

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

**140 Lusk St.  
City of Ottawa**

**Prepared by:  
RorTar Land Development Consultants**

**For: Troms Holdings Corp.**

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

## **INTRODUCTION**

### **1. Purpose of Report**

RorTar Land Development Consultants have been retained by Troms Holdings Corp to prepare a planning rationale in support of an application for site plan control approval. The purpose of the application is to facilitate the development of a parcel of land described as Block 3, 4M-1634 known Municipally as 140 O'Keefe Court South Nepean.

The application seeks approval to construct a 4 storey, 88 room hotel on one block of this plan of subdivision fronting on a cul-de-sac street within the plan of subdivision and backing onto O'Keefe Court.

### **2. Site Context**

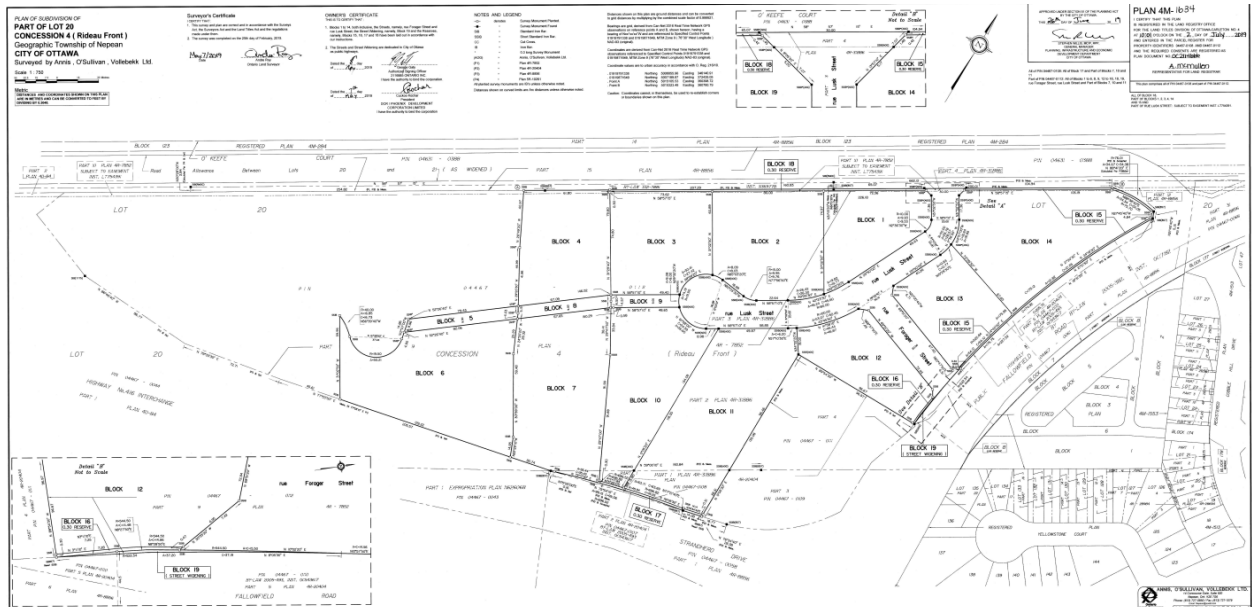
Figure 1 represents the 11-hectare O'keefe Court/Fallowfield/Highway 416 plan of subdivision (4M-1634). This plan consists of 14 development blocks plus blocks that define a stormwater management pond, the O'Keefe Municipal Drain corridor, and three public streets, two of which terminate as cu-de-sacs.

The subject lands are 0.52 Ha in size and located west of Lusk Street and south of O'Keefe Court. 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 developed business park and commercial development known as the CitiGate 416 Corporate Campus. To the southeast are existing developed residential subdivisions. The O'Keefe Municipal Drain bisects the subdivision into western and eastern portions. The land use to the south is home to the existing Hampton Inn and Suites Hotel which began operations in January 2021 and the remainder of the lots in the subdivision remain undeveloped.

Figure 1 – Site Location



Figure 2. Registered Plan of Subdivision 4M-1634



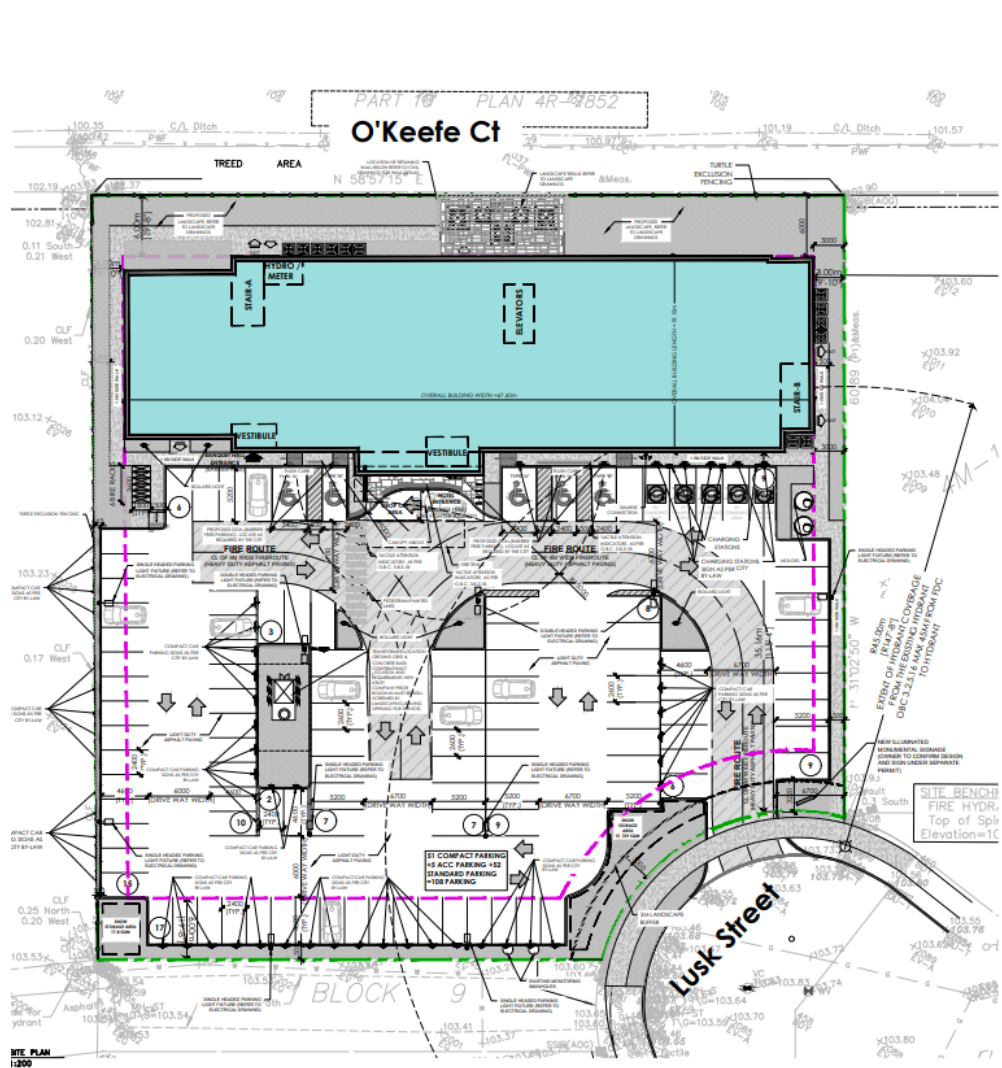
### 3. Development Proposal Overview

Figure 3 represents the site development concept plan for the proposed 4 storey Holiday Inn Hotel to be located on Block 3 of plan of subdivision. The plan features a 4 storey (12 m height) building having a gross hotel floor area space of 5115 m<sup>2</sup>.

Parking for a total of 108 vehicles in conformity with zoning by-law requirements are located in front of the main building and is buffered from adjoining properties and adjacent roadways with an appropriately graded and landscaped periphery. 6 bicycle parking spaces have been provided.

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

Figure 3. Development Concept Plan

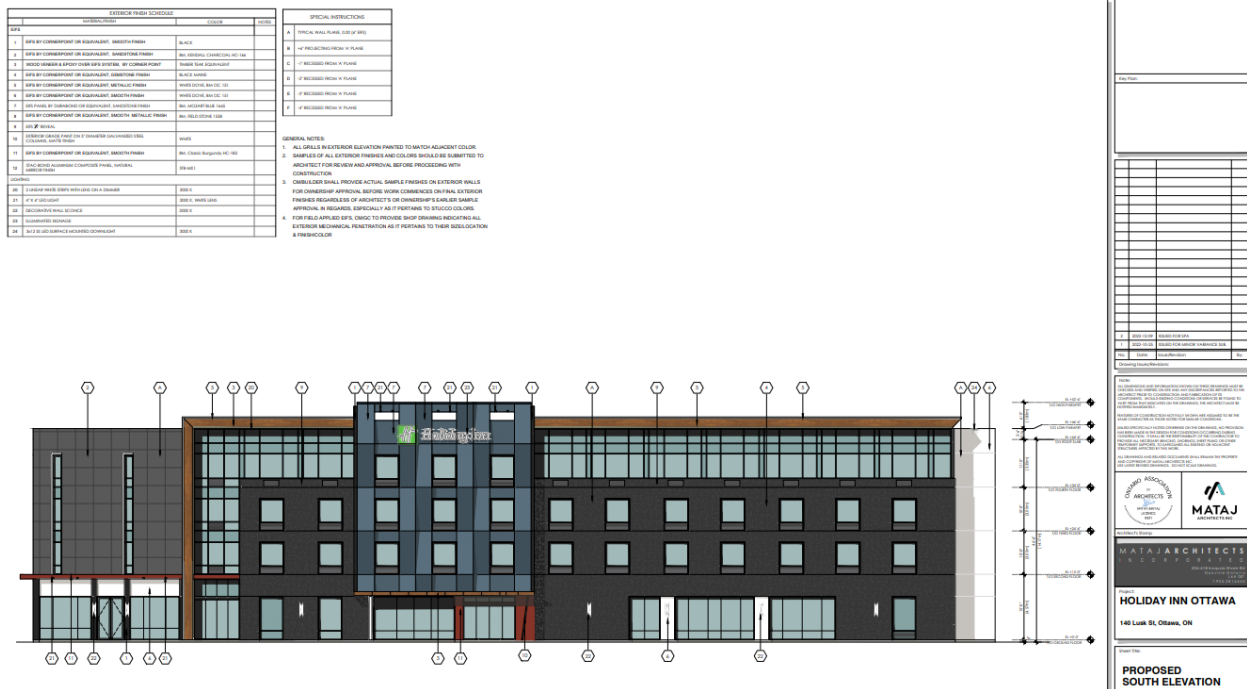


Vehicular access to the site is provided from the cul-de-sac being off of O'Keefe Court and the building design features a pedestrian drop-off at the main entrance.

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 with the up-to-date corporate image of the hotel operator. Figure 4 illustrates the proposed building elevations and façade details that project the high standards of design that the City promotes through its various guideline and policy documents discussed below.

Figure 4 Building Elevations







SPECIAL FINISH SCHEDULE			SPECIAL INSTRUCTIONS	
NO.	DESCRIPTION	COLOR	NO.	DESCRIPTION
1	BASE OF CONCREMENT OR EQUIVALENT - IDENTIFICATION FRAME	BLACK	1	FINISH WALL ABOVE 10' (3.05M)
2	BASE OF CONCREMENT OR EQUIVALENT - IDENTIFICATION FRAME	RED METALLIC (CONCRETE) OR 104	2	IF FIBREGLASS INSULATION
3	BASE OF CONCREMENT OR EQUIVALENT - IDENTIFICATION FRAME	RED METALLIC (CONCRETE) OR 104	3	IF FIBREGLASS INSULATION - F-PLANE
4	BASE OF CONCREMENT OR EQUIVALENT - IDENTIFICATION FRAME	BLACK METALLIC	4	IF FIBREGLASS INSULATION - F-PLANE
5	BASE OF CONCREMENT OR EQUIVALENT - IDENTIFICATION FRAME	BLACK METALLIC	5	IF FIBREGLASS INSULATION - F-PLANE
6	BASE OF CONCREMENT OR EQUIVALENT - IDENTIFICATION FRAME	BLACK METALLIC (CONCRETE) OR 104	6	IF FIBREGLASS INSULATION - F-PLANE
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**GENERAL NOTES:**

- ALL WALLS IN EXTERIOR ELEVATION PAINTED TO MATCH ADJACENT COLOR.
- SAMPLES OF ALL EXTERIOR FINISHES AND COLORS SHOULD BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL, BEFORE PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ACTUAL SAMPLES FINISHED EXTERIOR WALLS FOR OVERSIGHT APPROVAL BEFORE WORK COMMENCES ON FINAL EXTERIOR FINISHES. REQUESTS OF ARCHITECT'S OR CONSULTANT'S EARLY REVIEW APPROVAL IS REQUESTED, ESPECIALLY AS IT PERTAINS TO FINISH COLOURS.
- POST HOLE APPLIED UPON ORDER TO PROVIDE SHOP DRAWINGS INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS IT PERTAINS TO THEIR BEEL LOCATION & PENETRATION.



1	PROJ. ARCHITECT	DATE	NO.
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30	PROJ. ARCHITECT	DATE	NO.

**HOLIDAY INN OTTAWA**  
140 LAMB ST., OTTAWA, ON

**PROPOSED NORTH ELEVATION**

Scale:	1/8" = 1'-0"
Project No.:	22-10-15
Revision No.:	22-027

**A.303**

ARCHITECTURAL - SPA



1	PROJ. ARCHITECT	DATE	NO.
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28	PROJ. ARCHITECT	DATE	NO.
29	PROJ. ARCHITECT	DATE	NO.
30	PROJ. ARCHITECT	DATE	NO.

**OTTAWA HOME2 DEVELOPMENT**  
4401 FALLOWFIELD RD., NEPEAN, ON

**PROPOSED EAST ELEVATION**

Scale:	1/8" = 1'-0"
Project No.:	22-10-15
Revision No.:	22-022

**A.304**

ARCHITECTURAL - SPA

## **4. Existing Land Use 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 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 assigns 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 hotel use 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 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 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(12) which is intended "... to accommodate mixed office, office-type uses and low impact, light industrial uses in a business park setting...". A hotel use, as proposed in the application, is 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(12) zoning except for the proposed Building Height. A Minor Variance Application has been submitted to the Committee of Adjustment with respect to a proposed reduction in the required loading spaces from 2 spaces to 0.

Table 1 Site and Building Statistics

SITE STATISTICS		
ZONING	IP - BUSINESS PARK INDUSTRIAL	
	IP [2265]H(12)	
SETBACKS	MIN REQ'D (m)	PROVIDED (m)
FRONT YARD	6.0	35.16
REAR YARD	6.0	6.00
INTERIOR SIDE	3.0	3.00
INTERIOR SIDE	3.0	3.00
WIDTH OF LANDSCAPE STRIP		
ABUTTING A STREET	3.0	3.0
MAXIMUM FLOOR SPACE INDEX	2	1
HEIGHT OF BUILDING		
BUILDING HEIGHT (MEASURED FROM GRADE TO T/O ROOF DECK)	MAX	PROVIDED
	12m	14.17m
CONSTRUCTION AREA GROSS FLOOR AREA (GFA)		
	SM	SF
GROUND FLOOR-BANQUET HALL (140 PERSON)	172	1,851
GROUND FLOOR-PRE FUNCTION	42	452
GROUND FLOOR-HOTEL	1,049	11,291
2ND FLOOR	1,284	13,821
3RD FLOOR	1,284	13,821
4TH FLOOR	1,284	13,821
TOTAL CONSTRUCTION AREA	5,115	55,057
PARKING REQUIREMENTS (BASED ON TABLE 101; AREA "C" ON SCHEDULE 1A)		
- SPACES @ 2.6W x 5.2L - 50% of stalls are compact stalls (size of 2.4W x 4.6L per zoning standards)	REQ'D	PROVIDED
HOTEL: 1 SPACE PER GUEST UNIT (88 ROOMS)	88	88
PLACE OF ASSEMBLY (10 PER 100sm OF GFA OF ASSEMBLY AREA)	20	20
BANQUET HALL + PRE FUNCTION AREA (200 SQ M)		51
REDUCED PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES		59
TYPICAL PARKING STALLS PROVIDED		5
TOTAL NO. OF SPACES	108	108
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)		
	REQ'D	PROVIDED
101-133 PARKING SPACES, THEN 5 ACCESSIBLE SPACES REQ'D	5	5
TYPE A (VAN), MIN WIDTH=3400	2	2
TYPE B, MIN WIDTH=2400	3	3
BICYCLE PARKING (BASED ON TABLE 111A (g)&(l))		
	REQ'D	PROVIDED
HOTEL = 1 PER 1000sm OF GFA	5	5
ALL OTHER (i.e. PLACE OF ASSEMBLY) = 1 PER 1500sm OF GFA	1	1
TOTAL NO. OF SPACES	6	6
DRIVEWAYS AND AISLE REQUIREMENTS (SECTION 107)		
	REQ'D (MIN)	PROVIDED
TWO-WAY DRIVEWAY	6.7	6.7
TWO-WAY PARKING AISLE	6.7	6.7
LOADING REQUIREMENTS (SECTION 113)		
(SIZE: 3.5W x 9.0L PARALLEL; 3.5W x 7.0 OTHER; 4.2M VERT CLR)	REQ'D	PROVIDED
LOADING SPACE	2	0

## 7. Design Brief

The proposed building design and finishes are harmonious with the nearby adjacent mid-rise buildings and commercial areas. The Holiday Inn hotel branding proposes a fresh colour palette with, light and dark greys (complimentary to the Tomlinson Headquarters building, Amazon Distribution Centre, and adjacent Hampton Inn).

What makes the building distinct is the timber teak structure that supports the entrance canopy, the earth tone accent colour, which extends vertically for the entire 4 storeys and is bordered by the dark grey extruded towers and the glass crown at the top of the entrance tower, creating a recognizable icon building in the area.

The materiality selection is composed of the following: masonry stone base at entrance, timber Teak at entrance canopy structure, aluminum composite panels, high quality and durable EIFS, high quality glazing, curtain walls and spandrel systems.

How the building engages the grade level of the community is the extensive use of glazing systems at ground level, which offer animation with visibility into the hotel amenity areas and boardrooms.



## **8. Summary Opinion**

It is our opinion that the proposed site plan control application to permit the proposed hotel development 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

