

1353 Coker Street - New building addition Planning rationale

1. Introduction

Arbaum Architects has been retained by Dymech to prepare a Planning Rationale Report, in support of their application to amend the City of Ottawa Zoning By-law RG3 (Rural General Industrial Zone, subzone 3) and the Official Plan Land Use Designation for the property addressed 1353 Coker Street in Greely, Ontario. The proposed redevelopment was reviewed by City Staff at a Pre-Consultation Meeting held by the owner in 2020

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 1353 Cooker Street 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 existing conditions, prepared by D.B. Gray Engineering
- Grading plan and erosion & sediment control plan, prepared by D.B. Gray Engineering
- Pre- and Post- development drainage plans, prepared by D.B. Gray Engineering
- Geotechnical Study, prepared by Pattenson Group
- Hydrogeological assessment and terrain analysis, prepared by Pattenson Group
- Transportation Impact Assessment, prepared by Gordon Scobie, P. Engineer
- Survey plan, prepared by IN Engineering and surveying
- Landscape and tree conservation report, prepared by CSW
- Site lighting plan, prepared by VR Engineering Forward
- Fire Range report, prepared by Hilfrich Inc.
- Existing septic inspection report, prepared by Honeywell Works
- Preliminary prefabricated structure drawings, prepared by Butler Manufacturing

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 1535 Cooker Street has a total area of 2,674.73 meters squared (0.66 acres), with frontage on Cooker Street.

The site is currently occupied by one existing building, one-storey in height and the other one, which is temporary and will be removed, is referred as a Canvas Shelter and containers. Current Building uses include offices and manufacturing. The existing surface parking is located primarily on the western portion of the site.

The property is in the stable rural area of Ottawa, zoned RG3 (Rural General Industrial Zone, subzone 3) The surrounding neighborhood is comprised of a variety of different land uses, with mainly manufacturing and commercial lands and green space lands located south-east of the proposed development.

The property is also near two arterial transportation roads, Mitch Owens Road and Bank Street.

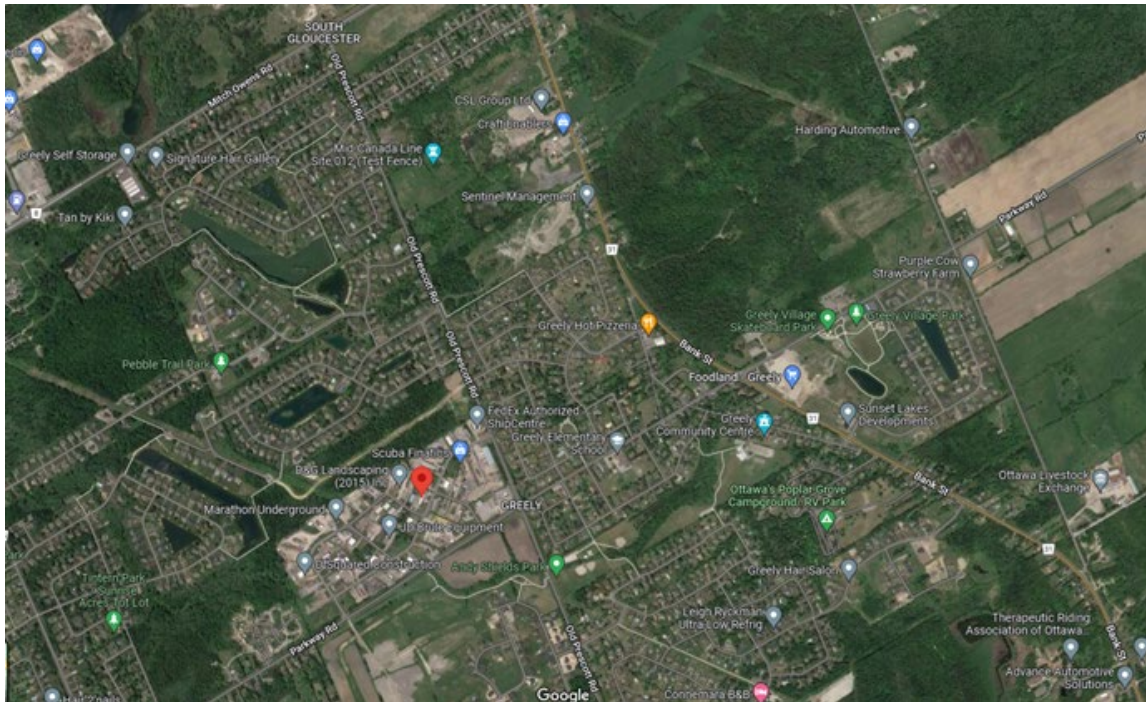


Figure 1: site view of the property.



Figure 2: street view of the south side of the property.



Figure 3: street view of east side of the property.

3. The proposal

3.1. Project Scope

The project consists of the construction of an additional building behind the existing facilities. The proposed building is designed as a 1 story steel structure. The proposed building will have an area of about 300 square meters.

The proposed building will be provided with 4 new parking spaces on the west of the lot, with type A and Type B accessible parking spaces.

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	EXISTING/PROPOSED ADDITION
(a) Minimum lot width (m)	30	32.93 (existing)
(b) Minimum lot area (m ²)	2,000	2,674.73 (existing)
(c) Minimum front yard setback (m)	15	17.75 9 (existing)
(d) Minimum rear yard setback (m)	15	17.54 (proposed)
(e) Minimum interior side yard setback (m) (i) Abutting a RG, RH or RC zone	3	West: 3.55 (proposed) East: 3.79 (proposed)
(f) Minimum corner side yard setback (m)	12	N/A
(g) Maximum principal building height (m)	15	7 (proposed)
(h) Maximum lot coverage (%)	50	27 (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.

A pre-consultation was completed with the city of Ottawa in November 2021 and it was determined that the nitrate reduction technology would be allow in support of the Sewage System Impact Assessment.

3.3.2. Servicing Report

A Site servicing 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 a storm water management in a form of a roof top storage and parking surface storage.

3.3.3. Traffic Impact assessment

A Traffic Impact Assessment was prepared by Gordon Scobie, P. Engineer
The assessment concludes that the proposed addition doesn't satisfy any of the related triggers, therefore, will have no significant impact on the transportation system.

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 12 shrubs in the property. The hard-surface area is not increased.

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.

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



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