

**Planning Rationale in Support of an Application for
Site Plan Control Approval**

**Block 8, 4401 Fallowfield Road Subdivision,
O'keefe Court Prestige Business Park, South Nepean
City of Ottawa**

Prepared by:

RorTar Land Development Consultants

For: Raj Patel/Hampton Inn & Suites

RORTAR
Land Development Consultants

INTRODUCTION

1. Purpose of Report

RorTar Land Development Consultants have been retained by Raj Patel/Hampton Inn & Suites to prepare a planning rationale in support of an application for site plan control approval. The purpose of the application is to facilitate development of a parcel of land described as Block 8 on an approved draft plan of subdivision at 4401 Fallowfield Road in the Prestige Business Park located at O'keefe Court/Fallowfield Road and Highway 416 in South Nepean.

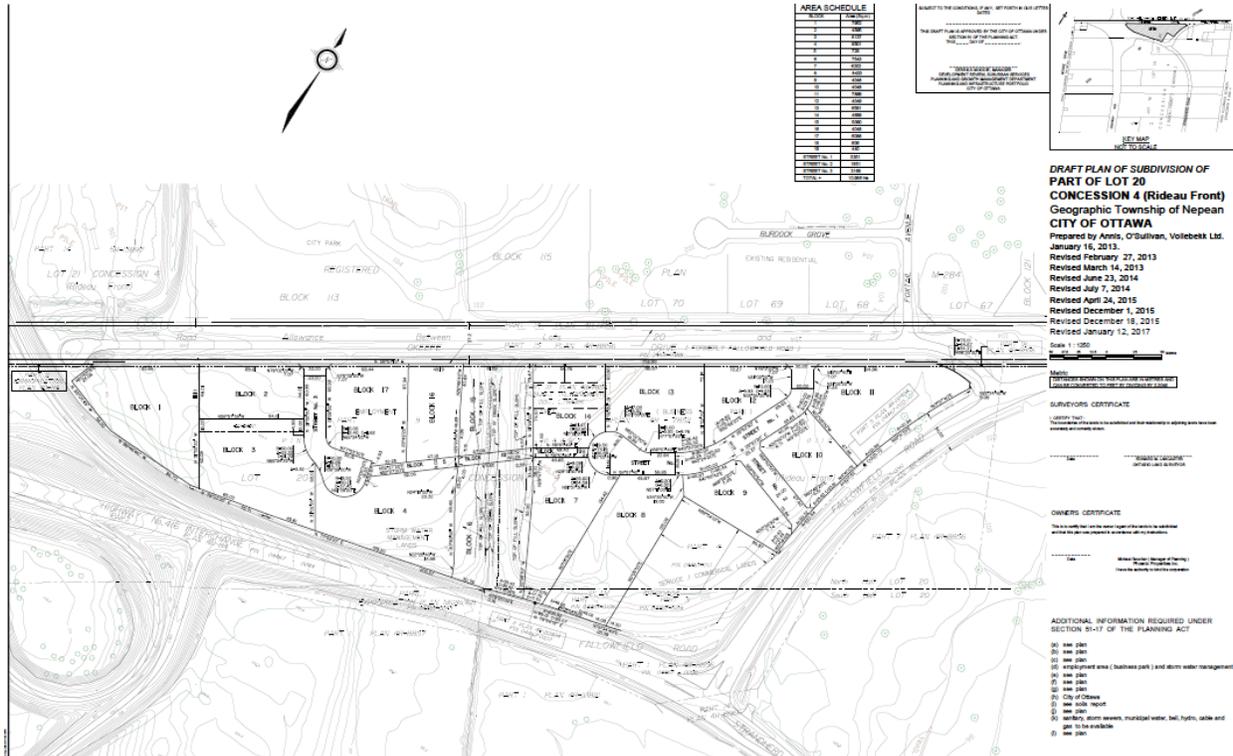
The application seeks approval to construct a 6 storey, 102 room hotel on one block of this plan of subdivision fronting on a cul-de-sac street within the plan of subdivision and backing onto Fallowfield Road.

2. Existing Situation

Figure 1 represents the 11-hectare O'keefe Court/Fallowfield/Highway 416 approved draft plan of subdivision. This plan proposes 14 development blocks plus blocks that define a stormwater management pond, the O'Keefe Municipal Drain corridor and three public streets, two of which terminate as cu-de-sacs.

Surrounding the subdivision to the north are vacant rural industrial lands, a municipal park, and two country estate lot communities. To the south of Fallowfield Road is the recently approved business park and commercial development known as the CitiGate 416 Corporate Campus. To the southeast are recently developed residential subdivisions. The O'Keefe Municipal Drain bisects the subdivision into western and eastern portions.

Figure 1. Approved Draft Plan of Subdivision D07-16-13-0013/Annis, O’Sullivan, Vollebakk, Land Surveyors



3. Development Proposal Overview

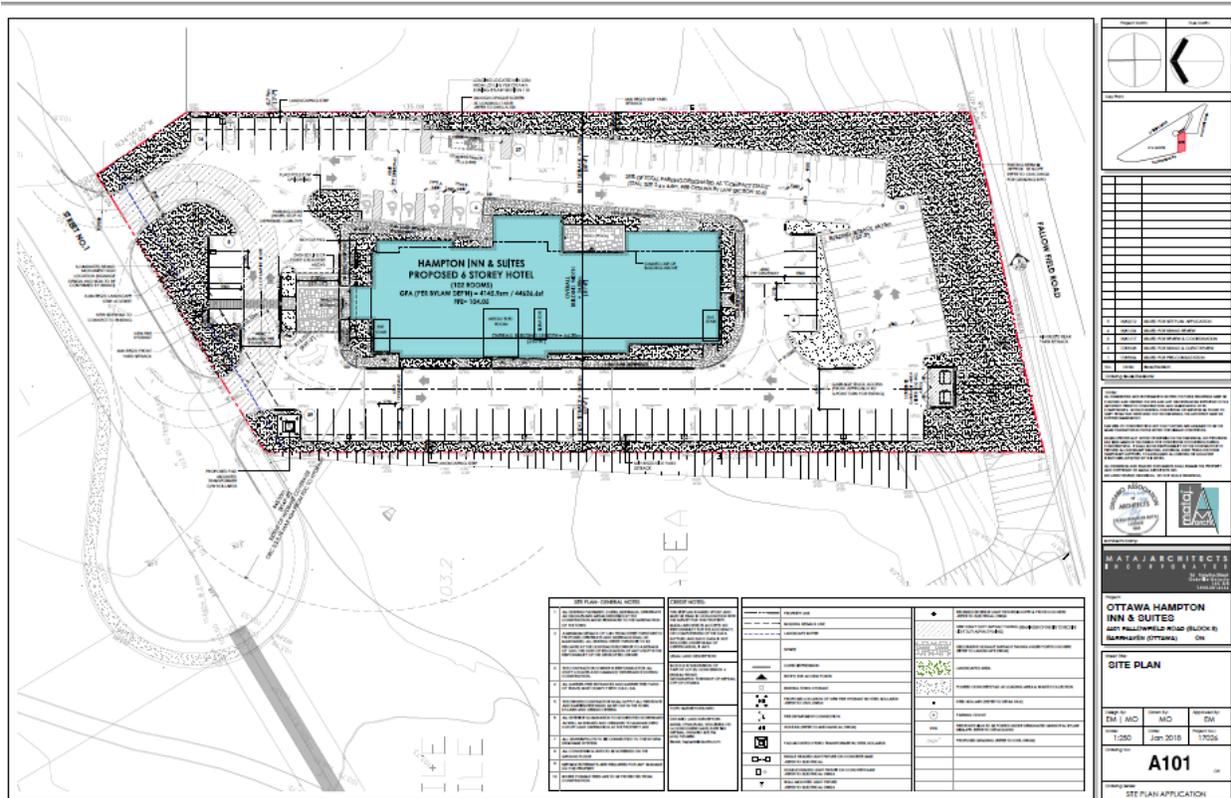
Figure 2 represents the site development concept plan for the proposed 6 storey Hampton Inn and Suites Hotel to be located on Block 8 of the draft approved plan of subdivision. The plan features a 6 storey (18.7m) height building having a gross hotel floor area space of 4021m² plus 124m² of meeting room area.

Parking for a total of 114 vehicles in conformity with zoning by-law requirements surrounds the main building and is buffered from adjoining properties and adjacent roadways with an appropriately graded and landscaped periphery.

Operational service areas, including loading and garbage enclosure facilities are provided and screened where necessary and bicycle parking is provided in

proximity to building entrance locations. Architectural site plans prepared by Mataj Architects Inc. and submitted with the application include detailed design data that confirms compliance with all applicable site design criteria and zoning by-law standards.

Figure 2. Development Concept Plan



Vehicular access to the site is provided at two locations on the cul-de-sac being Street 1 of the approved plan of subdivision and the building design features a covered pedestrian drop-off at the main entrance.

The site is served by the full subdivision street sidewalk system that will provide good connectivity both within the subdivision and ultimately, via the signaled Fallowfield Road/Strandherd Drive/CitiGate Drive intersection, to the retail shops,

restaurants and other commercial services that are available in the CitiGate commercial complex located to the south.

From an architectural perspective, the building form and design details are consistent with the up-to-date corporate image of the hotel operator. Figure 3 illustrates the proposed building elevation and façade details that project the high standards of design that the City promotes through its various guideline and policy documents discussed below.

Figure 3 Building Elevations



4. Existing Planning Policy Context/Conformity

a. Provincial Policy Statement

The Provincial Policy Statement (PPS) encourages municipalities to promote economic development by providing for an appropriate mix and range of

employment land (including industrial, commercial and institutional uses) sufficient to meet long-term needs. The PPS directs municipalities to maintain a range and choice of suitable sites for employment uses that support a wide range of economic activities that provide employment and that provide necessary services to the community and to the wider market. Municipalities are authorized to establish more specific Official Plan and other policies that are consistent with the general direction provided by the Provincial Policy Statement.

b. City of Ottawa Official Plan

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

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

An Employment Area typically provides large parcel sizes and ready access to major transportation infrastructure. These attributes are reflective of typical user needs for the accommodation of employment and service activities and for the support and promotion of commercial activity.

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

c. Secondary Plan for South Nepean Areas 9&10

The subject parcel represents a component of the 180 hectares of Employment Area lands which are generally referred to as the “Highway 416 Employment Lands” in the Secondary Plan for the South Nepean Areas 9 and 10. The Prestige Business Park designation within the secondary plan specifically promotes the

development of high quality employment uses such as research and development, advanced technology industries, offices, banks and financial services, and hotels and convention facilities.

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

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

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

e. Other Applicable Policies and Guidelines

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

At the same time, the preceding higher-level development approval processes, including Official Plan, subdivision and Zoning By-law approvals have directed that certain development-specific requirements and prerequisites be met to ensure

that each project supports the broader planning objectives. These requirements are incorporated within the applicable zoning for each property.

5. Zoning By-law Requirements/Conformity

The City of Ottawa comprehensive Zoning By-law 2008-250 zones the subject parcel Business Park Industrial Zone- IP(2265)H(24)-h which is intended "... to accommodate mixed office, office-type uses and low impact, light industrial uses in a business park setting...". A hotel use, as proposed in the application, is specifically identified in the list of Permitted Uses in this zone.

The following Tables 1a. and 1b. confirm compliance of the plan with all requirements of the IP(2265)H(24)-h zoning.

Table 1 a. Site and Building Statistics

SITE STATISTICS					
ZONING		IP - BUSINESS PARK INDUSTRIAL			
		IP[2265]H(24)-h			
COVERAGE CALCULATIONS					
		SM	SF	ACRES	%
TOTAL SITE AREA		8,441.3	90,861	2.086	100.0%
BUILDING AREA (MAX LOT COVERAGE= 55%)		1236.3	13,307	0.305	14.6%
PAVED AREA		4646	50,009	1.148	55.0%
LANDSCAPED AREA -INCL SIDEWALK AND PATIO		2559	27,545	0.632	30.3%
SETBACKS (TABLE 205-IP ZONE PROVISIONS)					
		MIN REQ'D (m)	PROVIDED (m)		
FRONT YARD		6.0	13.10		
REAR YARD		6.0	46.75		
INTERIOR SIDE		3.0	17.78		
INTERIOR SIDE		3.0	16.01		
WIDTH OF LANDSCAPE STRIP			-		
(i) ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE		N/A	-		
(ii) ABUTTING A STREET		3.0	3.0		
(iii) IN ALL OTHER CASES		NO MIN	VARIES (1.4m to 3m)		
HEIGHT OF BUILDING					
		MAX	PROVIDED		
MAX 24m [PER EXCEPTION DESIGNATED W / (H-24) (MEASURED TO T/O ROOF DECK)		24.0m	18.7		
MAX FLOOR SPACE INDEX (2)		2	0.49		
GROSS FLOOR AREA (GFA)					
[W / DEDUCTIONS AS DEFINED IN BYLAW]		SM	SF		
HOTEL		4021.9	43291.9		
PLACE OF ASSEMBLY (MEETING ROOM)		124.0	1334.7		
TOTAL GFA		4145.9	44626.6		

Table 1b. Parking and Loading Statistics

	RMS/ GFA(sm)	REQ'D	PROVIDED
PARKING REQUIREMENTS (BASED ON TABLE 101; AREA "C" ON SCHEDULE 1A)			
- SPACES @ 2.75W x 5.5L (per Brand requirement)			
- 25% of stalls are compact stalls (size at 2.4W x 4.6L per zoning standards)			
-HOTEL: 1 SPACE PER GUEST UNIT			
-PLACE OF ASSEMBLY (10 PER 100sm OF GFA OF ASSEMBLY AREA)			
ROOMS:	102	102	102
MEETING RM GFA:	124.0	12	12
TOTAL NO. OF SPACES		114	114.0
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)			
101-133 PARKING SPACES, THEN 5 ACCESSIBLE SPACES REQ'D		5	5
TYPE A (VAN), MIN WIDTH=3400		2	2
TYPE B, MIN WIDTH=2400		3	3
BICYCLE PARKING (BASED ON TABLE 111A (g)&(i))			
HOTEL = 1 PER 1000sm OF GFA		4	4
ALL OTHER (ie. PLACE OF ASSEMBLY) = 1 PER 1500sm OF GFA		0	0
DRIVEWAYS AND AISLE REQUIREMENTS (SECTION 107)			
TWO-WAY DRIVEWAY		6.7	6.86
TWO-WAY PARKING AISLE		6.7	6.86
LOADING REQUIREMENTS (SECTION 113)			
(SIZE: 3.5Wx9.0L PARALLEL; 3.5Wx7.0 OTHER; 4.2M VERT CLR)		REQ'D	PROVIDED
ALL OTHER USES W / GFA FROM 2,000-4,999sm		2	1

Source: Site Plan prepared by Mataj Architects Inc., dated January 2018.

The site plan being submitted complies with all performance standards of the City of Ottawa Zoning By-law 250-2008.

6. Lifting of Holding Zoning

The current zoning of the property incorporates a holding provision which requires the following matters to be addressed to the satisfaction of the City of Ottawa prior to its lifting and prior to the issuance of development approval:

1. A transportation Impact study
2. A servicing study and an associated funding agreement
3. A master concept plan and draft plan of subdivision

Any outstanding matters that remain to be resolved in order for the City to proceed with the lifting of the holding provision will be addressed with the submission of the appropriate application coincidentally with the application for site plan control approval.

7. Summary

7. Summary Opinion

It is our opinion that the proposed site plan control application to permit the proposed hotel development represents good planning and is appropriate for the subject property for the following reasons:

The proposal is consistent with the Provincial Policy Statement with respect to the accommodation of high quality, employment-supportive, service-oriented development.

The proposal is in conformity with the relevant objectives and policies of the City of Ottawa Official Plan as well as the more site-specific policies of the Secondary Plan for South Nepean Areas 9&10.

The proposal satisfies the high-quality design policies and principles that have been articulated for the Prestige Business Park lands as outlined in the Secondary Plan, Subsection 3.2.

The proposed use will enhance the existing and planned development of the Prestige Business Park component of the Highway 416 Employment lands in a manner that is consistent with the planning objectives of the municipality.

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