

MINERAL RESOURCE IMPACT ASSESSMENT

Proposed Assembly Hall – Hindu Temple of Ottawa-Carleton



APPLICATION FOR SITE PLAN CONTROL | 4835 Bank Street, Ottawa



Prepared for:
Hindu Temple of Ottawa-Carleton Inc.
4835 Bank Street, Ottawa
ON K1X 1G6

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File: 1875
Date: March 30, 2020



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1. OVERVIEW

Lloyd Phillips & Associates Ltd. has been retained by the Hindu Temple of Ottawa-Carleton Ltd. (the 'Owner') to prepare a Mineral Resource Impact Assessment (MRIA) in support of an Application for Site Plan Control for the property known municipally as 4835 Bank Street (the 'site'). This report is required by Section 3.7.4 of the City of Ottawa's Official Plan.

The Hindu Temple of Ottawa-Carleton (the 'Temple') has existed at 4835 Bank Street since 1985. The Owner is proposing a new assembly hall on the existing Temple site, to the east of the existing parking lot, which will be a stand-alone building. The additional space in the proposed assembly hall will allow the Owner the flexibility to accommodate larger groups and services than can currently be provided for within the existing Temple. The site was rezoned in 2018 (By-law 2018-256) to permit the use of a Place of Assembly and certain performance standards relating to building setbacks and parking rates. The Owners are now undertaking an application for Site Plan Control for the development of the assembly hall.

As confirmed part of the Site Plan Control application, the submission of an MRIA is required considering the site's location within 500 metres of a licensed quarry to address land use compatibility for the proposal and the quarry. This quarry, a designated Bedrock Resource Area under the Official Plan is located at 4949 Bank Street and is within approximately 300 metres at its closest point.



Figure 1. Aerial imagery of subject site and nearby quarry (GeoOttawa)

2. SITE AND SURROUNDING CONTEXT

2.1 SUBJECT SITE

Fronting onto Bank Street, the generally rectangular site currently contains two buildings, which includes a detached garage and the existing Temple that was constructed around 1985 and consists of a single storey with a raised plinth and a lower-level basement. The Temple has a building footprint of approximately 1,063 m², while the garage has a building footprint of approximately 105 m².

The western half of the site is developed and contains the existing Temple, detached garage, surface parking lot, landscaping, and an area of clean fill which was pushed eastwards during the grading and development of the site and parking lot in the mid-1980s. The eastern half of the property is vacant and contains a narrow watercourse with a gentle north-south meander through the site. Further east beyond this watercourse is a forested area with a mix of mature trees that extend to the rear property line.

The site consists of the following legal description and lot dimensions:

Legal Description:	CON 5 RF PT LOT 22 RP; 5R-3156 PARTS 1 & 2 KNOWN AS HINDU TEMPLE OF OTTAWA-CARLETON
PIN:	04326-0011
Area:	40,480 m ² (4.048 ha)
Frontage:	101.92 m
Depth:	401.50 m (average)
Width:	101.94 m (average)

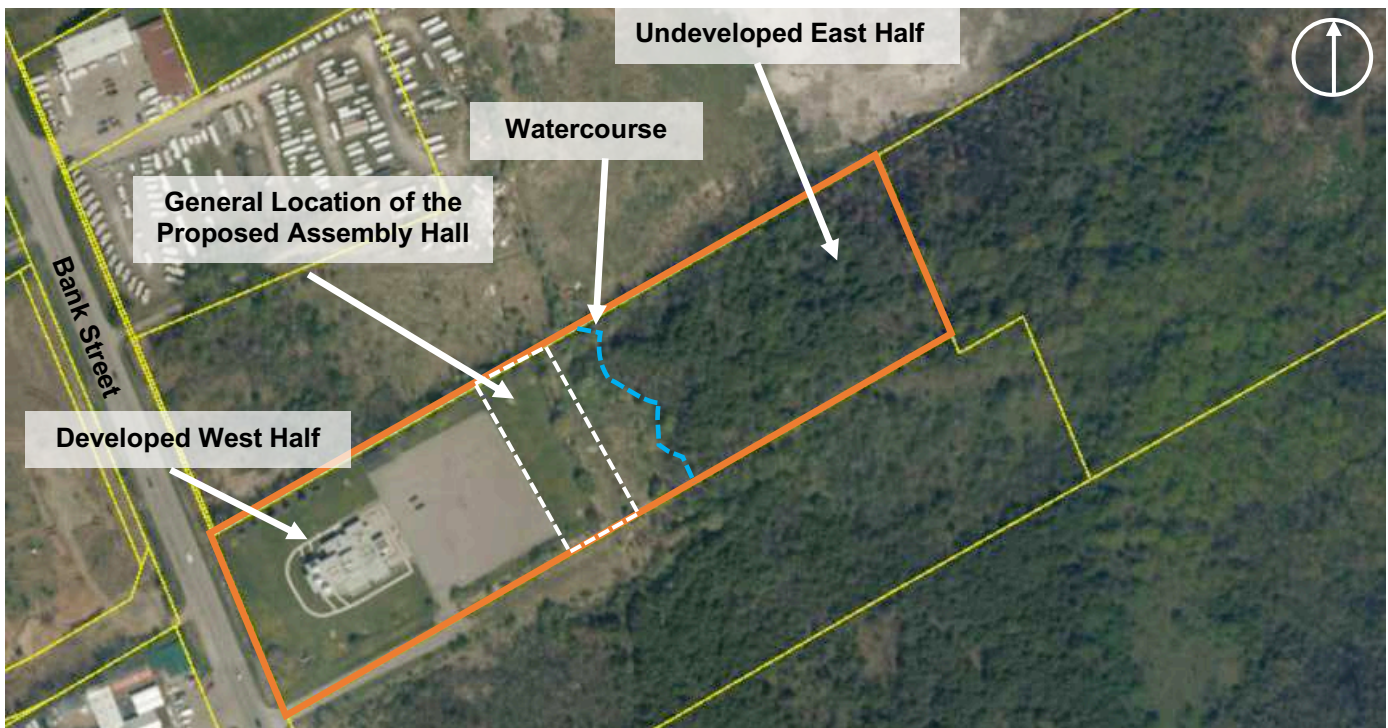


Figure 2. Aerial imagery of existing conditions with developed western half of the site (GeoOttawa)

2.2 SURROUNDING CONTEXT

The site is located in the City's Rural Policy Area along the east side of Bank Street, which is immediately east of the City's Urban Policy Area. This places the site within Ward 20 – Osgoode and adjacent to Ward 22 – Gloucester-South Nepean. Generally, the site is located south of Leitrim and 3.5 km north of the Village of Greely.

Immediately west of the site is Bank Street, followed by a small Home Hardware commercial establishment. To the immediate north of the site is a commercial sales lot for camping trailers. To the immediate east and south of the site is vacant woodland. Further to the southeast is the designated Bedrock Resource Area, including the licensed quarry located at 4949 Bank Street, which is the closest quarry to the subject site.

The lands north and west of the site have experienced a modest level of growth since the construction of the existing Temple in 1985. This growth, especially residential in the Findlay Creek community, has greatly increased in recent years as the City's Urban Policy Area has moved southward through Leitrim, providing City services for areas that previously existed as large vacant tracts of land. To accommodate this growth, and future anticipated growth, the City has proposed plans to widen and modify Bank Street.

Through consultation with City staff during the rezoning process in 2018, we were informed that that as per the City's Transportation Master Plan 2013 and the Bank Street Environmental Assessment 2014, portions of Bank Street are planned to be widened from two to four lanes between 2020-2025, which includes the stretch adjacent to the site, and that a left turn lane, providing access to the site, would be included (see Figure 3).

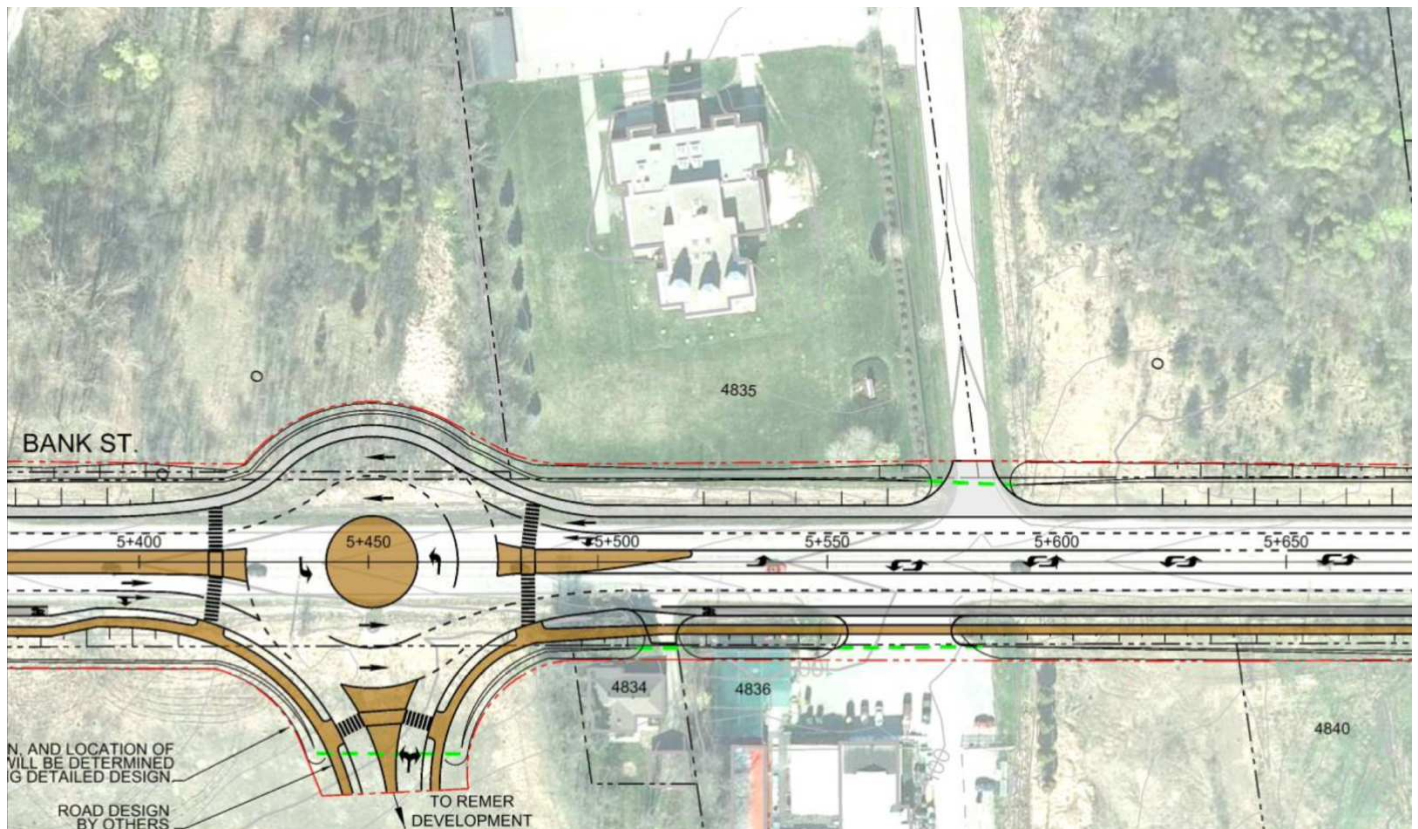


Figure 1. Schematic of proposed Bank Street widening (Bank Street EA 2014)

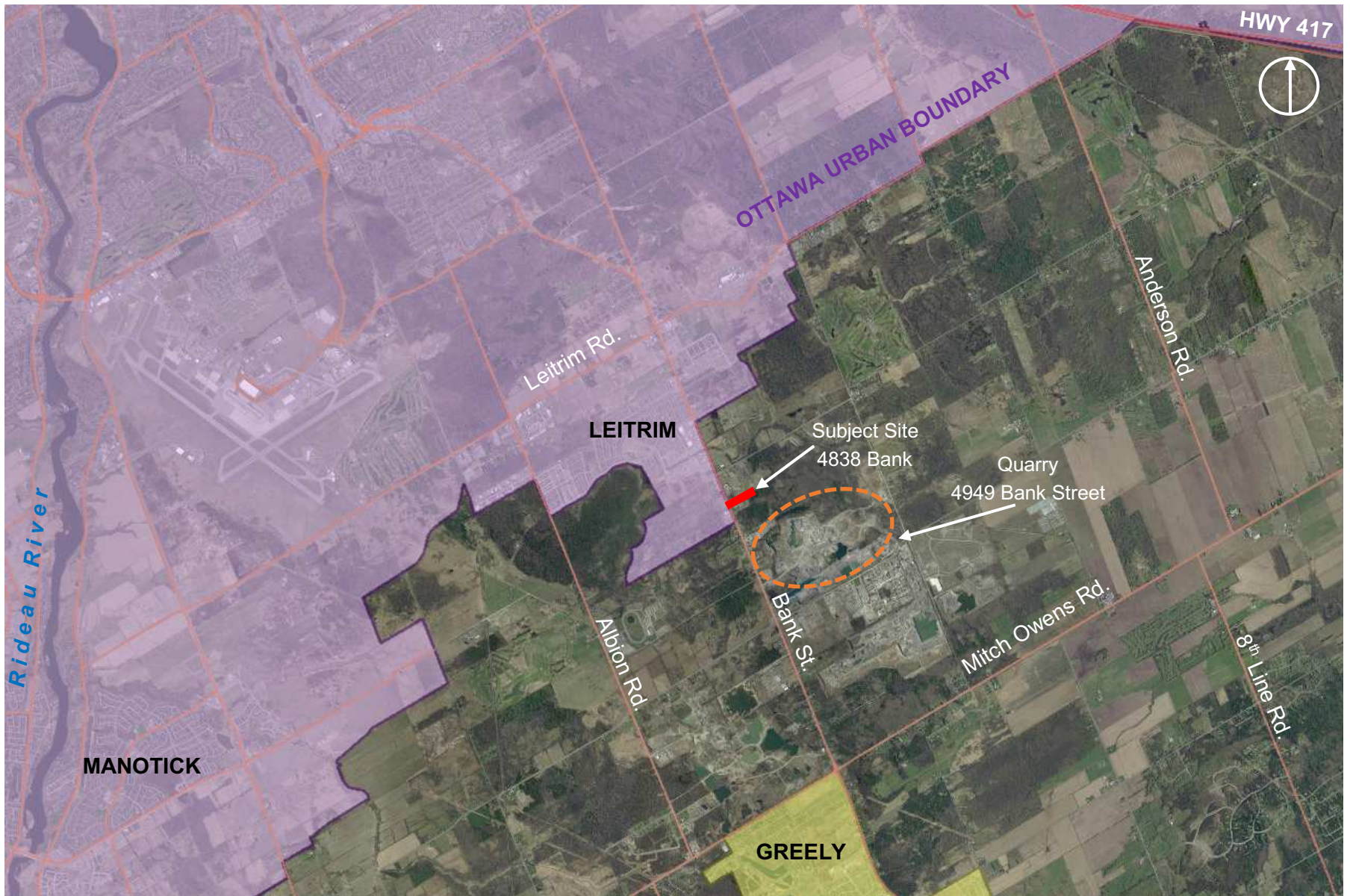


Figure 2. Location plan (GeoOttawa)

3. PROPOSED DEVELOPMENT

The proposal is to construct an assembly hall to the east of the existing parking lot. The site's existing RI5, Rural Institutional Subzone 5 zoning was tailored to accommodate the proposal through a rezoning that was approved in 2018 (By-law 2018-256). With the passing of the by-law, the site is zoned RI5[865r] and RI5[866r] with the dividing line being the centre of the site's north-south watercourse. The proposed assembly hall will be entirely within the RI5[865r] zone, west of the watercourse. An application for site plan control is now required to proceed with the development.

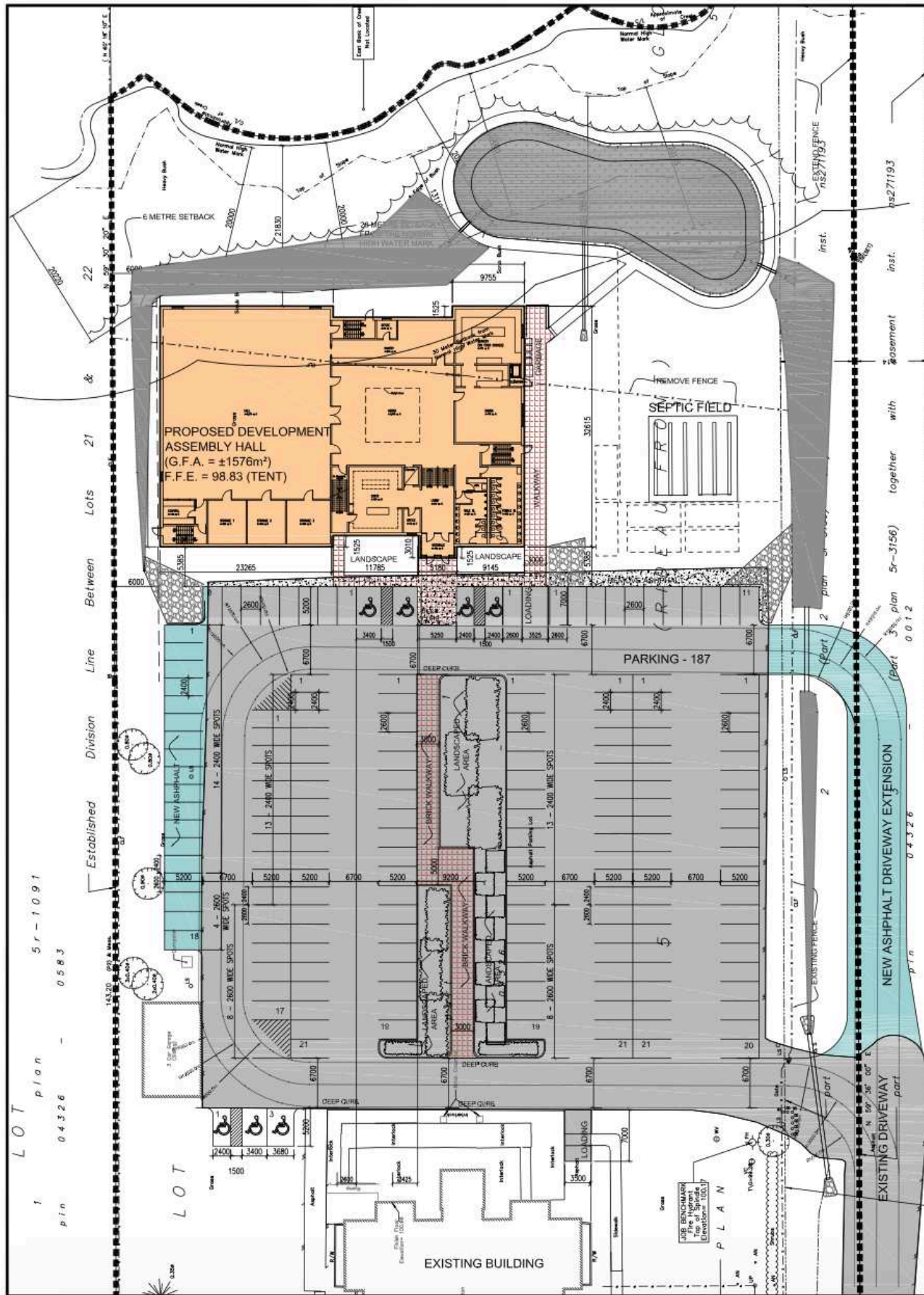
The assembly hall will have an architectural style that differs from the existing Temple to ensure the prominence of the Temple is maintained and respected. The assembly hall will offer the same services as the main Temple building, with the exception of the sanctuary hall for idols and deity worship. The assembly hall will have an approximate footprint of 1,593 m² and an assembly space gross floor area of 1,400 m².

The existing Temple is serviced by City water and private septic. The assembly hall will be serviced by City water and a new septic system separate from the existing system servicing the Temple. Given the site's location along the boundary of the City's Urban Policy Area, the site design has considered the potential for a future connection of City sanitary services.

The site's existing driveway will be modified to improve vehicular accessibility for the Temple and proposed assembly hall. The driveway will continue to be located over an existing easement for access which is shared with the abutting property to the south. The driveway connects to the east side of Bank Street along a portion containing a protected right-of-way (ROW) of 40 m as indicated within the Official Plan.

The existing vehicle parking on the site will be adequate for meeting the minimum requirements of the Zoning By-law, as planned for through the recent rezoning. The existing parking lot layout will be modified to allow for added landscaping and improved site functionality, which will include a pedestrian pathway providing a direct link between the Temple and assembly hall, as well as additional barrier-free parking and loading spaces to cater to the needs of the end-users and the site operations.

With respect to pedestrian connectivity, the site is located in the City's urban-rural fringe, and the surrounding pedestrian infrastructure reflects this context (i.e., no City sidewalks or pathways along this portion of Bank Street). Internally, the proposed assembly hall will include pathways through the landscaped setback from the existing watercourse to its east, as well as a landscaped pathway that bisects the parking lot and provides a direct pedestrian connection between the existing Temple and proposed assembly hall. The proposed site plan is provided in Figure #.



Site Information

Address: 4835 Bank Street-Ottawa

Legal Description: Part of Lot 22, Con 5 (Rideau Front), Ottawa, ON

Owner: Hindu Temple of Ottawa-Carleton

Zoning: R15[865r] within the Area of Development & R15[866r] on the property east of the watercourse centreline

Property Area: 40,480 m² (4.048 ha)

- Existing Temple Footprint: 1,168 m²
- Existing Temple Place of Assembly GFA: 630 m²
- Existing Lot Coverage: 1,168 m² (2.89 %)
- Proposed Hall Footprint: 1,593 m²
- Proposed Hall GFA: 1,400 m²
- Proposed Lot Coverage: 2,761 m² (6.82 %)

Area of Development (same as R15[865r] Zone Boundary): 23,598 m²

- Existing Lot Coverage within Area of Development: 1,168 m²
- Existing Landscaped Area within Area of Development: 15,600 m²
- Existing Paved Area within Area of Development: 6,827 m²
- Proposed Lot Coverage within Area of Development: 2,761 m²
- Proposed Landscaped Area within Area of Development: 14,000 m²
- Proposed Paved Area within Area of Development: 6,753 m²

Proposed Stormwater Management

- Rooftop stormwater retention
- Underground detention tanks beneath parking lot

- Dotted line delineates area of development (same as R15[865r] Zone Boundary)
- Hatched area shows extent of existing paving
- Hatched area shows extent of new building
- Hatched area shows extent of asphalt removal
- Hatched area shows extent of new asphalt
- Hatched area shows extent of brick paving

Required Parking
(8.4 spaces /100 m² of GFA)

- 171 vehicles
- 2 loading spaces
- 7 barrier-free (3 Type "A" (3400 wide) & 4 Type "B" (2400 wide))
- 0 bicycle

Proposed Parking

- 183 vehicles (including barrier free spots)
 - o 110 spots regular size
 - o 66 spots reduced size
 - o reduced spots allowed = 40% of required spots = 68
- 2 loading spaces
- 7 barrier-free (3 Type "A" (3400 wide) & 4 Type "B" (2400 wide))
- 0 bicycle

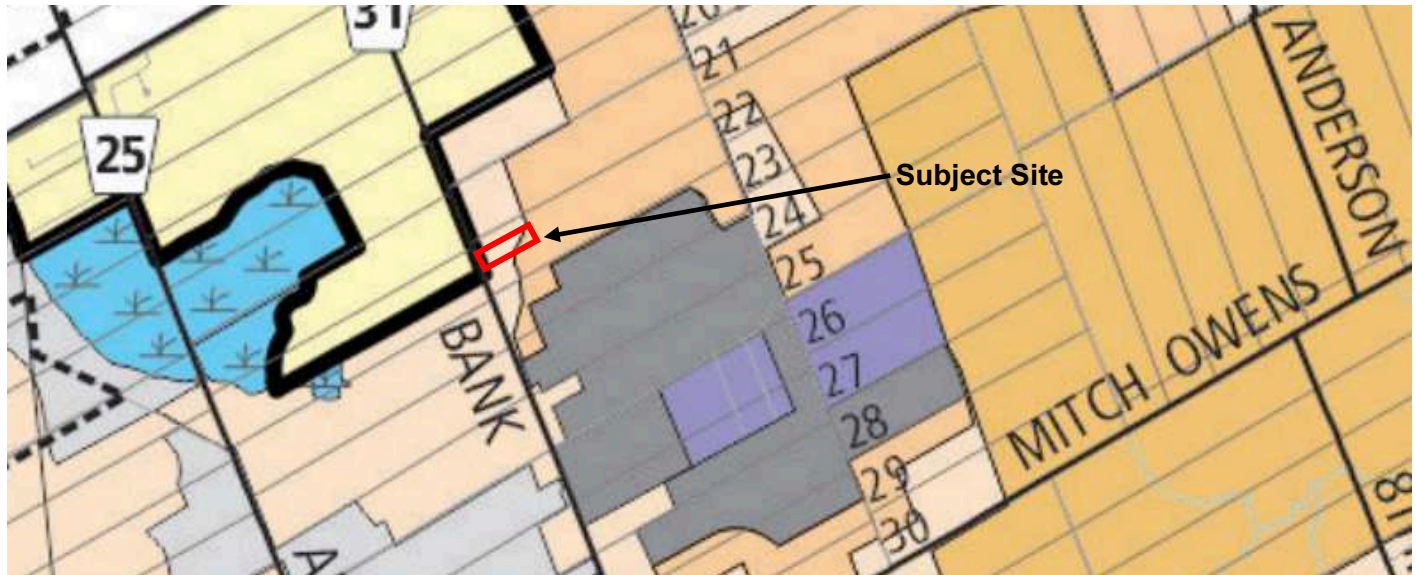
2 SITE PLAN
SCALE 1:200

Figure 5. Site Plan prepared by Vector Design Architects
File No. 1875

4. ADJACENT BEDROCK RESOURCE AREA

4.1 CITY OF OTTAWA OFFICIAL PLAN

Schedule A of the City of Ottawa Official Plan designates the site at 4835 Bank Street General Rural Area with a small portion to the east designated as Rural Natural Features Area. The site is in close proximity to a Bedrock Resource Area, which is just to the southeast, as indicate in Figure 15 below. The purpose of this review is to address policies related to the adjacent Bedrock Resource Area. For a full discussion of the Official Plan policies for the subject site, refer to the Planning Rationale Report enclosed with the Application for Site Plan Control.



Official Plan - Schedule A Rural Policy Plan

Urban Area (see Schedule B)		Sand and Gravel Resource Area	
Agricultural Resource Area		Significant Wetlands	
General Rural Area		Rural Employment Area	
Rural Natural Features Area		Urban Area Boundary	
Bedrock Resource Area			

Figure 6. Excerpt of Official Plan Schedule A

Section 3.7.4 – Mineral Aggregate Resources of the Official Plan states the following:

“Mineral aggregates are a non-renewable resource that the City will steward for future generations. Lands designated as Sand and Gravel Resource Area or Bedrock Resource Area have deposits of aggregates that may be available because they are:

- Of a good quality and quantity;
- Located sufficiently close to local markets;
- Situated in relation to existing residential development such that they can be extracted with minimal impacts on most residential land uses...

“Existing licensed extraction sites make up much of the supply of aggregate. The City will protect their continued operation and expansion by preventing any new development in their vicinity that would preclude or hinder aggregate extraction.

Policy 1 of Section 3.7.4 of the Official Plan states that:

1. Sand and Gravel and Bedrock Resource Areas are designated on Schedules A and B with the intent to:
 - a. Protect non-renewable mineral aggregate resources, located close to markets, for future use;
 - b. Protect mineral aggregate resource and aggregate operations from incompatible activities;
 - c. Minimize negative effects on communities and the environmental disruptions from mineral aggregate extraction activities and additional related uses.

Policies 10, 11 and 13 of Section 3.7.4 deal with development restriction on adjacent lands to a Bedrock Resource Area, as summarized below:

10. New development will not be approved within 500 metres of a Bedrock Resource Area or within 300 metres of a Sand and Gravel Resource Area, unless it can be demonstrated that such development will not conflict with future mineral aggregate extraction. Examples of conflicting land uses are new sensitive land uses that conflict with mineral aggregate extraction. These include but are not necessarily limited to:
 - a. the creation of new lots;
 - b. rezoning to permit dwellings or lodging places (motels, campgrounds, nursing homes, etc.); and
 - c. farming or small-scale business uses where animals, equipment or employees are affected by pit or quarry activities. [Amendment #150 April 20, 2018]
11. New development may be approved within 500 metres of an existing licensed bedrock quarry or within 300 metres of an existing sand and gravel pit if it can be demonstrated that the existing mineral aggregate operation, and potential future expansion of the operation in depth or extent, will not be affected by the development. [Amendment #150 December 21, 2017]
13. Where the City approves the development of land in accordance with policies above, the City may impose conditions to ensure the development provides adequate buffering and/or separation between the new proposed use and the mineral aggregate area/operation. [Amendment #150, December 21, 2017]

Per the above-noted policies, new development may be approved if it can be demonstrated that there will be no conflict with mineral aggregate extraction. Development that is considered to be conflicting includes: creation of new lots, dwellings or lodging places, and/or small-scale businesses that can be impacted by pits or quarries.

The proposed development of an assembly hall associated with an institutional place of worship use does not meet the definition of sensitive land uses per the Official Plan. Further, as presented in this report, the subject site is located with 300 metres of the Bedrock Resource Area; however, this is at the most northerly portion of the OP designation, and there is significant tree buffering between the two uses in a Rural Natural Features Area. As such, the existing operation and future expansion of the nearby quarry will not be impacted by the proposed development at 4835 Bank Street.

4.2 PROVINCIAL POLICY STATEMENT, 2014

The Provincial Policy Statement, 2014 (PPS) provides policy direction on planning matters for the Province of Ontario. Decisions affecting all planning matters shall be consistent with the Provincial Planning Policies. The PPS addresses Mineral Aggregate Resources in Section 2.5. The proposed application for Site Plan Control to facilitate the development an assembly hall at 4835 Bank Street is consistent with the policies of the PPS.

Section 2.5.1 of the Provincial Policy Statement 2014 (PPS) states: *mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.*

Section 2.5.2.4 of the PPS states: *mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.*

Section 2.5.2.5 of the PPS states: *in known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:*

- a) resource use would not be feasible; or*
- b) the proposed land use or development serves a greater long-term public interest; and*
- c) issues of public health, public safety and environmental impact are addressed.*

At its closest point, the Bedrock Resource Area located at 4949 Bank Street is approximately 300 metres from the southeast of the subject site. The site is zoned Rural Institutional and designated General Rural Area with a portion being Rural Natural Features Area. The site's zoning and Official Plan designation permit the proposed use for development of an assembly hall, and the current use as a religious institution has persisted since 1985. The nearby Bedrock Resource Area use has continued since at least 1976 based on interpretation of available aerial imagery of the site; as such, the uses have successfully coincided for 35 years.

Considering the Bedrock Resource Area designation limit per the Official Plan is the current edge of the quarry and delineated by a designated Rural Natural Features Area, therefore no extension or expansion of the quarry would be possible closer to the Hindu Temple site. As such, the construction of a new assembly hall associated with the Temple use on an already developed site would have no impact on retention and preservation of the existing quarry operations.

As demonstrated above and in the submitted Planning Rationale report prepared by Lloyd Phillips & Associates Ltd., the proposed assembly hall and associated Application for Site Plan Control is consistent with the applicable policies of the PPS, 2014.

4.3 STATUS, TYPE AND LOCATION OF OPERATION

The quarry is located to the southeast of the subject site, municipally known as 4949 Bank Street, Ottawa. According to the Ministry of Natural Resources and Forestry, the quarry is owned and operated by AECON Construction and Materials Limited. The Owner's mailing address is 20 Carlson Court, Suite 800, Toronto, ON M9W 7K6.

The legal description is Part Lot 23, N 1/2 25, Concession V, Geographic Township of Gloucester.

The site consists of the following approximate dimensions.

- < Total Area: 1,210,478 m² (~122 ha)
- < Frontage: ~ 283 m on Bank Street

The MNRF contains the following information on the pit at 5480 Bank Street:

- < Site ID: 4042
- < Approval Type: Class A Licence
- < Operation Type: Quarry
- < Max. Annual Tonnage: > 20,000 Tonnes
- < Licenced Area: 122.2 ha
- < Client Name: AECON Construction & Materials Limited

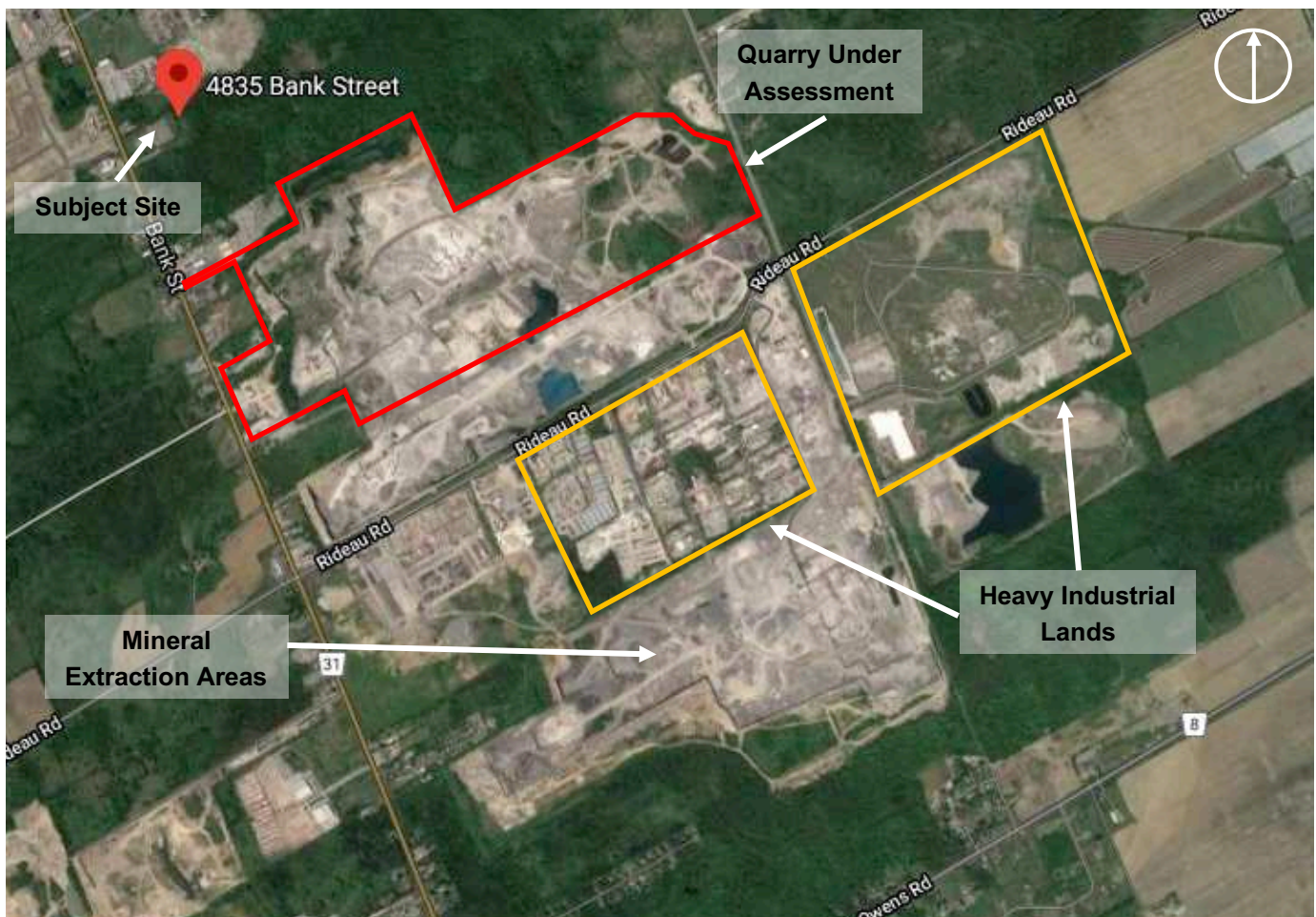


Figure 7. Land uses in relation to subject site (Google Maps)

As shown in Figure 7 above, there are several Mineral Aggregate operations within the surrounding area that are currently operating and are under various ownerships. There are also two roughly square-shaped pockets of land which are designated as “Rural Employment Area” under the Official Plan and “Rural Heavy Industrial” under the Zoning By-law. These areas are surrounded by surrounded by Bedrock Resource Area / Mineral Extraction zone lands.



Figure 8. Mineral Aggregate Resource area in relation to subject site (GeoOttawa, measurements added)

As shown in Figure 8 above, the other Mineral Aggregate operations closest to the site are outside of the 500 metre buffer zone and therefore do not require additional assessment per the Official Plan. As such, only the closest pertinent quarry has been assessed for the purposes of this report, located at 4949 Bank Street, and owned by AECON Construction & Materials Limited.

Figure 9 below presents the nearby surrounding pits and quarries as per the Ministry of Natural Resources and Forestry Aggregate Resource mapping.

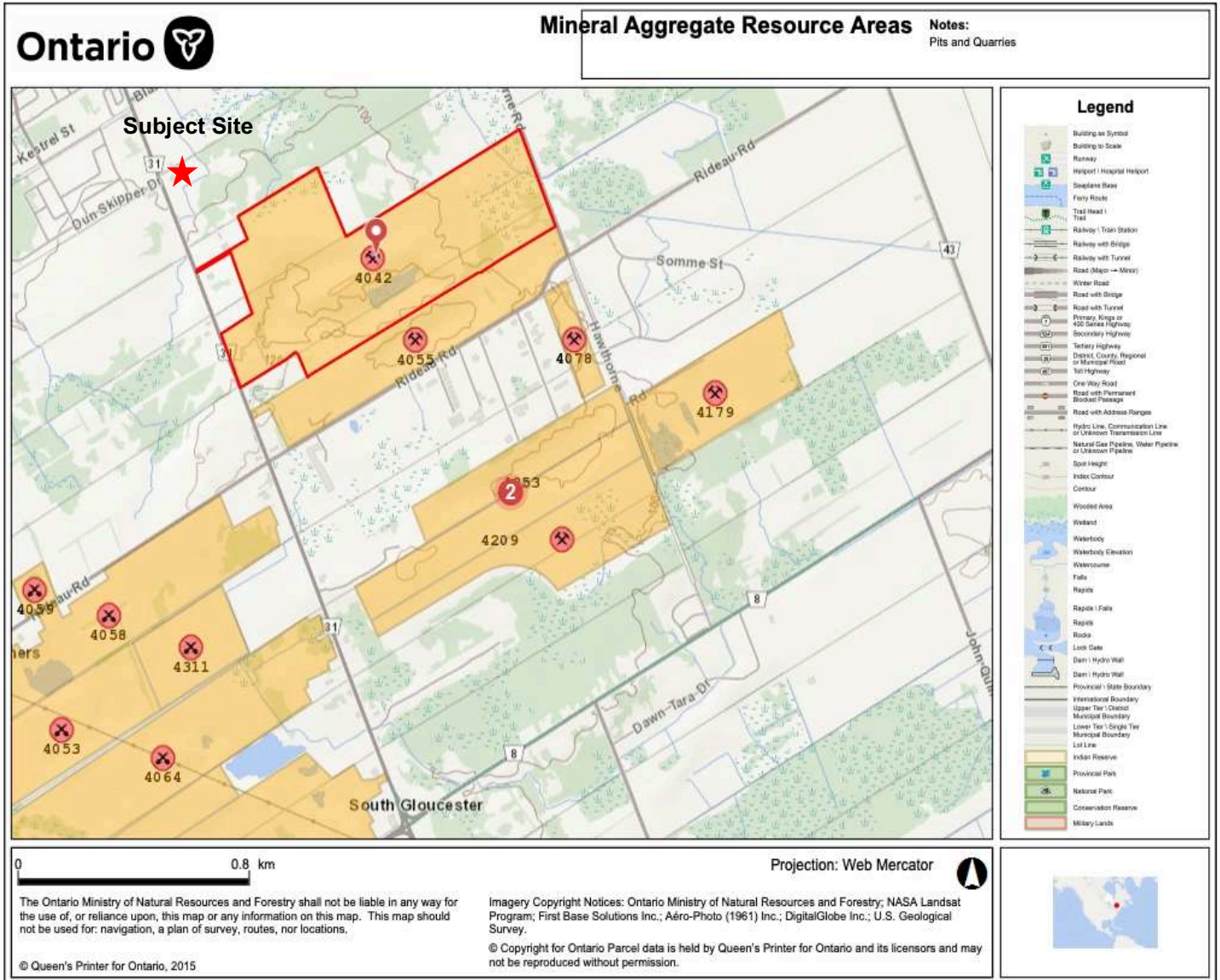


Figure 9. Ministry of Natural Resources and Forestry Pit and Quarry Mapping

4.4 MINERAL AGGREGATE POTENTIAL

As per the information publicly available on through the Ministry of Natural Resources and Forestry, the subject site is an active quarry with a permitted annual tonnage of > 20,000 tonnes. Per information available on GeoWarehouse, the property has been under ownership of AECON Construction and Materials Limited since September 1977. Ownership of the site from 1957 to 1977 was under the name of Armstrong Bros. Company Limited, then transferred to Ambro Matierals and Construction Limited in 1977 before its transfer to the present Owner.

In order to gain a better understanding of the history of operations, aerial imagery available on the GeoOttawa portal was reviewed. Aerial imagery prior to 1976 was unavailable; however, based on first available imagery, the quarry has existed in some capacity since at least 1976, and based on available ownership information, has likely been operating since the late 1950s. The progression of quarry operations is presented in Figures 10 through 13 below. Notably, the quarry operations appear to have expanded since that time.

It is important to highlight that as presented in the imagery the Hindu Temple located at 4835 Bank Street was developed in 1985 while the Mineral Aggregate Resource area was already in operation.



Figure 10. Historical aerial imagery of site and nearby quarry in 1976 (GeoOttawa)



Figure 11. Historical aerial imagery of site and nearby quarry in 1991 (GeoOttawa)



Figure 12. Historical aerial imagery of site and nearby quarry in 2002 (GeoOttawa)



Figure 13. Historical aerial imagery of site and nearby quarry in 2011 (GeoOttawa)

4.5 COMPATIBILITY AND MITIGATION ANALYSIS

The land uses proposed as part of the Site Plan Control application for 4835 Bank Street are permitted under the current zoning and Official Plan designations. The Hindu Temple institutional use is existing and has been operating in this location since 1985. The proposed application for site plan control is to add an assembly hall building in association with this existing Temple. As such, this is a developed site which will simply be expanded to permit the assembly hall use. The Temple use has been operating harmoniously with the nearby quarry located at 4949 Bank Street since its construction in 1985. As such, it is not anticipated that there would be issues of compatibility introduced with the construction of a new building on this property for either the existing mineral extraction or the proposed assembly hall.

Notably, in terms of traffic, the entrance to the existing Hindu Temple site and proposed assembly hall is located over 1,000 metres (at least 1 kilometer) from the access to the quarry located at 4949 Bank Street. Further, the subject site and quarry are buffered by a significant amount of treed lands located to the south of the subject site which offers visual and noise barrier between the two uses. There are also general industrial and commercial lands to the south of the subject site along Bank Street which provide additional buffer between the assembly hall and quarry.

Further, when measured from the closest point of the subject site to the quarry, the quarry falls within approximately 300 metres of the site. However, this is measured from the most southeasterly lot line of the site, which is densely treed and to remain undeveloped (refer to Figure 2 of this report). When measured from the approximate location of the proposed development, the distance between the site and quarry is approximately 400 metres. It is important to note that based on available aerial imagery, this portion of the quarry that is nearest to the subject site is buffered by surface water north of what appears to be the general extraction area. Further, the northern limit of the Bedrock Resource Area designation is at this property line. Further expansion of the quarry toward the subject site would not be anticipated or permitted under the Official Plan, thus not impacting the possibility for future extraction in this area.

The existing and proposed institutional use and assembly hall at 4835 Bank Street are appropriate and compatible for this site and will have no foreseeable impact on the current and future operation of the quarry located at 4949 Bank Street. The types of uses that may potentially be impacted due to adjacency to the pit would be residential, and short/long term type recreational and commercial uses (i.e., hotel, motel, campground). Although just outside of the 500 metre buffer area, there are examples of residential subdivisions immediately opposite the Hindu Temple site, demonstrating that more sensitive uses do in fact exist in this area. Ultimately, considering the existing place of worship use will continue and the proposed assembly hall is in association with this use, there will be no adverse impacts on the nearby quarry operations and vice versa.

5. CONCLUSION

The proposed concept plan in support of the application for Site Plan Control for a new assembly hall located at 4835 Bank Street was carefully and sensitively designed to respect the prevailing context and character of the area, including its variations in land use in the rural context. The proposed uses and concept plan provide for a situation that is compatible with and permitted in the existing context. The proposed assembly hall is an extension of the existing place of worship use, which has operated harmoniously and with no impact to the nearby quarry located at 4949 Bank Street to the southeast since its initial development in 1985.

Though still operational per MNRFR reporting, the quarry is sufficiently separated from the proposed assembly hall and existing Hindu Temple and is located within approximately 300 metres at closest point. This portion of the site is buffered by the well-treed area to the south of the site, which is designated Rural Natural Features, and there are various commercial and general industrial uses along Bank Street to the south.

The Transportation Brief and Stationary Noise Feasibility Assessment submitted for the application concluded that the conceptual development would neither impact nor be impacted by the existing quarry at 4949 Bank Street.

Respectfully submitted,

Lloyd Phillips & Associates Ltd.



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