

135 Cardevco Rd – Regularization and New building addition Planning rationale

1. Introduction

Arbaum Architects has been retained by the owner to prepare a Planning Rationale Report, in support of their application for Site Plan Control to the City of Ottawa, Zoning By-law RG4 (Rural General Industrial Zone, subzone 4) and the Official Plan Land Use Designation for the property addressed 135 Cardevco Road, Carp, ON K0A 1L0. The proposed redevelopment was reviewed by City Staff at a Pre-Consultation Meeting held by the Architectural, Civil Engineering and Hydrogeological Consultant team, on July 7th, 2022.

This Report has been prepared in keeping with planning issues identified by City Staff in the meeting.

This Planning Rationale Report describes the subject site, reviews relevant planning policies, outlines the development proposal and provides a planning rationale and recommendations. The comprehensive application package for 135 Cardevco Road includes this Report, in addition to the following documents and drawings:

- Site Plan, prepared by Arbaum Architects
- Architectural building elevations, prepared by Arbaum Architects
- Site servicing plan and Grading plan, prepared by D.B. Gray Engineering
- Erosion and Sediment control plan, prepared by D.B. Gray Engineering
- Details plan schedule and roof plan, prepared by D.B. Gray Engineering
- Pre and post development drainage plan, prepared by D.B. Gray Engineering
- Stormwater Management Report, prepared by D.B. Gray Engineering
- Geotechnical Study, prepared by Pattenson Group
- Hydrogeological assessment and terrain analysis, prepared by Pattenson Group
- Well Inspection Report,
- Survey plan, prepared by Farley, Smith & Denis surveying LTD.
- Landscape and tree conservation report, prepared by CSW
- Site lighting plan, prepared by VR Engineering.
- New Septic System plans prepared by Paterson Group

These above-listed documents form the initial material submissions required alongside the completed application form and necessary fees.

2. Site and surroundings

The subject parcel addressed Cardevco Road. has a total area of 2023.54 meters squared (21781.18 squared feet), with frontage on Cardevco Road.

The site is currently occupied by one existing steel building, one-storey in height, for which regularization is being request, and by some portable constructions, which are temporary and will be removed as part of this submittal.

The current property uses include offices and buses repairing. The existing surface parking is located primarily on the Eastern portion of the site.

The property is in the stable rural area of Ottawa, zoned RG4 (Rural General Industrial Zone, subzone 4) The surrounding neighborhood is comprised of a variety of different land uses, with mainly manufacturing and commercial lands and green space lands located North and South-West of the proposed development.

The property is also near the Trans-Canada Highway and two arterial transportation roads, Carp Road and Richardson Side Road.

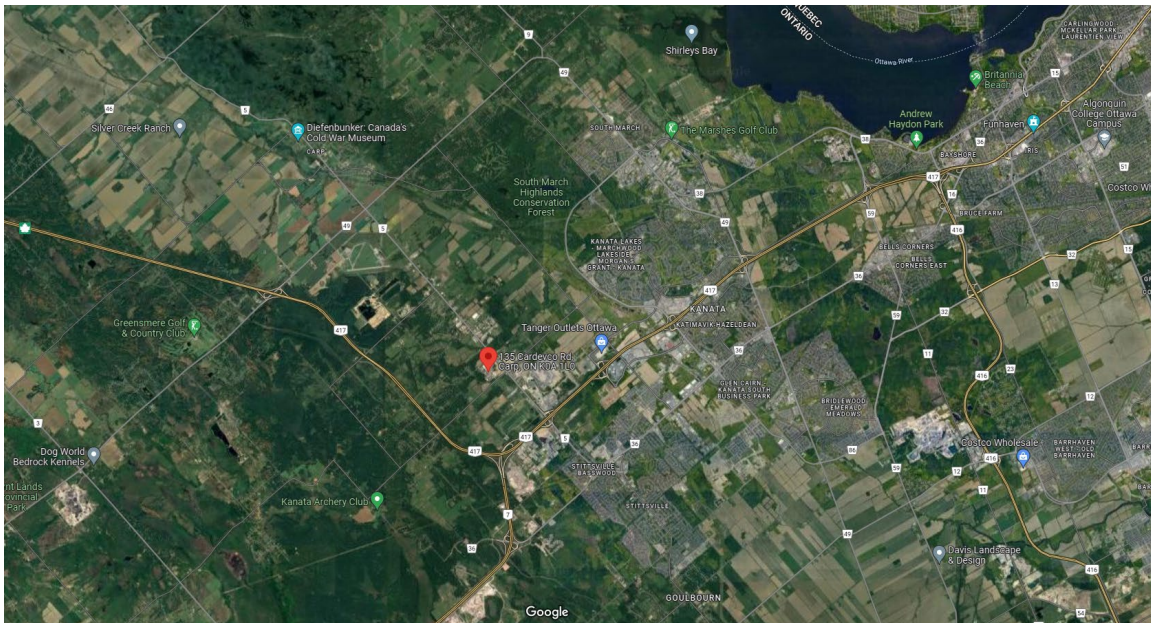


Figure 1: site view of the property. From Google Maps.



Figure 2: street view of the property.

3. The proposal

3.1. Project Scope

The project consists of the demolition of existing portables, regularization of the garage repairs and construction of an additional building on the east side of the existing facilities. The new building will accommodate office and administrative activities while the existing building to be regularized will be used for bus repair services.

The proposed addition to the building is designed as a 1 story steel structure with an area of about 90 square meters. The existing one is 188 square meters, and a two-hour fire rated wall will provide spatial separation between them.

Four new parking spaces are being proposed on the East of the lot, including one type A accessible parking space.

The proposed addition will not compromise the surrounding area and it aligns with the existing community structure and current density.

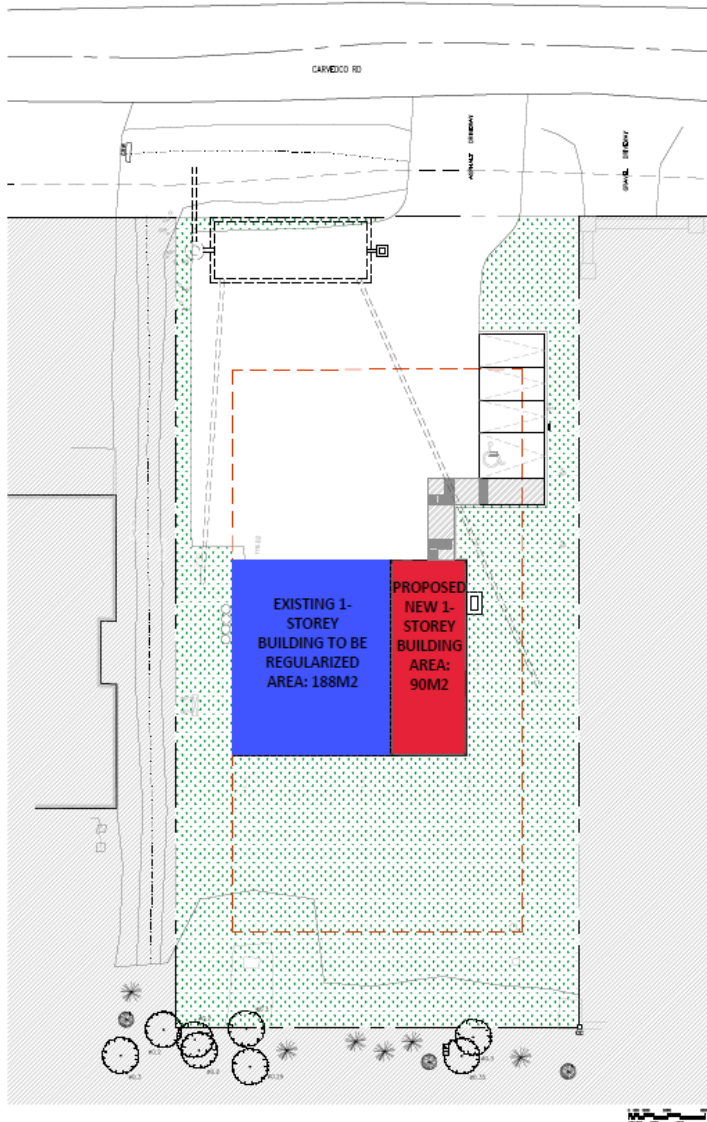


Figure 4: Sketch of the proposed addition.

3.2. Development proposal - Zoning by law Comparison Chart - Analysis.

ZONING MECHANISMS	ZONING REQUIREMENTS RG4	EXISTING/PROPOSED ADDITION
(a) Minimum lot width (m)	30	31.79 (existing)
(b) Minimum lot area (m2)	1,800	2,023.54 (existing)

(c) Minimum front yard setback (m)	12	27.05 (existing)
(d) Minimum rear yard setback (m)	7.5	21.35 (existing)
(e) Minimum interior side yard setback (m) (i) Abutting a RG, RH or RC zone	4.5	West: 4.58 (existing) East: 8.89 (proposed)
(f) Minimum corner side yard setback (m)	12	N/A
(g) Maximum principal building height (m)	15	6.5 (existing building) 4.52(proposed building)
(h) Maximum lot coverage (%)	50	42 (proposed)

3.3. Supporting studies

3.3.1. Hydrogeological Assessment

A Hydrogeological assessment was prepared by Paterson group.

The report outlines the suitability of the water supply aquifer underlying the subject site to service the proposed development in support of the site plan application.

The water supply intercepted by the well is potable, with elevated concentrations of hardness, which can be treated with available water conditioning equipment.

A new Sewage System will be proposed under new permit.

3.3.2. Stormwater Management Report

A Stormwater management report was prepared by D.B. Gray Engineering.

The report outlines the sanitary, storm and water servicing that is required for the proposed addition. The report concludes that an alteration to the existing servicing infrastructure is required to adequately support this addition.

The proposed addition requires the following alteration:

- Implementation of storm water management in the form of a roof top storage and 2 infiltration trenches.
- Oil and girt separator installation.

4. Public Consultation strategy

Official Request. The applicant is seeking site plan application approval.

The proposed development increases a landscaped opened area and proposes the planting of 10 new trees on the property, 5 of them are located next to the parking, which will provide shade area during the summer. The 8 existing trees documented in the tree report that are located in the rear side of the lot are not part of the property and will be retained.

The hard-surface area is decreased as the amount constructed surface is reduced. The total coverage area in the lot is around 42%, which is less than the maximum permitted by zoning (50%).

5. Conclusion

Based on the comprehensive planning and zoning review the addition application has demonstrated:

- Consistency with the zoning requirements
- Conformity with the intent of the City of Ottawa Official Plan

It is our professional planning opinion that the proposed addition of the one-storey building is sensitively sited and not to alter the character of the existing area and improves the quality of the Landscape and opened areas.

If you have any questions about the provided information, please don't hesitate to contact.



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