

ort to
Rapport au:

Planning Committee
Comité de l'urbanisme
9 May 2019 / 9 mai 2019

and Council
et au Conseil
22 May 2019 / 22 mai 2019

Submitted on 26 April 2019
Soumis le 26 avril 2019

Submitted by
Soumis par:

Lee Ann Snedden
Director / Directrice

Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique

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Ward: GLOUCESTER-SOUTHGATE
(10)

File Number: ACS2019-PIE-PS-0035

SUBJECT: Zoning By-law Amendment – 2480 Walkley Road

OBJET: Modification au Règlement de zonage – 2480, chemin Walkley

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2480 Walkley Road to permit a 2,999 square metre retail store and retail food store forming a portion of a four-storey (22-metre) office building housing Giant Tiger's headquarters, as detailed in Document 2.

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 City Clerk and Solicitor’s Office 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 22 May 2019,” 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 une modification du Règlement de zonage (2008-250) pour le 2480, chemin Walkley, afin de permettre l’aménagement d’un établissement de vente au détail et d’un magasin d’alimentation au détail de 2 999 mètres carrés, qui feront partie d’un immeuble de bureaux de quatre étages (22 mètres) abritant le siège social du Tigre Géant, comme l’indique le document 2.
2. Que le Comité de l’urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse 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 de l’avocat général 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 22 mai 2019 », 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.

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

2480 Walkley Road

Owner

Giant Tiger Stores Limited

Applicant

Novatech Engineers, Planners & Landscape Architects

Architect

GKC Architects

100 – 7275 St-Urbain Montreal, QC

Description of site and surroundings

The application is located at 2480 Walkley Road, at the southwest corner of Walkley Road and Russell Road, within Ward 10 (Gloucester-Southgate Ward), and bordering Ward 18 (Alta Vista).

The lands are 10.93 hectares in size, with approximately 418 metres of frontage along Walkley Road and 126 metres of frontage along Banton Street. Immediately abutting the site to the south is the CN rail corridor (Walkley Rail Corridor), across Walkley Road to the north is an established low-rise residential neighbourhood, and to the east is Russell Road.

Currently the site has an existing 38,930-square metre building containing Giant Tiger's corporate headquarters and ancillary retail store, as well as substantial warehouse space formerly occupied by the company's distribution centre. The retail store occupies 3,752 square metres of ground floor, while the office space occupies 7,121 square metres of floor area. Approximately 28,057 square metres of warehouse space occupies the balance of the building.

Summary of requested Zoning By-law amendment proposal

The property is zoned Light Industrial (IL) in the City of Ottawa's Zoning By-law 2008-250. The general purpose of the IL zone is to permit a range of low impact light industrial uses, as well as office and office type uses. The IL zone contemplates a number of complementary uses occupying small individual sites to serve employees in the surrounding industrial and employment areas.

The applicant is proposing to increase the maximum building height of the subject property from 18 metres to 22 metres, to facilitate the development of a four-storey office building with 21.5-metre high atrium projections.

Further, the applicant is proposing to rezone the subject lands such that an ancillary retail store and retail food store would be a permitted complimentary use to the office building, provided:

- The retail uses are added to the ancillary uses of Section 203(2), and not the parent Light Industrial uses, and are therefore capped at 2,999 square metres gross floor area.
- It is located within 75 metres of the lot line abutting Walkley Road;
- It is located within a portion of a building having a total gross floor area of 15,000 square metres or more of a permitted primary IL use.
- No more than 2,999 square metres of cumulative ancillary uses listed in 203(2) shall be permitted within the IL[xxx1] zone (2480 Walkley Road).

Due to phasing of development, the applicant will operate the existing 3,752 square metre retail store until such time as the new retail store is built and occupied. This requires a temporary zoning provision which would allow up to 6,700 square metres of retail store and retail food store until three years past the date of the by-law being passed, whereby the 3,752 square metre retail store would be then demolished.

Brief history of proposal

The subject site is the corporate head quarters for Giant Tiger, where the company's purchasing, marketing, photo studio, operations, finance human resource, and administration functions are overseen. The property at 2480 Walkley Road was purchased by Giant Tiger in 1996 and currently employs 416 employees. Prior to 1996, this property was occupied by a Sears distribution facility, and given its age and configuration, the building no longer suites the current and future needs of Giant Tiger, where a modern office is needed to accommodate the company's intended growth of up to 700 full time employees.

On January 18, 2019, the City of Ottawa received a companion Site Plan Control application (D07-12-19-0006) from Giant Tiger Limited for the purpose of developing a new corporate headquarters and ancillary retail store, replacing the existing office and retail uses on the property.

The new building will contain approximately 17,380 square metres of office floor area within a four-storey building, with approximately 2,875 square metres of retail within an attached one-storey podium. The reconstruction will be phased as follows:

Phase 1 – demolish a portion of an existing one-storey warehouse for construction staging purposes

Phase 2 – construct the new 17,380 square metre four-storey corporate office building with 2,875 square metre ancillary retail store. Relocate the existing office and retail

functions into the new building

Phase 3 – demolish the now vacant 7,121 square metre office and 3,752 square metre retail portions as well as an additional warehouse component. 16,972 square metres of warehouse space will remain existing for future tenants.

Phase 4 – complete roadway modifications at the Walkley Road and Melfort Street intersection to accommodate a new signalized, full-movement access.

Once redeveloped, the site will contain a 17,380 square metre office building with a 2,875 square metre ancillary retail store. An existing 16,972 square metre warehouse component will remain on the site for lease to a future tenant.

DISCUSSION

Public consultation

A public information meeting was held on April 9th, 2019 at Arch Street Public School with 20 members from the public, representatives from Giant Tiger (including their consultant) and City Staff attending.

Impacts from the associated Site Plan Control application were raised in the meeting. In particular, questions were raised by the public about potential cut-through traffic on Melfort Street and Magnus Avenue; impacts of a median closure on 2282 Russell Road, as well as impacts of lighting and noise. City staff and the applicant will work to ensure these matters are resolved to the satisfaction of the local Ward Councilor's and the community through the Site Plan Control application. For instance, if desirable, northbound traffic through Melfort Street could be restricted at particular times and an eastbound left turn lane into 2282 Russell Road can be accommodated. Lighting and noise emanating from the new development was demonstrated to be negligible.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

The subject property is designated Urban Employment Area within the City's Official Plan. The purpose of the Urban Employment Area is to ensure over the long term, sufficient areas of land are reserved primarily for places of business and economic activity. Uses that support this function consist predominantly of offices, manufacturing, warehousing, distribution, research and development. Urban Employment Areas are defined, in part, on their ability to accommodate at least 2,000 jobs.

A variety of complimentary and ancillary uses are also permitted within the Employment

Designation to help meet the day to day needs of employees and reduce their travel outside of the area. Small occupancies on individual pads (limited to 750 square metres), and in forms where a cumulative total gross floor area is established by the Zoning By-law, have been identified to ensure these uses do not form the primary use on the employment lands.

Managing Growth

Section 2.2.3 (City-wide Employment Area Policies) sets out the strategic locations for the protection of business and economic activity to ensure employment lands remain affordable for employment purposes and so that they can develop over time without conflict from competing land uses. Specifically, Policy 6 speaks to major office development, consisting of buildings over 10,000 square metres of gross leasable area, and governs their permitted locations. These buildings will play a fundamental role in supporting and increasing the ridership of the Rapid Transit and Transit Priority Network and shall be located in areas adjacent to the Rapid Transit and Transit Priority Network (except where currently permitted by zoning). The City will only permit new Major Office Development in the following locations: Central Area, Mixed-Use Centres, Town Centres, Mainstreets (on Transit Priority corridors), Urban Employment Areas (in proximity to Transit), and within the General Urban Area subject to specific locational criteria.

Planning Rationale

Height Increase

Major office development, consisting of buildings over 10,000 square metres in gross leasable area, are permitted within Urban Employment Areas where the majority of the site is within 800 metres walking distance of an existing or planned Rapid Transit station, or within 400 metres walking distance of a Transit Priority corridor. The subject site is located within 800 metres of two planned rapid transit Bus Rapid Transit stations, illustrated on Schedule D, and therefore meets the locational criteria for major office development. In addition, the existing zoning permits an office building that falls within the 'major office development' category, as of right. Although the Official Plan does not provide a height restriction within the Urban Employment Designation, Section 2.2 of 'Managing Growth Within the Urban Area' guides the distribution of appropriate building heights by the location in a Target Area, such as proximity to a Rapid Transit station or a Transit Priority corridor, with the greatest density and tallest building heights being located closest to the station or corridor.

The distribution of height is also guided through the Design and Compatibility of the development with the surrounding existing context and planned function. Section 4.11 of the Official Plan has been reviewed with respect to the increase in height as it relates to design.

Through the accompanying Site Plan Control application, lighting will be limited to 0.5-foot candles at the property lines and exterior light fixtures will be designed as sharp cut off fixtures, all to minimize light pollution.

A Noise and Vibration Study was conducted to both analyze the impacts of noise on office workers from the adjacent railway and the arterial road noise – as well as analyze the impacts of the rooftop mechanical equipment atop both the office and retail space on existing residents. The report's findings noted that noise sources from the proposed development would fall below thresholds of the City's Environmental Noise Control Guidelines, and as such would not impact adjacent residential areas

The office building fulfills compatible design objectives by locating the bulk of its mass 75 metres from the front lot line, and over 100 metres away from the low-profile community to the north.

Retail Use and Size

Currently the site has an existing 38,930 square metre building containing Giant Tiger's corporate headquarters and ancillary retail store, as well as substantial warehouse space formerly occupied by the company's distribution centre. The retail store occupies 3,752 square metres of ground floor, while the office space occupies 7,121 square metres of floor area. Approximately 28,057 square metres of warehouse space occupies the balance of the building. The former 1996 and 1998 City of Ottawa Zoning By-laws permitted the retail store as of right, as accessory retail and sales. Through time, and the replacement of Zoning By-law, the retail store today is a legal non-conforming use. If it were replaced, it would need to be reconstructed to an identical size, massing and location.

Giant Tiger has identified a need to modernize and expand their office headquarters to better serve their employees and to accommodate anticipated company growth. The current retail store is integrated into the existing headquarters and functions as the company's model store to show case new products, marketing materials, monitor and modify displays, monitor legislative compliance and customer satisfaction and to test new technology systems. The retail store is currently aiding the primary office and headquarter functions of Giant Tiger, and would continue to do so through the new proposal.

The proposed addition of 'retail store' and 'retail food store' will bring the retail function into conformity as a permitted use. However, in order to ensure the new use will remain ancillary to the primary employment use and function as it has in the past (aiding the office use) a series of zoning performance standards are proposed.

a. Size:

The retail store and retail food store will be restricted to a maximum 2,999 square metres, in keeping with the cumulative size for ancillary uses as set out in the Zoning By-law, and as permitted in the Urban Employment Designation. A zoning provision 'one lot for zoning purposes' will tie the 2,999 square metres to the entire lot, ensuring a future severance of 2480 Walkley Road will not permit additional ancillary uses above the capped 2,999 square metres on this property.

b. Location:

The retail store and retail food store, will be required to locate within 75 metres of Walkley Road. This proximity provision serves two purposes; 1) to ensure the retail store is adjacent to the arterial road where it can be accessed by the immediate residential neighbours and local traffic, and 2) to be established on the periphery of the employment node, to not break-up contiguous land that would be better served by primary employment uses and future development.

c. Configuration:

The retail store and retail food store must be located within a building having a minimum 15,000 square metres containing one or more of the primary employment uses listed in subsection 203(1) of the Light Industrial zone. This will ensure the retail store and retail food store is not within a 'stand alone pad', and is functionally tied to the parent office use (as it is today).

The 2,999 square metre retail size in relationship to a minimum 15,000 square metre primary use size maintains the 1998 City of Ottawa Zoning By-law requirement for this site to adhere to a 20% maximum accessory display and sales area. As a means of maintaining this 20% ratio, the new retail store will in fact decrease in size from the existing 3,752 square metre size to the new store size of 2,875 (proposed).

The configuration of the zoning performances will ensure the employment use is the primary use on the property. As demonstrated in Table 1, the proposed office building will be suitable for 700 employees and represent 17,380 square metres in size, compared to the existing 7,121 square metre office component. This will be a net

change in gross floor area of office use of 144%, compared to a net loss of 23% for the retail use.

The new retail use is compliant with the Urban Employment Area designation where it will be incidental to the primary office and warehousing uses on the property by representing less than 15% of the proposed office use and less than 10% of the combined office and warehousing uses on the property.

Table 1.

	<i>Existing Gross Floor Area (m²)</i>	<i>Proposed Gross Floor Area (m²)</i>	<i>Net Change in Gross Floor Area</i>	<i>Current Employment (jobs)</i>	<i>Anticipated Employment (jobs)</i>	<i>Net Change in Employment</i>
<i>Primary Office Use</i>	7,121	17,380	144%	426	700	64%
<i>Ancillary Retail Use</i>	3,752	2,875	-23%	40	40	0%

Provincial Policy Statement

Employment Areas are defined by the Provincial Policy Statement as “those areas designated in an official plan for clusters of business and economic activities, including, but not limited to, manufacturing, warehousing, office, and associated retail and ancillary facilities”. Planning authorities are to promote economic development and competitiveness by providing for a mix and range of employment uses and encourage compact development forms; providing a diversified economic base, which includes maintaining a range of suitable sites that will support a variety of economic activities and ancillary uses; and ensuring necessary infrastructure supports current and future needs.

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLORS

Councillor Diane Deans provided the following comments:

“The subject building is a popular destination on Walkley Road. While the location is home to the Giant Tiger regional headquarters, it also includes a retail location that has grown to be essential for the surrounding community. The zoning amendment will allow for continued retail use in this location and the construction of a new state of the art

building which will bring new life to Walkley Road. For these reasons, I am supportive of the zoning amendment.

I look forward to continuing to work with staff and the applicant throughout the site plan process to address the few issues raised by the community. These include ensuring traffic flow is addressed, that bird friendly measures are being used, that spill-over lighting be minimized, and that appropriate landscaping be included on site and in particular along Walkley Road.”

Councillor Jean Cloutier provided the following comments:

“I am supportive of the application for the redevelopment of the Giant Tiger store and head office at 2480 Walkley Road. On April 9, I hosted, in collaboration with Councillor Deans, a community meeting to discuss the application and hear from residents. Concerns regarding cut-through traffic and parking on adjacent streets were raised as potential issues. Attendees at the meeting expressed their fondness for the Giant Tiger store, the employment it brings to the area, and their relief that the store will remain.”

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendation contained within the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the approval of the zoning amendment. Any road modifications, infrastructure costs or traffic control measures will be at the applicant’s expense.

ACCESSIBILITY IMPACTS

The report recommendations will facilitate a Site Plan Control approval which will be designed and reviewed in context of accessibility. The accompanying site plan control application will demonstrate how the site reduces, removes and prevents barriers, and complies with the Provincial and Municipal accessibility policies.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Prosperity (EP2) – support growth of local economy

- Planning and Decision-Making (GP1) – Strengthen public engagement

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the decision to hold a public information session on April 9th, 2019.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft Site Plan

CONCLUSION

The nature of the existing Giant Tiger headquarters is to have an associated retail outlet integrated into the existing headquarters, allowing the company to test new products and marketing materials, monitor and modify displays, and to monitor legislative compliance and customer satisfaction. The retail store aids the primary office and headquarter functions of Giant Tiger, and will continue to do so in the new configuration.

The addition of a permitted retail store and retail food store use, is supported based on its required integration into the office component; that the retail store forgoes the smaller ancillary uses for one larger ancillary use; the retail store maintains an historical situation and reduces the existing ancillary use from 3,752 square metres to 2,999 square metres, and its locational criteria to be on the periphery of the Urban Employment Designation.

Through the size of the retained warehousing, size of proposed office building and reduced retail size, it has been demonstrated that employment will increase through redevelopment and will remain the primary use on the property. The increase in permitted height from 18 metres to 22 metres is to allow for a greater height associated with the glass atrium, whereas the bulk of the building will be in keeping with the maximum building height of 18 metres within the Light Industrial zone.

Both the Strategic Directions and Urban Employment Designation of the City's Official

Plan support the location of a major office development at 2480 Walkley Road and the zoning details to facilitate an ancillary retail component.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor 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, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 2480 Walkley Road are as follows:

1. Rezone the lands shown on Document 1 from IL to IL [xxx1] H(22).
2. Add a new exception IL [xxx1], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In column II the text: “IL [xxx1] H(22)”.
 - b. In column III add the following uses:
 - i. Retail store;
 - ii. Retail food store;
 - c. In column V the following:
 - Despite the provisions of subsection 203(2)(b), the cumulative total gross floor area for uses identified in 203(2), retail stores and retail food stores is 6,700 square metres for a period of 3 years from the passing of this by-law.
 - All land zoned with exception [xxx1] are considered one lot for zoning purposes.
 - An aisle serving parking spaces angled between 56 and 90 degrees in a parking garage must be at least 5.5 metres wide.

In addition to the uses listed in subsection 203(2), a **retail store** and **retail food store** is permitted, subject to:

- i. The provisions of subsection 203(2), excluding 203(2)(c);
- ii. Being located in a building having a minimum total gross floor area of 15,000 square metres and containing one or more of the permitted uses listed in subsection 203(1);
- iii. Being located in a building within 75 metres of the lot line abutting Walkley Road.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. A public meeting was held on April 9th, 2019 at Arch Street Public School with approximately 20 attendees from the public.

Public Comments and Responses

Height

Comment:

The tallest residential home is 9 to 12 metres in height, and 18 metre building would be twice the height of the tallest residential building and a 22-metre building would be 2.5 times the height. There are concerns with privacy with the proposed height increase.

Response:

The Zoning By-law currently permits an 18 metre height limit, which equates to four office stories. The increase in permitted height from 18 metres to 22 metres is to allow for a greater height associated with the glass atrium, whereas the bulk of the building will be 17.4 metres in height and in keeping with the maximum building height of 18 metres within the Light Industrial zone. Regarding setbacks from residential uses and privacy, the office building fulfills compatible design objectives by locating the bulk of its mass 75 metres from the front lot line, and over 100 metres away from the low-profile community to the north.

Transit and Pedestrians

Comment:

Please relocate the existing bus pad and shelter to align with the relocated retail store.

Response:

The relocation of the bus pad and shelter was investigated and deemed to best serve the community at the Melfort Street and Walkley Road intersection. If the shelter was relocated east, it would create a situation where unsafe lane changes for the bus to move into the eastbound left turn lane onto Russell Road. From an operational perspective, the shelter will remain at the Melfort Street intersection.

Comment:

Concerns were raised with respect to possible jay-walkers across Walkley Road to get to the retail store (should median fencing be required?)

Response:

Through the associated Site Plan Control application, the safety of pedestrians will be examined and a determination will be made if median fencing is required as part of the Road Modification Approval for the new works on Walkley Road.

Comment:

Sidewalks should be introduced on Melfort Street as a result of this development proposal.

Response:

The Traffic Impact Study does not indicate sidewalks on Melfort are triggered by the redevelopment of the Giant Tiger site.

Vehicular Traffic, Parking and Transit

Comment:

Please ensure there is no through traffic from this new development into Melfort Street. Cut through traffic is not desired in the low-rise neighbourhood.

Response:

The submitted Traffic Study will look at expected trips to and from the new Giant Tiger store and office building. Staff will review this study, through the concurrent Site Plan application, with your concerns in mind about cut-through traffic. Should there be concerns found with potential cut-through traffic then restrictions on the northbound movement from Giant Tiger site through the new Melfort Street intersection could be implemented on the final design of the intersection.

Comment:

Concerns were raised with existing parking problems on Magnus Street and Melfort Street and the new Giant Tiger expansion likely increasing the parking tensions.

Response:

The Giant Tiger proposal is illustrating ample parking, both for the office and new retail store (including one level of underground parking for the office building). In addition,

there is a very large surface parking lot servicing the warehouse portion of the site, which will be relatively vacant due to the high number of parking spaces and the low usage of vehicular users/employees for this warehouse portion. There will be no incentive or benefit from employees parking in the Melfort Street area and walking across Walkley Road to the new office or retail store to work when parking has been satisfactorily provided on-site.

Comment:

The use of transport truck engine breaks is an issue and there is concern this will be increased with this development.

Response:

If required, measures can be implemented, such as roadway signs, to restrict the use of engine brakes for large trucks stopping at the proposed signalized intersection at Melfort Street. The reduction in warehouse space on the subject property is likely to reduce truck traffic generated by this use considerably.

Comment:

What is the expected frequency of tractor trailers into the new intersection?

Response:

The existing Giant Tiger store receives deliveries by large truck (tractor trailer) approximately three times per week. No change to the frequency of deliveries is expected for the new store once it is operational. Given that the existing warehouse space is to be reduced by nearly 40%, the overall presence of large trucks accessing the property is expected to decrease considerably. Further, the existing warehouse will continue to have access from Banton Street.

Comment:

Will tractor trailers use the Banton intersection?

Response:

The Banton Street intersection will continue to be utilized for the existing warehouse on the subject property.

Comment:

There should be a requirement to construct a cycle track along the frontage of the property, since Walkley Road is designated as a spine route in the Cycling plan.

Response:

The cycle track is a longer term commitment that will be completed when Walkley Road undergoes a street renewal program, funded by the City.

Comment:

Can the OC Transpo bus pad and shelter be moved to align with the location of the new retail store?

Response:

We appreciate the suggestion about relocation of the pad/shelter. After conferring with OC Transpo, the shelter and pad will remain in the same approximate location. If the shelter was moved eastward, it would create an operational issue with a bus changing lanes to make a left (northbound) turn on Russell Road.

Comment:

There is concern with the proposed median closing on Walkley Road, which will restrict the vehicular movements to a right-in/right-out only for the townhouse development at 2282 Russell Road.

Response:

Through the companion site plan control application the applicant and City staff will explore options for allowing an eastbound left-in movement.

Blasting and Construction

Comment:

Will blasting be required for the underground garage?

Response:

Blasting is not anticipated given the subsurface conditions at this location

Comment:

During construction of this building, Melfort Street and Magnus Street will be even more congested. As it stands, these parking problems, congestion and speeding make it dangerous to be a pedestrian at certain times of the day.

Response:

The development is proposed in phases where the new retail and office building are constructed on the eastern part of the site where there currently is no existing parking spaces. Thus, even though construction will be on-going, the site will have a fully functional parking lot for the existing operations. Staff can consider conditions of site plan approval to ensure that the construction workers are parking on-site and not on local side streets, across Walkley Road.

Building and Site Design

Comment:

What is being done to mitigate bird strikes on the glass windows of the new office building?

Response:

Bird strike mitigation measures have been incorporated into the design of the proposed building. The selected glazing material will comprise approximately 50% clear grey glass, which is a low reflectance glass (unlike mirrored or tinted glass), and 50% clear glass with a white dotted pattern which acts as a visual marker to deter bird collisions. Interior blinds are also provided in the office blocks. The dotted pattern is dense (30% coverage) and the dots are placed 5mm apart.

Comment:

Why is the new retail store proposed as a smaller size than the existing retail store?

Response:

The reduced floor area is a result of an improved and more efficient floor layout (the proposed development being a purpose built retail store rather than a retrofitted space) and represents the upper limit of retail permitted in this Employment Designation.

Comment:

What 'Green' initiatives are being considered for this office headquarters?

Response:

Please find a list of green initiatives that are included in the building design below:

- Efficient mechanical and electrical systems;
- Performance of energy modeling to optimize curtain wall design;

- Optimized building placement in terms of solar orientation;
- Automated blinds to control solar heat gain;
- Respect of dark sky guidelines;
- LED lighting;
- Natural illumination and views to the exterior for 100% of the building occupants;
- Car charging stations;
- Indoor bike storage and showers to encourage alternative modes of transport;
- Underground parking to reduce number of spots required on the site and increase planted area;
- Construction of exterior smoking shelter away from building entrances;
- Integration of floor grilles at entrances to capture particulates from occupant shoes and increase air quality inside the building;
- Green walls and plants within the working spaces;
- Use of low VOC materials;
- Use of recyclable and recycled materials;
- Efficient garbage, recycling and compost collection;
- Integration of active workstations and a gym;
- Integration of sound reducing surfaces.

Comment:

The landscape plan should have more coniferous trees to keep the site green year round and provide more screening opportunities.

Response:

Staff will review the landscape plans to ensure that the site is made 'green' as possible with a variety of species to ensure it is an attractive site year round.

Comment:

How is light pollution being dealt with?

Response:

Light pollution is an item staff review through the Site Plan Control application. Lighting used on both the new retail and office building, and within the parking lot areas must be

'sharp cut-off' lighting, with no light spillage on adjacent properties. The lighting policies of the City require these 'sharp cut-off' lights, which do not project light up into the sky and spilling onto adjacent properties.

Noise

Comment:

How is the impact of noise being considered on the existing residents north of Walkley Road?

Response:

A Noise and Vibration Study was conducted to both analyze the impacts of noise on office workers from the adjacent railway and the arterial road noise – as well as analyze the impacts of the rooftop mechanical equipment atop both the office and retail space on existing residents. The report's findings noted that noise sources from the proposed development would fall below thresholds of the City's Environmental Noise Control Guidelines, and as such not impact adjacent residential areas.

Document 4 – Draft Site Plan

