Official Plan Amendment – 4149
Strandherd Drive**

**Modification au Règlement de zonage et modification au Plan officiel –
4149, promenade Strandherd**

Committee recommendations

That Council approve:

- 1. an amendment to the South Nepean Secondary Plan Areas 9 and 10 (Volume 2A), to re-designate Part of 4149 Strandherd Drive from 'Prestige Business Park' to 'Business Park', to permit an automobile dealership and increase permitted height from four storeys to six storeys, as shown in Document 2;**
- 2. an amendment to Zoning By-law 2008-250 for Part of 4149 Strandherd Drive to rezone the southeastern portion of the property from Business Park, Exception zone 2298 (IP[2298]H(18)), to Business Park, Exception zone xxxx (IP[xxxx]H(18)), to permit an automobile dealership and automobile rental establishment, as shown in Document 3 and detailed in Document 4;**
- 3. an amendment to the Zoning B-law 2008-250 for Part of 4149 Strandherd Drive to rezone the remaining part of the property from Business Park, Exception zone 2298 (IP[2298]H(18)) to Business Park, Exception zone xxx1 (IP[xxx1]H(22)), to increase the permitted height from four to six storeys, as shown in Document 3 and detailed in Document 4.**

Recommandations du Comité

Que le Conseil approuve ce qui suit :

- 1. une modification au Plan secondaire de Nepean-Sud, secteurs 9 et 10 (Volume 2A), afin de faire passer la désignation d'une partie du 4149, promenade Strandherd de « Zone de parc d'affaires de gamme supérieure » à « Zone de parc d'affaires », et ainsi permettre la présence d'un concessionnaire automobile et une augmentation de quatre à six étages de la hauteur autorisée, comme l'illustre le**

document 2;

2. **une modification au Règlement de zonage 2008-250 visant une partie du 4149, promenade Strandherd, afin de faire passer la désignation de la partie sud-est de la propriété de Zone de parc d'affaires, zone d'exception 2298 (IP[2298]H(18)), à Zone de parc d'affaires, zone d'exception xxxx (IP[xxxx]H(18)) et ainsi permettre la présence d'un concessionnaire automobile et d'une agence de location d'automobiles, comme l'illustre le document 3 et comme l'expose en détail le document 4;**
3. **une modification au Règlement de zonage 2008-250 visant une partie du 4149, promenade Strandherd, afin de faire passer la désignation de la partie restante de la propriété de Zone de parc d'affaires, zone d'exception 2298 (IP[2298]H(18)) à Zone de parc d'affaires, zone d'exception xxx1 (IP[xxx1]H(22)) et ainsi permettre une augmentation de quatre à six étages de la hauteur autorisée, comme l'illustre le document 3 et comme l'expose en détail le document 4.**

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated June 11, 2020 (ACS2020-PIE-PS-0059)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 11 juin 2020 (ACS2020-PIE-PS-0059)
2. Extract of draft Minutes, Planning Committee, June 25, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 25 juin 2020

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
25 June 2020 / 25 juin 2020**

**and Council
et au Conseil
15 July 2020 / 15 juillet 2020**

**Submitted on June 11, 2020
Soumis le 11 juin 2020**

**Submitted by
Soumis par:
Douglas James**

**Acting Director / Directeur par intérim Planning Services / Services de la
planification Planning, Infrastructure and Economic Development Department /
Direction générale de la planification, de l'infrastructure et du développement
économique**

**Contact Person / Personne ressource:
Sean Moore, Planner III / Urbaniste III, Development Review South / Examen des
demandes d'aménagement sud
(613) 580-2424, 16481, Sean.Moore@ottawa.ca**

Ward: BARRHAVEN (3)

File Number: ACS2020-PIE-PS-0059

**SUBJECT: Zoning By-law Amendment and Official Plan Amendment – 4149
Strandherd Drive**

**OBJET: Modification au Règlement de zonage et modification au Plan officiel
– 4149, promenade Strandherd**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve:
 - a) An amendment to the South Nepean Secondary Plan Areas 9 and 10****

- (Volume 2A), to re-designate Part of 4149 Strandherd Drive from 'Prestige Business Park' to 'Business Park', to permit an automobile dealership and increase permitted height from four storeys to six storeys, as shown in Document 2;
- b) An amendment to Zoning By-law 2008-250 for Part of 4149 Strandherd Drive to rezone the southeastern portion of the property from Business Park, Exception zone 2298 (IP[2298]H(18)), to Business Park, Exception zone xxxx (IP[xxxx]H(18)), to permit an automobile dealership and automobile rental establishment, as shown in Document 3 and detailed in Document 4;
- c) An amendment to the Zoning B-law 2008-250 for Part of 4149 Strandherd Drive to rezone the remaining part of the property from Business Park, Exception zone 2298 (IP[2298]H(18)) to Business Park, Exception zone xxx1 (IP[xxx1]H(22)), to increase the permitted height from four to six storeys, as shown in Document 3 and detailed in Document 4.
2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of July 15, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver ce qui suit :
- a) Une modification au Plan secondaire de Nepean-Sud, secteurs 9 et 10 (Volume 2A), afin de faire passer la désignation d'une partie du 4149, promenade Strandherd de « Zone de parc d'affaires de gamme supérieure » à « Zone de parc d'affaires », et ainsi permettre la présence d'un concessionnaire automobile et une augmentation de quatre à six étages de la hauteur autorisée, comme l'illustre le document 2;
- b) Une modification au Règlement de zonage 2008-250 visant une partie du

4149, promenade Strandherd, afin de faire passer la désignation de la partie sud-est de la propriété de Zone de parc d'affaires, zone d'exception 2298 (IP[2298]H(18)), à Zone de parc d'affaires, zone d'exception xxxx (IP[xxxx]H(18)) et ainsi permettre la présence d'un concessionnaire automobile et d'une agence de location d'automobiles, comme l'illustre le document 3 et comme l'expose en détail le document 4;

- c) Une modification au Règlement de zonage 2008-250 visant une partie du 4149, promenade Strandherd, afin de faire passer la désignation de la partie restante de la propriété de Zone de parc d'affaires, zone d'exception 2298 (IP[2298]H(18)) à Zone de parc d'affaires, zone d'exception xxx1 (IP[xxx1]H(22)) et ainsi permettre une augmentation de quatre à six étages de la hauteur autorisée, comme l'illustre le document 3 et comme l'expose en détail le document 4.

2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation, en tant que « brève explication », dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 15 juillet 2020 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

Assumption and Analysis

The site is municipally addressed as 4149 Strandherd Drive and located at the northwest corner of Dealership Drive and Strandherd Drive within the CitiGate Business Park, as shown on the attached location map (Document 1). This corner property is approximately 34,000 square metres which forms a lot at the entrance to the automotive park and is located directly opposite an existing automotive dealership on the south side of Dealership Drive.

Staff recommend the re-designation of a portion (approximately 12,000 square metres) of the subject property from 'Prestige Business Park' to 'Business Park' to facilitate a

new automobile dealership, as shown in Document 2. To implement the Official Plan amendment, staff recommend the portion of lands for the automobile dealership to be rezoned IP[xxxx]H(18), to add the additional uses of Automobile Dealership and Automobile Rental Establishment, as shown in Document 3. This IP zone will continue to prohibit potentially obnoxious uses such as 'warehouse', to allow the exposure of the automotive park without compromising the principles of the South Nepean Secondary Plan Areas 9 and 10.

Staff recommend approval of a rezoning on the portion of lands found within the existing 'Prestige Business Park' designation (approximately 22,000 square metres) to permit a height increase of four metres, such that a six-storey hotel and five-storey office would be permitted (see Document 3).

The recommendations are put forward by staff because the policies of the Urban Employment Area designation in Volume 1 of the City's Official Plan, and the objectives of the South Nepean Secondary Plan Areas 9 and 10 in Volume 2 of the City's Official Plan are being upheld.

Public Notification / Input

Notice was given as per the Planning Act, to property owners within 120 metres of the subject site and one on-site sign was posted on the Strandherd Drive frontage and one side posted on the Dealership Drive frontage advising of the subject applications. The application information was posted to the City's website and local community groups were notified via email.

RÉSUMÉ

Hypothèse et analyse

L'emplacement, dont l'adresse municipale est le 4149, promenade Strandherd, se trouve à l'angle nord-ouest des promenades Dealership et Strandherd, dans le parc d'affaires CitiGate, comme l'indique la carte de localisation ci-jointe (document 1). Cette propriété d'angle d'environ 34 000 mètres carrés constitue un lot à l'entrée du parc d'automobiles et se trouve directement en face d'un concessionnaire automobile existant, situé du côté sud de la promenade Dealership.

Le personnel recommande la modification de la désignation d'une partie (environ 12 000 mètres carrés) de la propriété visée, qui passerait de « Zone de parc d'affaires de gamme supérieure » à « Zone de parc d'affaires », afin de permettre la présence

d'un nouveau concessionnaire automobile, comme l'illustre le document 2. Pour mettre en œuvre la modification au Plan officiel, le personnel recommande la modification de la désignation de la partie de la propriété destinée au concessionnaire automobile, qui passerait à IP[xxxx]H(18), ainsi que l'ajout des utilisations supplémentaires de concessionnaire automobile et d'agence de location d'automobiles, comme l'illustre le document 3. Cette désignation IP continuera d'interdire les utilisations potentiellement nuisantes comme un « entrepôt », afin de permettre l'exposition du parc d'automobiles sans remettre en cause les principes du Plan secondaire de Nepean-Sud, secteurs 9 et 10.

Le personnel recommande l'approbation d'une modification du zonage d'une partie des terrains situés dans la « Zone de parc d'affaires de gamme supérieure » existante (environ 22 000 mètres carrés), afin de permettre une augmentation de hauteur de quatre mètres, afin qu'un hôtel de six étages et un immeuble de bureaux de cinq étages soient autorisés (se reporter au document 3).

Ces recommandations sont proposées par le personnel parce que les politiques de la désignation de secteur d'emploi urbain dans le Volume 1 du Plan officiel de la Ville et les objectifs du Plan secondaire de Nepean-Sud, secteurs 9 et 10 (Volume 2 du Plan officiel de la Ville) sont respectés.

Consultation publique et commentaires

Conformément à la *Loi sur l'aménagement du territoire*, un avis a été remis aux propriétaires dans un rayon de 120 mètres de l'emplacement visé. Une enseigne a été installée sur les lieux, en bordure de la promenade Strandherd et une autre en bordure de la promenade Dealership, pour aviser les résidents des demandes en question. Les renseignements des demandes ont été publiés sur le site Web de la Ville, et les groupes communautaires locaux ont été avisés par courriel.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

4149 Strandherd Drive

Owner

Zena Investment Corporation

Applicant

Adam Thompson – Novatech Consultants

Architect

N45 Architecture Inc.

Description of site and surroundings

The site is municipally addressed as 4149 Strandherd Drive and located at the northwest corner of Dealership Drive and Strandherd Drive, as shown on the attached location map. This corner property has an area of approximately 34,000 square metres hectares with approximately 200 metres of frontage on Dealership Drive and approximately 175 metres along Strandherd Drive, as shown in Document 1.

The site forms a lot within the CitiGate Business Park, which is in the northwest corner of Barrhaven, adjacent to the Strandherd Drive and Highway 416 interchange. CitiGate is the location of both office, hotel, retail and automobile dealerships, with the former being concentrated on Dealership Drive opposite 4149 Strandherd Drive and extending east on Dealership Drive. The O'Keefe Municipal Drain abuts the property to the immediate west.

Existing Official Plan Designation

The property is designated 'Urban Employment Area' on Schedule B within the City's Official Plan Volume 1.

The 'Urban Employment Area' designation is intended, over the long term, to provide sufficient areas of land for places of business and economic activity. Uses that support this function consist predominantly of offices, manufacturing, warehousing, distribution, research and development facilities and utilities. Maintaining a sufficient supply of land for this range of activities is key to the long-term economic health of the community and its ability to attract and retain new investment.

Existing South Nepean Secondary Plan Areas 9 and 10 Designation

The Secondary Plan for South Nepean Urban Areas 9 and 10 (Secondary Plan) was to provide a land use, development and servicing strategy for the area located in the

western part of South Nepean and intends for 7,000 jobs within the business park. The Secondary Plan sets clear direction to identify the road corridor from Highway 416 to Strandherd Drive as an important gateway into South Nepean.

The property falls within the Extensive Employment Area designated under the Secondary Plan. It is intended that the Extensive Employment Areas shall permit prestigious uses such as office, research and development, technology industries, hotels and other employment uses that do not generate noxious odours and noise.

The Extensive Employment Area is divided into two employment categories: Prestige Business Park and Business Park. The Prestige Business Park designation, which applies to the property, is to provide a high standard of design and landscaping adjacent the Strandherd Drive corridor.

The Business park designation permits all uses as per the Urban Employment Area (Section 3.6.5), including uses that are noxious from odour, noise and operations.

Schedule C (Employment Area Maximum Building Heights) of the Secondary Plan requires a maximum building height of 18.0 metres or four storeys.

Existing Zoning

The site is currently zoned Business Park Industrial, Urban Exception 2298, with a permitted height of 18 metres (IP[2298] H(18), in the City's Zoning By-law 2008-250. In general, the purpose of the Business Park zone is to accommodate mixed office, office-type uses and low impact, light industrial uses in a business park setting and prohibit uses which are likely to generate noise, fumes, odours, or other similar obnoxious impacts, or are hazardous. The IP zone permits office and hotel, but the site specific exception within the (IP[2298] H(18)) zone prohibits a variety of uses including:

- animal care establishment
- animal hospital
- automobile dealerships
- automobile rental establishment
- automobile service station
- car wash

- drive-through facility
- gas bar
- place of worship
- warehouse

Summary of the Proposal

The applicant has applied for a Site Plan Control application to permit the development of a two-storey automobile dealership, a six-storey hotel, and a five-storey office building, as shown in Document 6.

The proposed two storey automotive dealership will be located closest to the Dealership Drive and Strandherd Drive intersection, in the southeast corner of the site on 12,000 square metres. The proposed six storey hotel will be located on Dealership Drive adjacent the O'Keefe Municipal Drain, and the proposed five storey office will be located along Strandherd Drive north of the proposed dealership, occupying 22,000 square metres of land. Access to the site will be via a right-in, right-out access from Strandherd Drive and a full movement access from Dealership Drive.

Summary of Requested Zoning By-law Amendment Proposal

The purpose of the Zoning By-Law Amendment is to permit automobile dealership and related uses on the southeast corner of the site. The applicant requests that lands be rezoned to a new Business Park Exception zone (IP[xxxx] H(18)) to permit the following additional uses:

- Automobile Dealership;
- Automobile Rental Establishment;

The existing IP[2298] zone will not change for the remainder of the lands, to ensure that the entire site does not permit other automobile dealerships and develops as shown on the concurrent site plan (Document 6). The one proposed change to the IP[2298] zone is to increase the permitted height from 18.0 metres to 22.0 metres, allowing the proposed hotel and office to be a maximum of six storeys in height. This change will be reflected through a new exception zone (IP[xxx1] H(22)).

Summary of Requested Official Plan Amendment Proposal

This application intends to amend the South Nepean Secondary Plan Areas 9 and 10 such that an automotive dealership is permitted, and height is increased from four storeys to six storeys. In order to achieve this the applicant proposes to re-designate the southeast corner of the property representing the proposed automobile dealership from 'Prestige Business Park' to 'Business Park' as shown on Document 2. The proposal would also amend Schedule C of the Secondary Plan (Employment Area Maximum Building Heights) such that the height is increased from 18.0 metres (four storeys) to 22.0 metres (six storeys) in the areas of the proposed hotel and office. The designation of 'Prestige Business Park' will remain on lands unrelated to the automobile dealership to ensure only one automobile dealership is permitted.

DISCUSSION

Public consultation

For this proposal's consultation details, see Document 7 of this report.

Applicable Policies

Provincial Policy Statement 2014 and 2020

The Provincial Policy Statement (PPS) focuses on growth and development within the urban and rural settlement areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Further, land uses are to be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

Overall, the PPS seeks to use a land-use regime to direct and promote patterns of development that support and sustain the financial well being of the Province over the long term. In particular, the following policies were reviewed when looking at this application as it pertains to managing and directing land-use, land-use compatibility, employment and infrastructure and public service facilities:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

The PPS Section 1.1 speaks to efficient development and land-use patterns that sustain a municipality's well being over the long term. This includes the provision of range and mix of residential, employment, institutional and recreational uses, and avoiding

development patterns that would cause environmental, public safety or health concerns. Development patterns must also not adversely impact how a settlement area can expand and should optimize cost effective servicing.

1.3 Employment

Employment policies are focused on the promotion of economic development and competitiveness. This is to be achieved through provision of a diversified economic base, including maintaining a range and choice of suitable sites for employment uses, and the provision of the necessary infrastructure to support current and projected needs.

1.7 Long-Term Economic Prosperity

When considering the long-term economic prosperity of a municipality, it should be supported by promoting opportunities for economic development as well as optimizing the long-term availability and use of land, infrastructure, and public service facilities.

Official Plan (Volume 1)

The City's Official Plan designates the site 'Urban Employment Area' on Schedule B, which is intended to establish clusters of business and economic activity capable of accommodating more than 2,000 jobs and a broad spectrum of job densities. Urban Employment Areas are distributed throughout the urban area to help provide access to jobs throughout the city. Established Urban Employment Areas have capacities ranging from 2,000 to 20,000+ jobs.

The Urban Employment Area designation identifies that the Zoning By-law will permit:

- a. traditional industrial uses such as manufacturing, warehousing, distribution, storage, communications, construction;
- b. uses that store most products outdoors and require large land areas devoted to external storage, sale or service of goods or for vehicle sales and service;
- c. office uses and similar uses at similar densities, including, research and development, and emergency services.

Therefore, automobile sale, service and storage, as well as office are permitted through Section 3.6.5 'Urban Employment Area' of the Official Plan.

South Nepean Secondary Plan Areas 9 and 10

The South Nepean Secondary Plan Areas 9 and 10 uses the 'Prestige Business Park' designation and the 'Business Park' designation to identify a distinct difference between land-uses within the Extensive Employment Area (CitiGate Business Park). Prestige Business Park uses are intended to form a 'clean' business park image for Barrhaven, particularly along the Strandherd Drive frontage. The Business Park designation is intended to permit the other employment uses that by the nature of their operation could generate noise, odour and outside storage of large vehicles and equipment (such as a warehouse).

Planning Rationale

1. Appropriateness of Requested Designations

The requested Secondary Plan designation, 'Business Park', is the appropriate land-use category for the location of automotive uses. This designation implements the Urban Employment Area designation (Section 3.6.5) of the Official Plan where, automobile sale, service and storage, as well as office are permitted. The appropriateness of an automotive dealership at the northwest corner of Dealership Drive and Strandherd Drive has been evaluated on its ability to comply with the Secondary Plan land-use and design objectives, as well as compatibility criteria.

Secondary Plan Objectives

The Secondary Plan lists 15 objectives, of which, three are explicitly related to the CitiGate Business Park. They are:

1. To provide sufficient area for employment and to build on the economic development opportunity available from the 416/Strandherd interchange;
2. To present a positive image of South Nepean from Highway 416; and
3. To enable Strandherd Drive to be a gateway into South Nepean.

The Plan recognizes in Section 1.4, that the land-use configuration is set up to help achieve the above goals. The Prestige Business Park uses are to be located along the western ridge adjacent to Highway 416 and along Strandherd Drive, to present a corporate showcase and a high-quality image of South Nepean. While the conventional business park uses are proposed for the interior land west of Strandherd Drive.

The proposal to introduce the Business Park designation on Part of 4149 Strandherd Drive at the northwest corner of Strandherd Drive and Dealership Drive allows for the remainder of the site and frontage along Strandherd to achieve the intended goals. The rounding out of Dealership Drive with a second corner dealership anchors the automotive park at this corner, and as the Plan indicates, allows for the conventional business park uses to be developed west of Strandherd Drive.

Strandherd Drive is a key entry point into Barrhaven, and this Plan recognizes its importance in image. The scoped nature of this proposal, permitting only the proposed automotive portion of 4149 Strandherd Drive to be re-designated 'Business Park', allows for a transition to be clearly established. The proposed five to six storey office building represents the southern anchor of the Prestige Business Park, before reaching the entrance to the automotive park at Dealership Drive. South of Dealership Drive the land-use pattern consists of automotive dealerships transitioning to a City owned snow dump facility.

Operational and Design Matters

The IP zone within the business park designation is limited to relatively 'non noxious uses' except for 'warehouse'. This Official Plan and Zoning By-law amendments would add the automotive uses strictly to the 12,000-square metre site for the specific use of an automobile dealership, and not introduce warehousing or other potential noxious uses at this prominent corner. The high-quality image that the Secondary Plan calls for in the objectives and land-use plan can be maintained with the introduction of this corner automobile dealership. Landscaping, lighting and the design of the automobile dealership building, through the accompanying site plan application, can contribute to the quality of Strandherd Drive by providing a recognizable entrance to the automotive dealership park and providing a sophisticated landscaping scheme.

Dealership Drive

Dealership Drive forms the entrance to the automotive district within the CitiGate Business Park. Automotive dealerships and related use, (such as autobody repair (Carstar)), are situated along Dealership Drive, west of Strandherd Drive. These form the Plan's goals of having conventional business park uses interior to the site. However, to provide a visibility to promote their product and attract customers, there exists a Toyota and Hyundai automobile dealerships on the southwest corner of Dealership Drive. This visibility would be anchored to the north providing for a logical bookend and symmetry to the entrance of this automotive park.

Maintaining the remaining 22,000 square metres of the site as 'Prestige Business Park', allows the remainder of the site to develop with uses such as office and hotel, as was intended by the principles of the Plan.

2. Appropriateness of Requested Height Increase

The increase in height from 18 metres (four storeys) to 22 metres (six storeys) is in keeping with the general objectives of the Secondary Plan. Although, height is defined on Schedule C (Area B) for being up to four storeys along Strandherd Drive, an increase by two storeys complies with the general intent of the Plan and conforms to compatibility criteria.

The emphasis of the Plan, related to the Business Park, is to provide sufficient areas for employment and to build on the economic development opportunity available from the 416/Strandherd interchange. Further, Strandherd Drive is to be a high-quality gateway into Barrhaven. The increase in height does not conflict with these goals, and only provides more opportunity for both employment and emphasis on prominence for this corridor.

Section 2.5.1 'Extensive Employment Area states that 'generally, most business park development facing Strandherd Drive and Highway 416 shall have large lots, a high proportion of landscaping, a high standard of architectural design and a low building profile'. Although low profile is defined as four-storeys or less, the employment area also permits up to 12-storeys in selected locations. A six-storey height permission will not be out of character with the business park nor will it be counterproductive to the Plan's objectives.

Compatibility

Strandherd Drive is currently a two-lane arterial road, with southbound left and right turning lanes at the Dealership Drive / Strandherd Drive intersection. Strandherd Drive, however, is planned for an ultimate four-lane divided configuration. This wide arterial (47.5 metres) is important for the design discussion because it emphasizes that a two-storey height increase has negligible impacts on low-rise residential across Strandherd Drive to the immediate east. The applicant's Shadow Study identifies the greatest shadowing would occur in the evening hours of fall and winter. The office building would cast a shadow over two lots (125 and 127 Prem Circle) during the late afternoon (3:00 pm) in December. This is not considered an undue impact.

Employment Jobs

The Official Plan states that any Employment Area is to have the ability to accommodate at least 2,000 jobs. The Secondary Plan further specifies the employment target for the Secondary Plan is 7,000 jobs. As shown in Document 5, it is estimated that over 8,500 jobs can be accommodated within the CitiGate Business Park based on the net development area and the typical employment densities by land uses as suggested in the Employment Land Strategy (City of Ottawa, Research and Forecasting Unit, 2016), demonstrating that making for an allowance of 12,000 square metres of land for an automobile dealership will not adversely impact employment objectives.

Provincial Policy Statement

Thus, staff have determined that the recommendations of this report are consistent with the Provincial Policy Statement, 2014 and 2020.

Evaluation of Zoning Request

Staff recommend approval of a rezoning on the portion of lands found within the existing 'Prestige Business Park' designation to permit a height increase of four metres, such that the rezoning would be from IP[2298] H(18) to IP[xxx1] H(22), as shown on Document 3.

To implement the Official Plan Amendment recommendations, staff recommend the southeastern portion of the land to be re-designated from 'Prestige Business Park' to 'Business Park' be rezoned to IP[xxxx] H(18), to add the additional uses of Automobile Dealership and Automobile Rental Establishment. This IP zone will continue to prohibit potentially obnoxious uses such as 'warehouse', to ensure the high-quality image of Strandherd Drive can be upheld.

The additional four metre height will have no adverse impacts from shadowing on residential properties across Strandherd Drive to the east, nor will height be out of character with the adjacent business park land-uses. Further, by specifically rezoning the proposed automobile dealership parcel, to permit the additional automotive land-uses, the remainder of the site maintains the direction in both the policies and zoning for prestige business park uses, while allowing the entrance to the automotive park to be completed with automotive dealerships at each corner.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Harder is aware of the recommendations of this report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management issues related to this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Economic Growth and Diversification: Encourage economic growth and diversification by supporting business investment and expansion, talent attraction and retention, and branding Ottawa as a place to be.

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to significant time allocated to resubmission of revised materials, and issue resolution.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2	Details of Recommended Official Plan Amendment
Document 3	Detailed Zoning Map
Document 4	Details of Recommended Zoning
Document 5	Employment Projections
Document 6	Site Plan
Document 7	Consultation Details

CONCLUSION

Staff recommend approval of a rezoning on the portion of lands found within the existing 'Prestige Business Park' designation to permit a height increase of four metres, such that the rezoning would be from IP[2298] H(18) to IP[xxx1] H(22).

Staff recommend the re-designation of a portion of the land at the northwest corner of Strandherd Drive and Dealership Drive from 'Prestige Business Park' to 'Business Park' to facilitate a new automobile dealership. To implement the Official Plan amendment, Staff recommend the portion of lands for the automobile dealership to be rezoned IP[xxxx] H(18), to add the additional uses of Automobile Dealership and Automobile Rental Establishment. This IP zone will continue to prohibit potentially obnoxious uses such as 'warehouse', to allow the exposure of the automotive park without compromising the principles of the South Nepean Secondary Plan Areas 9 and 10.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department, to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 2 – Details of Recommended Official Plan Amendment



Official Plan Amendment No. XXX Modification du Plan Directeur

To the Official Plan of the City of Ottawa

Volume 1

Land use

Utilisation du sol

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THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XXX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XXX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

1. Purpose

The purpose of this application is to amend the South Nepean Secondary Plan Areas 9 and 10 such that an automotive dealership is permitted, and the permitted height is increased from four storeys to six storeys. In order to achieve this the applicant proposes to re-designate the southeast corner of the property representing the proposed automobile dealership from 'Prestige Business Park' to 'Business Park' as shown on Schedule 1.

The proposal would also amend Schedule C of the Secondary Plan (Employment Area Maximum Building Heights) such that the height is increased from 18.0 metres (four storeys) to 22.0 metres (six storeys) in the areas of the proposed hotel and office, as shown on Schedule 2.

The designation of 'Prestige Business Park' will remain on the lands unrelated to the automobile dealership to ensure only one automobile dealership is permitted.

Location

The site is municipally addressed as 4149 Strandherd Drive and located at the northwest corner of Dealership Drive and Strandherd Drive. This corner property has an area of approximately 34,000 square metres with approximately 200 metres of frontage on Dealership Drive and approximately 175 metres along Strandherd Drive.

The site forms a lot within the CitiGate Business Park, which is located in the northwest corner of Barrhaven, adjacent to the Strandherd Drive and Highway 416 interchange.

The lands affected by the amendment are shown on the Lands Affected Map.

2. Basis

The 'Urban Employment Area' designation is intended, over the long term, to provide sufficient areas of land for places of business and economic activity. Uses that support this function consist predominantly of offices, manufacturing, warehousing, distribution, research and development facilities and utilities. Maintaining a sufficient supply of land for this range of activities is key to the long-term economic health of the community and its ability to attract and retain new investment. Typically, Urban Employment Areas provide large parcel sizes, reflective of user needs for storage, parking and building floor plate, and they are usually well situated with respect to major roads, intended to be

established clusters of business and economic activity capable of accommodating more than 2,000 jobs and with a broad spectrum of job densities.

Urban Employment Areas are designated to enable a variety of functions:

- Noxious industrial uses that impose constraints on other uses locating nearby and require a buffer between these and other uses;
- Uses that, while not noxious, are incompatible with other uses because of noise, lights and around the clock operation, etc.;
- Prestigious uses (usually office or combinations of office/clean industrial) with a signature address and a desire to locate among other similar uses.

The South Nepean Secondary Plan Areas 9 and 10 uses the 'Prestige Business Park' designation and the 'Business Park' designation to identify a distinct difference between land-uses within the Extensive Employment Area (CitiGate Business Park). Prestige Business Park uses are intended to form a 'clean' business park image for Barrhaven, particularly along the Strandherd Drive frontage. The Business Park designation is intended to permit the other employment uses that by the nature of their operation could generate noise, odour and outside storage of large vehicles and equipment (such as a warehouse).

3. Rationale

The department is recommending approval of the subject application because the proposed development meets the intent of the Urban Employment Area; meets the objectives of the South Nepean Secondary Plan Areas 9 and 10; and meets the intent of the Provincial Policy Statement 2014 and 2020.

Employment Jobs

The Official Plan states that any Employment Area is to have the ability to accommodate at least 2,000 jobs. The Secondary Plan further specifies the employment target for the Secondary Plan is 7,000 jobs. As shown in Document 5, it is estimated that over 8,500 jobs can be accommodated within the CitiGate Business Park based on the net development area and the typical employment densities by land uses as suggested in the Employment Land Strategy (City of Ottawa, Research and Forecasting Unit), demonstrating that making for an allowance of 12,000 square metres of land for an automobile dealership will not adversely impact employment objectives.

1. Appropriateness of Requested Designations

The requested Secondary Plan designation, 'Business Park', is the appropriate land-use category to for the location of automotive uses. This particular designation implements the Urban Employment Area designation (Section 3.6.5) of the Official Plan where, automobile sale, service and storage, as well as office are permitted. The appropriateness of an automotive dealership at the northwest corner of Dealership Drive and Strandherd Drive has been evaluated on its ability to comply with the Secondary Plan land-use and design objectives, as well as compatibility criteria.

Secondary Plan Objectives

The Secondary Plan lists 15 objectives, of which, three are explicitly related to the CitiGate Business Park. They are:

1. To provide sufficient area for employment and to build on the economic development opportunity available from the 416/Strandherd interchange;
2. To present a positive image of South Nepean from Highway 416; and
3. To enable Strandherd Drive to be a gateway into South Nepean.

The Plan recognizes in Section 1.4, that the land-use configuration is set up to help achieve the above goals. The Prestige Business Park uses are to be located along the western ridge adjacent to Highway 416 and along Strandherd Drive, to present a corporate showcase and a high-quality image of South Nepean. While the conventional business park uses are proposed for the interior lands west of Strandherd Drive.

The proposal to introduce the Business Park designation on Part of 4149 Strandherd Drive at the northwest corner of Strandherd Drive and Dealership Drive allows for the remainder of the site and frontage along Strandherd to achieve the intended goals. The rounding out of Dealership Drive with a second corner dealership anchors the automotive park at this corner, and as the Plan indicates, allows for the conventional business park uses to be developed west of Strandherd Drive.

Strandherd Drive is a key entry point into Barrhaven, and this Plan recognizes its importance in image. The scoped nature of this proposal, permitting only the proposed automotive portion of 4149 Strandherd Drive to be re-designated 'Business Park', allows for a transition to be clearly established. The proposed five to six storey office building represents the southern anchor of the Prestige Business Park, before reaching the entrance to the automotive park at Dealership Drive. South of Dealership Drive the

land-use pattern consists of automotive dealerships transitioning to a City owned snow dump facility.

Operational and Design Matters

The IP zone within the business park designation is limited to relatively 'non noxious uses' with the exception of 'warehouse'. This Official Plan and Zoning By-law amendments would add the automotive uses strictly to the 12,000 square metre site for the specific use of an automobile dealership, and not introduce warehousing or other potential noxious uses at his prominent corner. The high-quality image that the Secondary Plan calls for in the objectives and land-use plan can be maintained with the introduction of this corner automobile dealership. Landscaping, lighting and the design of the automobile dealership building, through the accompanying site plan application, can contribute to the quality of Strandherd Drive by providing a recognizable entrance to the automotive dealership park and providing a sophisticated landscaping scheme.

Dealership Drive

Dealership Drive forms the entrance to the automotive district within the CitiGate Business Park. Automotive dealerships and related use, (such as autobody repair (Carstar), are situated along Dealership Drive, west of Strandherd Drive. These form the Plans goals of having conventional business park uses interior to the site. However, to provide a visibility to promote their product and attract customers, there exists a Toyota and Hyundai automobile dealerships on the southwest corner of Dealership Drive. This visibility would be anchored to the north providing for a logical bookend and symmetry to the entrance of this automotive park.

Maintaining the remaining 22,000 square metres of the site as 'Prestige Business Park', allows the remainder of the site to develop with uses such as office and hotel, as was intended by the principles of the Plan.

2. Appropriateness of Requested Height Increase

The increase in height from 18 metres (four storeys) to 22 metres (six storeys) is in keeping with the general objectives of the Secondary Plan. Although, height is defined on Schedule C (Area B) for being up to four storeys along Strandherd Drive, an increase by two storeys complies with the general intent of the Plan and conforms to compatibility criteria.

The emphasis of the Plan, related to the Business Park, is to provide sufficient areas for

employment and to build on the economic development opportunity available from the 416/Strandherd interchange. Further, Strandherd Drive is to be a high-quality gateway into Barrhaven. The increase in height does not conflict with these goals, and only provides more opportunity for both employment and emphasis on prominence for this corridor.

Section 2.5.1 'Extensive Employment Area states that 'generally, most business park development facing Strandherd Drive and Highway 416 shall have large lots, a high proportion of landscaping, a high standard of architectural design and a low building profile'. Although low profile is defined as four storeys or less, the employment area also permits up to 12 storeys in select locations. A six storey height permission will not be out of character with the business park nor will it be counterproductive to the Plans objectives.

Compatibility

Strandherd Drive is currently a two-lane arterial road, with southbound left and right turning lanes at the Dealership Drive / Strandherd Drive intersection. Strandherd Drive, however, is planned for an ultimate four-lane divided configuration. This wide arterial (47.5 metres) is important for the design discussion because it emphasizes that a two storey height increase has negligible impacts on low-rise residential across Strandherd Drive to the immediate east. The applicants Shadow Study identifies the greatest shadowing would occur in the evening hours of fall and winter. The office building would cast a shadow over two lots (125 and 127 Prem Circle) during the late afternoon (3:00 PM) in December. This is not considered an undue impact.

Provincial Policy Statement

Staff have determined that the recommendations of this report are consistent with the Provincial Policy Statement 2014 and 2020.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and Schedules constitutes Amendment No. XXX to the Official Plan for the City of Ottawa.

2. Details

The Official Plan, South Nepean Secondary Plan Areas 9 and 10 of Volume 2A – is amended as follows:

- a) by amending Schedule A –Land Use, as shown in Schedule 1:
 - i) Add the designation “Business Park” to Part of 4149 Strandherd Drive
- b) by amending Schedule C – Employment Area Maximum Building Heights, as shown in Schedule 2
 - i) Add the category “Area D: 22.0m (six storeys)

Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Schedule 1 – Amendment to Schedule A



Prepared by: Planning, Infrastructure and Economic
 Development Department, GIS and Data Management



Préparé par: Services de la planification, de l'infrastructure et
 du développement économique,
 SIG et Gestion des données

D01-01-19-0020 20-0376-A

1:AAStaff/Sheila/OPM/2013/CPA 4149 Strandherd

15 / 05 / 2020

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Scale - N.T.S. / Echelle N.A.E.

**SCHEDULE 1 to
 AMENDMENT NO.**
 to the OFFICIAL PLAN
 for the CITY OF OTTAWA
 Amending Schedule A -
 Land Use

NEPEAN AREAS 9 & 10
 SECONDARY PLAN

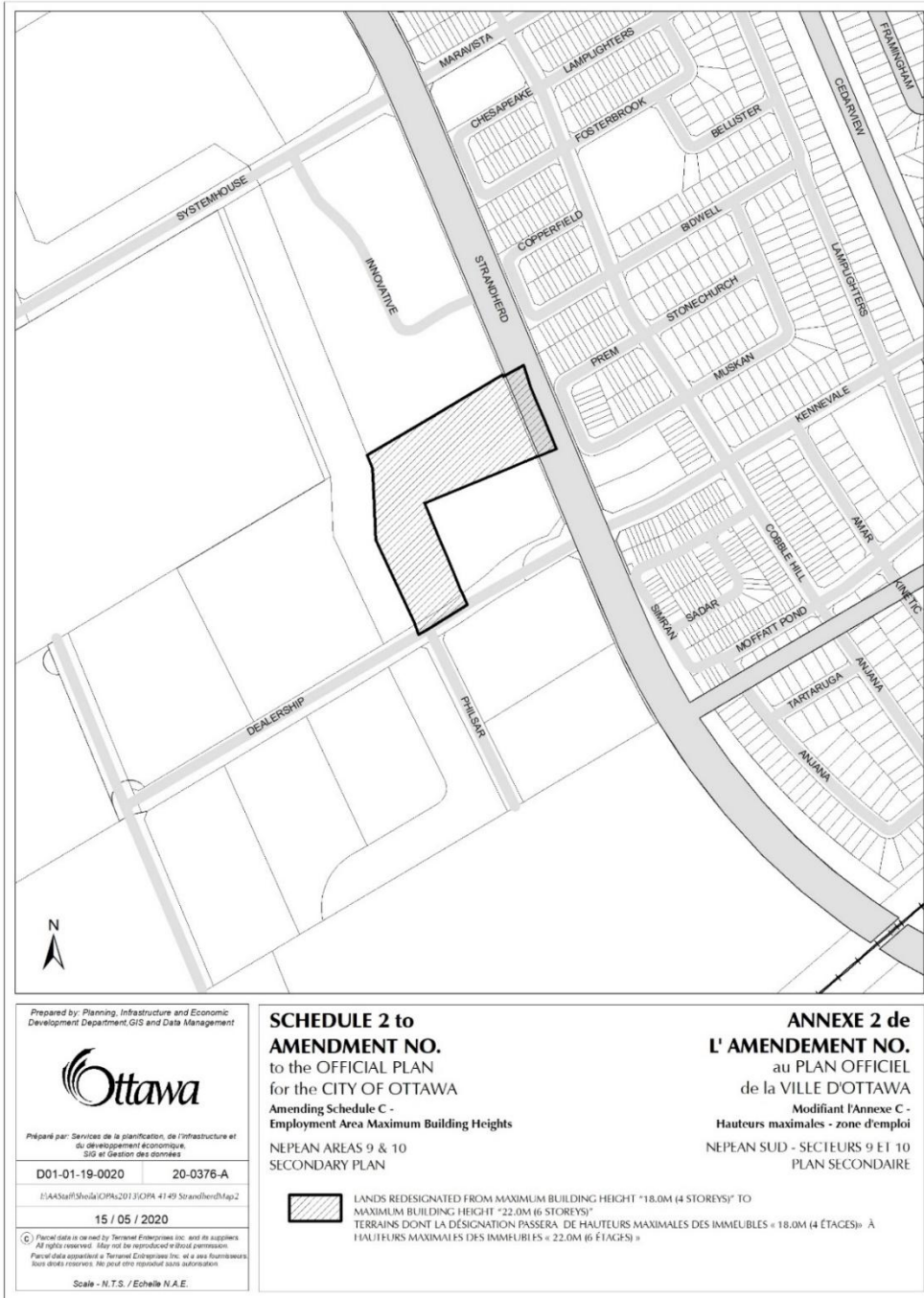


LANDS REDESIGNATED FROM PRESTIGE BUSINESS PARK TO BUSINESS PARK
 TERRAINS DONT LA DÉSIGNATION PASSERA DE PARC COMMERCIAL DE GAMME SUPÉRIEURE À PARC D'AFFAIRES

**ANNEXE 1 de
 L' AMENDEMENT NO.**
 au PLAN OFFICIEL
 de la VILLE D'OTTAWA
 Modifiant l'Annexe A -
 Utilisation du sol

NEPEAN SUD - SECTEURS 9 ET 10
 PLAN SECONDAIRE

Schedule 2 – Amendment to Schedule C



Prepared by: Planning, Infrastructure and Economic
 Development Department GIS and Data Management

Ottawa

Préparé par: Services de la planification, de l'infrastructure et
 du développement économique,
 SIG et Gestion des données

D01-01-19-0020 20-0376-A

ÉIA/Staff/Modèle/CIP/2013/CIP/4149/StrandfordMap2

15 / 05 / 2020

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Scale - N.T.S. / Echelle N.A.E.




**SCHEDULE 2 to
 AMENDMENT NO.**
 to the OFFICIAL PLAN
 for the CITY OF OTTAWA
 Amending Schedule C -
 Employment Area Maximum Building Heights
 NEPEAN AREAS 9 & 10
 SECONDARY PLAN

**ANNEXE 2 de
 L' AMENDEMENT NO.**
 au PLAN OFFICIEL
 de la VILLE D'OTTAWA
 Modifiant l'Annexe C -
 Hauteurs maximales - zone d'emploi
 NEPEAN SUD - SECTEURS 9 ET 10
 PLAN SECONDAIRE

 LANDS REDESIGNATED FROM MAXIMUM BUILDING HEIGHT "18.0M (4 STOREYS)" TO
 MAXIMUM BUILDING HEIGHT "22.0M (6 STOREYS)"
 TERRAINS DONT LA DÉSIGNATION PASSERA DE HAUTEURS MAXIMALES DES IMMEUBLES « 18.0M (4 ÉTAGES)» À
 HAUTEURS MAXIMALES DES IMMEUBLES « 22.0M (6 ÉTAGES)»

Document 3 – Detailed Zoning Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D02-02-19-0132	20-0377-D	4149 prom. Strandherd Drive	
D01-01-19-0020		Area A to be rezoned from IP[2298] H(18) to IP[XXXX] H(18). Le zonage du secteur A sera modifié de IP[2298] H(18) à IP[XXXX] H(18). Area B to be rezoned from IP[2298] H(18) to IP[XXX1] H(22). Le zonage du secteur B sera modifié de IP[2298] H(18) à IP[XXX1] H(22).	
I:\CO\2020\Zoning\Strandherd_4149			
<small>©Parcel data is owned by Teramet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>©Les données de parcelles appartient à Teramet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2020 / 06 / 05			

Document 4 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for Part of 4149 Strandherd Drive are as follows:

1. Rezone the lands as shown on Document 3
2. Amend Section 239 – Urban Exception by adding a new exception with provisions similar in intent to the following for Area A on Document 3:
 - a. In Column II add the text, “IP [xxxx] H(18)”
 - b. In Column III add the following text:
 - “- automobile dealership
 - automobile rental establishment”
 - c. In Column IV add the following text:
 - “- animal care establishment
 - animal hospital
 - automobile service station
 - car wash
 - drive-through facility
 - gas bar
 - place of worship
 - warehouse”
3. Amend Section 239 – Urban Exception by adding a new exception with provisions similar in the intent to the following for Area B on Document 3:
 - a. In Column II add the text, “IP [xxx1] H(22)”
 - b. In Column III add the following text:
 - “- environmental preserve and education area
 - catering establishment”

c. In Column IV add the following text

- “- animal care establishment
- animal hospital
- automobile dealership A
- automobile rental establishment
- automobile service station
- car wash
- drive-through facility
- gas bar
- place of worship
- warehouse”

d. In Column V add the following text:

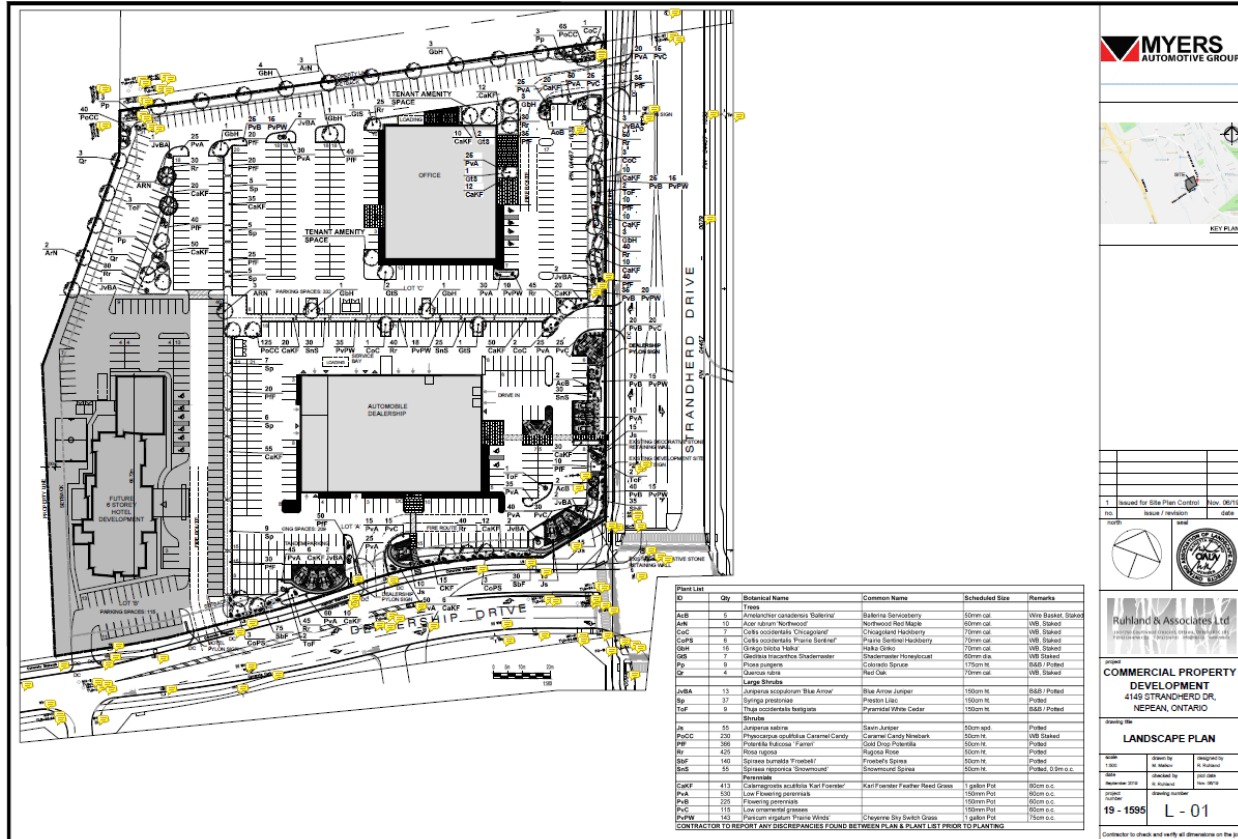
- The minimum lot area is 4,000 square metres.
- Despite Section 59(1), a lot is considered to have frontage where it abuts a private way that serves as a driveway leading to a public street.
- The lot line that abuts a private way is considered to be the front lot line.
- No parking is permitted within six metres of the lot line abutting Strandherd Drive.
- Catering establishment is subject to Clauses 205(2)(a) to (c) inclusive.
- Convenience store, restaurant, personal service business, post office and recreational and athletic facility are permitted only within a large complex containing a research and development centre, technology industry, light industrial use, office, bank, instructional facility, hotel, payday loan establishment or place of assembly.
- Where a parking lot abuts the O'Keefe drainage corridor, the minimum required width of a soft landscaping buffer for:

- (i) a parking lot containing more than 10 but fewer than 100 spaces:
1.5 metres; and
- (ii) a parking lot containing 100 or more spaces: three metres.

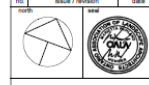
Document 5 – Employment Projections

Employment Category	Jobs/net ha	Net Area (ha)	Jobs
Commercial	60	12.00	720
Prestige Business Park (excluding hotel and auto dealerships)	100	64.73	6,473
Hotel	25	3.54	89
Business Park (excluding auto dealerships)	50	14.90	745
Auto Dealership	60	10.43	626
Other:			
SWM Ponds		4.45	0
Drainage		9.38	0
Roads		13.69	0
Snow Storage Facility		17.16	0
Total		150.28	8,652

Document 6 – Site Plan



Plant List	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
DC		Trees			
ACB	5	Amelanchier canadensis 'Naked'	Shadblow Serviceberry	10mm cal	Wind Barrier, Spotted
AM	10	Acer rubrum 'Northwood'	Northwood Red Maple	10mm cal	Wind Barrier
CCF	7	Carya occidentalis 'Chingwood'	Chingwood Hickory	10mm cal	Wind Barrier
CCPS	8	Carya occidentalis 'Prairie Sentinel'	Prairie Sentinel Hickory	10mm cal	Wind Barrier
CCM	10	Crataegus mollis	Prickly Green	10mm cal	Wind Barrier
SS	7	Geonoma macrochaeta Shadernaster	Shadernaster Homespice	10mm dia	Wind Barrier
SP	8	Prinos pinguis	Clematis Spindle	175mm dia	Wind Barrier
SP	4	Stoucas alba	Red Oak	10mm cal	Wind Barrier
JABA	13	Jasione integrifolia 'Blue Anne'	Blue Anne Juniper	150mm Ht	Wind / Pruned
SP	17	Syringa profumata	Proctor Lilac	150mm Ht	Pruned
TR	9	Thuja occidentalis 'Sargents'	Sargents White Cedar	150mm Ht	Wind Pruned
		Shrub			
JA	55	Jasione integrifolia	Blue Anne Juniper	150mm spd	Pruned
PuCC	230	Physocarpus opulifolius 'Carmine Candy'	Carmine Candy Ninebark	150mm Ht	Wind Barrier
SP	380	Prinos alba 'Prinos'	Gold Drop Spindle	150mm Ht	Pruned
SP	420	Rosa rugosa	Rugosa Rose	150mm Ht	Pruned
SP	140	Spiraea vanutensis 'Prinos'	Prinos Spirea	150mm Ht	Pruned
SP	55	Spiraea japonica 'Snowmound'	Snowmound Spirea	150mm Ht	Pruned, 0.5m o.c.
		Perennial			
CaKF	413	Callirhoe scabra 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon Pot	150m o.c.
PaK	150	Low flowering perennials		150mm Pot	150m o.c.
PaB	125	Low flowering perennials		150mm Pot	150m o.c.
PaC	115	Low flowering perennials		150mm Pot	150m o.c.
PuPW	143	Plant.com vegetum Prairie Winds	Cheyenne Sky Switch Grass	1 gallon Pot	150m o.c.



COMMERCIAL PROPERTY DEVELOPMENT
 4149 STRANDLER DR.,
 NEPEAN, ONTARIO

LANDSCAPE PLAN

19 - 1595 L - 01

Contractor to check and verify all dimensions on the job

Document 7 – Consultation Details

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law and Official Plan amendments.

Question: Will the increase in height result in adverse shadowing on properties on Prem Circle.

Response: The applicants Shadow Study reveals the worst time where shadowing would impact Prem Circle is Dec 21, 3:00 pm. At this time the shadow from the five storey proposed office building would cast a shadow over 125 and 127 Prem Circle, however, given this is the winter month and the sunset in Ottawa on December 21 is 4:22 PM, there would be no adverse impact.

Comments submitted by Mr. Dan McKenna:

“The McKenna’s object to allowing the rezoning for automotive use for the following reasons:

- 1) The applicant to the current rezoning application was fully aware of the above referenced 2013 staff report when they acquired the subject property (when a restrictive covenant was to have been put in place by the City).
- 2) The applicant has a vacant parcel of property on the south side of Dealership Drive that can accommodate its Volkswagen Dealership.
- 3) Dealership Drive is now a successful Auto-mall destination with the four dealerships in place; this Auto-mall does not require additional Strandherd Drive frontage to be successful.
- 4) There are sufficient Automotive zoned lands along Dealership Drive and Citigate Drive to allow the remaining potential automobile dealerships to be built. All the non-luxury brands are represented in the Barrhaven area with the exception of three. There is ample currently zoned Business Park lands available to accommodate all future automotive uses without needing the lands currently under application.
- 5) Allowing further automotive uses along Strandherd will displace the most attractive Prestige Business Park lands in the area. Automotive use is not a high employment per square foot of land use compared to office uses as contemplated in the Prestige

Business Park designation. Prestige Business Park land is intended to attract high employment uses not low employment uses.

6) The City's current policy is aimed at protecting the remaining lands along Strandherd for high employment uses. To allow automotive use as proposed would consume almost 30 per cent of the available remaining Strandherd Drive frontage between Dealership Drive and Trinity's retail area to the north.

7) The O'Keefe drain/storm pond provides an effective buffer between existing automotive use land and the subject property and as such would represent a good opportunity to ensure a compatible transition to office uses on the subject property as contemplated in the Official Plan.

Notwithstanding the above history, should staff decide to support the applications at 4149 Strandherd Drive, we understand that you are looking to impose the following restrictions in the implementing amendments.

1) That the automobile dealership use permission be limited to one dealership on the corner of the property (i.e. that portion of the property illustrating a dealership in the proposed site plan per Figure 2 below) with the remaining lands continuing to be zoned as Prestige Lands and,

2) That the development of the automobile dealership be allowed only if tied to the concurrent building of the office building.”