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SouthBank Chrysler Addition

1255 Johnston Road, Ottawa

Planning Rationale

1. Application Submission

This application is for Site Plan Control Revision Application for the property located at 1255 Johnston Road, Ottawa.

The following documents are appended with this application :

- completed Site Plan Control Application form
- cheque in the amount of \$3,889.17.
- A-01 Site Plan Construction (35 copies)
- A-01A Site Plan Construction (35 copies)
- C1 Site Servicing, Grading and Drainage, Erosion and Sediment Control Plan - West (35 copies)
- C2 Site Servicing, Grading and Drainage, Erosion and Sediment Control Plan - East (35 copies)
- L.1 Landscape Plan and Tree Conservation Report (35 copies)
- L.2 Landscape Plan and Tree Conservation Report (35 copies)
- Survey plan (2 copies)
- Phase 1 Environmental Site Assessment, October 2014 (5 copies)
- Ground Water Sampling Program, October 2014 (5 copies)
- Phase 2 Environmental Site Assessment, June 2007 (5 copies)
- Supplementary Phase 2 Environmental Site Assessment, August 2007 (5 copies)
- Geotechnical Report (4 copies)
- Stormwater Management Report (6 copies)
- Planning Rationale (4 copies)
- Site Service Design Brief (6 copies)
- A-03 Ground Floor Plan Construction (3 copies)
- A-04A Existing Second Floor Plan (3 copies)
- A-06 Elevations, Construction (3 copies)
- A-07 Elevations, Construction (3 copies)
- CD copy of all the above documents and drawings

2. Location

The site is located at 1255 Johnston Road. The legal description is “ Part of Lot 3, Concession 3 (Rideau Front), geographic Township of Gloucester, now in the City of Ottawa”. The site is bounded by Artistic Landscaping on the north side, residential on the east side, Johnston Road on the south side with single family housing and Bank Street on the west side of the site.

3. Requested Planning Approvals

The purpose of this application is to gain Site Plan Approval for a one storey Addition to the existing building. The original school dates back to 1968. Gross building area including the proposed Addition will be 3,418 sm. A Pre-Consultation meeting took place on 5 March 2014 with City staff. This project is not subject to the Urban Design Review Panel.

4. Proposal Details

Site Plan

The proposed Addition is located at the south side of the Dealership building . Most of the existing showroom will be demolished and a new larger showroom will be constructed, including a new Chrysler entrance Tower facing Bank Street. Various interior renovations to the existing facility will also be constructed, in the Service Garage. The parking count of XX spaces meets zoning requirements. There is a long car display / storage area at the eastern portion of the site, most of which will be regraded and repaved as part of this work.

There is a Protected Right of way of 26.0m, measured from the south property boundary of Johnston road. Through the Site Plan approval process, a road widening along the north side of Johnston Road of approximately 6.0m will be required which is virtually at the existing face of the showroom wall. It is anticipated that an Encroachment Agreement will be required to allow the continued use of this land as a hard surfaced unit paver display area.

Landscaping

Existing landscaping will generally be retained and new trees will be planted to enhance the site and compensate for loss of existing trees along Sawmill Creek due to the Ash tree die off. An enhanced landscape buffer will be provided along the north side of Johnston Road to function as an infiltration bed for stormwater quality control.

Materiality and Lighting

The Addition will be clad a combination of aluminum curtainwall framing with clear glazing and composite aluminum panels. A new entrance canopy will be provided in composite aluminum panels in accordance with the Chrysler Image Program.

Site lighting will be carefully considered, with respect to the City's night sky policy, and requirement for full cut off angle for site lighting at property lines. Wall packs will be provided for security lighting and the new entrance canopy will have soffit lighting. New lamp standards will be provided in the car storage lot at the east end of the site to illuminate the car display areas.

5. Transportation Overview

The purpose of this proposal is to provide a larger Showroom and new entrance feature to better serve their customers and to meet the Chrysler Image Program. There is no increase in the number of sales personnel, office or service bays, and hence no anticipated increase in traffic flows to and from the site.

The east entrance on Johnston Road will be removed and repositioned to align with Southgate Road. This will significantly improve traffic safety for vehicles entering the site. A new concrete sidewalk will be provided on the north side of Johnston Road, starting at the existing west entrance near Sawmill Creek, and extending up to the existing bus stop located east of the new entrance aligned with Southgate Road.

6. Policy Justification

The Official Plan (OP) for this site is General Urban Area, (Official Plan, Schedule B, Urban Policy Plan). The site is zoned IL which permits an automobile dealership. The application conforms to all applicable zoning regulations ; no further By-Law amendments are required for this development.

Yours truly,

Gordon Krieg
PYE & RICHARDS ARCHITECTS INC.