

PLANNING RATIONALE

5986 and 5992 Hazeldean Road

Site Plan Application

September 3, 2019

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1.0 Introduction

This Planning Rationale has been prepared in support of a Site Plan Control application to construct a three storey mixed use building and associated parking at 5986 and 5992 Hazeldean Road. This new building will have a total gross floor area of 1,669.4 square metres (17,969 sq.ft). This report will demonstrate the appropriateness of the proposed development and how it conforms to the City of Ottawa Official Plan and the Zoning Bylaw.

1.1 *Site Location / Existing Site Development*

The project is located on a 0.354 hectare (0.875 acre) parcel of land located on the south side of Hazeldean Road east of Springbrook Drive as shown in the site plan submitted with the application. The property is composed of 2 parcels, one located at 5986 Hazeldean Road and the other at 5992 Hazeldean Road. The title to these 2 properties will be merged. The two parcels have approximately 63.4 metres of frontage on Hazeldean Road with a depth of approximately 55.8 metres. To the east of the property are single storey residential condominiums in Amberwood Village. Immediately south of the property is a treed vacant parcel of land which extends to Old Orchard Crescent and is owned by the adjacent condominium association. To the immediate west of the site is treed vacant land owned by the adjacent condominium association. Further west is Springbrook Drive and additional single storey residential condominium homes. To the north, on the north side of Hazeldean Road, is a Home Hardware Building Centre and associated lumber yard. Further northeast is an industrial building and gas station.

The property at 5992 Hazeldean Road currently has a single storey bungalow converted into an accountant's office, a detached garage in the rear yard and associated parking in the front yard. The property at 5986 Hazeldean has a single storey building, leased by Rental Village and a second two storey building to the rear of the Rental Village. The associated parking and driving aisles for Rental Village are located to the rear and sides of the building. An existing wood fence is located along part of the southern and eastern property line of 5986 Hazeldean Road.

1.2 *Overview of Proposed Development*

As indicated on the Site Plan the existing bungalow/accountants office and detached garage will be removed from 5992 Hazeldean Road as will the 2 storey building to the rear of Rental Village at 5986 Hazeldean Road.

Site Plan: The new 3 storey mixed use building will be located along the western side of the site. A single vehicular access will be provided at the midpoint of the Hazeldean Road frontage to provide access to the site. A concrete sidewalk is proposed along the length of the new building and along the northern building elevation and then extended to join with the existing concrete sidewalk along Hazeldean Road. Forty four vehicular parking spaces, including three accessible parking spaces and 2 visitor parking spaces, will be provided in the interior of the site. This new parking area will service the parking requirements of the new mixed use building and the existing 1 storey building to remain at 5986 Hazeldean Road. Eight bicycle parking spaces are also provided near the southern end of the new building.

The first floor of the new mixed use building will contain 3 suites for personal service use businesses. The doors and signage for these suites will face eastward towards the interior of the property. The second floor will be used for offices and the third floor will contain 6 residential apartment units which will be accessible via an elevator at the northern end of the building and staircases located at the northern and southern end of the building. Each apartment will have a balcony facing westward towards Springbook Drive to provide an outdoor amenity area

Building Elevations: Building elevation plans have also been submitted with the application. The building is contemporary in design while the colours have been chosen to be complimentary with the natural toned colours of the adjacent condominiums in Amberwood Village. The building will be a combination of textured grey coloured Permacon Masonry Stone Veneer on all 4 building elevations, tan coloured ADEX-RS exterior finishing system on the top portion of the building, James Hardie brown coloured lap style siding, accent charcoal grey metal flashing on the door canopies, roof edge, and the metal balcony railings on the west elevation, charcoal grey anodized aluminium windows and a decorative brown horizontal slat system over some of the windows on the north and east elevations.

The north elevation, facing Hazeldean Road, features a wide, textured grey coloured masonry stone veneer section, extending from grade to the midpoint of the third floor. The municipal address will be located on this section. A combination of charcoal grey coloured framed windows and doors, the brown James Harding lap style cement board siding, tan coloured finish siding and the brown horizontal slat system over one of the windows will be used on this elevation.

The east elevation is the commercial side of the building. Each of the 3 ground floor business suites will be accessed via a set of double doors. Over each set of doors is the signage and a window covered in the brown horizontal slat system. Additional windows are placed beside the entrance doors and on the second and third floor. The use of the textured grey masonry stone veneer, tan finish siding at the top and accents of the James Harding brown cement board lap siding will continue on this elevation as well.

The west elevation facing Springbrook Drive will have a more residential character with the use of the brown coloured James Harding lap siding, grey stone masonry veneer, tan coloured finishing system, multiple windows and six glass and grey metal balconies on the third floor and 1 balcony on the southern end of the second floor. The length of the building has been broken up with the use of 3 stone veneer sections extending to the top of the balconies. There is no commercial signage on this side of the building and it will be partially screened by the existing trees between Springbrook Drive and the west property line of the property.

Landscape Plan/Tree Conservation Report. A Landscape Plan and Tree Conservation Report/plan have been submitted with the application. The Tree Conservation Report has assessed the type, size, health and location of the trees along the boundaries of the site and made recommendations on whether they are to be preserved. The Landscape Plan illustrates the location of a new wooden fence to be provided along the entire length of the western property line and along the southern property line to join with the existing fence on the southern property line. The existing fence along the eastern property line will be retained. As shown on the landscape plan a combination of new coniferous and deciduous trees will be planted along all 4 property lines. Along the Hazeldean Road frontage, the western and eastern corner of the

site will be anchored with a grouping of Colorado Spruce trees. Three red maples will be planted along the Hazeldean Road frontage and a row of 5 sugar maples and American Elm trees will be planted along the eastern edge of the vehicular entrance to the site. Planting beds composed of flowering shrubs such as Rosa Rugosa and hydrangea as well as sumac are located on both the east and west side of the entrance to the site and in front of the buildings. A combination of deciduous trees and shrubs will be planted in the interior of the site as shown on the landscape plan, to soften the parking and provide shade. A total of 46 coniferous and deciduous trees and 596 shrubs will be planted on the site.

Noise Study: An Environmental Noise Assessment was completed by Gradient Wind to assess impacts from roadway noise on the new building and secondly, to determine if there were unacceptable noise impacts from the proposed rooftop equipment on the adjacent residential homes. The assessment recommended the new building will require central air conditioning, which will allow occupants to keep windows closed and maintain a comfortable living environment. A Noise Warning Clause is also recommended in all Lease, Purchase and Sale Agreements. Secondly the Noise assessment examined potential noise impacts from the rooftop equipment on surrounding existing homes. The assessment determined the noise levels generated will fall below the ENGG criteria during all hours of the day and additional noise abatement is not required.

Transportation Impact Assessment: A Transportation Impact Assessment was completed by Dillon Consulting. They concluded the total site will generate approximately 20 vehicle trips during the peak hours. The existing three site driveway are to be consolidated into a single driveway location in an existing location, approximately 30 metres from the Springbrook Drive intersection. It is anticipated that the development will have very little impact and will operate similar to the existing conditions. No network or adjacent roadway modifications are recommended to accommodate the proposed site plan.

2.0 Policy and Regulatory Framework

2.1 City of Ottawa Official Plan

The site is designated on Schedule B to the Official Plan as “General Urban Area”. The applicable policies in Section 3.6.1 indicate the following:

3.6.1 – General Urban Area

The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities. A broad scale of uses is found within this designation, from ground-oriented single-purpose buildings to mid-rise buildings with a mix of uses along Mainstreets or Transit Priority Corridors; from a dwelling or corner store to a shopping centre or office.

Policies

1. *General Urban Area areas are designated on Schedule B. The General Urban Area designation permits many types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.*
2. *The evaluation of development applications, studies, other plans and public works undertaken by the City in the General Urban Area will be in accordance with Section 2.5.1 and Section 4.11.*
3. *Except as provided by policy 4 below, or by policy 12 in Section 2.2.2, the maximum building height in the General Urban Area will continue to be low-rise, being four storeys or less, and within this range changes in height will be evaluated based on compatibility with the existing context and the planned function of the area. The design and compatibility policies in this Plan also apply. The tallest buildings will be encouraged to locate on properties fronting Arterial Roads, or adjacent to existing taller buildings. Existing zoning that permits building heights greater than those in this section will remain in effect.*
8. *Throughout the General Urban Area, the City will encourage the provision of a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas. The City will ensure that these uses:*
 - a. *Are compatible and complement surrounding land uses , and can be developed in accordance with Section 2.5.1 and Section 4.11;*
 - b. *Are conveniently located with respect to concentrations of residential development and provide direct access for pedestrians and cyclists from adjacent residential areas;*
 - c. *Are permitted to cluster with other community-oriented uses, such as parks, pedestrian linkages, community centres or leisure facilities, in order to facilitate interaction among residents and contribute to a sense of community;*
 - d. *Are situated to take advantage of pedestrian and cycling patterns;*
 - e. *Are of a size and scale that will not result in the attraction of large volumes of vehicular traffic from outside the immediate area.*

The proposed mixed use building is a permitted development in accordance with the General Urban Area policies of the Official Plan. It is proposing a low rise 3 storey building with a mix of convenience, office and residential uses. It fronts on to an arterial road at the edge of a residential community. Vehicular and pedestrian access to the site will be from Hazeldean Road. The mixed use building has been located on the west side of the site away from the adjacent condominiums to the east and will be visually and spatially separated from the existing condominiums on the west side of Springbrook Drive.

2.2 City of Ottawa Zoning Bylaw 2008-250

The subject property is zoned GM14 H[11] "General Mixed Use Zone Subzone14" . The purpose of the GM14 zone is to:

1. *allow residential, commercial and institutional uses, or mixed use development in the **General Urban Area** and in the **Upper Town, Lowertown and Sandy Hill West Character Areas** of the **Central Area** designations of the Official Plan;*
2. *limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;*
3. *permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and*
4. *impose development standards that will ensure that the uses are compatible and complement surrounding land uses.*

The GM14 H[11] zone permits the proposed businesses and the new mixed use building conforms with the setbacks, building height and parking requirements for this zone as shown in Table 1 .

Table 1

Zone Provision	Required	Provided
Minimum Lot area	No minimum	0.35 ha
Minimum Lot Width	No minimum	63.4 m
Minimum Front yard setback	3 m	3.1m
Minimum Interior side yard setback for a mixed use building from any portion of a lot line abutting a residential zone	5 m	5.1 m
Rear yard setback from any portion of a rear lot line abutting a residential zone	7.5 m	7.7 m
Maximum building height	11 m	10.97m
Maximum floor space index	2	0.47
Minimum width of landscape area	3 m abutting street or residential zone	3 m
Balcony projection into side yard	Maximum of 2 metres but no closer than 1 metre to lot line	1.5 m projection and 3.6 metres from side property line
Minimum width of landscape area around a parking lot	1.5 m	3.0 m
Parking Spaces including barrier free and Visitor parking	44 spaces	44 spaces calculated as shown on the site plan
Parking aisle width	6.7m	6.7 m
Parking space size	2.6m x 5.2 m	2.6 x 5.2

3.0 Pre-consultation Meeting

A pre-consultation meeting (file PC-2019-0109) was held on May 7, 2019 attended by the owner and his architect, civil engineer, and Project Manager/Contractor. Also in attendance from the City was the City Planner, Mark Young and city representatives from civil engineering, transportation and forestry. It was determined this site plan application would be a “Manager Approval, Public Consultation” application.

The following studies were requested by the City as part of the submission package for the Site plan control application:

- Planning Rationale including Public Consultation Strategy
- Site plan, landscape plan, Grade Control and Drainage plan, Erosion and sediment control plan/Brief, site servicing plan and study,

- Stormwater Management Report/Brief
- Tree Conservation Report
- Geotechnical Study
- Noise Study
- Transportation Study
- Phase 1 ESA
- Survey
- Architectural Building Elevation Drawings

These plans and reports have been submitted as part of the application.

4.0 Public Consultation

Prior to the submission of the application the proposed site plan, access and servicing was discussed with the Board of Directors of the adjacent Amberwood Condominium Association CCC497. Based on these discussions the site plan was revised to remove an access to Springbrook Drive. As well, the preliminary site plan was presented to Councillor Gower. As part of the public consultation a large white sign will be placed on site notifying the public of the application and will provide the contact information of the city planner handling the application. Based on the comments received we will either respond to the questions or if there is sufficient interest hold a meeting to discuss.

5.0 Conclusions

Based on the analysis conducted, it can be concluded that the proposed site plan is consistent with the General Urban Area policies of the City of Ottawa Official Plan. The site has been designed in conformity with the GM14 zone requirements. The proposed development is an appropriate land use in this location, it enhances the streetscape of Hazeldean Road with a high level of design and materials and has been designed to be compatible with the adjacent residential area.

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