

6150 HAZELDEAN ROAD

Planning Rationale

July 2018



Prepared for:

2073945 ONTARIO INC. (the Applicant)

Prepared by:



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6150 HAZELDEAN RD.

PLANNING RATIONALE

Table of Contents



1)	Introduction and Application Summary	Page 3
2)	Location and Surrounding Property Uses	Pages 4 - 5
3)	Zoning and Loading	Page 6
4)	Parking	Page 7
5)	Design Considerations	Page 8
6)	Design Guidelines	Pages 9-14

6150 HAZELDEAN RD.

PLANNING RATIONALE

1. INTRODUCTION AND APPLICATION SUMMARY

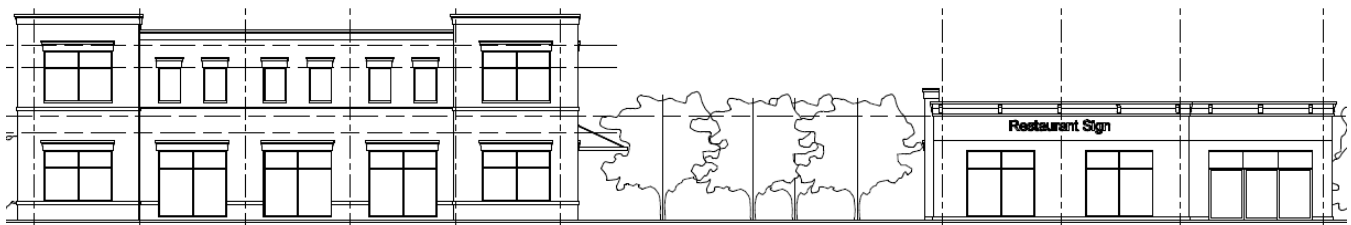
This Planning Rationale has been prepared by Capital Commercial Investment Corporation on behalf of the Applicant of this Site Plan Control Application, 2073945 ON-TARIO INC.

The requested application would permit the development of a 464.8 square meter single storey Restaurant in the North West corner of the property, and a two-storey 925.6 square meter Medical / Office building in the North East Corner of the property known municipally as 6150 Hazeldean Road. No drive thru feature is being contemplated for the Restaurant building.

The Southern portion of the site shall remain, for the time being, as vacant land and has been highlighted as "Future Phase 2 Development" on the attached Site Plan. The Site Plan also highlights a Future Lot Severance line separating the "Future Phase 2 Development", however, the applicant is not making a concurrent application to sever.

A Consent Application is required to permit an easement in favour of 6150 Hazeldean Rd., from 6130 Hazeldean Rd. to allow vehicular access into the subject site.

A Minor Variance application is required to decrease the number of on-site parking spaces from 84 to 62, however, provision has been made to use 22 parking spaces on the adjacent site, 6130 Hazeldean Rd to make up the shortfall of 22 spaces. As further described in section 4– Parking



North Elevation of both buildings

6150 HAZELDEAN RD.

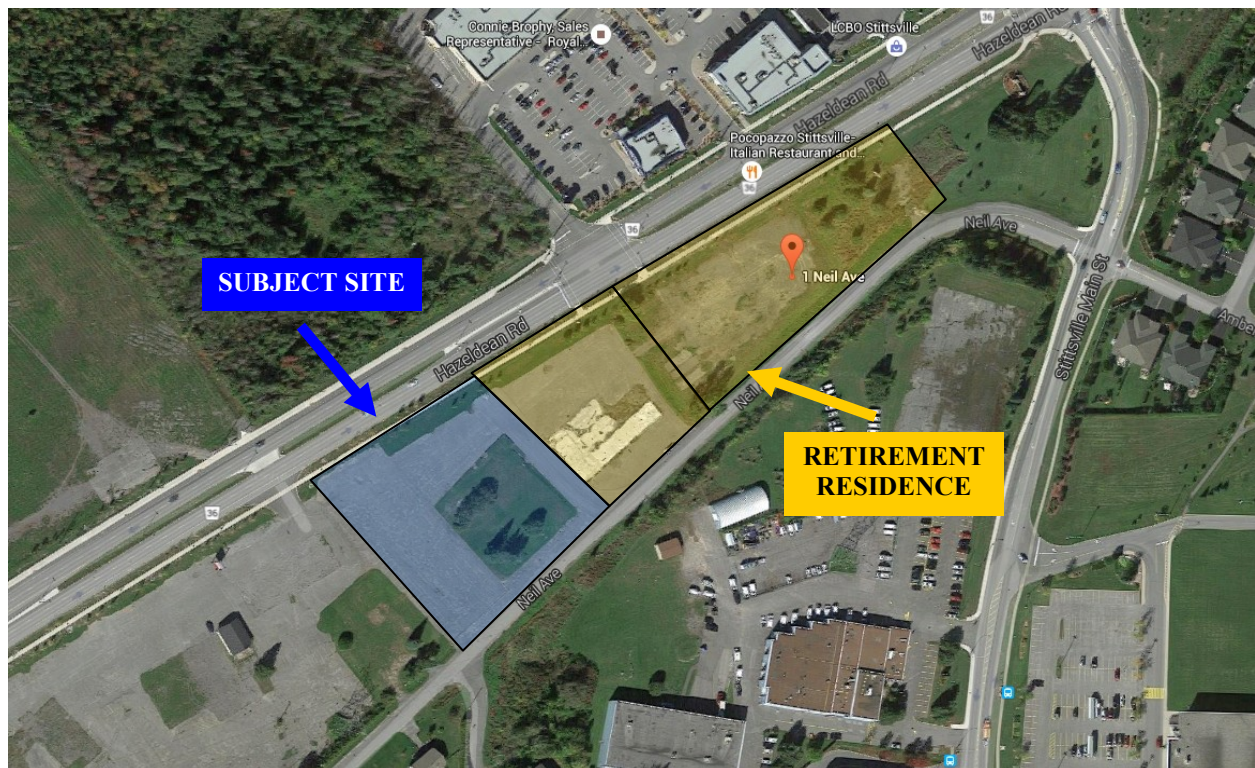
PLANNING RATIONALE

2. Location and Surrounding Property Uses

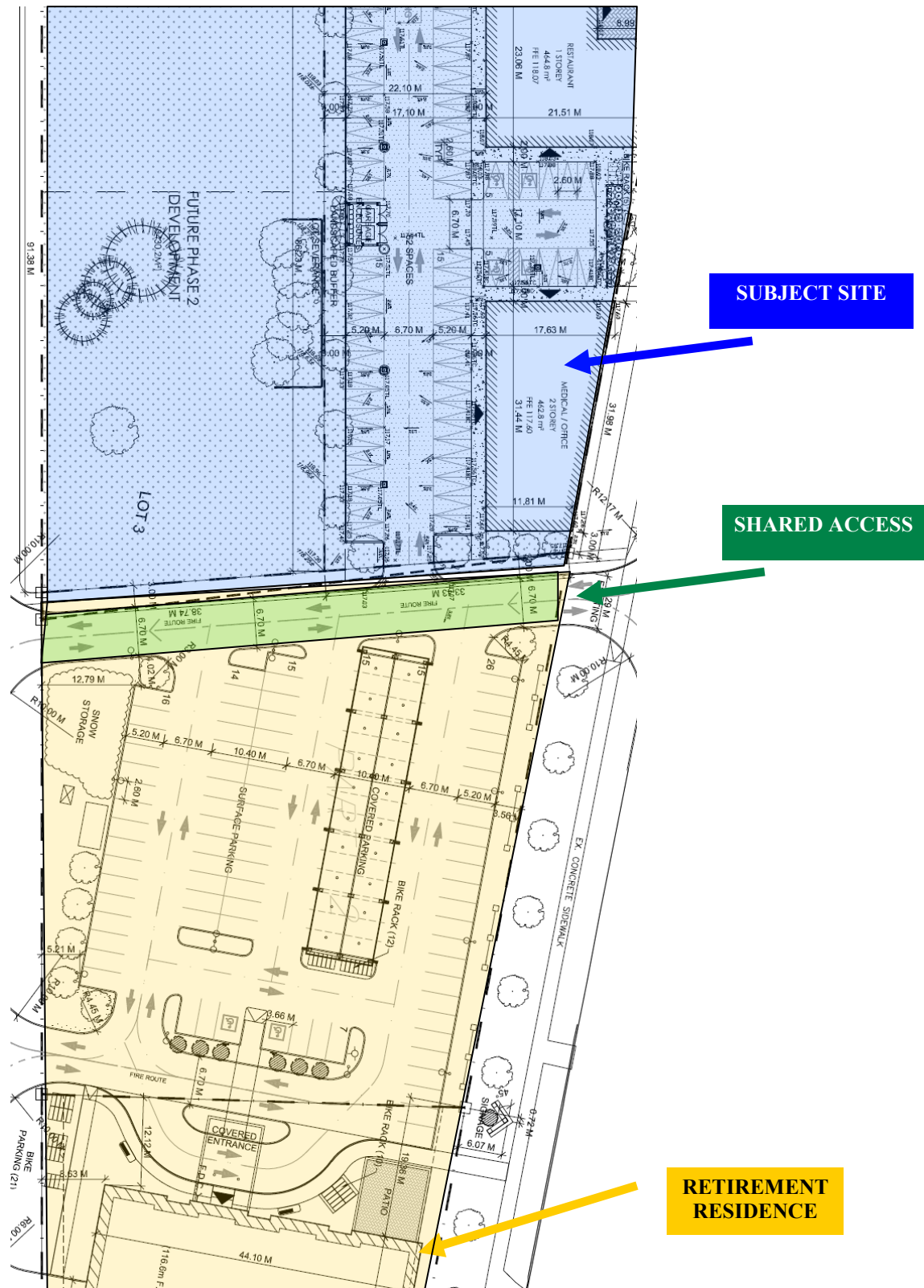
The subject property is located at 6150 Hazeldean Rd, West of the intersection with Stittsville Main Street and East of Carp Rd. The property is currently vacant land and was formerly the (partial) location of the old Stittsville Flea Market. The property has frontage along Hazeldean Road to the North, and Neil Avenue to the South.

The adjacent property to the West, 6176 Hazeldean Rd, is currently vacant land and is zoned AM9- Arterial Mainstreet Subzone 9. The adjacent property to the East, 6130 Hazeldean Rd, is a 173 unit Retirement Residence which is currently under construction (opening August 2018). The retirement residence has obtained Site Plan Approval to add a 2nd phase to the retirement residence to increase the total number of units on the site from 173 to 230.

The adjacent retirement residence has common ownership with the subject site.



6150 HAZELDEAN RD. PLANNING RATIONALE



6150 HAZELDEAN RD.

PLANNING RATIONALE

3. ZONING and LOADING

AM9- Arterial Mainstreet Zone- Subzone 9- which allows for a broad range of uses, including Restaurant, Medical Facility, Retail store, and Office. The intended uses of the site falls comfortably inside the range of allowable uses in the Arterial Mainstreet Zone.



Loading: Provision has been made on the Site Plan to allow for adequate loading space in the parking lot, which shall service both buildings. Loading for the restaurant shall be completed in non-operational hours.

6150 HAZELDEAN RD.

PLANNING RATIONALE

4. PARKING

USE	AREA	RATIO	REQUIRED
RESTAURANT	464.8 m ²	10 / 100 m ²	46
MEDICAL	462.8 m ²	4.0 / 100 m ²	19
MEDICAL	<u>462.8 m²</u>	4.0 / 100 m ²	<u>19</u>
TOTAL	1390.4 m ²		<u>84 SPACES</u>

As per the above chart, the total parking requirement for the proposed Site Plan is 84 spaces.

We are proposing 62 parking spaces on the site, and the use of 22 parking spaces on the adjacent retirement residence site.

Given that vehicular access to the site is provided only through a proposed easement over 6130 Hazeldean Rd, these two properties will be connected in perpetuity. 6130 Hazeldean Rd. has site plan approval in place for a two phase retirement residence with a total parking requirement of 59 parking spaces, however, a total of 108 parking spaces are currently being constructed (108 parking spaces will be completed at 6130 Hazelean Rd in August 2018). Thus, even when the retirement residence is fully built out, it will have an additional 49 parking spaces in excess of the minimum requirements set out in the by-law. Of the 49 excess parking spaces on 6130 Hazeldean Rd, we propose to use 22 spaces toward the parking requirements of 6150 Hazeldean Rd. An agreement is in place to allow customers of 6150 Hazeldean Rd to use up to 25 parking spaces in the connected parking lot at 6130 Hazeldean Rd as overflow parking.

Provision has been made in the City of Ottawa by-laws to accommodate similar situations, through Section 93- One lot for Zoning Purposes.

This property meets all requirements for treatment under Section 93, except that the two properties do not share infrastructure services. The applicant believes that the intent of the shared infrastructure services portion of this by-law is to ensure that the group of properties will maintain a relationship in perpetuity. The concurrent Consent application to allow an easement in favour of 6150 Hazeldean Rd, over 6130 Hazeldean Rd provides assurance that the two properties will remain related.

6150 HAZELDEAN RD.

PLANNING RATIONALE

5. DESIGN CONSIDERATIONS

Other than the modern single storey commercial structures on the north side of Hazeldean Road, the primary neighbouring structure is the adjacent retirement residence.

The two proposed structures for the subject site, as well as the neighbouring Retirement Residence, have been designed to compliment one another.

Both the single storey restaurant and the two-storey medical office building have been designed to complement the look of the retirement residence, rather than replicating it. The retirement residence has a traditional residential look with a modern flare, whereas the proposed structures on the subject site will have a traditional commercial / restaurant look with a modern flare.

The same base building stone on the retirement residence will be partially used as cladding for the medical office building, as well as the restaurant, to a lesser extent. A partial stucco exterior will also be utilized for both the restaurant and the medical office building. Both structures will be constructed with zero setback along Hazeldean Road, as per the intent of the setback requirements outlined in the by-law.

The restaurant will have large sliding glass windows all along the North side of the building facing Hazeldean Rd as well as an active entrance on the North side of the building which provides access to the exterior patio on the North West side of the building. The main access to the restaurant is being provided on the East side of the building, which will be directly across from the main entrance of the medical office building, giving the landscaped area which connects the two buildings to feel like a "courtyard".

Easy pedestrian access from Hazeldean Rd is being provided to both buildings via two sidewalks which connect the municipal sidewalk along Hazeldean Rd. directly to the main entrances into each building.

6150 HAZELDEAN RD.

PLANNING RATIONALE

6. URBAN DESIGN GUIDELINES

The subject property is located in an AM 9 – Arterial Mainstreet zone immediately north of the boundary of the Stittsville Traditional Mainstreet Community Design Plan (CDP) boundary. Because of this, it has the ability to help frame the north boundary of the CDP.

Arterial Main streets are identified in the City of Ottawa's "Urban Design Guidelines for Development along Arterial Main streets" as "those main streets developed after 1945 that generally 'present an urban fabric of larger lots, larger buildings, varied setbacks, lower densities and a more automobile-oriented environment'. It notes that these streets usually do not provide on-street parking and that parking is often located between the building and the street.

The Guidelines recommend that attention is paid to the following items:

Streetscape 1-6

"Locate new buildings along the public street edge with an unobstructed 2.0m wide public sidewalk. If the boulevard is less than 4.0m wide, plant the trees in the landscape area to ensure healthy tree growth. Use buildings, landscaping and other street-scape elements to create a continuous streetscape. Locate building 0 to 3.0 metres back from property line to define street edge and provide space for pedestrian activities and landscaping."

The North face of both buildings are located on the property line with no setback. The trees that are currently located between the public sidewalk and the property line will be maintained. Trees and shrub beds will be planted within 3 meters of the property line on the North side of the property between the parking lot and Hazeldean Rd between the two building, to maintain a well-defined street edge.

6150 HAZELDEAN RD.

PLANNING RATIONALE

6. URBAN DESIGN GUIDELINES - CONTINUED

Built Form (7-18)

“Design new developments to be compatible with the general physical character of adjacent neighbourhoods. Protect the positive elements of the existing fabric.”

The existing site is part of a large site on the south side of Hazeldean Road which is currently vacant. The adjacent Retirement Residence is the primary neighbouring structure to inform the urban context of the subject developments. The two new structures will use common building elements that are currently being used on the Retirement Residence, such as black window frames and the limited use of the same base building stone.

“Provide internal site circulation that will accommodate intensification over time.”

An easement will be applied for to use the access road on the adjacent Retirement Residence property, which connects Hazeldean Road with Neil Avenue.

“Create intensified, mixed-use development incorporating public amenities such as bus stops and transit shelters.”

There are currently OC transpo bus stops along Hazeldean Rd, including stops at the corner of Hazeldean Rd and Stittsville Main street which service an array of property uses in the immediate area, including residential, commercial, and retail.

“Ensure that buildings occupy the majority of the lot frontage.”

The 2 storey medical office building and the single storey restaurant occupy a majority of the lot frontage along Hazeldean Rd.

6150 HAZELDEAN RD.

PLANNING RATIONALE

6. URBAN DESIGN GUIDELINES - CONTINUED

Built Form (7-18) - CONTINUED

“Create a transition in scale and density of the built form of the site when located next to lower density neighbourhoods to mitigate any potential impact.”

There are some single family residential properties further to the West along Neil Ave, however, the property directly adjacent to the West is vacant. The buildings along Hazeldean from West to East will transition from 1 storey, to 2 storeys, to 5 storeys (the adjacent Retirement Residence)

“Create a richly detailed coherent streetscape with front doors oriented towards the street. Use clear windows and locate active uses along the street at grade.”

All elevations are richly detailed with base building stone and dark window frames to accent. The main entrance ways for both buildings are highly visible from Hazeldean Rd and face each other to give the area a “courtyard” feeling. A majority of the North face of both buildings at ground level will be clear glass glazing to allow passive surveillance. The North side of the restaurant will have sliding patio doors and an outdoor patio to maintain activity along Hazeldean Rd. Refer to elevation drawings.

“Landscape the area in front of the building wall and use projections, recesses, arcades, awnings, colours and texture to reduce the visual size of any unglazed walls.”

The buildings are being constructed at the lot line. Landscaping will be provided between the two buildings on the North side of the site to act as a barrier between the parking lot and Hazeldean rd. A landscaping buffer will also be implemented on the South side of the parking lot.

6150 HAZELDEAN RD.

PLANNING RATIONALE

6. URBAN DESIGN GUIDELINES - CONTINUED

Pedestrians and Cyclists (19-24)

“Provide direct, safe, continuous and clearly defined pedestrian access from public sidewalks to building entrances. Main street crossings and walkways to be 2.0m wide. Provide weather protection at entrances and site furnishings which do not impede pedestrian circulation.”

Safe pedestrian site access is provided via four separate sidewalks which will connect the existing public sidewalk on Hazeldean Road to the East and West sides of both buildings. There is also an existing signalized crosswalk just East of the site to the commercial development on the north side of Hazeldean Avenue.

Vehicles and Parking (25-30)

“Link access drives and parking lots for adjacent lots and share vehicular access points. Locate surface parking at rear of buildings.”

The access drive on the adjacent lot will be used to access the surface parking lot which is located at rear of the buildings.

“Minimize car parking spaces to minimize the number of traffic aisles that pedestrians must cross.”

A minor variance is being requested to reduce the number of parking spaces on the site. An agreement with the adjacent property owner has been made for use of excess parking spaces on the adjacent site.

6150 HAZELDEAN RD.

PLANNING RATIONALE

6. URBAN DESIGN GUIDELINES - CONTINUED

Landscape and Environment (31-42)

“Plant street trees between 7.0 and 10.0m apart along public streets and internal pedestrian sidewalks. Trees to be tolerant of urban conditions and preferably native species of the region.”

The city has recently planted equally spaced trees along Hazeldean Road.

“Provide a minimum 3.0 m wide landscape area along the edge of a site where parking areas are adjacent to a public street. Use trees, shrubs and low walls to screen cars from view while allowing eye level visibility into the site.”

A 3.0 m wide landscaped area with trees and shrubs is being used along the edge of the site to separate the parking lot from Hazeldean Rd.

“Coordinate tree and street-light locations with above and below-grade utilities.”

Light standard locations will be coordinated with landscape elements and all services.

“Landscape any area between the building and the sidewalk with foundation planting, street furniture and walkways to the public sidewalk.”

The buildings are being constructed along the lot line.

“Provide a minimum 2.5m wide landscape area along the site’s side and rear yards in order to provide screening and enhance environmental benefits.”

A landscape area along the side and rear yards is being provided, except for an area along the West side of the property where an outdoor patio is located.

6150 HAZELDEAN RD.

PLANNING RATIONALE

6. URBAN DESIGN GUIDELINES - CONTINUED

Landscape and Environment (31-42) CONTINUED

“Provide landscaping on any un-built areas of the site including areas reserved for future developments.”

The un-built area on the south side of the site will remain relatively unchanged from its current appearance. This area currently has multiple trees, bushes, and grasses.

Signs (43-48)

“Design signs that reflect the building scale and architectural features. Eliminate visual clutter.”

Low profile illuminated sign reflecting the building scale and architectural themes will be erected along the Hazeldean Road frontage of both buildings.

Servicing and Utilities (49-53)

“Enclose all utility equipment with buildings or screen them both from the arterial main-street and properties to the rear.”

All utility equipment will be enclosed within the building or, in the case of roof mounted equipment, screened from view by the parapets.

“Design lighting which is appropriate to the street character and which does not create glare or light spilling onto surrounding uses.”

Lighting fixtures will be chosen to reflect the character of the street and to eliminate unwanted glare and light spillage.

“Design secondary doors to blend in with the building facade.”

The exits from the buildings towards the parking lot shall blend in well with the building façade.