

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

**115 Lusk Drive - Barrhaven**

**City of Ottawa**

**Prepared by:**

**RorTar Land Development Consultants**

**For: DCR/Phoenix Land Corporation**

**RORTAR**  
**Land Development Consultants**

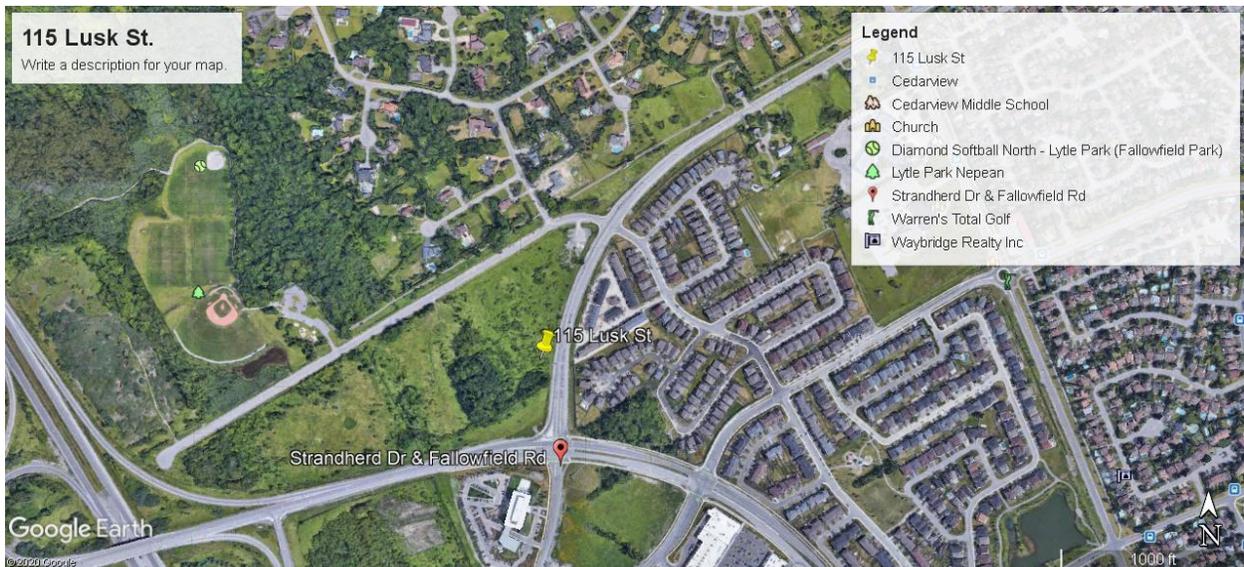
# INTRODUCTION

## 1. Purpose of Report

RorTar Land Development Consultants have been retained by the owners of 115 Lusk Drive in Barrhaven 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 12 on Registered Plan 4M-1634 in the Prestige Business Park located at O'keefe Court/Fallowfield Road and Highway 416 in South Nepean.

The application seeks approval to construct an office building and stand alone restaurant on one block of this plan of subdivision fronting onto Fallowfield Road, Forager Street and Lusk Street.

**Figure 1. Site Location**

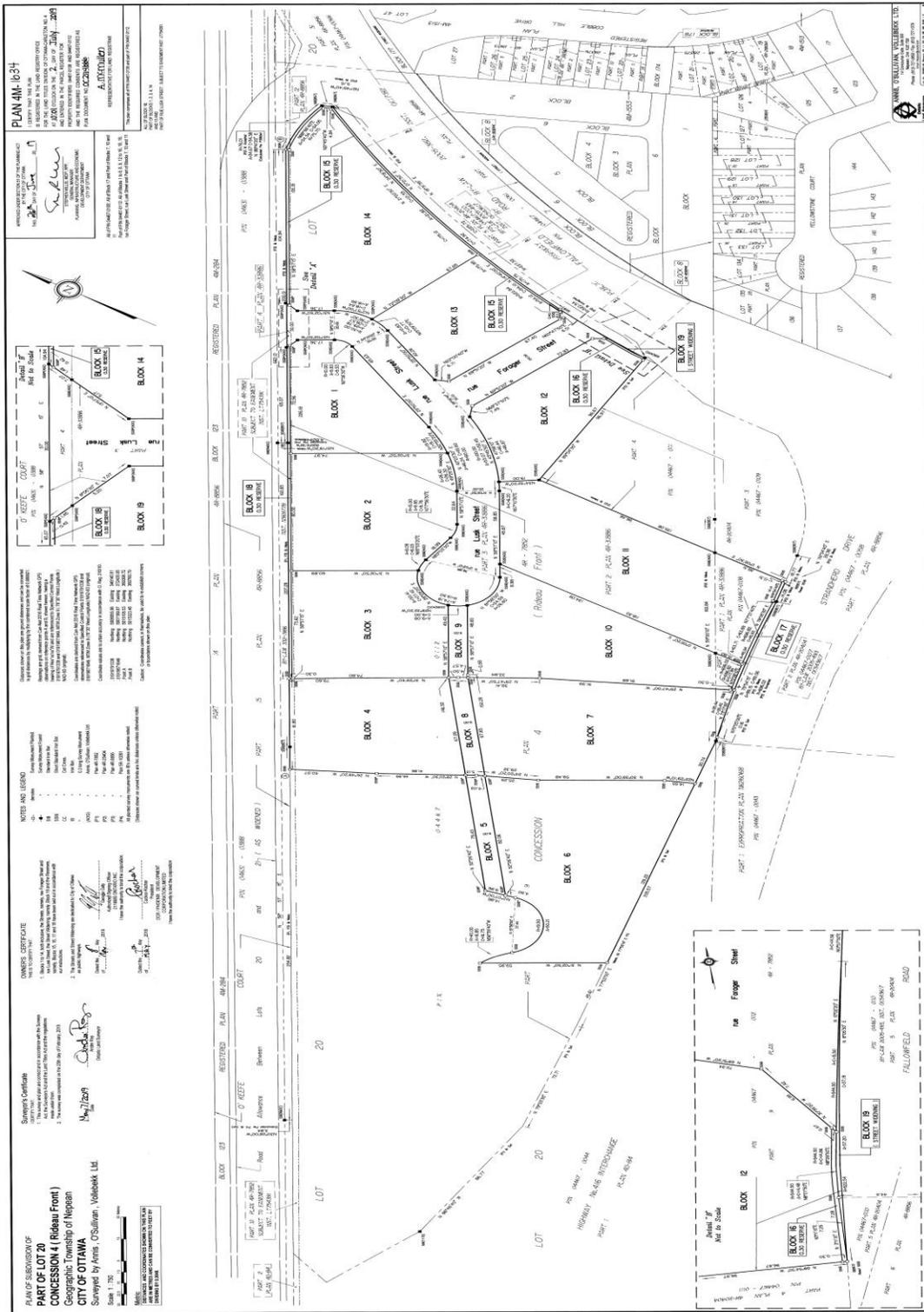


## **2. Site Context**

Figure 1 represents the 11-hectare O'keefe Court/Fallowfield/Highway 416 registered 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 2. Registered Plan of Subdivision 4M-1634/Annis, O'Sullivan, Vollebakk, Land Surveyors**



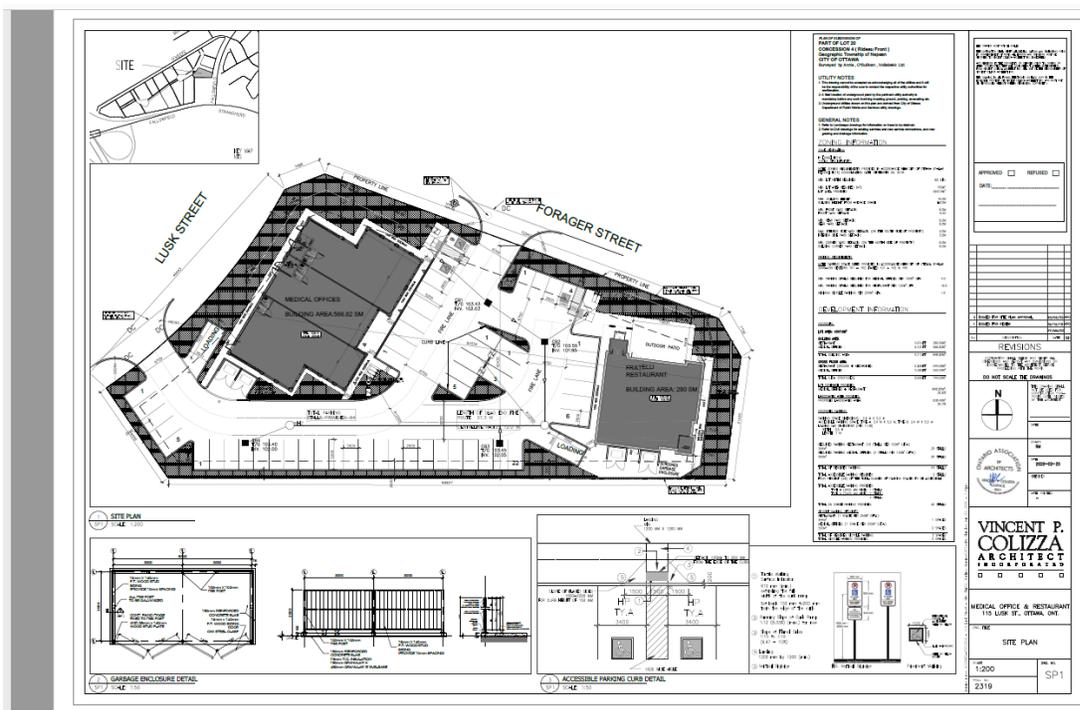
### 3. Development Proposal Overview

Figure 2 represents the site development concept plan for the 566 sq. m. office building and the 280 sq. m Restaurant to be located on the subject lands.

Parking for a total of 54 vehicles in conformity with zoning by-law requirements are located central to the development and is buffered from adjoining properties and adjacent roadways with an appropriately graded and landscaped periphery and street oriented building facades.

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 Vincent Colizza Architects and submitted with the application include detailed design data that confirms compliance with all applicable site design criteria and zoning by-law standards.

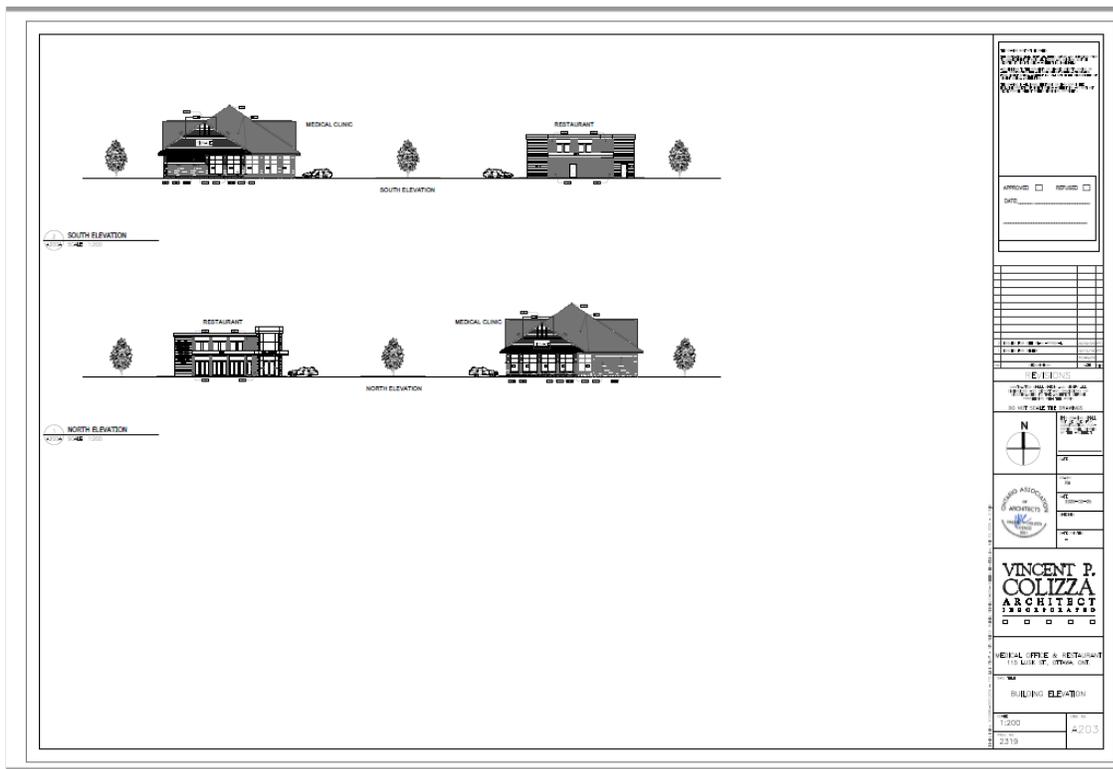
**Figure 2. Development Concept Plan**



Vehicular access to the site is provided at two locations off of Forager Street and Lusk Street. 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 and complimentary to the characteristics of the Prestige Business Park. 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 uses 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(6) which is intended "... to accommodate mixed office, office-type uses and low impact, light industrial uses in a business park setting...". Both the Medical Office and Restaurant uses, as proposed in the application, are 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(16) zoning.

**Table 1 a. Site and Building Statistics**

ZONING INFORMATION

ZONE DESIGNATION

IP [2265] H(16)

ZONING REQUIREMENTS:

NOTE: ZONING REQUIREMENTS PROVIDED IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW IP[2265] H(16) CONSOLIDATION DATE: SEPTEMBER 26, 2018

MIN. LOT WIDTH REQUIRED:	NO MIN.
MIN. LOT AREA REQUIRED (M <sup>2</sup> ):	750M <sup>2</sup>
LOT AREA PROVIDED:	4047.9M <sup>2</sup>
MAX. BUILDING HEIGHT:	16.0M
BUILDING HEIGHT: FROM AVERAGE GRADE	±8.5M
MIN. FRONT YARD SETBACK:	6.0M
FRONT YARD SETBACK	6.00
MIN. REAR YARD SETBACK:	6.0M
REAR YARD SETBACK:	6.0M
MAX. INTERIOR SIDE YARD SETBACK: (ON THE SOUTH SIDE OF PROPERTY)	3.0M
INTERIOR SIDE YARD SETBACK:	3.0M
MIN. CORNER YARD SETBACK: (ON THE NORTH SIDE OF PROPERTY)	6.0M
BUILDING CORNER YARD SETBACK:	6.0M

PARKING REQUIREMENTS

NOTE: PARKING SPACE RATES PROVIDED IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2008-250 SECTIONS 101 - 102, TABLES 101 - 102 & 106

MIN. PARKING STALLS REQUIRED FOR MEDICAL OFFICES PER 100M <sup>2</sup> GFA	4.0
MIN. PARKING STALLS REQUIRED FOR RESTAURANT PER 100M <sup>2</sup> GFA	10.0
MINIMUM BICYCLE PARKING PER 250M <sup>2</sup> GFA	1.0

DEVELOPMENT INFORMATION

PROPOSED:

**LOT AREA: 4047.9M<sup>2</sup>**

<b>BUILDING AREA</b>		
RESTAURANT :	3,014FT <sup>2</sup>	280.00M <sup>2</sup>
MEDICAL OFFICES :	6,101FT <sup>2</sup>	566.82M <sup>2</sup>
<b>TOTAL BUILDING AREA:</b>	<b>9,115FT<sup>2</sup></b>	<b>846.82M<sup>2</sup></b>

<b>GROSS FLOOR AREA</b>		
RESTAURANT (GROUND + MEZZANINE):	2,626FT <sup>2</sup>	244.00M <sup>2</sup>
MEDICAL OFFICES :	5,382FT <sup>2</sup>	500.00M <sup>2</sup>
<b>TOTAL G.F.A. (PROPOSED):</b>	<b>8,008FT<sup>2</sup></b>	<b>744.00M<sup>2</sup></b>

<u>LOT COVERAGE PROVIDED:</u>		
MEDICAL OFFICES + RESTAURANT:		846.82M <sup>2</sup> : 20.9%
<u>LANDSCAPED AREA PROVIDED:</u>		
PROPOSED LANDSCAPED AREA:		838.40M <sup>2</sup> 20.7%

PROPOSED PARKING:

PARKING SPACE DIMENSIONS: 2.6 M X 5.2 M  
 ACCESSIBLE PARKING SPACE: TYPE A: 3.4 M X 5.2 M, TYPE B: 2.4 M X 5.2 M  
 LOADING BAY DIMENSIONS (PER 113B)  
 WIDTH: 3.5 M  
 LENGTH: 7 M

REQUIRED PARKING RESTAURANT: (10 STALLS PER 100M <sup>2</sup> G.F.A.)	
244M <sup>2</sup>	25 STALLS
REQUIRED PARKING MEDICAL OFFICES: (4 STALLS PER 100M <sup>2</sup> G.F.A.)	
500M <sup>2</sup>	20 STALLS

**TOTAL OF REQUIRED PARKING: 45 STALLS**

TOTAL ACCESSIBLE PARKING REQUIRED: 3 STALLS  
 FOUR PERCENT (4%) OF THE TOTAL NUMBER OF PARKING SPACES TO BE ACCESSIBLE

TOTAL ACCESSIBLE PARKING PROVIDED:	
TYPE A (3400 MM WIDE): 1 STALLS	
TYPE B (2400 MM WIDE): 2 STALLS	
3 STALLS	

TOTAL ON GRADE PARKING PROVIDED: 54 STALLS

<u>BICYCLE PARKING REQUIRED:</u>	
RESTAURANT: (1 SPACE PER 250M <sup>2</sup> G.F.A.)	
244M <sup>2</sup>	1 SPACES
MEDICAL OFFICES: (1 SPACE PER 250M <sup>2</sup> G.F.A.)	
500M <sup>2</sup>	2 SPACES

TOTAL OF REQUIRED BICYCLE PARKING: 3 SPACES  
 TOTAL BICYCLE PARKING PROVIDED: 5 SPACES

Source: Site Plan prepared by Vincent P Colizza Architects dated February 25, 2020.

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

**Summary Opinion**

It is our opinion that the proposed site plan control application to permit the proposed Medical Office and Restaurant 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.

Rod Price,

RorTar Land Development Consultants