

Planning Rationale

Starbucks
5150 Innes Road, Orleans, On

Prepared By:
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Introduction:

ACK Architects was retained by Crombie Reit (Real Estate Investment Trust Company) to provide professional services to design a Starbucks, including preparation of the Site Plan Control application and a Planning Rationale in support of the Application for Site Plan Control of the following property:

Municipal Address: 5150 Innes Road, Orleans, Ontario

The owner, Crombie Reit wishes to construct a new Starbucks, complete with associated site development. The building will be an addition to a larger site currently enclosing two buildings, first building housing (a Sobeys and an LCBO) and the second building a CIBC.

At the moment, the proposed development area is a parking lot for Sobeys, LCBO and CIBC. On the other corners of the square, there is an ongoing construction for a multi story building, a gas station and an open field. Currently, the intersection of Trim Road & Innes Road is lifeless and barren. However, the addition of a Starbucks at the proposed corner will bring in more life and spirit to the square and its neighbourhood. It will activate the area by drawing people to the square and animate it by ample landscape work. In addition, the patio will further enhance the flow of people and will invite more residents and passersby to the proposed corner.

Site Information:

The subject property is a corner lot that faces Trim Road to the east and Innes Road to the north; and the site area is 26,711.7 M² (6.6 Acres). The proposed Starbucks building will be situated on the north east corner of lot with an area of 172 M².

City of Ottawa Zoning By-Law

According to City of Ottawa Zoning By-Law, the subject property is located in a General Mixed Use Zone (GM15(214) H(18.5) - General Mixed Use Zone, Subzone 15, Urban Exception 214, Suffix H(18.5).

Zoning of the Adjacent Properties is as follows:

North: Innes Road

East: Trim Road

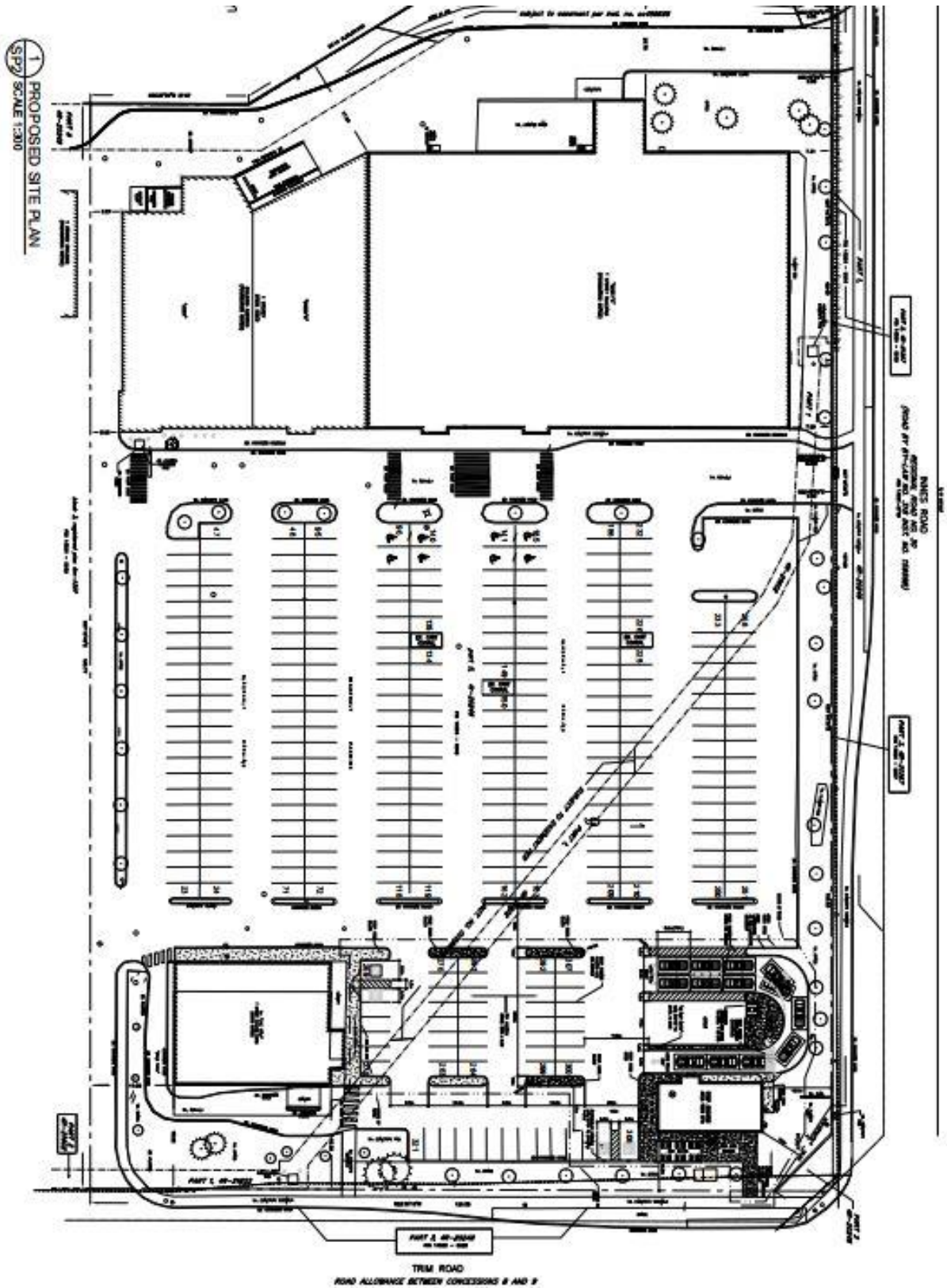
West: |1 - Minor Institutional Zone

South: R3- Residential Third Density Zone

General Mixed-Use Zone Provisions

ZONING MECHANISMS		PROVISIONS
(a) Minimum lot area		No Minimum
(b) Minimum lot width		No Minimum
(c) Minimum front yard setback		7m
(d) Minimum corner side yard setback		9m
(e) Minimum interior side yard setbacks	(i) for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone	9 m
(f) Minimum rear yard setback	(ii) from any portion of a rear lot line abutting a residential zone	9 m
(g) Maximum building height		18.5 m
(h) Maximum floor space index		2, unless otherwise shown
(i) Minimum width of landscaped area	(i) abutting a street	3 m
	(ii) abutting a residential or institutional zone	3 m
	(iii) other cases	No minimum
(j) Minimum width of landscaped area around a parking lot		See Section 110 – Landscaping Provisions for Parking Lots
(k) Minimum gross leasable floor area:		3000 m ²
(l) Maximum gross leasable floor area:		10,000 m ²

Proposed Building Site Plan



Proposed Building Perspective Renders:

East Perspective



North Perspective



West Perspective



South Perspective



Proposed Building Elevations

West Elevation



North Elevation



East Elevation



South Elevation

