

# SITE PLAN CONTROL

## Proposed Assembly Hall – Hindu Temple of Ottawa-Carleton



### PLANNING RATIONALE | 4835 Bank Street, Ottawa



**Prepared for:**

Hindu Temple of Ottawa-Carleton Inc.  
4835 Bank Street, Ottawa  
ON K1X 1G6

**Prepared by:**

Lloyd Phillips & Associates Ltd.  
File: 1875  
Date: March 26, 2020  
Revised: March 12, 2021 by JD Planning



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# 1. OVERVIEW

Lloyd Phillips & Associates Ltd. has been retained by the Hindu Temple of Ottawa-Carleton Ltd. (the 'Owner') to prepare a Planning Rationale report for a Site Plan Control application for the property known municipally as 4835 Bank Street (the 'site').

The Hindu Temple of Ottawa-Carleton (the 'Temple') has existed at 4835 Bank Street since 1985. Since then, the Temple has catered to the religious and spiritual needs of Ottawa's Hindu community by providing worship space and religious services performed by Temple staff under the guidance and management of a Board of Directors.

When the Temple was first envisioned by its founders, the plan was to provide, when deemed appropriate, an assembly hall on the site intended to complement the worship component of the Temple by providing adequate space for gatherings of the Hindu community and congregation during annual religious festivals, theological, cultural and scholastic discussions, and community celebrations. This assembly hall was envisioned as a second phase of development in the 1985 Site Plan Approval (City of Gloucester, File No.: D-RU-85-36) and subsequent Agreement (City of Gloucester, File No.: 15-789) for the Temple.

As a result of the growth over the last 30 years of the Hindu community, the Owner is proposing a new assembly hall on the existing Temple site, to the east of the existing parking lot, which will be a stand-alone building.

The additional space in the proposed assembly hall will allow the Owner the flexibility to accommodate larger groups and services than can currently be provided for within the existing Temple.

In 2018 the site was rezoned (By-law 2018-256) to permit the use of a Place of Assembly and certain performance standards relating to building setbacks and parking rates. Through the rezoning process, a significant level of detail was provided in the plans and reports supporting the development.

As confirmed through a pre-application consultation with City staff on June 5, 2019, the scope of required plans and reports to be submitted for the Site Plan Control application reflect the high level of detail that was provided and reviewed as part of the recent rezoning process.

The following Planning Rationale report has been prepared in support of the subsequent application for Site Plan Control.

## 2. SITE AND SURROUNDING CONTEXT

### 2.1 Site Context

The site contains two buildings, which includes a detached garage and the existing Temple, constructed around 1985, which consists of a single storey with a raised plinth and a lower-level basement. The Temple has a building footprint of approximately 1,063 m<sup>2</sup>, while the garage has a building footprint of approximately 105 m<sup>2</sup>. Each of the buildings (Temple and garage) are intended to remain on site in their present locations. The garage was built as part of the Phase 2 addition in 2000 and is used for general storage and parking for the temple priest's car.

The property fronts onto the east side of Bank Street and has the general shape of a rectangle. The western half of the site is developed and contains the existing Temple, detached garage, surface parking lot, landscaping, and an area of clean fill which was pushed eastwards during the grading and development of the site and parking lot in the mid-1980s.

The eastern half of the property is vacant and contains a narrow watercourse with a gentle north-south meander through the site. Further east beyond this watercourse is a forested area with a mix of mature trees that extend to the rear property line. The site consists of the following legal description and lot dimensions:

<b>Legal Description:</b>	CON 5 RF PT LOT 22 RP; 5R-3156 PARTS 1 & 2 KNOWN AS HINDU TEMPLE OF OTTAWA-CARLETON
<b>PIN:</b>	04326-0011
<b>Area:</b>	40,480 m <sup>2</sup> (4.048 ha)
<b>Frontage:</b>	101.92 m
<b>Depth:</b>	401.50 m (average)
<b>Width:</b>	101.94 m (average)

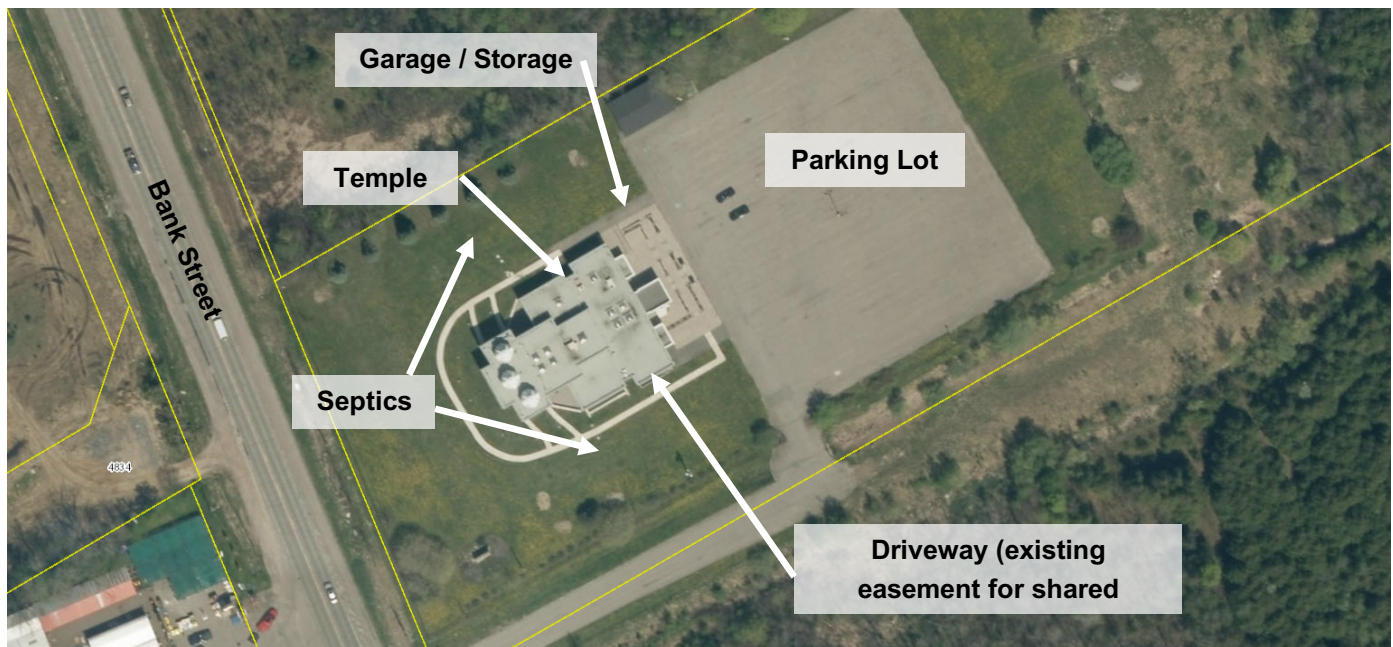


Figure 1. Developed western half of the site, existing conditions (GeoOttawa)





Figure 2. Site context (GeoOttawa)



## 2.2 Surrounding Context

The site is located in the City's Rural Policy Area along the east side of Bank Street, which is immediately east of the City's Urban Policy Area. This places the site within Ward 20 – Osgoode and adjacent to Ward 22 – Gloucester-South Nepean. Generally, the site is located south of Leitrim and 3.5 km north of the Village of Greely. Immediately west of the site is Bank Street, followed by a small Home Hardware commercial establishment. To the immediate north of the site is a commercial sales lot for camping trailers. To the immediate east and south of the site is vacant woodland.

The lands north and west of the site have experienced a modest level of growth since the construction of the existing Temple in 1985. This growth, especially residential in the Findlay Creek community, has greatly increased in recent years as the City's Urban Policy Area has moved southward through Leitrim, providing City services for areas that previously existed as large vacant tracts of land. To accommodate this growth, and future anticipated growth, the City has proposed plans to widen and modify Bank Street.

Through consultation with City staff during the rezoning process in 2018, we were informed that that as per the City's Transportation Master Plan 2013 and the Bank Street Environmental Assessment 2014, portions of Bank Street are planned to be widened from two to four lanes between 2020-2025, which includes the stretch adjacent to the site, and that a left turn lane, providing access to the site, would be included (see Figure 3). This construction has recently begun, as demonstrated in the street view photos dated August 2019.

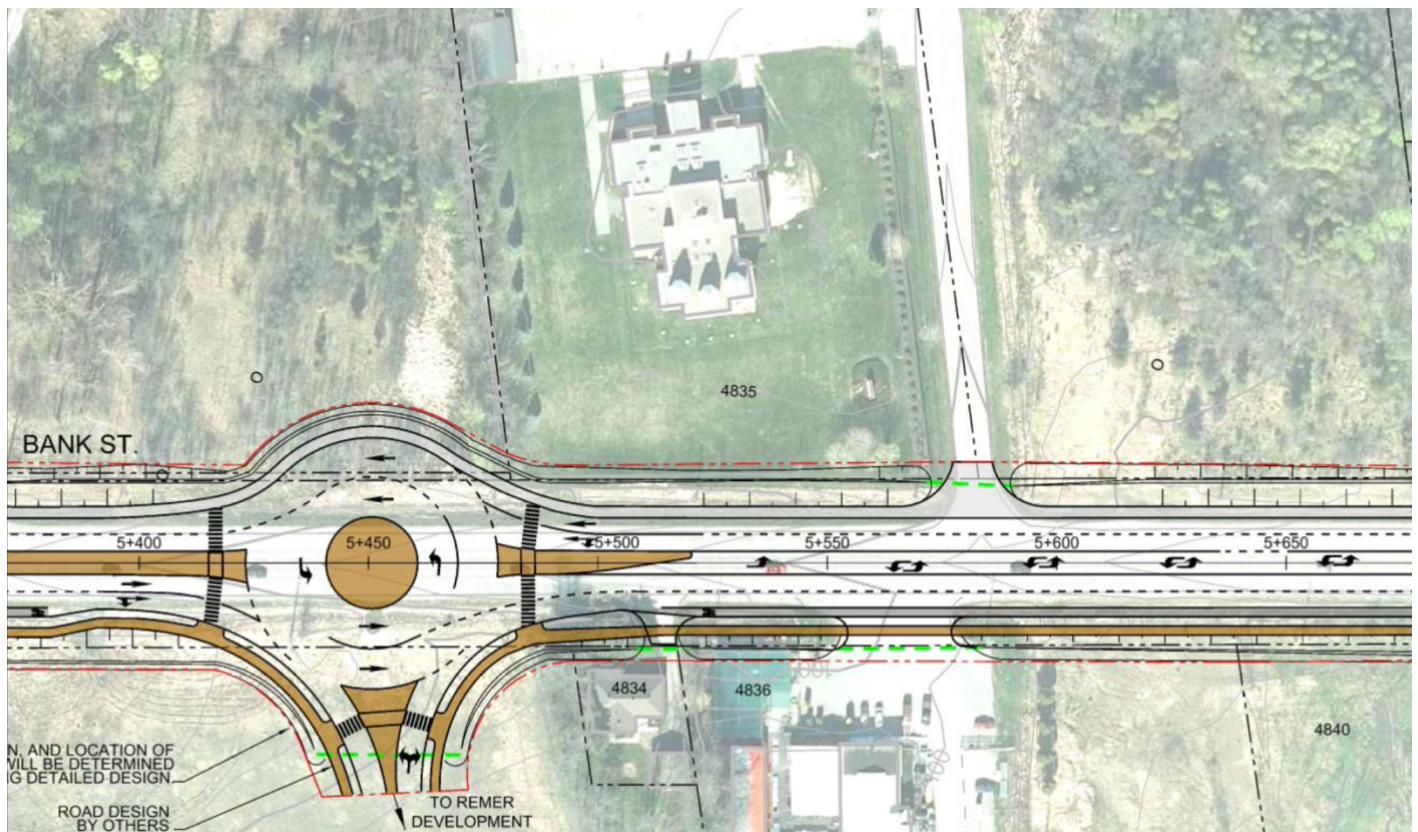


Figure 3. Schematic of proposed Bank Street widening (Bank Street EA 2014)





Figure 4. Location Plan





Figure 5. Facing north along Bank Street from the site's entrance



Figure 6. Facing south along Bank Street from the site's entrance



Figure 7. Facing west towards Home Hardware from the site entrance





Figure 8. Facing south along Bank Street



Figure 9. Facing north along Bank Street



Figure 10. Facing northeast towards the Temple





Figure 11. Facing west towards the parking lot and rear of the Temple



Figure 12. Facing east towards the forested portion of the site



Figure 13. Facing west towards the rear of the Temple from the site's forested area

### 3. PROPOSED DEVELOPMENT

The proposal is for the development of an assembly hall to the east of the existing parking lot. The existing zoning was tailored to accommodate the proposal through a rezoning that was approved in 2018. An application for site plan control is now required to proceed with the development.

The assembly hall will have an architectural style that differs from the existing Temple to ensure the prominence of the Temple is maintained and respected. The assembly hall will offer the same services as the main Temple building, with the exception of the sanctuary hall for idols and deity worship. The assembly hall will have an approximate footprint of 1,593 m<sup>2</sup> and an assembly space gross floor area of 1,400 m<sup>2</sup>.

The existing Temple is serviced by City water and private septic. The assembly hall will be serviced by City water and a new septic system separate from the existing system servicing the Temple. Given the site's location along the boundary of the City's Urban Policy Area, the site design has considered the potential for a future connection of City sanitary services.

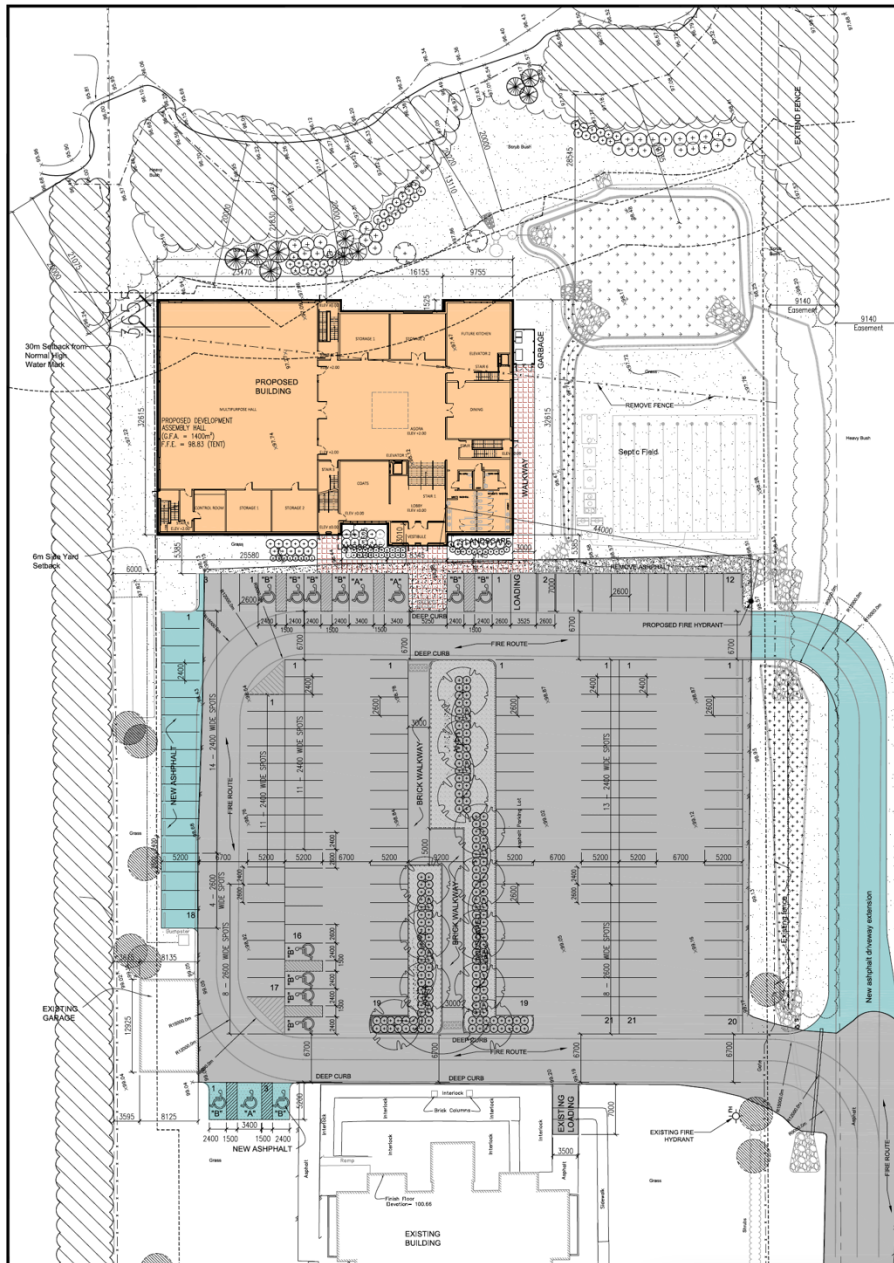
The site's existing driveway will be modified to improve vehicular accessibility for the Temple and proposed assembly hall. The driveway will continue to be located over an existing easement for access which is shared with the abutting property to the south. The driveway connects to the east side of Bank Street along a portion containing a protected right-of-way (ROW) of 40 m as indicated within the Official Plan.

The existing vehicle parking on the site will be adequate for meeting the minimum requirements of the Zoning By-law, as planned for through the recent rezoning. The existing parking lot layout will be modified to allow for added landscaping and improved site functionality, which will include a pedestrian pathway providing a direct link between the Temple and assembly hall, as well as additional barrier-free parking and loading spaces to cater to the needs of the end-users and the site operations.

With respect to pedestrian connectivity, the site is located in the City's urban-rural fringe, and the surrounding pedestrian infrastructure reflects this context (i.e., no City sidewalks or pathways along this portion of Bank Street). Internally, the proposed assembly hall will include pathways through the landscaped setback from the existing watercourse to its east, as well as a landscaped pathway that bisects the parking lot and provides a direct pedestrian connection between the existing Temple and proposed assembly hall.

The proposed site plan is provided in Figure 14, with detailed proposal statistics provided in the zoning matrices under Section 6 of this report. The proposed landscape plan is provided in Figure 15, and the elevations are presented in Figure 16.





**SITE INFORMATION**

Address: 4835 Bank Street Ottawa  
 Legal Description: Part of Lot 22, Con 5 (Rideau Front), Ottawa, ON  
 Owner: Hindu Temple of Ottawa-Carleton  
 Existing Zoning: R15 Rural Institutional  
 Amended Zoning: R15(865) within the Area of Development & R15(865) on the remainder of the property east of the watercourse centreline

Zoning Mechanisms Provisions - R15	Required	Provided
(a) Minimum lot area	10,000m <sup>2</sup>	40,480 m <sup>2</sup> (4,048 ha)
(b) Minimum lot width	75m	101.099m
(c) Minimum front yard setback	9m	27.875m (Existing Building)
(d) Minimum rear yard setback		
(i) abutting a residential use or zone	10m	Not Applicable
(f) all other cases	10m	Not Applicable
(e) from normal high water mark	20m	21m
(a) Minimum interior side yard setback	9m	Not Applicable
(f) Approved side yard setback	6m	6m
per application ACS2018-PIE-TS-0060 Approved on July 12, 2018		
(f) Minimum corner side yard setback	9m	Not Applicable
(g) Maximum principal building height	12m	
(h) Maximum lot coverage	30%	11.70%
(i) Minimum landscaped area	20%	65.50%

**AREA OF DEVELOPMENT (Same as R15(865R) zone boundary):** 23,580m<sup>2</sup> (2,359 ha)  
**Existing Temple Place of Assembly GFA:** 630 m<sup>2</sup>  
**Proposed Hall GFA:** 1,400 m<sup>2</sup>

Within Area of Development	Existing (Temple)	Proposed (Temple + Hall)
Lot Coverage	1,168 m <sup>2</sup> (4.95 %)	2,761 m <sup>2</sup> (11.70 %)
Landscaped Area	17,359 m <sup>2</sup> (73.53 %)	15,457 m <sup>2</sup> (65.50 %)
Parking Lot (Paved Area)	5,077 m <sup>2</sup> (21.52 %)	5,360 m <sup>2</sup> (22.80 %)

**LANDSCAPING BUFFER AT PARKING LOT:**

Perimeter or interior landscaped area	Required	Provided
Minimum of 15% of the area of any parking lot, 15% of 5380 = 805m <sup>2</sup>		Total landscaped area = 2839.28m <sup>2</sup> (52.57%) Interior landscaped area = 2197.55m <sup>2</sup> Perimeter landscaped area = 641.63m <sup>2</sup>

Minimum Required Width and Location of a Landscaped Buffer of a Parking Lot	Required	Provided
Abutting a street	3 metres	6 metres
Not abutting a street	3 metres	8.5 metres in location closest to property line

**OUTDOOR REFUSE COLLECTION AND REFUSE LOADING AREAS:**  
 are accessed via the parking lot and

- do not abut a public street;
- are located at least 3.0 metres from any other lot line, and
- are screened from view by an opaque screen with a minimum height of 2.0 metres.

**PARKING**

Parking type	Required	Provided
Spaces (8.4 spaces/100 m <sup>2</sup> of GFA)	171 spots	181 spots
Regular size spots	- 93 spots	- 104 spots
Reduced size - 40% of 167 spaces	- 67 spots	- 62 spots
Barrier-Free Type "A" 3400 wide	- 3 spots	- 3 spots
Barrier-Free Type "B" 2400 wide	- 4 spots	- 12 spots
Loading spaces	2 spots (1 Existing spot)	2 spots (1 Existing + 1 new spot)
Bicycle	0 spots	0 spots
<b>TOTAL SPACES</b>	<b>173 spots</b>	<b>183 spots</b>

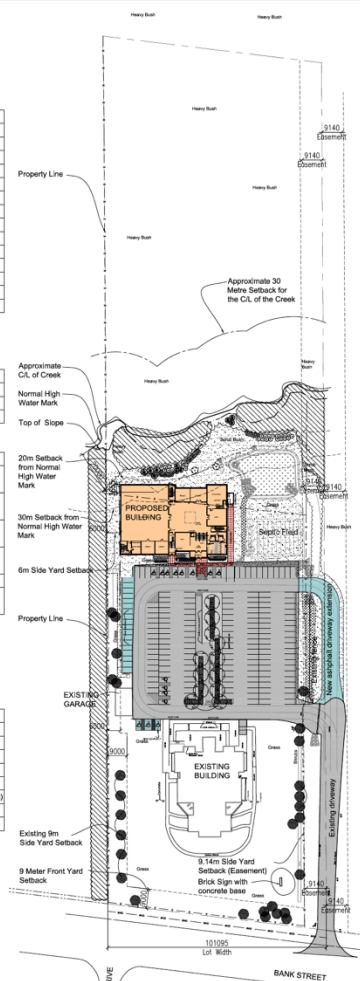
**PROPOSED STORMWATER MANAGEMENT:**

- (a) Rooftop stormwater retention
- (b) Underground detention tanks beneath parking lot

**SNOW CLEARING:** Snow will be cleared by private contractor and taken away to be dumped off the site

- DOTTED LINE DELINEATES AREA OF DEVELOPMENT (SAME AS R15(865R) ZONE BOUNDARY)
- HATCHED AREA SHOWS EXTENT OF EXISTING PAVING
- HATCHED AREA SHOWS EXTENT OF NEW BUILDING
- HATCHED AREA SHOWS EXTENT OF ASPHALT REMOVAL
- HATCHED AREA SHOWS EXTENT OF NEW ASPHALT
- HATCHED AREA SHOWS EXTENT OF NEW PAVING
- PROPOSED RIP RAP (Refer to civil drawing)
- GROUP OF EXISTING TREES TO REMAIN (Refer to landscape drawing)
- EXISTING TREE TO REMAIN (Refer to landscape drawing)
- PROPOSED DECIDUOUS TREE (Refer to landscape drawing)
- PROPOSED CONIFEROUS TREE (Refer to landscape drawing)
- PROPOSED SHRUBS/PERENNIALS/ORNAMENTAL GRASSES (Refer to landscape drawing)
- PROPOSED NON-IRRIGATED SPORTS FIELD SEED MIXTURE (Refer to landscape drawing)
- PROPOSED ONTARIO SEED COMPANY LTD. CREEK BANK SEED MIXTURE (Refer to landscape drawing)
- PROPOSED RIVERSTONE MULCH (Refer to landscape drawing)

**NOTE:** The property boundary information was derived from documents prepared by ANNIS, OSULLIVAN, VOLLEBECK LTD  
**SITE PLAN**  
 SCALE 1:300



**GENERAL NOTES**

- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, DRAWINGS, SERIAL SPECIFICATIONS & REPORT ANY DISCREPANCIES TO OWNERS BEFORE PROCEEDING WITH WORK.
- ALL DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE & THE PROPERTY OF THE ARCHITECTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK & MAY NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

No.	Revision/Issue	Date
1	ISSUED FOR SITE PLAN	MAR 16

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**PROJECT AND LOCATION:**  
**HERITAGE CENTRE - HINDU TEMPLE - PHASE 2, 4835 BANK ST., OTTAWA, ON P IN 04326-0011**

**TITLE OF DRAWING:**  
**SITE PLAN**

**JOB NUMBER:**  
 17033

**DATE:** 2019 05  
**SCALE:** AS NOTED  
**DRAWN BY:** SJK  
**DATE:** 2019 05  
**SCALE:** AS NOTED  
**DESIGN NUMBER:** SP-1

Figure 14. Site Plan prepared by Vector Design Architects (updated for second submission)

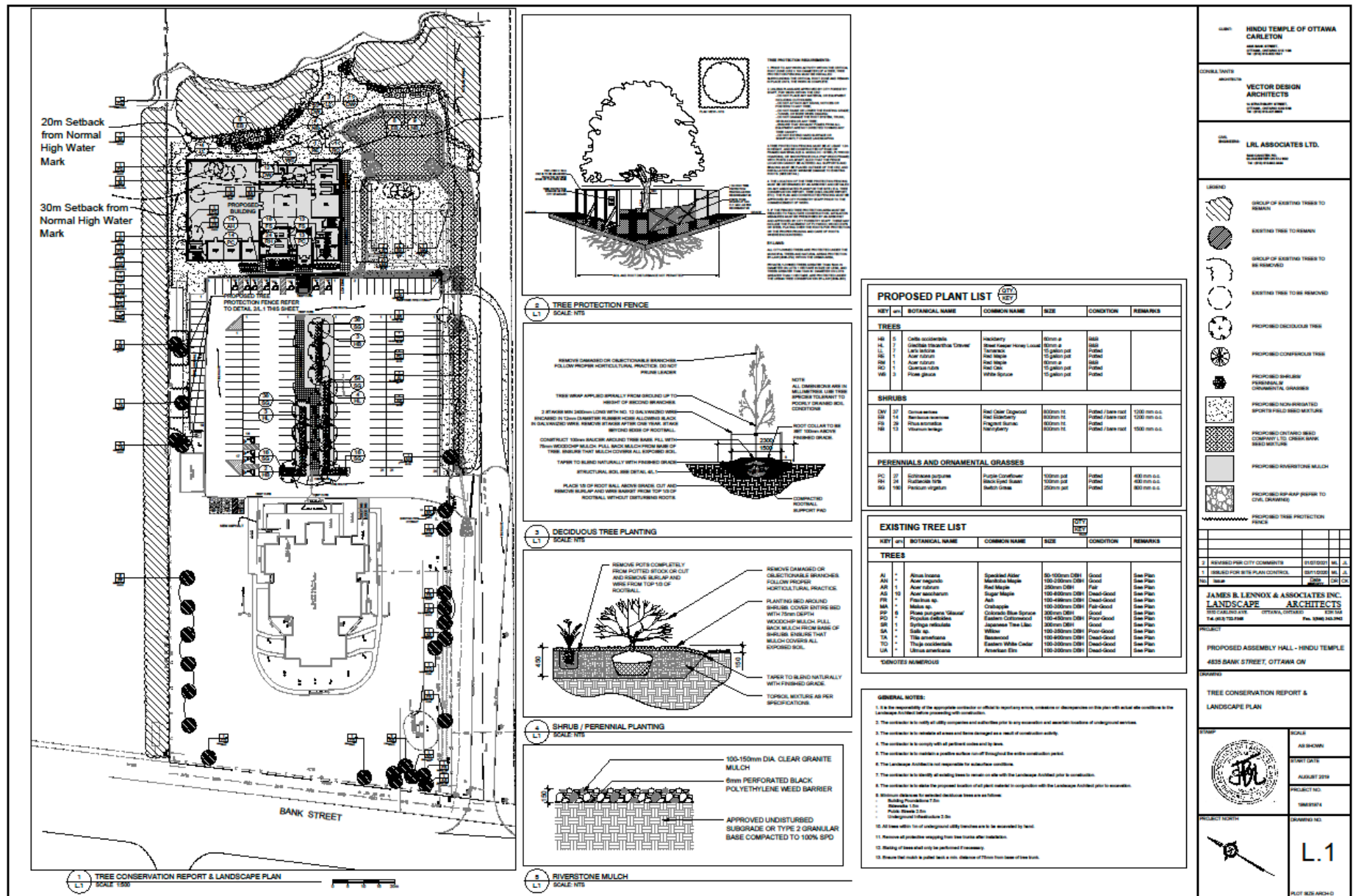


Figure 15. Landscape Plan prepared by James B. Lennox & Associates Inc. (updated for second submission)

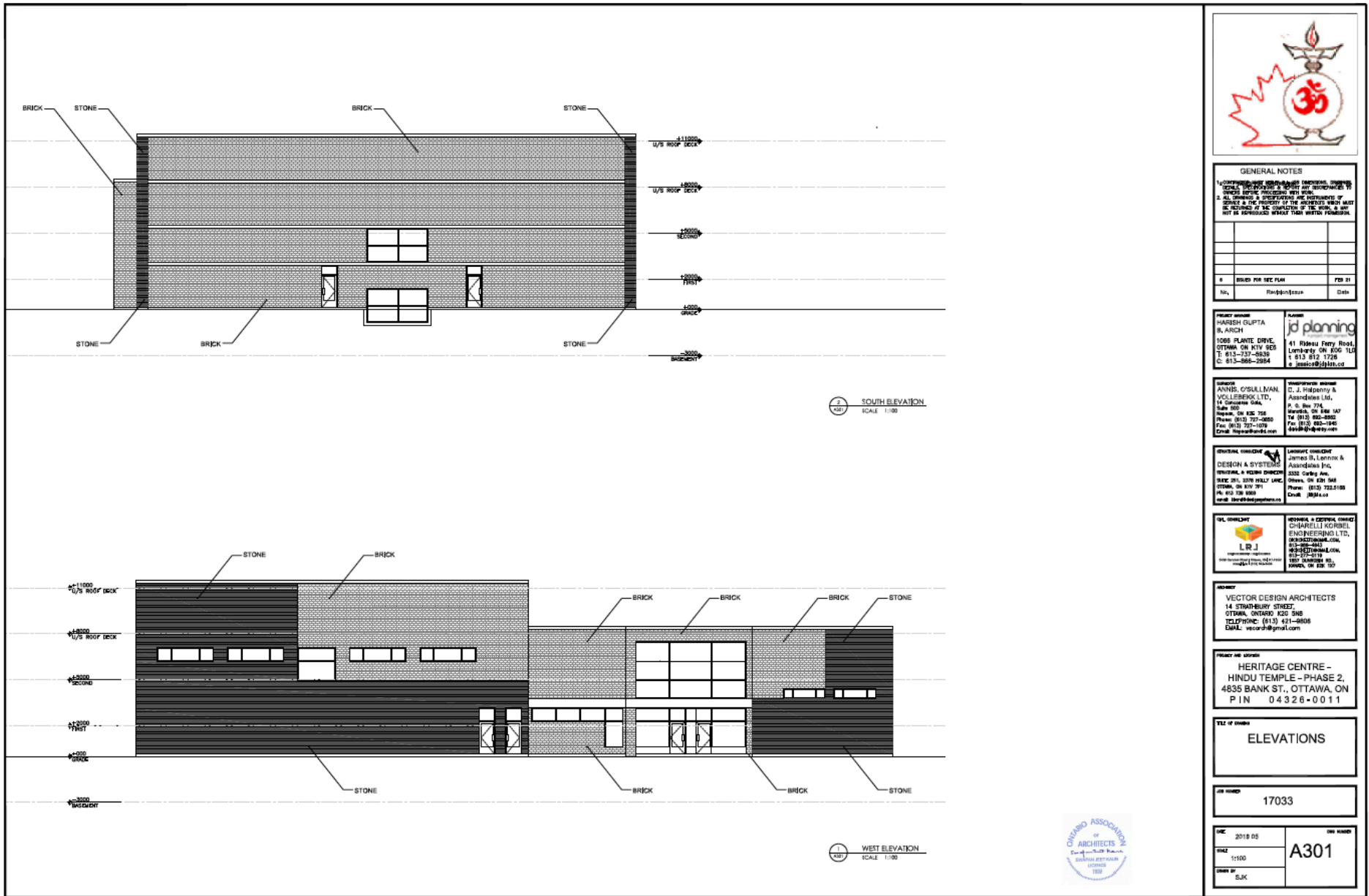


Figure 16. South and West Elevations prepared by Vector Design Architects (updated for second submission)



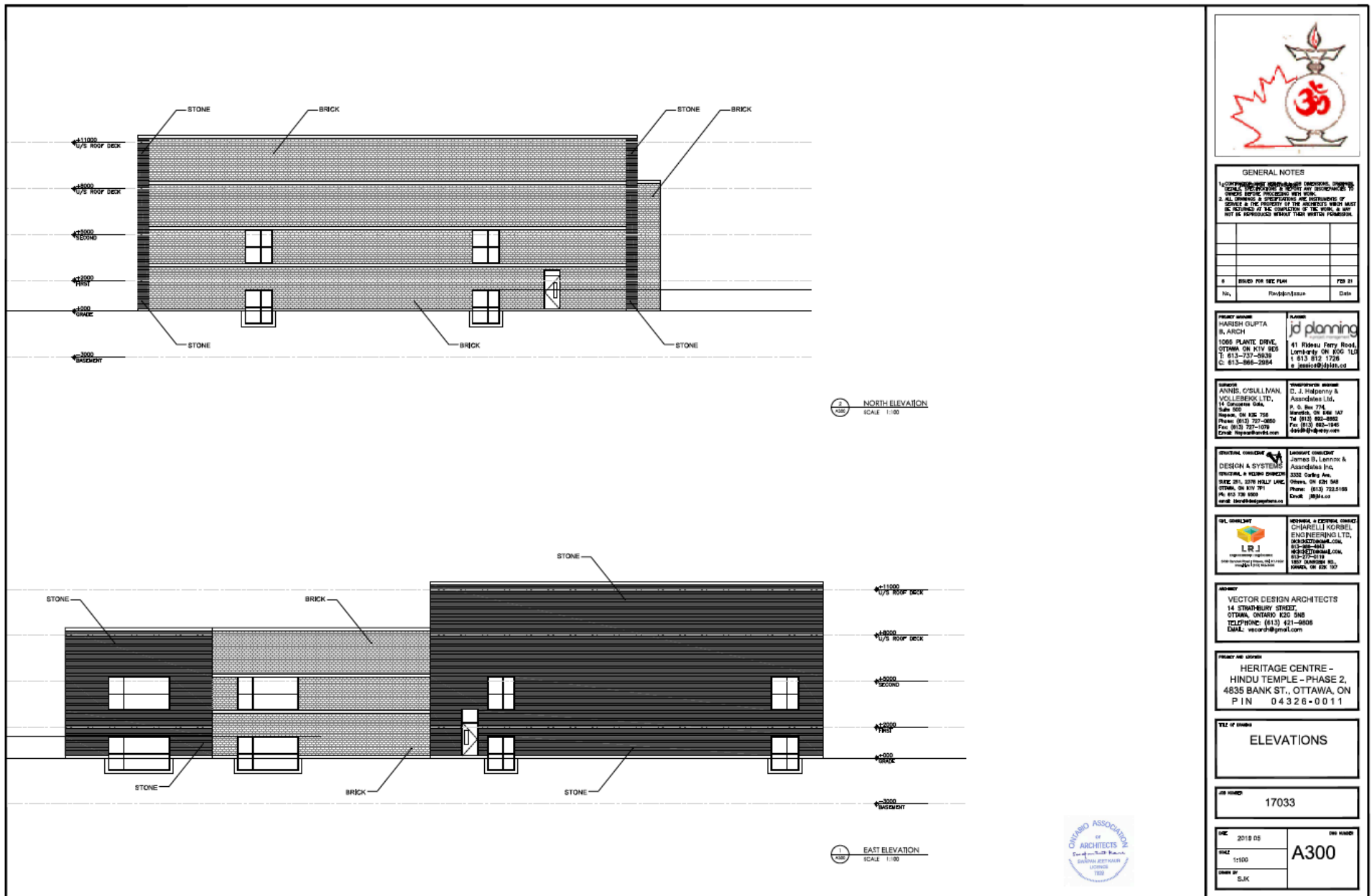


Figure 17. North and East Elevations prepared by Vector Design Architects (updated for second submission)

## 4. PROVINCIAL POLICY STATEMENT, 2014

The Provincial Policy Statement, 2014 (PPS) provides policy direction on planning matters for the Province of Ontario. Decisions affecting all planning matters shall be consistent with the Provincial Planning Policies. The proposed application for Site Plan Control to permit an assembly hall at 4835 Bank Street is consistent with the policies of the PPS as demonstrated below.

*Section 1.1.1 of the PPS sets out the criteria whereby healthy, livable, and safe communities are sustained. In short, these are: to promote efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; avoiding development and land use patterns which may cause environmental or public health and safety concerns; promote cost-effective development patterns; improve accessibility for persons with disabilities and older persons by identifying, preventing, and removing land use barriers which restricts their full participation in society; ensuring there is necessary infrastructure; and, promoting development and land use patterns that conserve biodiversity.*

*Section 1.5.1 of the PPS states that healthy, active communities should be promoted by: planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.*

In the above policies, there is significant emphasis on efficient development that is safe, compatible and complementary, respects the natural environmental, uses available infrastructure, and provides for the needs of the community both in the short term and long term. The following demonstrates how the proposal is consistent with these policies:

- < the assembly hall will provide a desirable use of underutilized land that is highly compatible with and complementary to the site's existing land use (place of worship);
- < the proposal will consist of a safe and functional pedestrian environment that is accessible, well-lit, and easily navigable with clearly identified entrances and walkways that accommodate end-users of all age groups and capabilities.
- < the architectural style of the proposal will exhibit quality design through materiality and massing, while also respecting the prominence of the existing Temple from Bank Street;
- < the proposed landscaping program will serve both an aesthetic and functional purpose (i.e., riparian vegetation and LID measures; meditation pathway; direct pedestrian connection between buildings; etc.);
- < the proposal respects the natural environment by providing a vegetated buffer between the assembly hall and the watercourse that bisects the site in a north-south direction;
- < the proposal will remove barriers to opportunities for social interaction through the provision of an appropriately sized facility capable of accommodating religious festivities and activities associated with Ottawa's growing Hindu community.

*Section 2.1.2 of the PPS states that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where*



possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

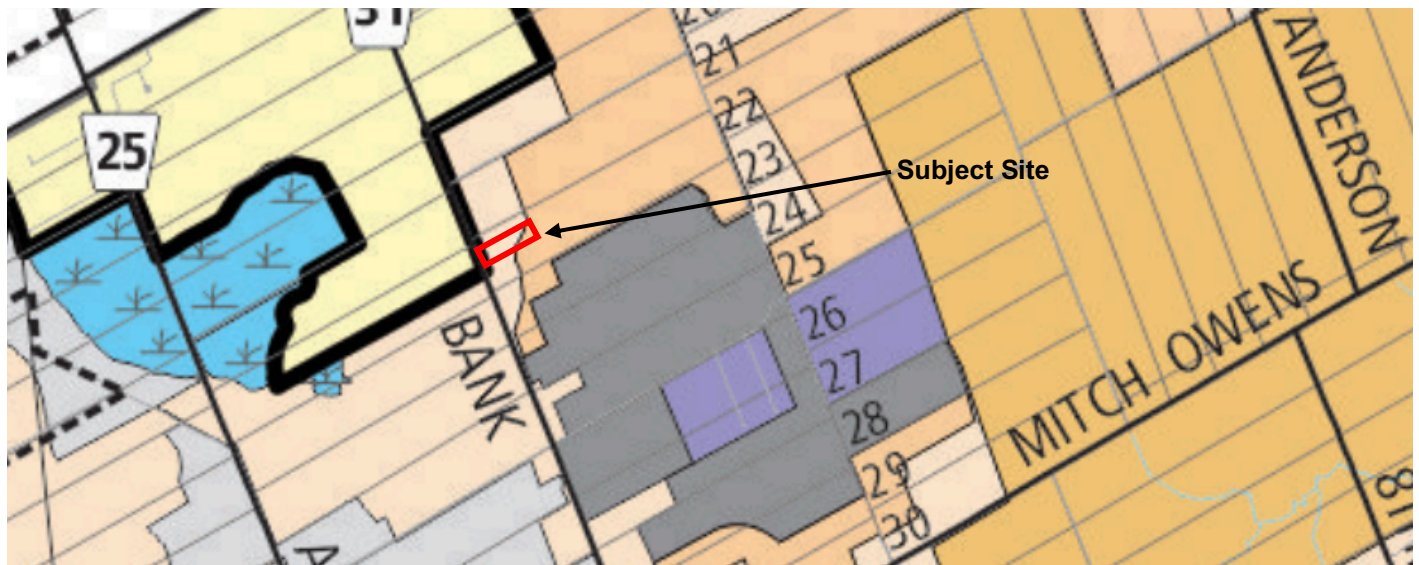
The proposed assembly hall will be appropriately located on the vacant land east of the existing parking lot and west of the north-south watercourse. The proposed setback from the watercourse will be 21.83 metres from the normal highwater mark and over 13 metres from the top of bank. Contained within the setback will be soft landscaping consisting of riparian vegetation and low impact development (LID) technologies (i.e., rain garden / bioswales) designed to treat the quality and reduce the quantity of stormwater run-off, and to improve slope stability.

An Environmental Impact Statement (EIS) was prepared by Muncaster Environmental Planning Inc. as part of the required submission documents for the rezoning application. The EIS concluded that the proposed setback and LID measures would represent an adequate buffer between the proposed assembly hall and the existing natural features of the site, which includes the watercourse and woodlands and their respective habitats for endangered and threatened species. During pre-application consultation with City staff for the site plan control application, it was confirmed that the EIS report from the rezoning would remain valid for the site plan control process.

The proposal is consistent with Policies 2.1 and 2.2 of the PPS, 2014.

## 5. OFFICIAL PLAN

Schedule A of the City of Ottawa Official Plan designates the site at 4835 Bank Street General Rural Area with a small portion to the east designated as Rural Natural Features Area.



### Official Plan - Schedule A Rural Policy Plan










Urban Area (see Schedule B)		Sand and Gravel Resource Area	
Agricultural Resource Area		Significant Wetlands	
General Rural Area		Rural Employment Area	
Rural Natural Features Area		Urban Area Boundary	
Bedrock Resource Area			

Figure 17. Excerpt of Official Plan Schedule A

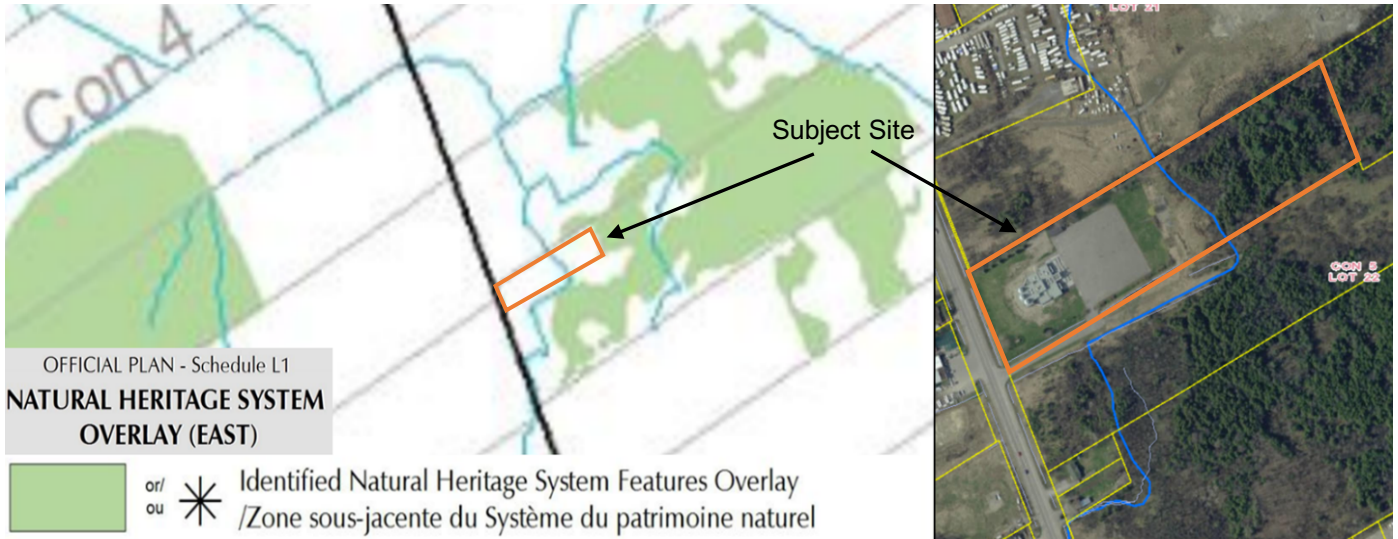


Figure 18. Excerpt of Official Plan Schedule L1

## 5.1 Section 3.7.2 – General Rural Area

The General Rural Area contains and permits a variety of land uses. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location.

### Policies:

1. General Rural Areas are designated on Schedule A with the intent to provide:
  - a. A location for agriculture and for those non-agricultural uses that, due to their land requirements or the nature of their operation, would not be more appropriately located within urban or Village locations;
  - b. For a limited amount of residential and other rural and tourist service uses that do not conflict with a) above.

The existing Temple has been located on the site since 1985, with the proposed assembly hall envisioned as a future phase of development during the approvals process for the Temple. Since 1985, the area has become increasingly urbanized, as demonstrated by the General Urban Area designation and proposed subdivisions directly across Bank Street from the site. The proposal would not be more appropriately located within urban or nearby Village locations, as the existing site is already be rezoned for the proposed use, and already functions as a form of institutional land use.

### Environmental Impact Statement

2. Development proposals within the General Rural Area may impact on natural heritage features that are not designated in this plan. Development and site alteration as defined in Section 4.7.8 will not be permitted for:
  - a. Any development permitted under the policies of this plan within the feature;
  - b. Any development permitted under the policies of this plan within 120 metres of the boundary of a natural heritage feature;



unless an Environmental Impact Statement demonstrates that there will be no negative impacts as defined in Section 4.7.8 on the natural features within the area or their ecological functions. The requirements of the Environmental Impact Statement may vary, as described in Section 4.7.8.

Although Schedule A of the Official Plan appears to designate a small portion of the site as Rural Natural Features Area, Schedule L1 of the Official Plan shows that the site is not subject to the Identified Natural Heritage System Features Overlay (see Figure 16).

An EIS was provided for the rezoning process in 2018 and remains relevant for the proposed site plan control application. The submitted EIS concluded that the proposed assembly hall is not anticipated to have any adverse impact on the natural features of the site provided the mitigation measures in the report are properly implemented.

5. A zoning by-law amendment will be required where any of the following uses are proposed in General Rural Areas or by country lot subdivision as provided for in policy 7 below:
  - f. New institutional uses such as places of worship and schools should ideally be located within a Village but may be considered in close proximity to a Village where Village land is insufficient or inappropriate. The expansion of existing institutional uses will be evaluated on their merits and by those matters included in policy 6 below; [Amendment #76, August 04, 2010]

The site was rezoned in 2018 to permit the proposed use (place of assembly) and related performance standards. The rezoning did not change the parent zone of the site, which remained Rural Institutional, which is appropriate for the existing Temple and the proposed assembly hall.

6. When considering an application to amend the zoning by-law to permit a new use identified in policy 5 of this subsection, the following matters must be considered: [Amendment #76, August 04, 2010]
  - a. The use would not be better located in a Village or the urban area;

The proposed assembly hall, as supported through the recent rezoning, would not be better located in a nearby Village or the Urban Policy Area as its intended function and significance will function and fit best on the large Temple property which already contains ample space for the development as well as available parking. Co-locating the assembly hall with the existing Temple represents a desirable, functional and compatible use of land.

It should be noted that the site is located adjacent to the City's Urban Policy Area, and is within 3.5 kilometres of the Village of Greely. The lands to the west of the site are subject to proposed subdivisions that will continue to further urbanize this area of the City.

- b. If the use is to be located on a local road, it must be demonstrated that the volume and pattern of traffic flow anticipated from the development will not interfere with the proper functioning of the local road network;

The proposal is located on an arterial road (Bank Street) and not a local road. The portion of roadway where the site fronts onto Bank Street is scheduled to be widened and provided with a left turn lane that would service the subject site.

- c. The privacy of adjacent landowners or the amelioration of potential adverse impacts from lighting, noise, odour, dust or traffic can be achieved by separating the land uses, buffering or other measures as part of the development;

The land to the south and east of the site is vacant woodland followed by rural industrial and commercial type land uses. To the north and west of the site are rural industrial and commercial type land uses. None of the lands surrounding the site represent sensitive land uses that would be impacted by the proposed assembly hall.

The proposed assembly hall is not expected to be adversely impacted by the existing surrounding land uses, as the site contains large yards and densely vegetated property lines, and the existing Temple has compatibly co-existed with the neighbouring land uses since 1985.

- d. The potential for reducing possible impacts on neighbouring agricultural uses or nearby rural residential or Village communities, where relevant;

The site is not within proximity of any agricultural operations, and so no impacts on such land uses is expected.

The site is within proximity to two rural residential properties to its south along Bank Street but given the separation distance (100 metres consisting of forested vacant land under separate ownership) it is not expected to adversely impact them.

The City of Ottawa Urban Policy Area boundary is located immediately west of the site, while the Village of Greely is approximately 3.5 kilometres south of the site. The proposal is not expected to have any adverse impacts on either of these settlement areas as Bank Street is scheduled to be widened from two to four lanes, and the most appropriate location for the proposed use is on the same site as the existing Temple.

- e. The development is in keeping with the surrounding rural character and landscape;

Given the size of the property and the intended use of the land, the proposal represents a development that is in keeping with the surrounding rural character and landscape of the City's urban-rural fringe (i.e., large properties with ample frontage, provided yards, and parking). As well, the area east of the watercourse is to remain undeveloped for the foreseeable future.

- f. All those requirements of Sections 2 and 4 related to transportation, servicing, design and compatibility and environmental protection;

The proposal conforms to the policies of Sections 2 and 4 related to transportation, servicing, design and compatibility, and environmental protection.



The supporting studies and plans submitted with this application and the recent rezoning application, demonstrate the proposal's conformity with the above noted Sections of the Official Plan.

- h. The impact that the development will have on the protection of tree cover and local wildlife movement, as result of proposed site clearing and grading, fencing, security lighting, and other similar site plan matters.

The proposal is not expected to have any adverse impacts relating to tree cover and local wildlife movement.

- 15. Development proposals within 1 kilometre of a Village and/or urban boundary will be reviewed with respect to lot size, type of use and other characteristics, to ensure that they do not adversely limit potential expansion of the boundary at that location or create a long-term demand for the extension of municipal services. [Amendment #76, August 04, 2010] Notwithstanding the foregoing, a plan of subdivision is permitted on lands municipally known as 1175 Manotick Station Road and 471 Sangeet Place. [Amendment #85, May 26, 2010] [Amendment #114, May 28, 2013]

The site is not expected to limit potential expansion of the City's urban boundary or create a long-term demand for the extension of municipal services. The site exists within the City's urban-rural fringe and is located immediately across Bank Street from the City's urban boundary. The site is on private septic systems and has been serviced by City water since being developed in the 1980s.

## **5.2 Section 3.2.4 – Rural Natural Features**

Lands designated Rural Natural Features are natural rural areas that contain significant woodlands, wetlands, and wildlife habitat as identified by the Natural Environment Systems Strategy in the 1990s. Uses permitted within lands designated Rural Natural Features are outlined in Section 3.7.2 – General Rural Area of the Official Plan.

### **Policies:**

- 2. The boundaries of the Rural Natural Features are general and may not coincide with the boundaries of significant woodlands and other significant natural heritage features within the designation. [Amendment #76, OMB File # PL100206, July 21, 2011.]
- 4. The provisions of Section 3.7.2 for the General Rural Area also apply to Rural Natural Features. [Amendment #76, OMB File # PL100206, July 21, 2011.]
- 7. Development and site alteration will not be permitted for:
  - a. any development permitted under the policies of this Plan within the feature;
  - b. any development permitted under the policies of the Plan within 120 metres of the boundary of a natural heritage feature;

Unless an Environmental Impact Statement demonstrates that there will be no negative impacts as defined in Section 2.7.8 on the natural features within the area of their ecological functions. The requirements of

the Environmental Impact Statement may vary, as described in Section 4.7.8. [Amendment #76, OMB File # PL100206, Ministerial Modification # 32, April 26, 2012]

An EIS was provided for the rezoning process in 2018 and remains relevant for the proposed site plan control application. The submitted EIS concluded that the proposed assembly hall will not have any adverse negative impact on the natural features of the site, including the assessed fish habitat, provided the mitigation measures in the report are properly implemented (i.e., riparian vegetation and low-impact development).

### **5.3 Section 4 – Review of Development Applications**

Section 4 of the Official Plan deals with the review of development applications. Applicable policies from Section 4 are outlined below:

#### **Section 4.7.8 – Environmental Impact Statement**

Policies:

1. An Environmental Impact Statement is required for development and site alteration proposed within and adjacent to natural heritage features designated as Rural Natural Features [...].
2. No development or site alteration will be permitted within the natural features described in policy 1 above, where permitted by the policies of this Plan, or on adjacent lands unless an Environmental Impact Statement indicates it will have no negative impact [...].
3. Development is defined as creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act [...].
8. The need for an Environmental Impact Statement and its scope will be confirmed through preconsultation with the City early in the development review process, based on a preliminary screening for natural environment features within and adjacent to the study area. [...].

The EIS provided as part of the 2018 rezoning process addressed significant woodlands and endangered and threatened species habitat. The report provided development recommendations and conclusions that state no negative impacts to significant natural features are anticipated as a result of the proposed assembly hall provided the mitigation measures in the report are properly implemented. Please see the report for further detail.

The proposed rezoning conforms to the applicable policies of the City of Ottawa Official Plan.

## **6. ZONING BY-LAW**

The City of Ottawa Zoning By-law 2008-250 zones the subject site RI5[865r] and RI5[866r], with the division line for the two zones following the centerline of the site's north-south watercourse. The parent zones of the site are the same, being Rural Institutional Subzone 5, whereas their zone exceptions differ with respect to applicable performance standards. The existing zoning for the site was brought into effect in 2018 through By-law 2018-256, which is the result of the rezoning process that was pursued specifically to accommodate the proposed assembly hall. The area of development for the proposed assembly hall will be entirely within the RI5[865r] zone (west of the watercourse).





Figure 19. Excerpt of the site's existing zoning (GeoOttawa)

The purpose of the RI Zone is to:

- < Permit a range of community-oriented and emergency service uses which serve the needs of the rural population in areas designated primarily as Village in the Official Plan;
- < Permit a limited range of educational and religious-related institutional uses where they exist in areas designated General Rural Area and Agricultural Resource Area in the Official Plan; and,
- < Ensure that future development will have a minimal impact on adjacent land uses and will respect the character of the surrounding village or rural areas.

The proposed assembly hall meets the purpose of the RI Zone, as it provides a community-oriented service which serves the needs of the Hindu community within and surrounding Ottawa. The assembly hall will help to accommodate the needs of the area's Hindu community without creating an adverse impact on adjacent land uses or the nearby Urban Area and Village of Greely.

Tables 1 and 2 below outline the applicable zoning provisions and proposal details.

Table 1. RI5[865r] Zoning Matrix

Zoning Mechanisms	Provisions		
	Required / Permitted	Proposed	By-law Section
(a) Minimum lot area (m <sup>2</sup> )	10,000	40,480	Table 224C
(b) Minimum lot width (m)	75	101.095	
(c) Minimum front yard setback (m)	9	27.98 (Existing Building)	
(d) Minimum rear yard setback (m)	10	± 185	
(e) Minimum interior yard setback (m)	6	6 (North)	Exception 865r
(f) Minimum corner side yard setback (m)	9	N/A	Table 224C
(g) Maximum principal building height (m)	12	11	
(h) Maximum lot coverage (%)	30	11.70%	
(i) Minimum landscaped area (%)	20	65.50%	
(j) Minimum setback from a watercourse (m)	20m from the normal high-water mark and 13m from the top of slope	21.83m from the normal high-water mark and >13m from the top of slope	Exception 865r
Minimum perimeter or interior landscaped area	15% 805 m <sup>2</sup>	52.57% 2,839.28 m <sup>2</sup>	Section 110
Location of landscaped buffer (not abutting a street)	3	> 6.5	Table 110

Table 2. Parking calculation

USE / GFA	PARKING									
	TOTAL (Excluding Loading)		Regular		Accessible		Loading		Bicycle	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
Place of Worship 630 m <sup>2</sup> of assembly GFA	8.4 spaces per 100 m <sup>2</sup> of GFA	8.93 spaces per 100 m <sup>2</sup> of GFA	98 regular size & 66 reduced size (40% of required spots is permitted to be reduced)	104 regular size & 62 reduced size (40% of required spots is permitted to be reduced)	3 Type A & 4 Type B for 167-250 provided spaces	3 Type A & 12 Type B	1 for 2,000-4,999 m <sup>2</sup> of GFA	2 (one to service each building)	0 (not required in Area D: Rural per Schedule 1)	0
Place of Assembly 1,400 m <sup>2</sup> of assembly GFA	(place of assembly)	(place of assembly)								
TOTAL 2,030 m <sup>2</sup>	171	181	164	166	7	15	1	2	0	0



## **7. SUPPORTING PLANS & STUDIES**

### **7.1 Site Servicing & Stormwater Management Report**

A Site Servicing and Stormwater Management Report was prepared by LRL Engineering, dated March 11, 2020 for the new assembly hall. The report concluded that the 1/5 and 1/100 year post-development runoff discharge can be controlled to the 5-year pre-development level. The report concludes that an enhanced water quality protection level can be achieved with a hydrocarbon separator prior to discharging treated stormwater into the existing watercourse.

Further, the proposed water distribution network will be adequate to service the new development. Sanitary servicing will consist of the construction of a new septic system.

### **7.2 Phase I & II Environmental Site Assessments**

Both a Phase I Environmental Site Assessment and Phase II Environmental Site Assessments (ESA) was prepared by LRL Engineering dated June 2017 (revised February 8, 2018) and November 22, 2019, respectively. The Phase I ESA was conducted to identify potential environmental concerns or liabilities related to the past and present operations conducted on the property and the adjacent lands. A historical records review of the site was conducted, as well as contact with regulatory agencies, a site inspection, and interviews with individuals familiar with the site. Activities on the site and surrounding area consist of rural residential, commercial, industrial, and agricultural purposes since 1991. Various Areas of Concerns were identified, and the following recommendations were made:

- During the proposed construction activities on the site, buried waste encountered shall be disposed of accordingly off site at a license waste disposal facility;
- The concrete and soil piles at the eastern portion of the site be removed and disposed of accordingly and confirmatory sampling should be carried out from beneath the piles once they are removed to confirm impacts to underlying soils;
- A Phase II ESA be conducted at the time of Application for Site Plan Control to address potential for environmental concern related to the former bulk petroleum facility and associated UST and AST located at 4836 Bank Street; and,
- If renovations or demolition activities are planned, a Designated Substance Survey be conducted in accordance with O. Reg. 490.09 to determine whether designated substances are present so they can be addressed accordingly.

The purpose of the Phase II ESA was to determine if the potential environmental concerns identified in the Phase I ESA have negatively impacted the quality of soil and groundwater on the subject site. The investigation involved boreholes completed as monitoring wells to assess the hydrogeological conditions. The report concluded that no evidence of contamination associated with identified areas of concern was encountered in soil or groundwater on site.

### 7.3 Geotechnical Investigation

A Geotechnical Investigation were prepared by LRL Engineering dated November 2019 to identify the subsurface conditions across the site through a borehole drilling program. The report provides guidelines on the geotechnical engineering aspects of the design including construction considerations, and sets out geotechnical considerations, excavation and backfilling requirements, and reuse of on-site soils. The report also sets out the recommended pavement structure.

### 7.4 Terrain Analysis

A Terrain Analysis and Private Sewage Disposal System Impact Study was prepared by LRL Engineering dated March 13, 2020. The assessment was done to determine if the proposed development has soil conditions that are suitable for onsite sewage disposal and will not impair the use of groundwater resources on the site or adjacent lands. The report concludes that sufficient area exists on the property for installation of a septic system and recommends that the septic be placed 15 metres away from drilled wells and 30 metres from a dug well. Further, due to thin soils and sensitive site conditions, the leaching bed should be fully raised, and an appropriate groundwater monitoring program be implemented. A geodetic benchmark should be sued for further investigations on the site.

## 8. CONCLUSION

The proposed development is for an assembly hall to be added to the property at 4835 Bank Street, which is the site where the Hindu Temple of Ottawa-Carleton has existed and operated since 1985. The rationale for the proposal is to provide assembly space that will meet the growing needs of Ottawa’s Hindu community. The assembly hall was envisioned in the submission of planning applications for the Temple in the early 1980s. Over the last 40 years, the increasing demands for Temple related services have created the need for the assembly hall.

The assembly hall, which is as a standalone building, will continue to provide many of the same core services as are being provided in the existing Temple. The proposed development is consistent with the PPS 2014, conforms to the City of Ottawa Official Plan, and complies with the City of Ottawa Zoning By-law 2008-250. The proposed development represents good land use planning that is in the public interest, and as such, is recommended for site plan approval.

Sincerely,

Lloyd Phillips & Associates Ltd.



Jessica D’Aoust, MCIP RPP M.PI  
Planner

