

Planning Rationale / Design Brief for Site Plan Control Application

For

Hieu Giang Vietnamese Buddhist Temple

3310 Leitrim Road, Ottawa

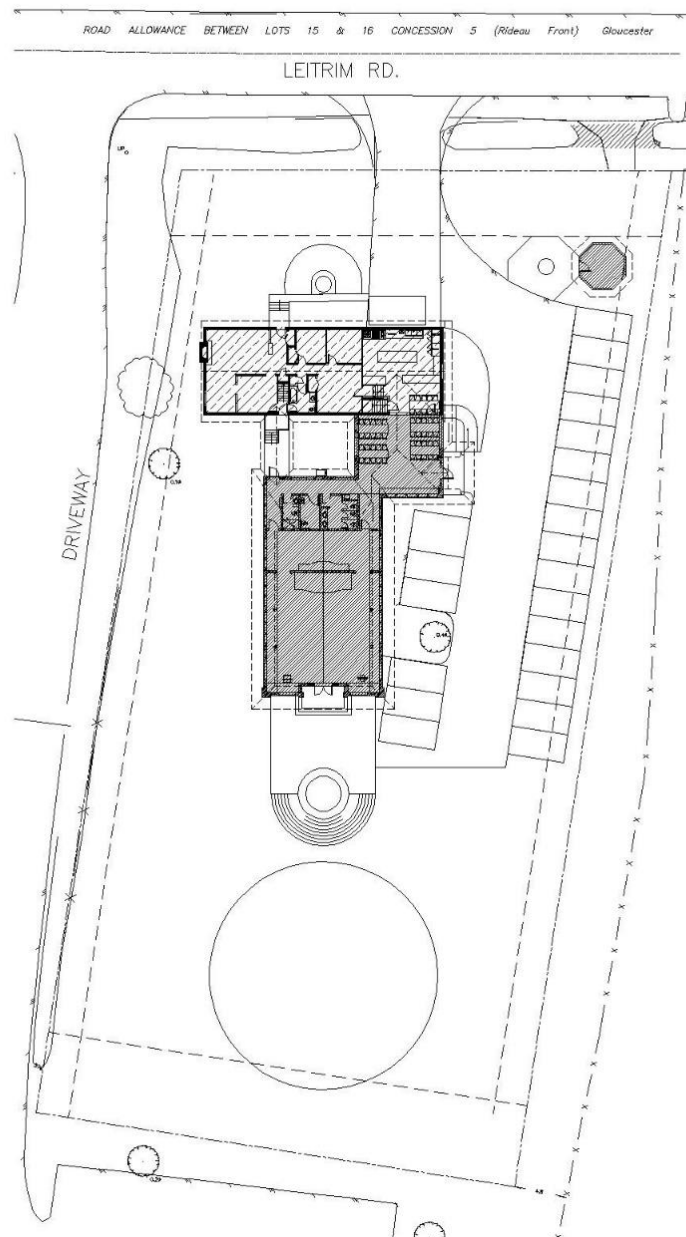
by

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Background

This Planning Rationale has been prepared in support of a Site Plan Control application for the property known municipally as 3310 Leirim Rd, Gloucester, and registered as Pin No: 043450011.

The property is 1.01 Acre, with a frontage of 45.05 m. and a depth of approximately 91 m. It is owned by Hieu Giang Vietnamese Buddhist Temple.

The existing building on the property was designed as a single-family home. They wish to construct an addition for a Congregation Hall, public Washrooms and a Community Kitchen at the back of it. Part of the existing building will remain as living and meeting rooms for a Monk.

The proposed addition is 194.47 gross sq. m. In order to construct this addition, an application for Site Plan Control is required. This property has never had a Site Plan Agreement with the City,

This Planning Rationale provides a description of the existing site conditions and contains a review of the applicable land use planning policies including the Provincial Policy Statement (PPS), the Official Plan (OP) policies, and Zoning By-law provisions. The conclusions indicate that the proposed use and addition is appropriate given the site context and relevant policy framework.

Contextual Analysis

The property is just within the Urban boundary of the OP, within Area C, Suburban, of the zoning schedules. It is surrounded by public owned land. The neighbourhood is Riverside-South Leirim. Leirim and Bank St. are also truck routes, Buses 93 & 294 provide public transportation.



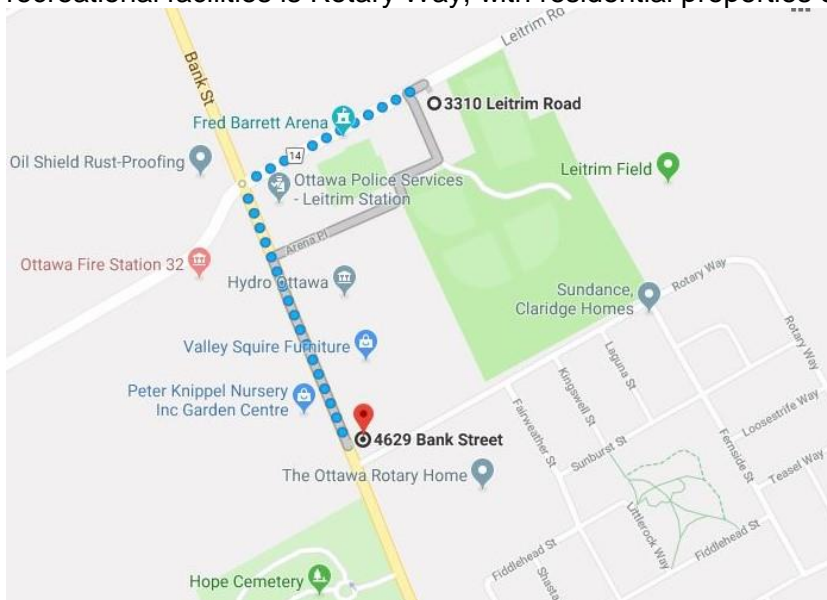
The property is in Gloucester-South Nepean, Ward 22, on the south side of Leitrim Road, which is the south border of the Greenbelt at this location. The property is a 5 minute walk from Bank St., which provides key north-south transit and transportation routes (north to downtown). Leitrim Road provides east-west transportation. It is close to the airport by car.

The Councillor is Michael Qaqish.



LOCATION MAP

The property is surrounded by City of Ottawa recreational facilities. On the east side of the property is parking for the Fred Barrett Arena, it has a driveway on the South Side which connects to the Barry Hawley Memorial Field, on the South of the property are Baseball Diamonds and on the West is a Soccer Field. Further to the South of the recreational facilities is Rotary Way, with residential properties on the south of it.

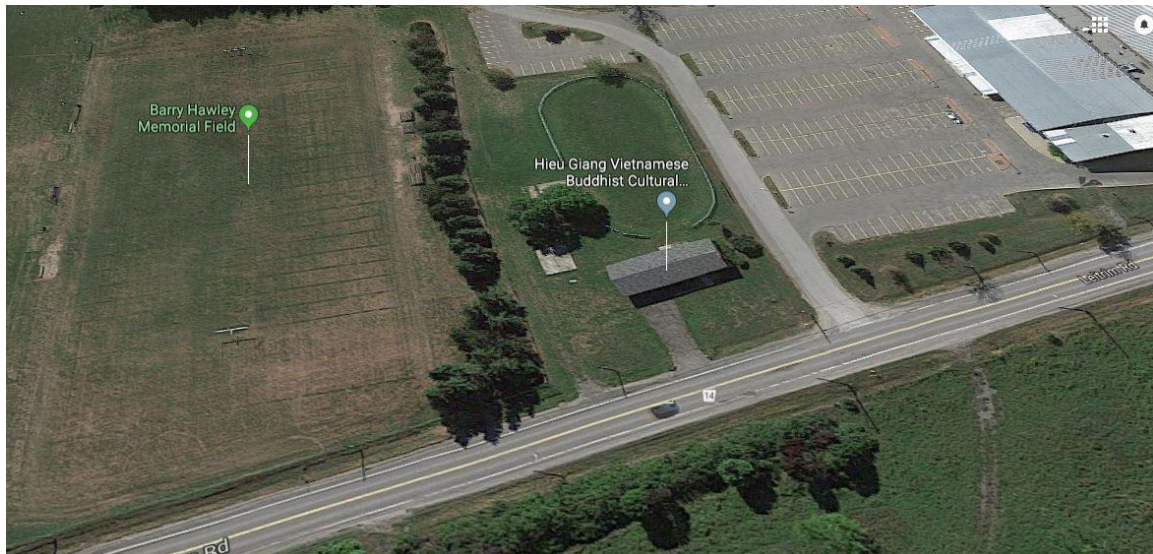


LOCATION OF PREVIOUS TEMPLE AT 4629 BANK ST.

The Hieu Giang Vietnamese Buddhist Temple recently sold their Temple building on Bank St. (10 walkable minutes away) and bought the current property on Leitrim, a preferred location.



AERIAL SHOWING SURROUNDING FIELDS



On the property there is a one storey detached building (with Basement). The rest of the property is grass with an outdoor fenced corral area. Structures appear to have been on the properties since 1965.



EXISTING BUILDING – VIEW TO EAST showing Municipal driveway and existing corral at the back of the subject property.



EXISTING BUILDING – VIEW TO WEST showing Leitrim Road, the Green belt on the right and the City Arena to the west

PLANING REGULATIONS

The **Provincial Policy Statement** promotes intensification and redevelopment where it can be accommodated by existing and planned infrastructure and public service facilities.

Official Plan

The property is designated General Urban Area in the City of Ottawa Official Plan, predestinated from Employment Area. It is adjacent to the park that is shown as “Major Open Space” and across the street is “Agricultural Resource Area” on Schedule B. Sections 3.6.2 and 4.11 of the Plan sets out criteria by which compatibility is assessed. While a very broad range of uses is permitted, all development must have regard for its context and demonstrate compatibility. This area is developing towards this goal, this proposed Place of Worship, will fit in with the future development of the area.

Community Design Plan



Distribution of centres along arterial roads.

The proposal for a Buddhist temple in this location aligns with the intentions of the Community Design Plan. The CDP proposes Centers along Arterial Roads and proposed Density Distribution. The location and function of the Temple compliment the future plans, including transportation networks; with planned, high density areas within 10 min. walking distance; but outside the residential and high density commercial zones.



Distribution of density throughout community.

Zoning Bylaw: 2008-250 Consolidation

I1 - Minor Institutional Zone

The purpose of the I1-Minor Institutional Zone is to:

- (1) permit a range of community uses, institutional accommodation and emergency service uses
- (2) minimize the impact of these minor institutional uses located in close proximity to residential uses by ensuring that the such uses are of a scale and intensity that is compatible with neighbourhood character.

Zoning Provisions

In the I1 Zone a place of worship is a permitted use (Section 169 of the Zoning Bylaw).

This clause is not clear in the Bylaw but we assume that it refers to the residential component of the building which has been accounted for in the proposed design:

“(2) The following conditional use is permitted subject to:

- (a) the provisions of subsection 169(3) and
- (b) The use being ancillary to a place of worship or community centre, and
- (c) The use occupying a maximum of 30% of the gross floor area of the building in which it is located “

The property does not abut a residential zone therefore the requirements are:

- (a) Minimum Lot Width (m) 15
- (b) Minimum Lot Area (m²) 400
- (c) Minimum Front Yard Setback (m) 6
- (d) Minimum Rear Yard Setback (m) 7.5
- (e) Minimum Interior Side Yard Setback (m) 3
- (g) Maximum Height (m) 15
- (h) There is no restriction on the number of Accessory buildings

I1E Subzone

The minimum required yard setback from any other zone is one metre and the maximum permitted height is 18 metres.

In the I1E Subzone, the provisions of Table 170A- I1A Subzone apply to matters not addressed in the paragraph above.



ZONING IN THIS AREA



ADJACENT MUNICIPAL ARENA BUILDING

DESIGN OBJECTIVES

- Provide a peaceful and inviting Place of Worship
- Meet the objectives set out in the Community Design Plan
- Meet the objectives set out in Zoning Bylaw, as the starting point for good design
- Animate the street
- Make better use of an underdeveloped site
- Reuse an existing building
- Construct an addition to the existing building and change the use to one that is more in keeping with the Official Plan and Zoning intentions
- Be sympathetic to neighbouring Public uses
- Support public infrastructure by paying to extend the existing Sanitary Sewer on Leitrim to the building

PROPOSAL

The proposal is to build a one storey addition which will extend the existing building towards the back of the property. The goal is to create good design which will compliment the existing temple uses.

The proposal is a permitted use. No Minor Variances are required. Phase 1 ESA report has been prepared. Pre-consultation meetings have been held.

The existing building and proposed addition are well within the setbacks and height limit and meet the planning requirements.

PROPOSED DESIGN

The existing driveway is being reused, then it turns to the east to access parking for 23 cars at the east side of the property. There is a statue and small Columbarium (Memorial / Accessory Building) at the front of the parking area. In the future, there should be planting around this structure. Garbage will be brought to the Leitrim Road. At the rear there is a large patio/paved area before the rear entrance. There is a pond which is part of the storm water management system for the property, a weir will slowly let water drain to the back of the property, which is where it was draining to before this project.

The building has a Basement in the existing building, which will be for storage, The Ground Floor will have the entrance stairway for monks at the front of the building, there is an entry on the side of the building to the public eating area (Dining Hall). There is a formal entrance at the back to the Congregation Hall.

PROPOSED ELEVATIONS

The proposed addition has elements of Vietnamese Buddhist tradition, such as the decorative curve at the corners of the roof, but it is tempered by a simplicity of the brick walls and square and round windows.

We had pre-consultation meetings, in particular with regard to engineering concerns regarding servicing and drainage of the site. Solutions have been found such as extending the Sanitary sewer and using the existing slope to drain to a pond and weir at the back of the property.



PROPOSED VIEW TO EAST – showing Municipal driveway and proposed addition at back of existing building



PROPOSED VIEW TOWARDS SOUTHWEST FROM LEITRIM ROAD



VIEW FROM SOUTH SIDE OF EAST SIDE YARD (rear of property)

CONCLUSION

The proposed project complies with the objectives of the Planning Act and Official Plan. The change of use to a cultural facility and the new addition suit the current zoning requirements. It makes efficient use of existing municipal and community services, in fact extending the sanitary service. We believe that the proposed design is compatible to the scale and use of this neighbourhood and complements the surrounding area, especially with respect to the recreational lands surrounding the property.

A handwritten signature in black ink, appearing to read "Susan D. Smith".

Susan D. Smith Architect