



## **2310 Wellings Private**

Planning Rationale + Design Brief  
Site Plan Control - Revision  
October 5, 2020



Prepared for Extendicare Canada Inc.

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# 1.0 Introduction

Fotenn Planning + Design ("Fotenn") has been retained by Extendicare Canada Inc. ("Extendicare") to prepare a Planning Rationale in support of a Site Plan Control Revision application for 2510 Wellings Private in the City of Ottawa ("subject property"). Extendicare is proposing to develop a four-storey, 256-bed Long Term Care Home on the subject property.

## 1.1 Project History

The subject property is part of the lands formerly known as 5731 Hazeldean Road. These lands were sold by the Ottawa Community Lands Development Corporation (OCLDC) to Nautical Group in 2015, in order to develop a retirement community. Nautical Group has since developed a retirement home on the western portion of the property, in accordance with a Site Plan Agreement (D07-12-16-0046). Nautical Group sold the subject property to Extendicare to develop the Long Term Care component of the project in accordance with the approved Site Plan.

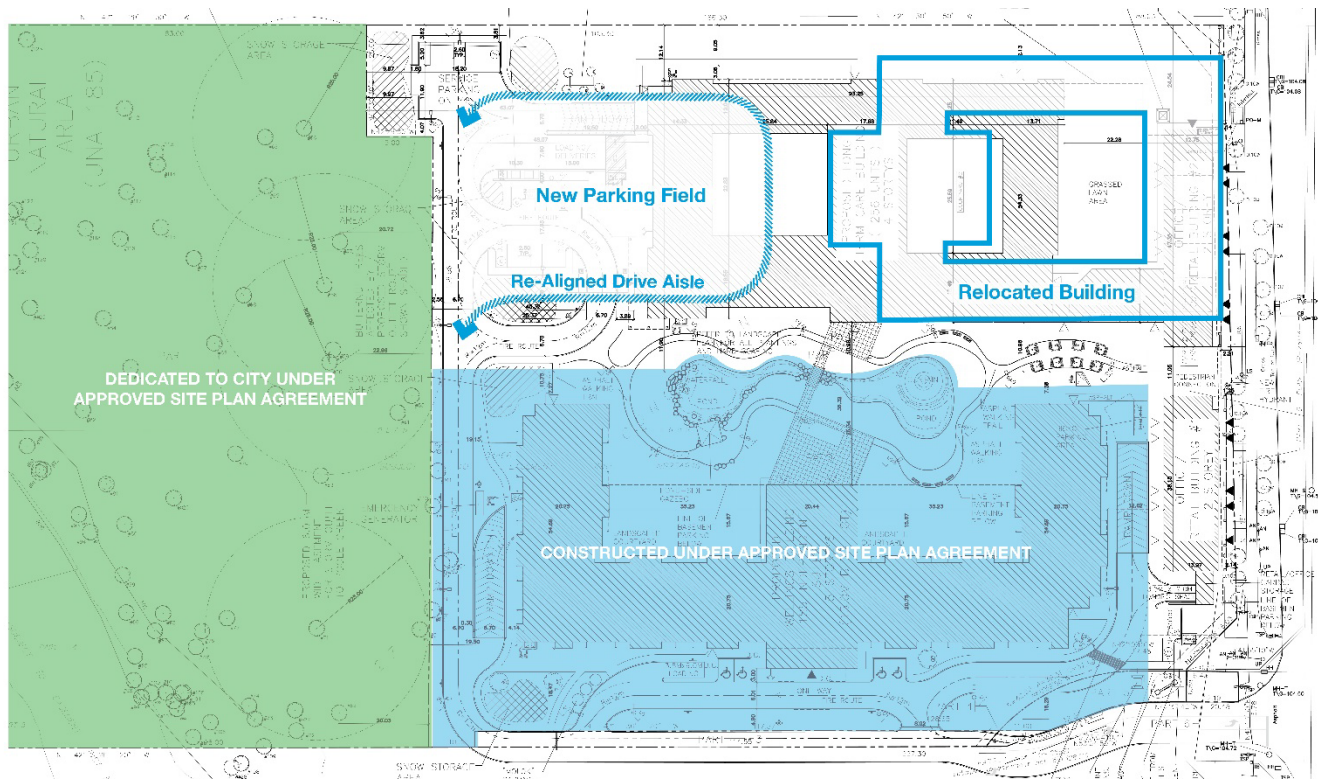


Figure 1: Sketch Showing Changes from Approved Site Plan

Since Site Plan Approval, Extendicare, the developer, has determined that the expected cost to develop the subject property in accordance with the approved Site Plan would render the project financially infeasible. The additional cost relates primarily to the approved two-storey office and retail building located along the Hazeldean frontage, as well as the provision of underground parking.

Therefore, Extendicare wishes to revise the proposal, in keeping with the principles of the approved design, in order to facilitate development of a much-needed institution. The proposed changes relate only to the subject property; construction of the five-storey Retirement Home on the southwestern half of the lands is complete. Construction of the two-storey retail building in front of the Retirement Home is planned for the near future. The landscaped amenity space between the two buildings is being developed in accordance with the approved concept.



## 2.0 Site Context

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### 2.1 Subject Property

The subject property, which has a total area of 14,153 square metres, is legally known as Parts 1 and 2 on Registered Plan 4R-30409. It has a frontage of 77.4 metres on Hazeldean Road and a depth of between 179 and 191 metres. The subject property is currently vacant.

Vehicular access, including emergency access, is provided via Wellings Private, a private roadway that traverses the retirement home property to the west. Pedestrian access is also coordinated with the existing retirement home.

### 2.2 Surrounding Area

The subject property is located on Hazeldean Road, in the Stittsville community of the City of Ottawa. Hazeldean Road, an arterial road, functions as an important commercial corridor for Stittsville, with a range of residential, commercial and small-scale institutional uses found along the road. This section of Stittsville has largely developed since the 1970s, with the lands to the north and east of the subject property having largely been developed within the last two decades. A number of vacant parcels still exist within the built-up area.

The subject property is located approximately 75 metres west of the intersection of Hazeldean Road and Huntmar Drive. Hazeldean Road connects from Highway 417 in the west to Robertson Road/Richmond Road in the east, providing access to central Ottawa. Huntmar Drive is a north-south arterial road that connects to Palladium Drive in the north, providing access to Highway 417.



Figure 2: Subject Property and Surrounding Context

The following uses are found in proximity to the proposed development:

**North**

- / Abutting the north property line is a woodland which was dedicated to the City of Ottawa as part of the approved Site Plan Agreement, in order to protect butternut trees.
- / The protected woodland is connected to a naturalized riparian area along Poole Creek, which flows from the Upper Poole Creek Wetland Complex, a Provincially Significant Wetland, into the Carp River.
- / Northeast of the subject property is a large vacant parcel fronting on Huntmar Drive.
- / Further northeast, across Huntmar Drive, is a residential subdivision.

**East**

- / East of the subject property is a commercial property, developed with a The Keg restaurant, which has frontage on Hazeldean Road and Huntmar Drive.
- / East of Huntmar Drive is a large-format retail centre known as the Shoppes at Fairwinds.

**South**

- / The lands facing the subject property, south of Hazeldean Road are the subject of a Site Plan Agreement (Application D07-12-13-0168) permitting the development of a mixed-use development containing office and retail uses, in eight 1-2 storey buildings, with associated surface parking.

**West**

- / Directly west of the subject property is a five-storey retirement residence that was developed pursuant to the Site Plan Agreement that applies to the subject property. The retirement building is approximately "E" shaped, with a landscaped courtyard including a water feature facing the subject property. Pedestrian access from Hazeldean Road is coordinated between the retirement home and the proposed development.
- / Further west, Poole Creek wraps towards the south.

## Proposed Development

Extendicare is proposing the development of a four-storey, 256-bed Long Term Care Home on the subject property. Under the City of Ottawa Comprehensive Zoning By-law (2008-250), this use is classified as a “Residential Care Facility”, a non-residential use defined as:

“an establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counselling and social support services and which may include services such as medical, counselling, and personal services.”

Extendicare has five homes in its portfolio in the Ottawa Area, some of which currently house residents in three- or four-bed rooms. The proposed development will facilitate upgrades to these Homes, by allowing residents to be moved out of the homes requiring repair or replacement.

The Ontario Ministry of Long Term Care (MLTC) sets strict requirements for the design and operation of Long Term Care Homes, including the arrangement of interior space, minimum amenity space for residents, and the minimum area per resident. In order to respond to MLTC's requirements, the proposed development has four wings completely enclosing an interior courtyard (Figure 3). The thin shape of the wings allows for natural light access to all resident rooms, while the courtyard provides a secure outdoor amenity space for use of the residents.

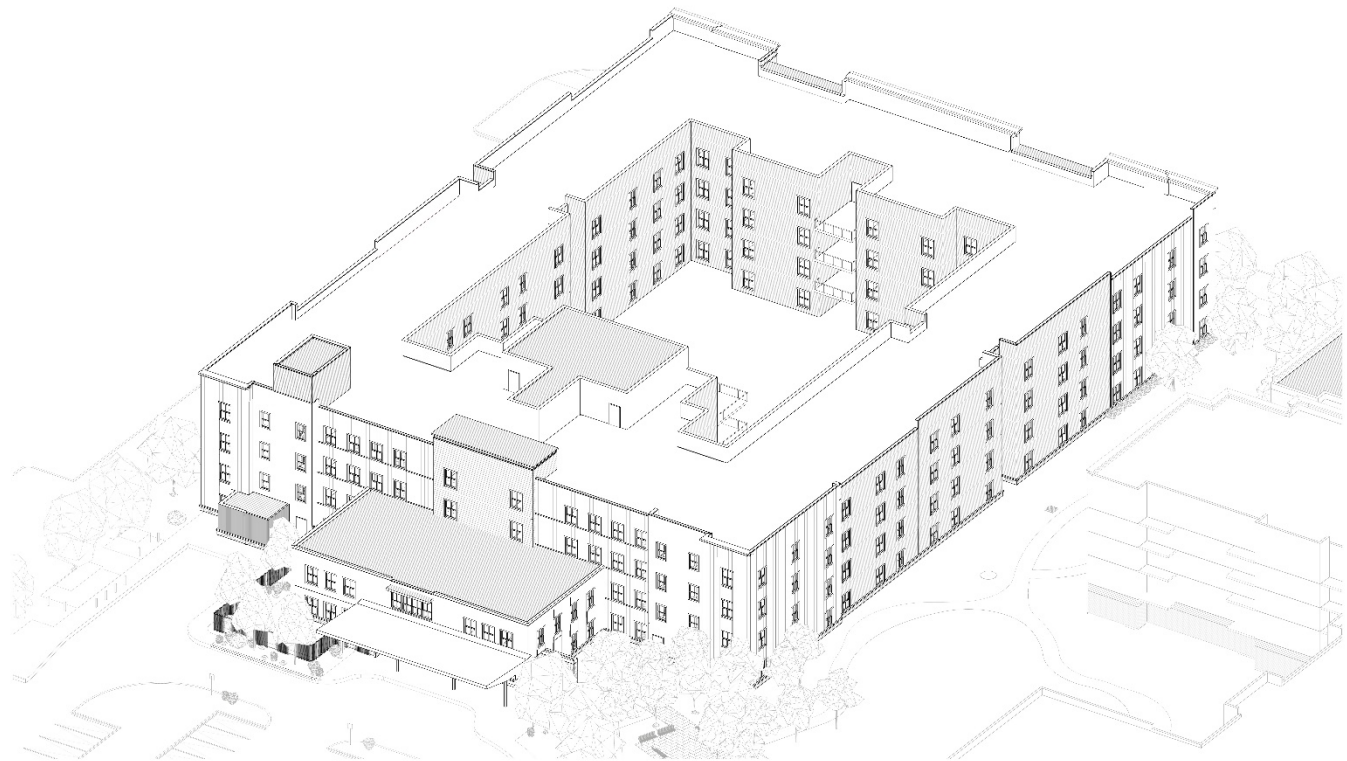


Figure 3: Perspective View of Proposed Development, Looking South

The MLTC requires that all building entrances are controlled for the safety of residents, many of whom have cognitive impairments. To achieve this, the building has one primary entrance, facing Wellings Private at the rear of the subject property. This orientation allows for a pick-up/drop-off loop to serve the entrance. The pick-up/drop-off loop is part of the fire route for the building. Access to the rear parking field and the loading bay is also provided via this loop.



The frontage facing Hazeldean Road is set close to the front lot line and is articulated, with sections of the building set further back. This design both frames the Hazeldean Road right of way while providing visual interest and allowing additional space for landscaping, including ornamental trees (Figure 4). Due to the requirement to control access, only emergency egresses are provided along the building frontage facing Hazeldean Road. To add visual interest to these egresses, they have been highlighted with canopies and are connected to the public sidewalk with interlock pavers. The northmost egress is integrated into an existing bus stop.



Figure 4: Image of Proposed Frontage

A strong pedestrian connection between the proposed development and the street is created via a well-landscaped pathway between the street and the Home's entrance. This pathway weaves between the existing retirement home and the proposed development and is enhanced by an existing water feature and significant landscape plantings, including ornamental trees.

Significant natural landscape features have been incorporated into the design. In addition to generous plantings of trees, including native species, an enhanced bioswale is proposed along the northeast property line. This low impact development (LID) feature will help to manage and treat stormwater from the proposed parking lot. Ample landscaped islands are proposed within the parking lot, sufficiently sized to accommodate maple trees with a mature height of approximately 15 metres (Figure 5).



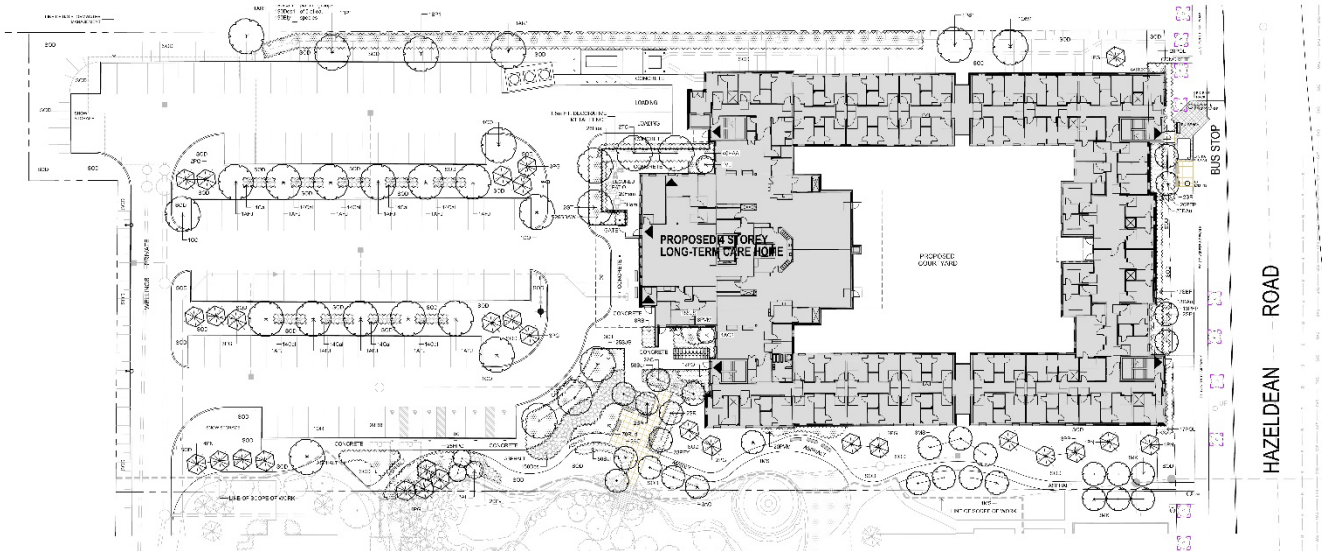


Figure 5: Landscape Plan Showing Proposed Tree Plantings

### 3.1 Changes from Approved Application

The revised Site Plan proposes the following changes from the approved concept:

- / The two-storey office/retail building, one-storey retail link, and associated grassed area are removed;
- / The four-storey Long Term Care Home is shifted south and east so the building is seven metres from the interior side lot line and the majority of the articulated front façade is within three metres of the lot line facing Hazeldean Road;
- / No underground parking is proposed and all parking is re-located at grade to the rear of the building; and
- / The Long Term Care Home is structured around a single internal courtyard, rather than a double courtyard.

The alignment of Wellings Private, along the rear of the property, has not been changed from the approved design.

## 4.0

# Policy and Regulatory Context

## 4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act. A new version of the PPS came into effect on May 1, 2020.

The PPS promotes the development of strong communities, which relies on the establishment of efficient land use and development patterns and the accommodation of an appropriate range and mix of uses. The proposed development meets the applicable policies of the PPS, including:

- / Promotes efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- / Accommodates an appropriate range and mix of residential (including housing for older persons), employment, recreation, open space, and other uses to meet long-term needs;
- / Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- / Promotes cost-effective development standards to minimize land consumption and servicing costs;
- / Promotes land use patterns, density and mix of uses that minimize the length and number of vehicle trips and supports current and future use of transit and active transportation; and
- / Supports energy efficiency and improves air quality through land use and development patterns which promote the use of active transportation and transit and improve the mix of employment and housing uses to decrease transportation congestion.

**The proposed development is consistent with the policies of the Provincial Policy Statement (2020).**

## 4.2 City of Ottawa Official Plan (2003, as amended)

### 4.2.1 Strategic Directions

Section 2.2 of the Official Plan speaks to the challenge of managing growth in Ottawa. The Official Plan states that in order to support liveable communities and healthy environments, growth will be directed towards key locations with a mix of housing, shopping, recreation and employment – locations that are easily accessible by transit and that encourage walking and cycling because destinations are conveniently grouped together. This approach to managing growth is also intended to support the needs of an aging population by enhancing accessibility to health services and community facilities.

The definition of intensification includes residential intensification, which means the development of a property that results in a net increase in residential units or accommodation, and employment intensification, which means the development of a property that results in a net increase in jobs. The Official Plan strongly supports accommodating growth through intensification, particularly in Target Areas for Intensification, such as Arterial Mainstreets.

**The proposed development develops a vacant parcel of land within a previously developed area resulting in an increase in accommodation and jobs, meeting the Official Plan definition of intensification. The proposed**

development is located along an Arterial Mainstreet – a target area for intensification – and is an appropriate location to support growth. The proposed development is co-located with an existing retirement home and future small-scale retail use, helping to develop a grouping of mutually supportive uses that enhance quality of life for older adults. The proposed development is located adjacent to an existing bus stop, providing transit access for employees and visitors. Pedestrian paths and conveniently-located bicycle parking are provided to support active modes.

Section 2.5.2 of the Official Plan, which speaks to housing affordability, notes that accommodating social diversity, through diversity in the housing supply, is a cornerstone of a liveable community.

**While Long Term Care Homes (Residential Care Facilities) are not classified as a residential use, they are part of the housing continuum and provide a critical housing option for special needs individuals, including the elderly. Locating these Homes throughout the City helps to ensure people who need enhanced care can continue to live in their communities, close to family and friends.**

#### 4.2.2 Land Use Designation

The subject property is designated Arterial Mainstreet by Schedule B of the Official Plan (Figure 6). Arterial Mainstreets are generally automobile-oriented streets with larger lots and lower densities, that are planned to be redeveloped over time into transit-supportive, pedestrian-friendly Mainstreets that support the neighbouring community. The intent of the Arterial Mainstreet designation and policies is to encourage redevelopment that supports this transformation.

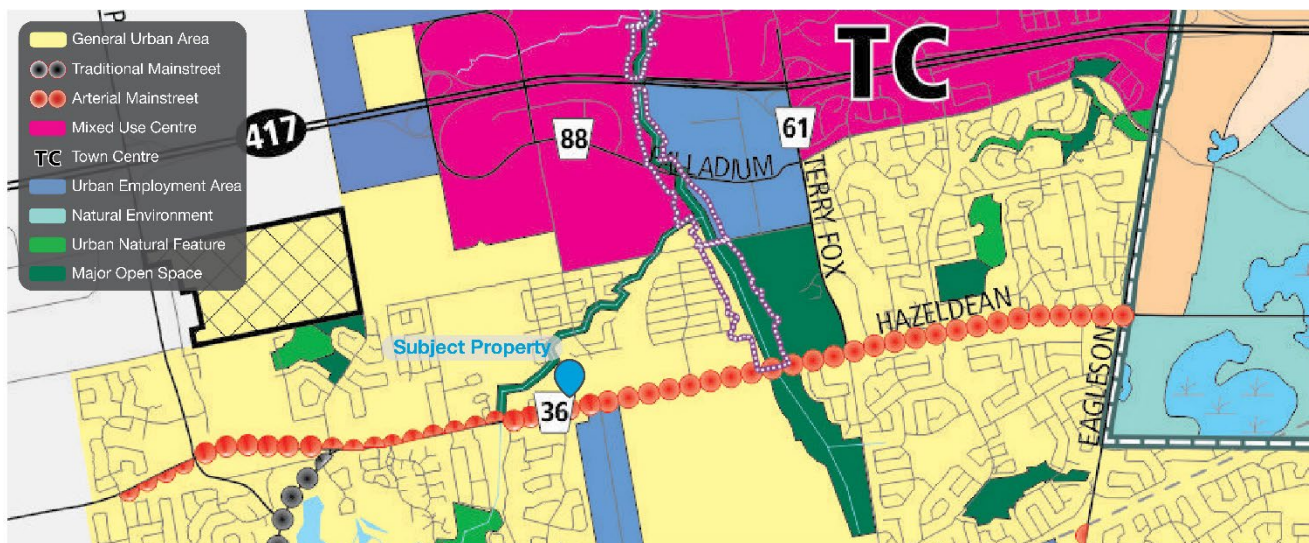


Figure 6: Excerpt from Schedule B of the Official Plan

A broad range of uses is permitted on Arterial Mainstreets, including institutional uses. A mix of uses is encouraged, and this may occur within the same building or side by side in separate buildings. Building heights of up to nine storeys may be permitted as-of-right.

Redevelopment and infill that encloses and defines the street edge is encouraged, and the Zoning By-law may define a portion of the frontage that must be occupied by building. Active frontages and direct pedestrian connections to the sidewalk are encouraged.

**The requested revision to the Site Plan Agreement removes a retail use, to provide a proposed institutional Long Term Care Home (Residential Care Facility) use in a single building. This use is permitted by the designation and contributes to a diverse mix of uses in the vicinity of the subject property. The revised four-storey building form responds to**



**Arterial Mainstreet policies, by better defining and enclosing the street edge as compared to the approved two-storey built form. Resident windows are now proposed to face the street, animating the frontage. A functional pedestrian connection continues to be proposed, via the proposed landscaped walkway.**

#### **4.2.3 Urban Design and Compatibility**

Section 2.5.1 of the Official Plan provides guidance on how to appropriately incorporate infill into existing built-up areas. The proposed development meets the design objectives and principles of Section 2.5.1 as follows:

- / **To enhance the sense of community by creating and maintaining places with their own distinct identity.**  
The requested amendment to the approved Site Plan will enhance the sense of community by allowing the development of a Long Term Care Home that has been designed to complement the existing Retirement home to the southwest.
- / **To define quality public and private spaces through development**  
The proposed revisions to the Site Plan eliminate an unprogrammed grass area located between the previously-proposed retail wing and the Long Term Care Home. Enhanced landscaping along the building frontage better defines quality public space; quality publicly-accessible landscape space continues to be provided via a generously landscaped pathway and courtyard area located between the proposed development and the existing retirement home.
- / **To create places that are safe, accessible and are easy to get to, and move through.**  
The proposed development provides safe vehicular, emergency and servicing access from Wellings Private, separate from the pedestrian access directly from Hazeldean Road, minimizing potential conflicts.
- / **To ensure that new development respects the character of existing areas.**  
The requested changes to the Site Plan continue to respect the diverse character of Hazeldean Road, which is developed with a range of residential, retail, other commercial and institutional uses. The proposed changes to the built form better reflect the planned Mainstreet function of Hazeldean.
- / **To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.**  
The proposed use adds an important use to the Sittsville neighbourhood. In concert with the existing retirement home to the southwest, it offers the opportunity for a continuum of care for older adults in Sittsville.
- / **To understand and respect natural processes and features in development design.**  
The proposed landscape design continues to respect natural processes and features. An enhanced bioswale is provided to manage stormwater using ecological principles, and significant plantings of ornamental and shade trees are proposed to manage heat island effects.

Section 4.11 also provides direction on urban design and compatibility. As a development within a Design Priority Area (Arterial Mainstreet), the proposal is subject to enhanced urban design requirements and scrutiny. This Planning Rationale meets the requirement for a Design Brief set out in Policy 1 of Section 4.11.

Policies 2 to 25 of Section 4.11 set out more detailed compatibility policies, as follows:

Policy	Proposed Development
<b>Building Design</b>	
5. Compatibility of new buildings with their surroundings will be achieved through the design of and its relationship to the existing desirable character and planned function of the surrounding area.	The proposed building has been designed to reflect the neighbouring retirement home, without copying. The proposed building articulation, fenestration patterns and cladding choices help to build a visual relationship with the neighbouring buildings.
6. New development will orient the principle façade and entrances to the street, include windows on elevations that are adjacent to public spaces, and use architectural elements, massing and landscaping to accentuate building entrances.	The requested changes to the Site Plan bring the façade of the principle use closer to the street. While active entrances onto Hazeldean Road cannot be achieved due to operational requirements, the emergency egresses facing Hazeldean have been designed to have a visual impact similar to fully functional doors.
8. All servicing, loading areas, and other required equipment should be internalized into the base of the building where possible, or screened from public view	Servicing and loading continues to be provided via a loading bay at the northeastern edge of the property. The service and loading area is visually screened from the neighbouring property to the northeast, as well as from the resident and visitor entrance to the southwest.
<b>Massing and Scale</b>	
10. Appropriateness of the proposal will be assessed against identified criteria where there are no established criteria in an approved Secondary Plan.	The building height, massing and scale reflects adjacent properties, as well as the planned function of Hazeldean Road as reflected by the zoning by-law.
11. Findings of a Shadow Analysis will demonstrate how shadow impacts have been avoided or mitigated.	A shadow analysis was not requested by City Staff.
<b>Outdoor Amenity Areas</b>	
19. The development must minimize impacts on adjacent private amenity spaces.	No adjacent private amenity space exists. The development has been designed to coordinate and be compatible with the landscaped pathway and amenity space located between the proposed development and the neighbouring retirement home.
20. Applications for residential or mixed-use buildings will include well-designed, usable amenity spaces for residents.	Amenity area for residents is provided in the form of a secure interior courtyard and a secure patio adjacent to the entrance.
<b>Design Priority Areas</b>	
22. The portion of the buildings adjacent to the public realm will be held to the highest building design standards and incorporate specific building design features.	The front façade is articulated with step-backs to create visual interest. Transparently glazed resident windows at eye level help to support a visual connection to the street. Landscape plantings, including small ornamental trees, further help to create an attractive and visually engaging front façade.

Policy	Proposed Development
24. The massing and scale of development will define public spaces.	The massing of the proposed building helps to define the public right of way along Hazeldean Road, as well as the shared landscaped pathway.

**The proposed development, including proposed revisions to the Site Plan, conform with the Urban Design and Compatibility policies of the Official Plan.**

### 4.3 Kanata West Secondary Plan

The subject property falls within the Kanata West Secondary Plan area. The purpose of the Secondary Plan is to implement the Kanata West Concept Plan by setting maximum building heights for certain areas within the plan. The subject property falls within Area D of the Maximum Building Heights schedule of the plan – maximum building heights are to be determined with reference to policies set out in Volume 1, Section 3 of the Official Plan.

**The height of the proposed building conforms with the policies set out in Volume 1, Section 3 of the Official Plan and therefore the proposed development conforms with the Kanata West Secondary Plan.**

### 4.4 Urban Design Guidelines

Council has approved a number of Urban Design Guidelines to assist in the review of development applications for certain types of development. In May 2006, Council approved the Urban Design Guidelines for Arterial Mainstreets, which are intended to promote appropriate development along Arterial Mainstreets. The requested revisions to the concept plan respond to the following relevant design guidelines.

- / Locates a new, taller building along the street edge (Guideline 1);
- / Uses an articulated front façade, interlock pathways and landscaping to create a continuous streetscape (Guideline 4);
- / Matches paving and landscaping in the front yard, matching the existing materials in the public right of way (Guideline 5);
- / Creates a street section with a building height to ROW width ratio of approximately 1:3, appropriate for an Arterial Mainstreet (Guideline 9);
- / Covers the majority of the lot frontage with building wall (Guideline 13);
- / Although active front doors cannot be provided in accordance with Guideline 17, due to MLTC requirements, two emergency egress doors are provided on the front façade and designed to create visual interest and are connected to the public sidewalk;
- / Clear windows to living areas (resident rooms) are provided to make the ground level façade facing the street transparent (Guideline 18);
- / Provides a connected and shared pedestrian walkway between adjacent properties (Guideline 19), that offers direct, safe and clearly defined pedestrian access from public sidewalks to building entrances (Guideline 20) and that is enhanced with site furnishings in the form of benches, patios and bicycle racks (Guideline 24);
- / Continues to provide shared vehicular access via Wellings Private, to allow for circulation of vehicles between sites (Guideline 26);
- / Locates surface parking in the rear of the building to minimize impact on the street (Guideline 27);
- / Plants trees, shrubs and groundcover across the areas of the site not covered by building or required for parking and access (Guideline 37); and
- / Uses a bioswale to manage stormwater (Guideline 39).

**The proposed development has been shaped by and responds to the Urban Design Guidelines for Arterial Mainstreets.**



## 4.5 Comprehensive Zoning By-law (2008-250)

The subject property is zoned Arterial Mainstreet, Subzone 9 (“AM9”) in the City of Ottawa Comprehensive Zoning By-law (2008-250) (Figure 7). The purpose of the Arterial Mainstreet Zone is to:

- / Accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan; and
- / Impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.



Figure 7: Zoning of Subject Property and Surrounding Properties

A Residential Care Facility is a permitted non-residential use in the AM9 Zone.

The proposed development meets the performance standards established in the AM9 zone, as summarized in the table below:

Provision	Required	Provided
Minimum Lot Area	No minimum	14,153 m <sup>2</sup>
Minimum Lot Width	No minimum	77.4 m
Minimum Front Yard Setback	Non-residential building: no minimum	0 m
Minimum Frontage	30% of frontage to be occupied by building within 3 m of front lot line	66.2%
Minimum Interior Side Yard Setback	No minimum	Northeast: 7 m Southwest: 10 m
Minimum Rear Yard Setback	Non-residential building: 10 m	87.5 m
Minimum Landscape Buffer	Rear yard: 5 metres	Rear yard: 2.5 m*

	Other yards: must be landscaped where not used for required driveway, parking, or loading.	Other yards are landscaped as required
<b>Maximum Building Height</b>	15 m	13.1 m
<b>Minimum Vehicle Parking (Area C)</b>	0.25 spaces per rooming unit plus 1 per 100 m <sup>2</sup> used for medical, health or personal services: 65	120
<b>Aisle and Driveway Width</b>	Double lane: Min 6.7 m	6.7 m
<b>Landscape provision for parking lots</b>	Min 15% of parking lot area Buffers abutting lot lines: min 3 m	34.5% Varies/min 5 m*
<b>Loading spaces</b>	1,000-1,999 m <sup>2</sup> GFA: 1 space 2,000+ m <sup>2</sup> GFA: 2 spaces	2 spaces
<b>Loading and waste management</b>	Set back min 9 m from lot line abutting street and 3 m any other lot line.	Set back min 5 m from abutting property lines and screened from view using "Earth Bin" technology.
<b>Minimum Bicycle Parking</b>	1/1500 m <sup>2</sup> GFA: 10	10

\* Note that a 2.5 metre rear yard landscape buffer is provided. The alignment of Wellings Road is as per the approved Site Plan and is not proposed to be changed, and is therefore an existing condition from a zoning compliance perspective.

**The proposed development, as reflected in the Site Plan revision, complies with all of the applicable provisions of the Comprehensive Zoning By-law.**

## 5.0 Supporting Plans and Studies

### 5.1 Site Servicing and Stormwater Management Report

Stantec Consulting Ltd. (“Stantec”) was originally retained to prepare a servicing study in support of the Approved Site Plan. In support of the revised development proposal, Stantec has prepared a Servicing and Stormwater Management Brief for the proposed development, considered as Phase 2 of the original development.

Based on Stantec’s analysis, the City’s water distribution system has sufficient capacity to provide required domestic and emergency fire flows. Water connections will be provided along Wellings Private. The proposed development can be adequately serviced via a gravity sewer which will connect to the existing 675 diameter sanitary sewer in the Hazeldean Road ROW.

The City of Ottawa, Ministry of Environment, Conservation and Parks (MECP) and Mississippi Valley Conservation Authority (MVCA) set out a number of criteria for the Stormwater Management. The stormwater management has been designed to incorporate LID measures. An additional analysis was also undertaken in the initial Servicing and Stormwater Management Brief prepared for the approved Site Plan to assess the impact of stormwater drainage into Poole Creek.

A revised Environmental Compliance Approval (ECA) will be required for the revised design. The proposed development is recommended from a servicing, stormwater management and grading perspective.

### 5.2 Geotechnical Investigation

In 2016, Paterson Group (“Paterson”) undertook a geotechnical investigation of the subject property, identifying a set of recommendations for the proposed development. On September 16, 2020, Paterson prepared a Letter of Reliance confirming that the recommendations in the 2016 report can be relied upon from a geotechnical perspective.

### 5.3 Environmental Site Assessment

In December 2016, Pinchin prepared a Phase One Environmental Site Assessment (“ESA”) for the subject property and the adjacent lands currently occupied by the retirement home. This ESA was conducted to O.Reg. 153/04 standard, and identified no Potentially Contaminating Activities on the subject property, and no Areas of Potential Environmental Concern were identified. Therefore, further investigations were not recommended.

In May 2019, Pinchin conducted an update to the Phase One ESA to facilitate potential financing of development within the Phase One ESA study area. This 2019 update did not identify any concerns for potential subsurface impacts, and a Phase Two ESA was not recommended. However, because the 2019 update was conducted to the CSA Standard, additional investigations are necessary to meet the City of Ottawa’s requirement for ESAs and a Phase I ESA update to the O. Reg. 153/04 standard is currently being undertaken.

### 5.4 Transportation Impact Assessment

A Transportation Impact Study (TIS) was prepared by Stantec and submitted in March 2016 in support of the subsequently approved Site Plan Control application for the development located at 5731 Hazeldean Road. In October 2020, Stantec prepared an addendum to the original TIS to address changes to the proposed Long Term Care Home development. Based on trip generation and parking analysis review, it was concluded that the reduction in site generated trips is not anticipated to change the findings of the 2016 TIS significantly. The project continues to be recommended from a transportation perspective.



## Conclusions

It is our professional opinion that the enclosed Site Plan Control – Revision application to permit a four-storey, 256-bed Long Term Care Home (Residential Care Facility) on the subject property constitutes good planning and is in the public interest. As outlined in the preceding sections:

- / The proposed Long Term Care Home (Residential Care Facility) use conforms with the policies of the Official Plan and is appropriate in an Arterial Mainstreet designation;
- / The proposed building height of four storeys, as well as the relationship of the built form to Hazeldean Road, conforms with the relevant Official Plan height policies for Arterial Mainstreets;
- / The proposed development complies with all applicable provisions of the AM9 zoning in the Comprehensive Zoning By-law (2008-250); and
- / The proposed development is supported by technical plans and studies submitted as part of this application.

Sincerely,



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