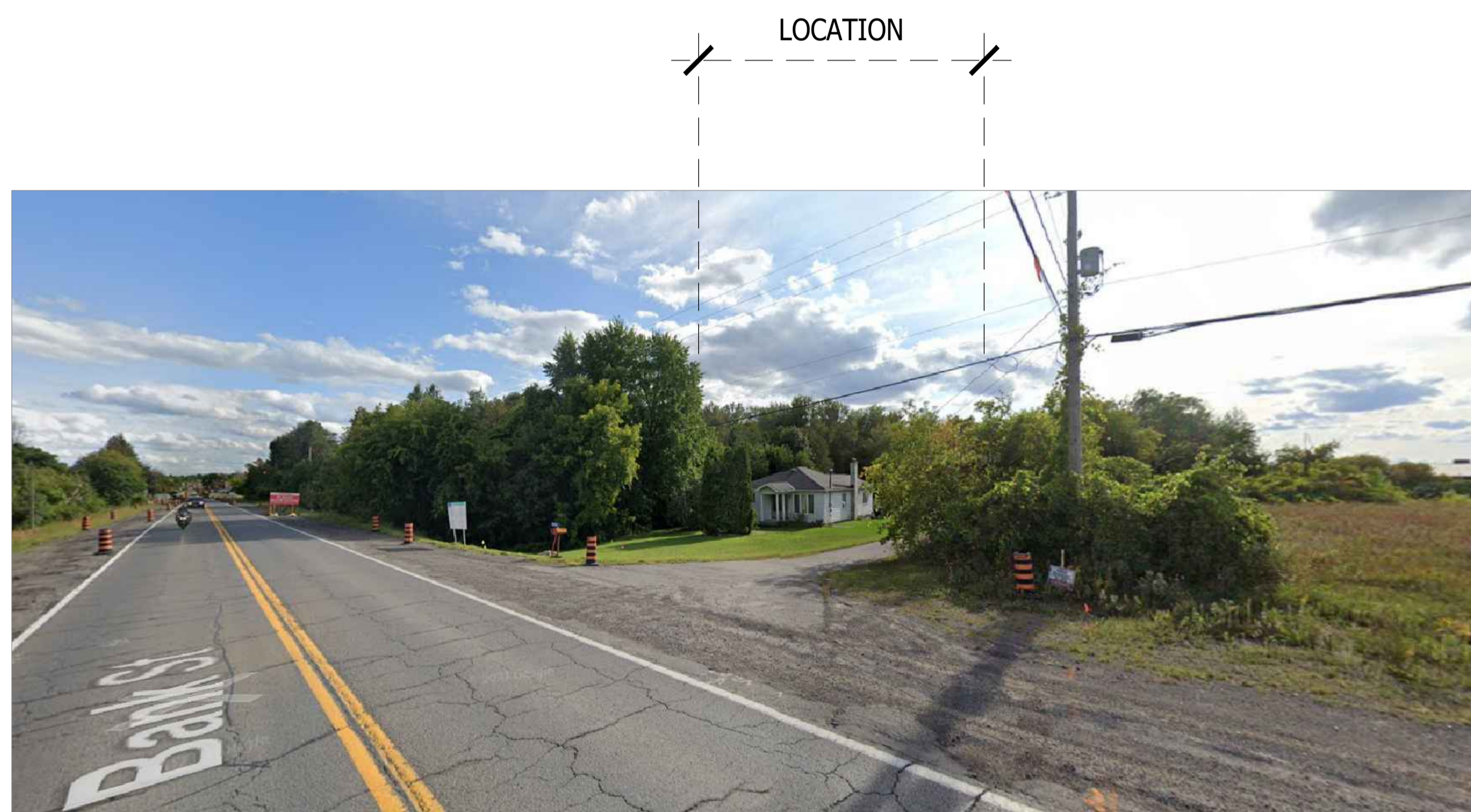


PLANNING RATIONALE

5254 Bank Street, Ottawa ON - Service Repair Facility



DRAWINGS

- 01 . APPLICATION SUBMISSION
- 02 . CONTEXT ANALYSIS
- 03 . COMPATIBLE LAND USE
- 04 - PROPOSAL - SITE
- 05 - PROPOSAL - 3D VIEWS
- 06. PROPOSAL - 3D VIEWS
- 07 . PROPOSAL - 3D VIEWS
- 08. PROPOSAL - 3D VIEWS
- 09 . PROPOSAL - ELEVATIONS
- 10. PROPOSAL - BUILDING SECTION

Planning Rationale - 5254 Bank Street, Ottawa ON - Service Repair Facility

APPLICATION SUBMISSION

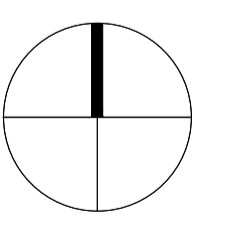
The purpose of this application is to release from 'hold' the previous approved zoning by-law amendment (reference ACS2021-pie-PS-0111) and for Site Plan Control Submission for development of a new Service Repair Facility. The by-law amendment is to alter the existing zoning from Rural Countryside (RC) to Rural General Industrial (RG).

This submission follows a pre-consultation with the city planning team on May 17, 2022 and appended to this brief are responses to the comments made by the planning staff.

The property subject to this submission is 5254 Bank Street, Part of Lot 28, Concession 4 (Rideau Front), Geographical Township of Gloucester, City of Ottawa.



key plan



true north

Planning Rationale - 5254 Bank Street, Ottawa ON - Service Repair Facility

CONTEXT ANALYSIS

The 1704 sq.m, rural lot is surrounded by an Rural General Industrial (RG)1 zoned property to the north and Mineral Extraction (ME) properties to the south and east. Other nearby properties are zoned as Rural Commercial (RC) and Rural Countryside (RC).

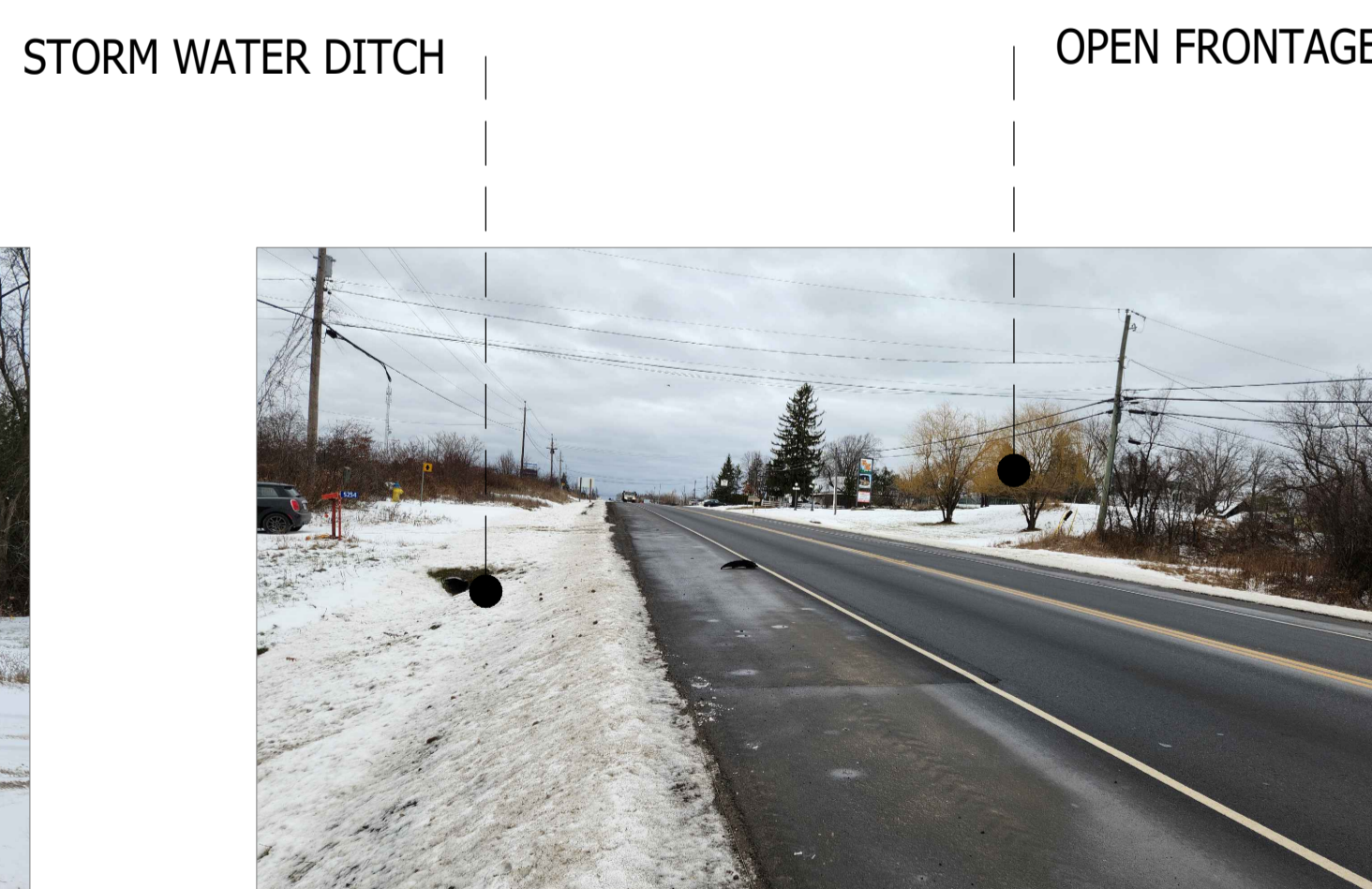
The property located on Bank Street is defined as a Scenic Entry Route to the city in the City of Ottawa Official plan. It's currently a 2 lane road edged by open ditches, dense wooded areas and rural properties. Buildings along this section of Bank Street are setback from the street, not typically visible from the road and spaced intermittently and it is not friendly for cyclists and there are no sidewalks for pedestrians. It's a vehicle centric context.



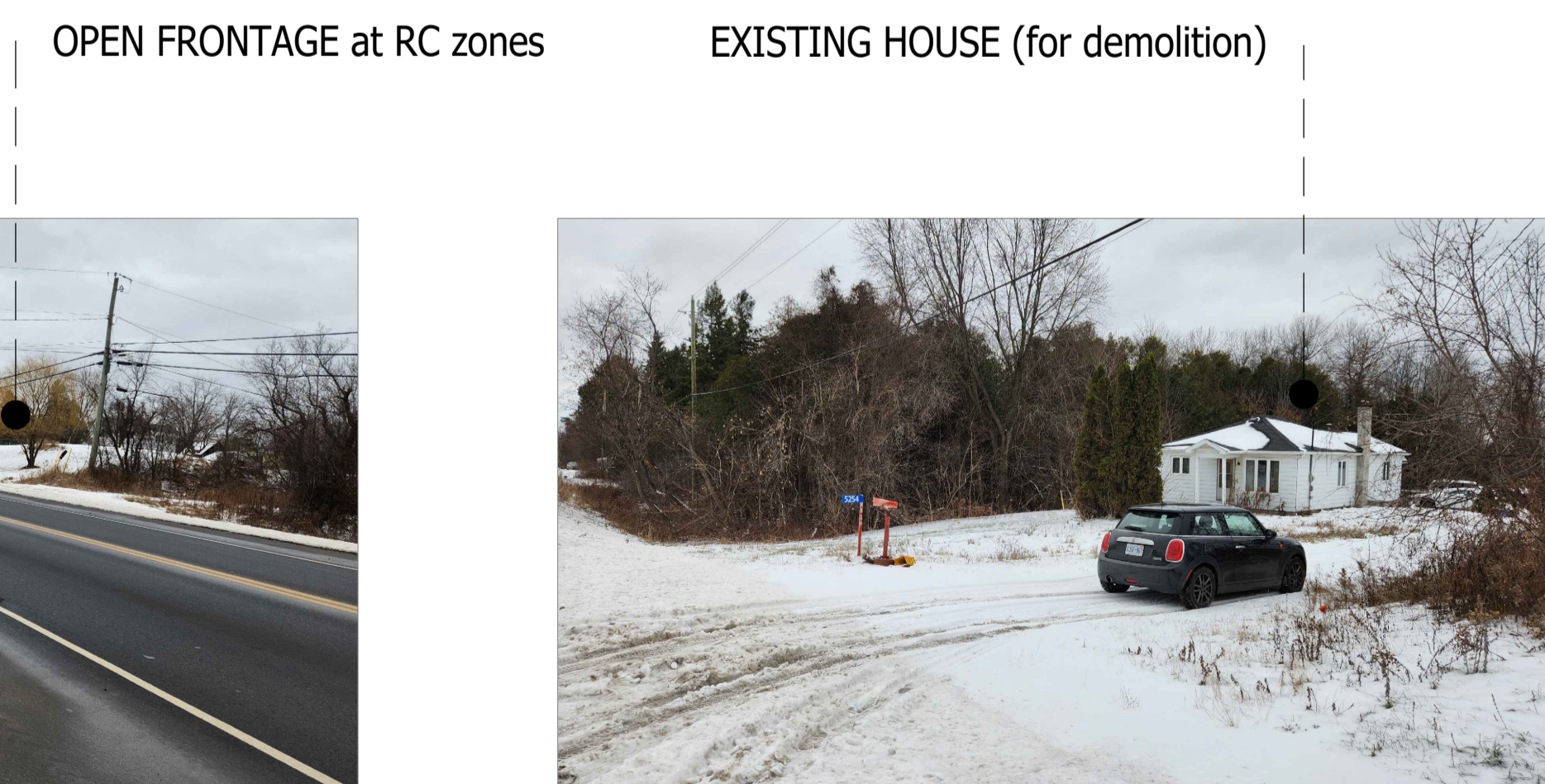
zoning plan



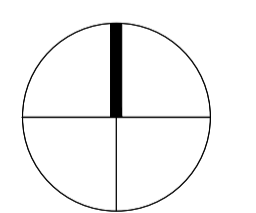
at site entry looking south down Bank Street



at site entry looking north down Bank Street



site entrance



true north

Planning Rationale - 5254 Bank Street, Ottawa ON - Service Repair Facility

COMPATIBLE LAND USE

The compatibility between the proposed zoning of this property as Rural General Industrial and the surrounding properties have been reviewed in consultation with the Ontario's current draft Land Use Compatibility Guideline.

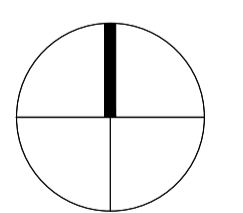
The property located on Bank Street is to be built as an industrial facility for auto service repairs and does not contain any uses typically associated as a *sensitive* such as residential, daycare, hotel, community centres, commercial, or places of worship. It is however surrounded on the south, east and 350m to the north by aggregate extraction facilities. These facilities come with characteristics of noise, dust and vibration during operational hours - and - in reference to Ontario's guide, and multiple visits on site at different times of day, these characteristics can be summarized as Glass 1 or low Class 2 indicating a very low or infrequent chance of these characteristics being perceived on this property.

Should the surrounding properties expand their operations closer to their property line limits and noise, dust and vibration increases in the future, the nature of the *non-sensitive*, automotive repair facility proposed here will not be adversely affected in its operations nor the health of the occupants - who work under a variation of these similar conditions. Given this, this rationale sees no issues of compatibility between this RG site and the surrounding ME zone.



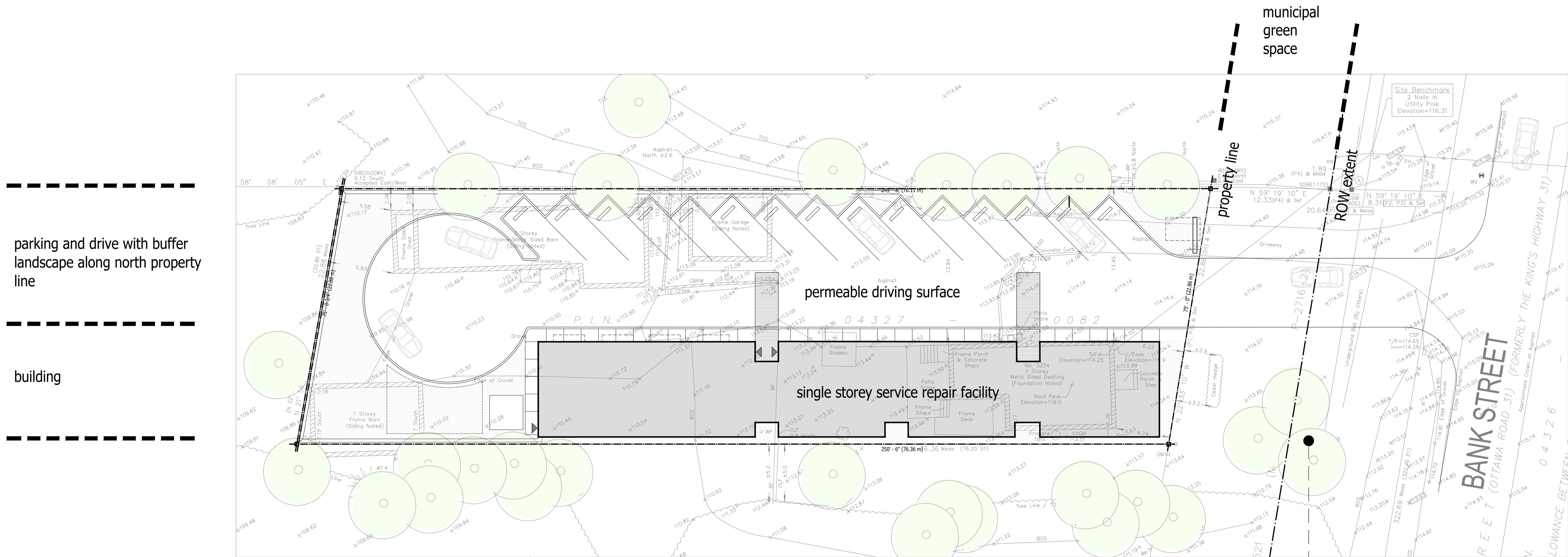
land use plan

LOCATION OF PROPERTY



true north

Planning Rationale - 5254 Bank Street, Ottawa ON - Service Repair Facility



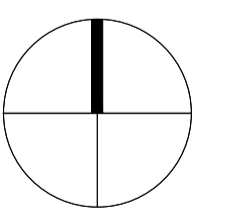
site arrangements

NEW PLANTINGS on MUNICIPAL GROUNDS
- to respect objectives of scenic route into city

PROPOSAL

The proposal is to demolish the existing buildings on the site and construct a new single storey with mezzanine service repair facility along the south property line. Vehicle entry and circulation is planned to bi-sect the approximate middle of the property with parking along the north side, masked by vegetation to the north and to the east.

The rear of the property has a substantial drop in grade of approximately 3m and the development of the property includes leveling up the rear and providing required retaining wall to facilitate a common slab elevation for the building.



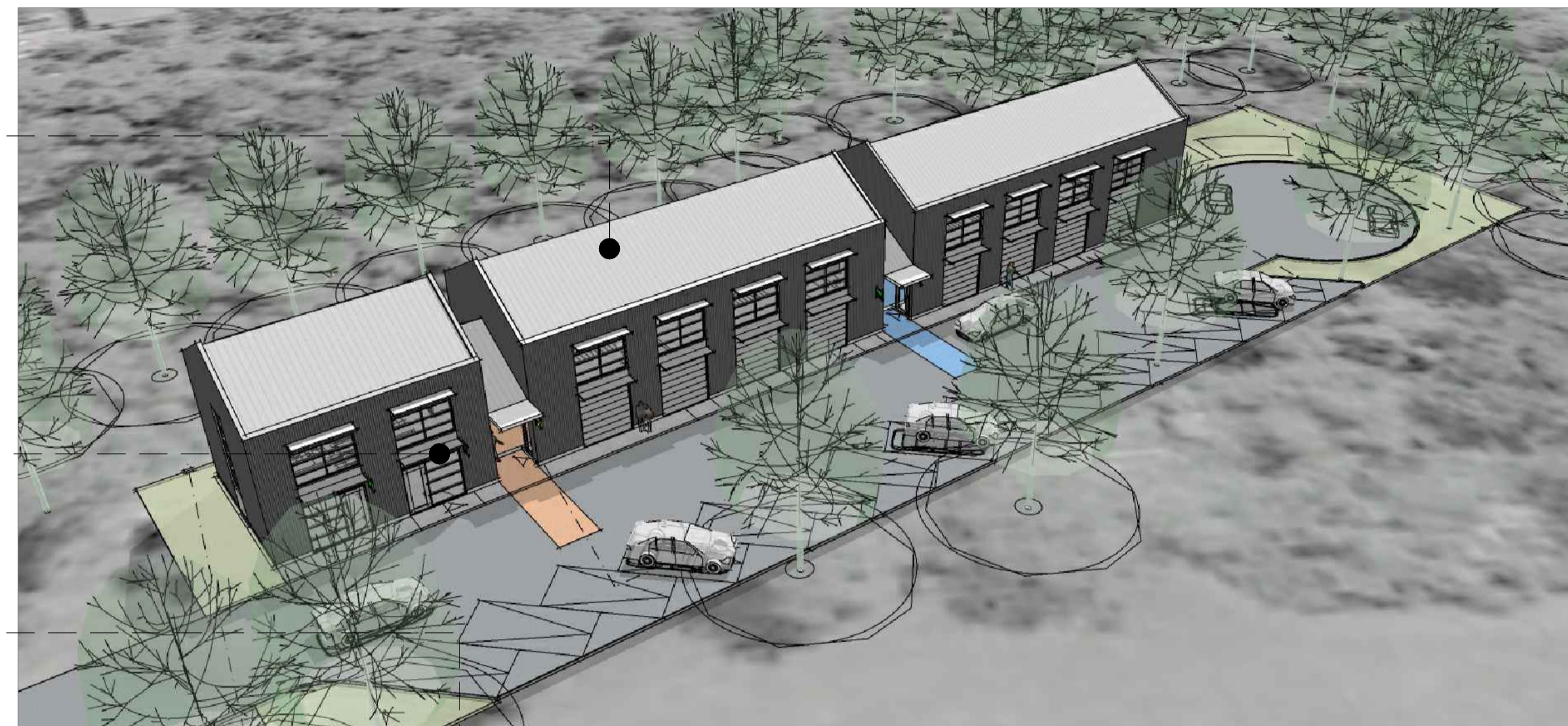
true north

Planning Rationale - 5254 Bank Street, Ottawa ON - Service Repair Facility

BUILDING MASSING
- 3 volumes with entry points at connection points

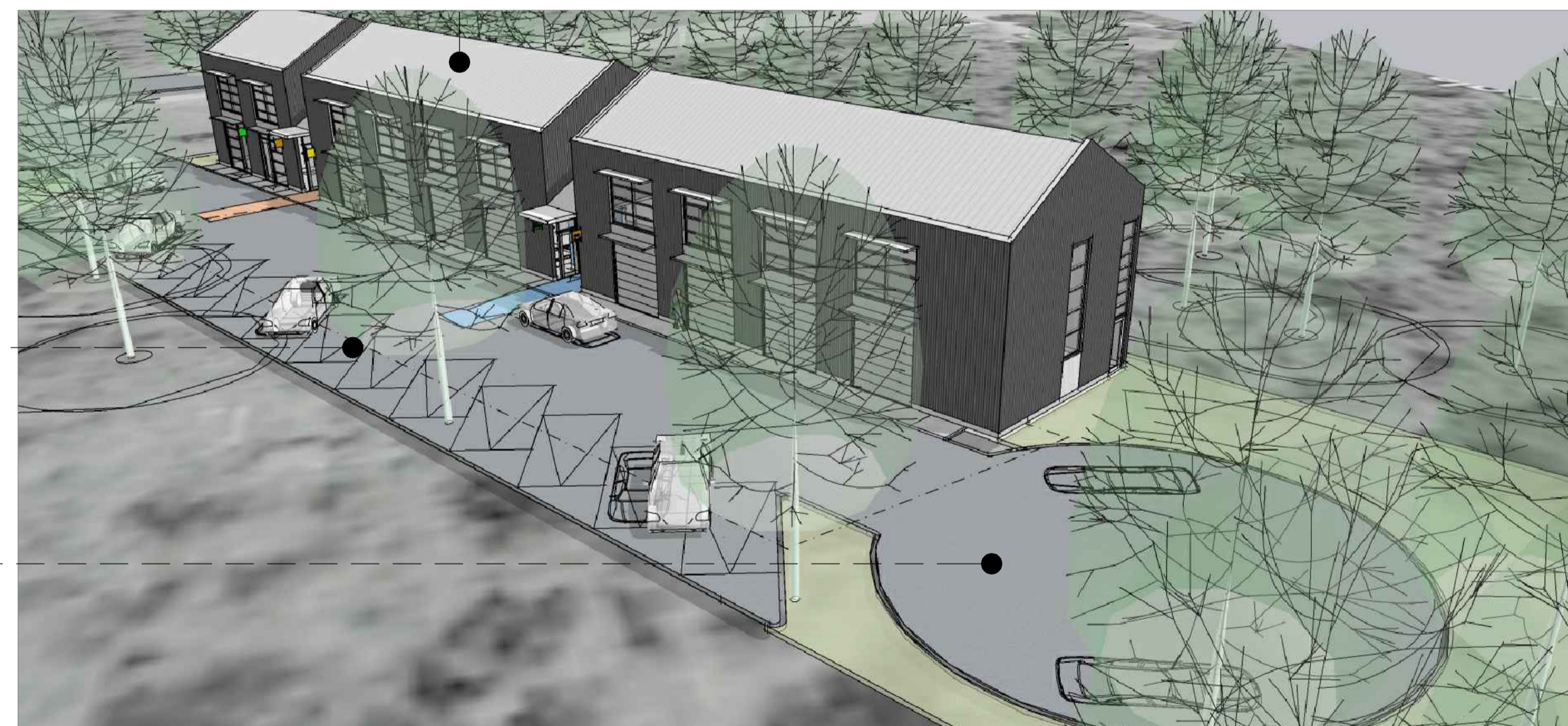
ARTICULATED FACADES
- with overhead doors, transoms and canopies

PEAKED ROOFS
- in keeping with surrounding small scale buildings



ANGLED PARKING

TURNING CIRCLE



3D views

5254 Bank Street, Ottawa ON - Service Repair and Personal Services Building

3D VIEWS



BUILDING MASSING

- 3 building volumes with peaked roofs
- links between for entrances

ENTRANCES

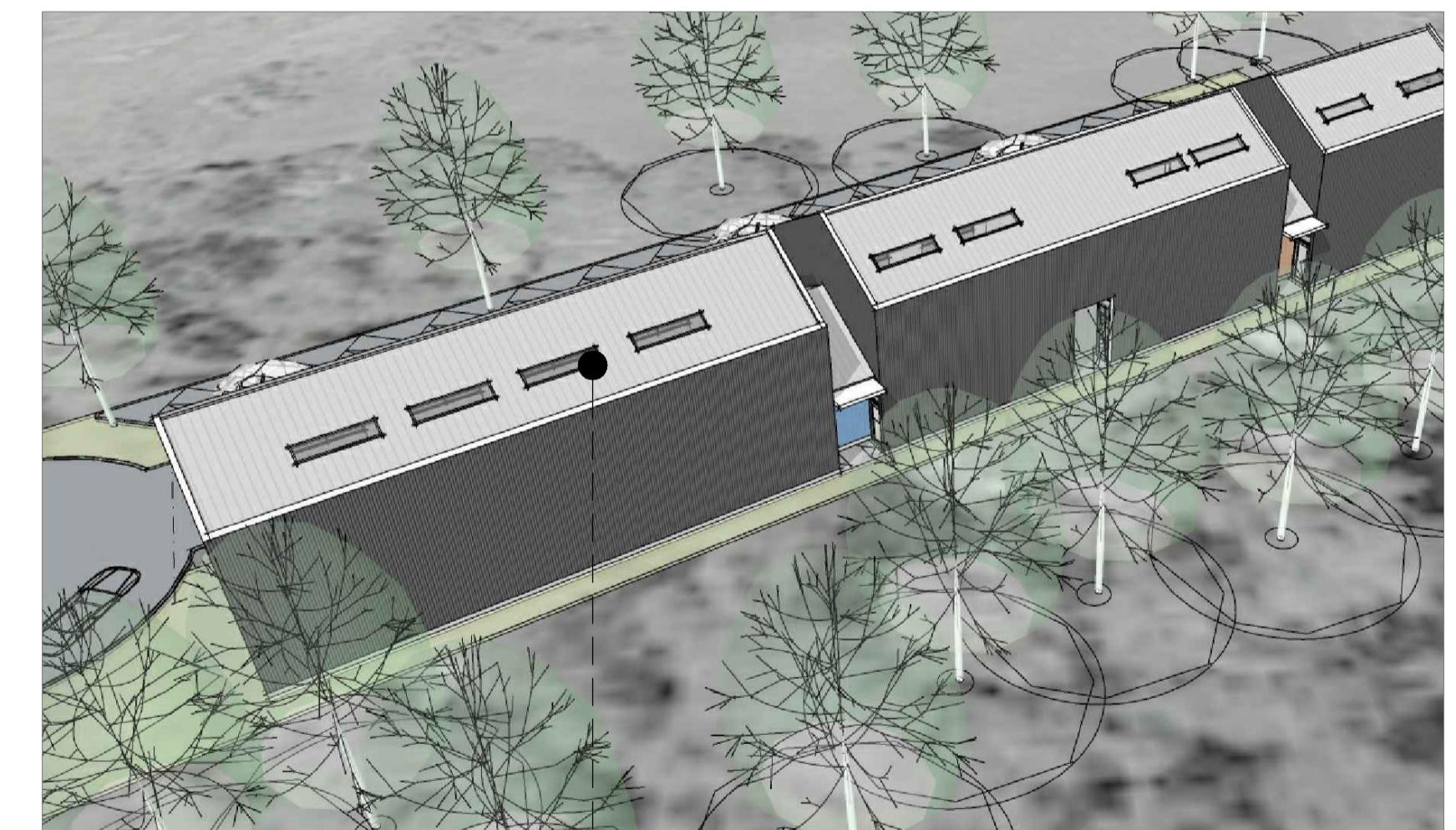
- at building breaks

3d view

5254 Bank Street, Ottawa ON - Service Repair and Personal Services Building

3D VIEWS

CLEARSTORY WINDOWS
- above overhead doors



SKYLIGHTS
- along south side

5254 Bank Street, Ottawa ON - Service Repair and Personal Services Building

3D VIEWS



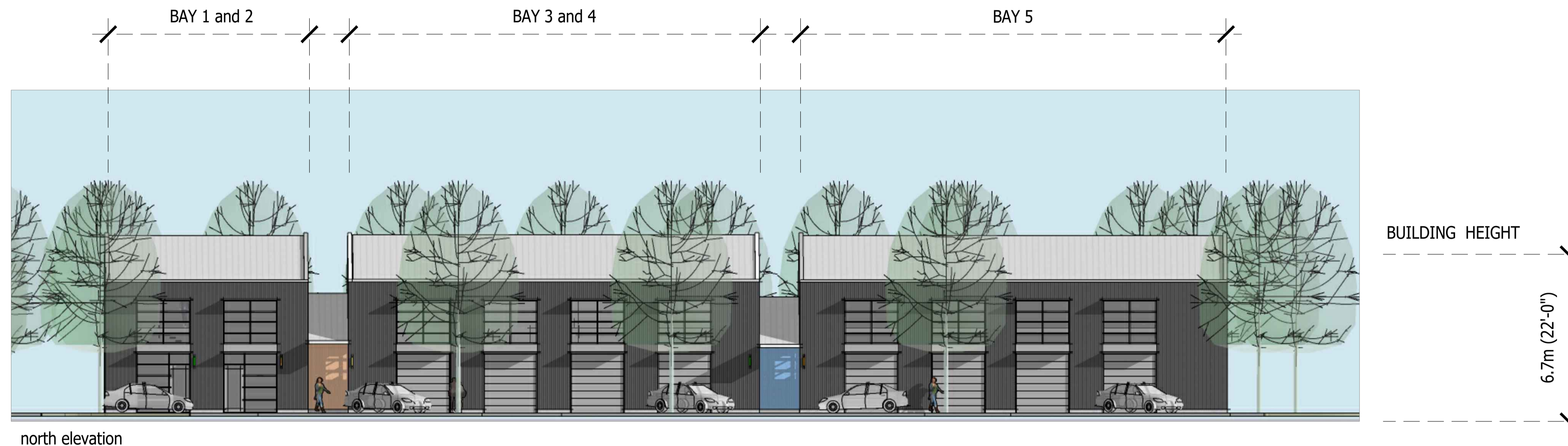
CANOPY DETAIL
- above clearstory windows



PAVERS
- in roadway to visually identify entrances

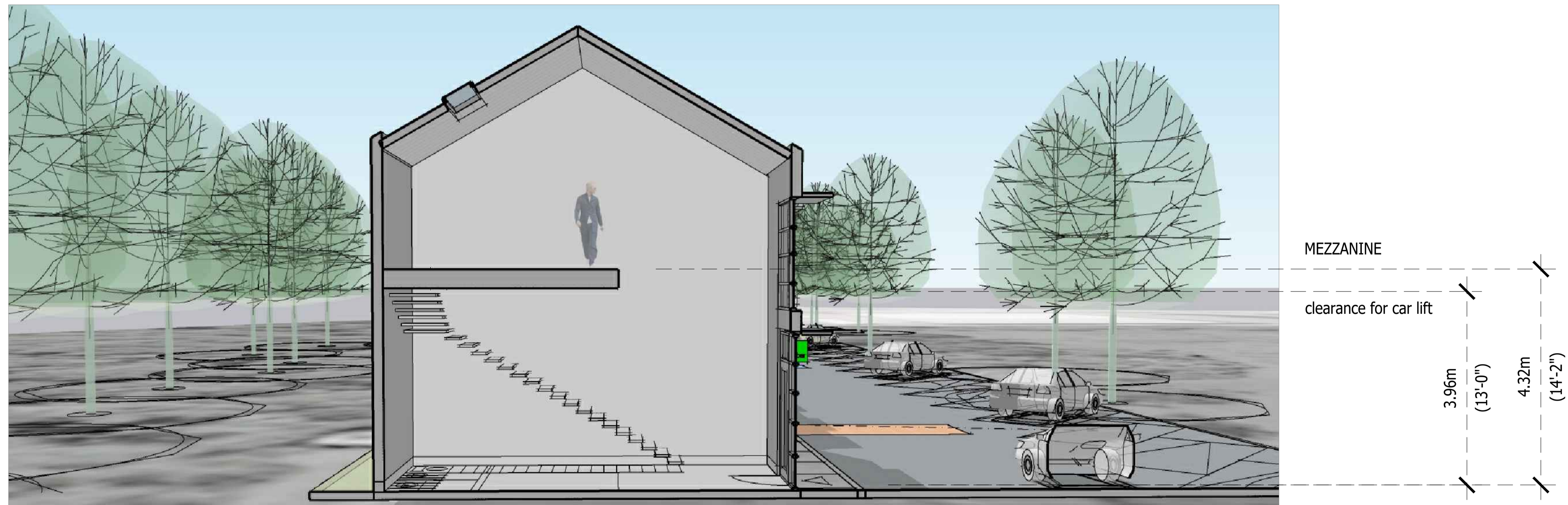
5254 Bank Street, Ottawa ON - Service Repair and Personal Services Building

ELEVATIONS



5254 Bank Street, Ottawa ON - Service Repair and Personal Services Building

ELEVATIONS



building section