

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

**135 Lusk St.
City of Ottawa**

**Prepared by:
RorTar Land Development Consultants**

For: Raj Patel/Hilton Home 2

RORTAR
Land Development Consultants

INTRODUCTION

1. Purpose of Report

RorTar Land Development Consultants have been retained by Raj Patel/Hampton Inn & Suites 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 10, 4M-1634 known Municipally as 135 O'Keefe Court South Nepean.

The application seeks approval to construct a 6 storey, 99 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 Fallowfield Road.

2. Site Context

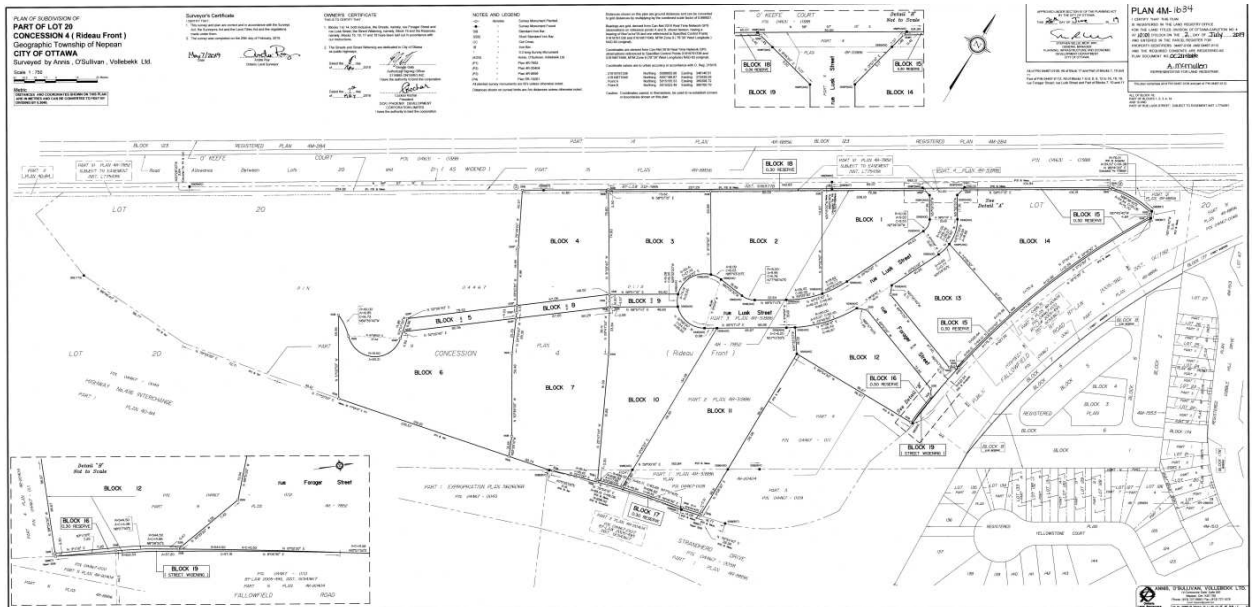
Figure 1 represents the 11-hectare O'keefe Court/Fallowfield/Highway 416 plan of subdivision (4M-1634). This plan consists of 14 development blocks plus blocks that define a stormwater management pond, the O'Keefe Municipal Drain corridor and three public streets, two of which terminate as cu-de-sacs.

The subject lands are 6201 sq.m in size and located west of Fallowfield Road, north of Highway 416. 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 immediate land use to the north 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



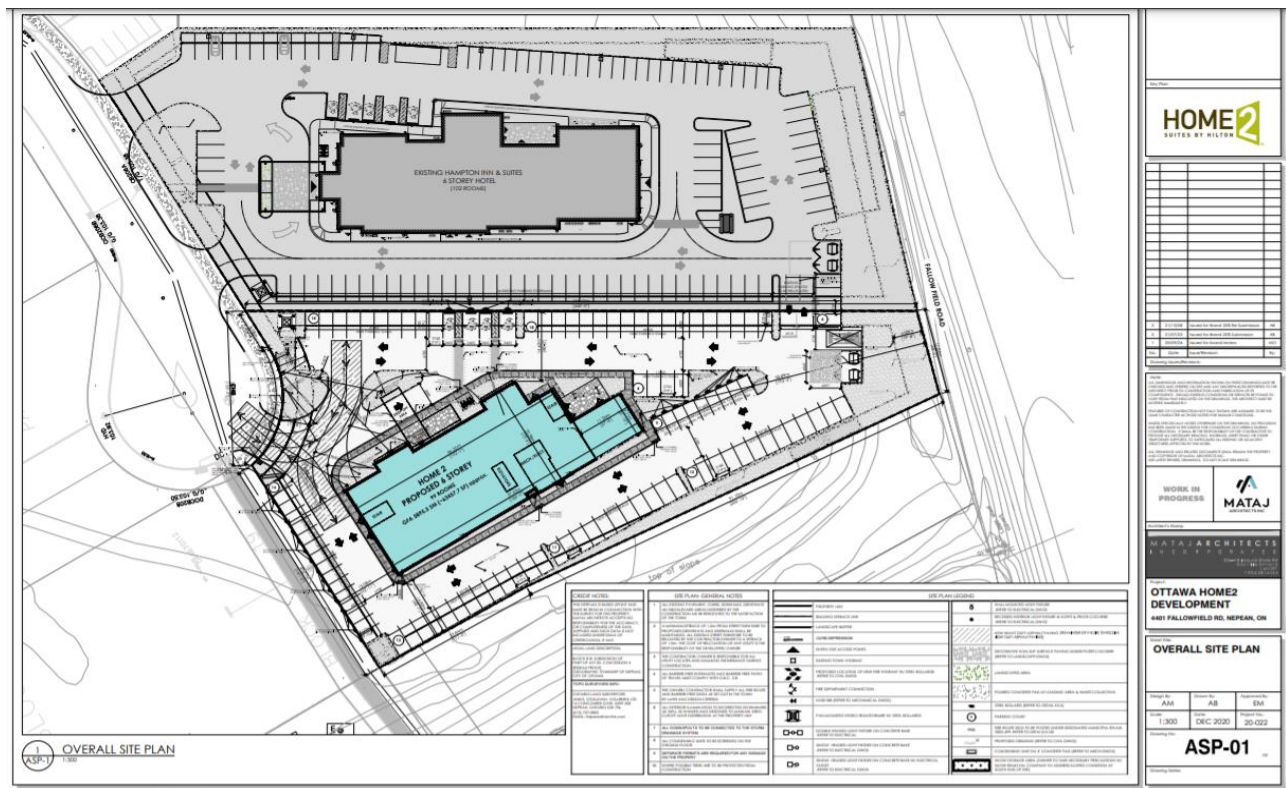
3. Development Proposal Overview

Figure 3 represents the site development concept plan for the proposed 6 storey Hilton Home 2 Hotel to be located on Block 10 of plan of subdivision. The plan features a 6 storey (18.7m height) building having a gross hotel floor area space of 5837m². The overall building length is proposed to be 57,50 m with a width of 21.37 m.

Parking for a total of 99 vehicles in conformity with zoning by-law requirements surrounds 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 at two locations on the cul-de-sac being off of O’Keefe Court and the building design features a covered pedestrian drop-off at the main entrance. The proposed parking lot has a connection with the adjacent Hampton Inn and Suites located immediately north of the property.

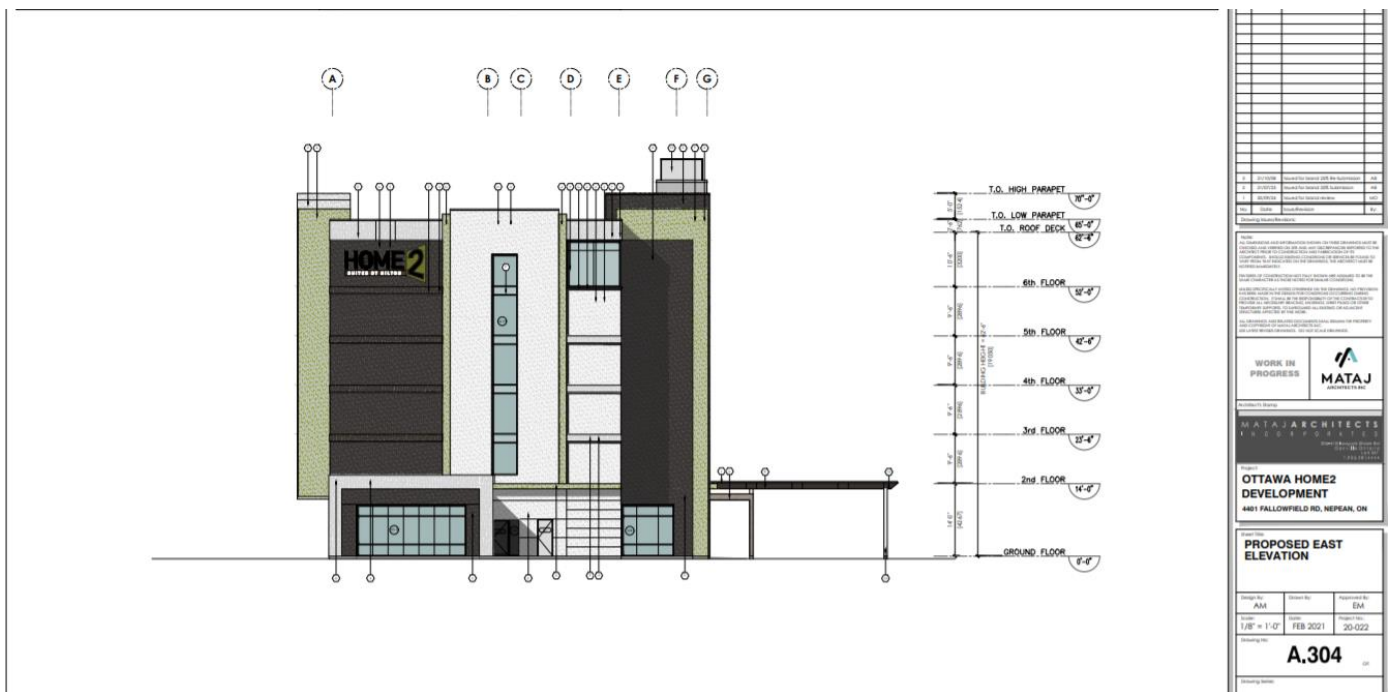
The site is served by the full subdivision street sidewalk system that will provide good connectivity both within the subdivision and ultimately, via the signaled Fallowfield Road/Strandherd Drive/CitiGate Drive intersection, to the retail shops, restaurants and other commercial services that are available 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







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(24) 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(24) zoning.

Table 1 a. Site and Building Statistics

SITE STATISTICS					
ZONING:		IP - BUSINESS PARK INDUSTRIAL (IP(22a5)(H)(24))			
COVERAGE CALCULATIONS		SM	SF	ACRES	%
TOTAL SITE AREA		4,201.0	44,747	1.532	100.0%
BUILDING AREA (MAX LOT COVERAGE= 55%)		1047	11,270	0.259	16.9%
PAVED AREA:		3736	40,214	0.923	60.2%
LANDSCAPED AREA -INCL. SIDEWALK AND PATIO:		1418	15,263	0.350	22.9%
SETBACKS (TABLE 205-IP. ZONE PROVISIONS)		MIN REQ'D (m)	PROVIDED (m)		
FRONT YARD		9.0	20.34		
REAR YARD		9.0	59.12		
INTERIOR SIDE		3.0	14.14		
INTERIOR SIDE		3.0	14.40		
WIDTH OF LANDSCAPE STRIP:					
(I) ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE		N/A	-		
(II) ABUTTING A STREET		3.0	3.0		
(III) IN ALL OTHER CASES		NO MIN	VARIES		
HEIGHT OF BUILDING		MAX	PROVIDED		
MAX 24m (PER EXCEPTION DESIGNATED W/ (H-24) (MEASURED TO FLD ROOF DECK)		24.0m	18.7		
MAX FLOOR SPACE INDEX (2)		2	0.04		
GROSS FLOOR AREA (GFA) (TOTAL AREA OF EACH FLOOR)		SM	SF		
HOTEL		5837.0	2963.0		
PLACE OF ASSEMBLY (MEETING ROOM)		0.0	0.0		
TOTAL GFA		5837.0	2963.0		
PARKING REQUIREMENTS (BASED ON TABLE 101: AREA "C" ON SCHEDULE 1A) - SPACES @ 2.75W x 5.5L (per Brand requirement) - 25% of stalls are compact stalls (size of 2.4W x 4.6L per zoning standards)		RMS/ GFA(m²)	REQ'D	PROVIDED	
-HOTEL: 1 SPACE PER GUEST UNIT -PLACE OF ASSEMBLY (1 TO PER 100sm OF GFA OF ASSEMBLY AREA)					
ROOMS:		99	99	99	
MEETING RM GFA:		0.0	0	0	
TOTAL NO. OF SPACES			99	99.0	
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)		REQ'D	PROVIDED		
76-100 PARKING SPACES, # ACCESSIBLE SPACES REQ'D		4	4		
TYPE A (W/6, MIN WIDTH=3400)		2	2		
TYPE B, MIN WIDTH=2400		2	2		
BICYCLE PARKING (BASED ON TABLE 111A (g)&(i))		REQ'D	PROVIDED		
HOTEL = 1 PER 100sm OF GFA		4	4		
ALL OTHER (ie. PLACE OF ASSEMBLY) = 1 PER 100sm OF GFA		0	0		
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) ALL OTHER USES W/ GFA FROM 3000-4999sm		REQ'D	PROVIDED		
		0	1		

Table 2 – Parking Statistics

PARKING SPACES CALCULATION				
	EXISTING	RETAINED	PROPOSED	TOTAL
EXISTING HAMPTON INN & SUITES	114	111	3	114
PROPOSED HOME2	0	0	99	99

7. Design Brief

The proposed building design and finishes are harmonious with the nearby adjacent mid-rise buildings and commercial areas. The Hilton hotel branding “Home 2” proposes a fresh colour palette with whites, 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 green accent colour, which extends vertically for the entire 6 storeys and borders 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.

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