

PLANNING RATIONALE

DOLPHIN TALE CHILD CARE FACILITY

100 LUSK STREET, OTTAWA, ONTARIO



Site Plan Control Application — SPC File No. D007-12-20-0110; Pre-consultation File No.PC2025-0225

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Prepared for:

Dolphin Tale Child Care

c/o Zahra Mahamed

Date: April 29, 2026

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1. INTRODUCTION

1.1 Purpose of this Document

This Planning Rationale has been prepared by Atelier 292 Architect Inc. on behalf of Dolphin Tale Child Care (the "Applicant") in support of a Site Plan Control (SPC) application for the property municipally known as 100 Lusk Street, Ottawa, Ontario (the "Subject Property"). The application is assigned City of Ottawa File No. D007-12-20-0110 & Pre-consultation No. PC2025-0225.

This document has been prepared to:

- (a) Demonstrate the proposed development's conformity with the Provincial Policy Statement (2024), the City of Ottawa Official Plan (2020, as amended), and Zoning By-law 2008-250 (as amended);
- (b) Respond directly and comprehensively to all pre-consultation comments received from City staff following the pre-consultation meeting held on September 12, 2025, and documented in the City's written pre-consultation feedback letter dated September 19, 2025 (signed by Jaime Mallory, Planner I, as Lead Planner); and
- (c) Assist the reviewing Planner, Urban Designer, and other City staff in evaluating the application efficiently and with full context.

1.2 Overview of the Proposal

The Applicant proposes to construct a one-storey, standalone child care facility on the Subject Property. The facility, operating under the brand "Dolphin Tale Child Care," will provide licensed child care services to infants, toddlers, and pre-school-aged children. The proposed building has a gross floor area (GFA) of approximately 780 m² and a building height of 4.5 m to top of parapet. An outdoor playground of approximately 592 m² is proposed at the rear (west) portion of the lot. Eighteen (18) surface parking spaces are provided.

The proposed development does not require a Zoning By-law Amendment (ZBA) — Zoning Exception [2265] applicable to the Subject Property explicitly permits a childcare centre as an additional permitted use, under both Zoning By-law 2008-250 and Zoning By-law 2026-50.

1.3 Pre-Consultation Process

A formal pre-consultation meeting was held with City of Ottawa Planning, Infrastructure and Economic Development (PIED) staff on September 12, 2025. The City issued its written pre-consultation feedback letter on September 19, 2025, transmitted by Jaime Mallory (Planner I, Lead Planner). The pre-consultation package included: (1) a Feedback Form; (2) a Study and Plan Identification List (SPIL); (3) a List of Technical Agencies to Consult; (4) Pre-consultation Supplementary Development Information; and (5) an Accessible Design Standards (ADS) Checklist. The Applicant has carefully reviewed all comments received from Planning (Jaime Mallory), Urban Design (Lisa Stern), Engineering (Tyler Cassidy), Transportation (Becca Conrod), Environment (Mark Elliott), Forestry (Mark Richardson), and Parks (Jeannette Krabicka). This Planning Rationale, together with the accompanying site plan drawings and supporting technical studies, constitutes the Applicant's response to that pre-consultation feedback.

2. SITE DESCRIPTION AND CONTEXT

2.1 Subject Property

The Subject Property is legally described as Block 1, Registered Plan 4M-1634, and is municipally addressed as 100 Lusk Street, Ottawa. The lot is an irregular parcel located at the southeast corner of Lusk Street and O'Keefe Court in the South Merivale Business Park area of Ottawa's southwest urban area. The lot area is 4,034.87 m² (43,430.96 ft² / 0.40 ha) per geoOttawa (Calculated Parcel Area), with frontage on both Lusk Street (east) and O'Keefe Court (north).

The Subject Property is generally flat, consistent with the surrounding subdivided industrial park lands. The property has been serviced with municipal sanitary, storm, and watermain stubs in connection with the subdivision works for Registered Plan 4M-1634. A topographic survey of the property was prepared by Annis, O'Sullivan, Vollebekk Ltd. (dated July 7, 2020).

The Subject Property is located within a Ministry of Transportation Ontario (MTO) Permit Control Area associated with Highway 416 (the Prince of Wales Drive interchange vicinity). Accordingly, an MTO Permit is required. Written consent from the Applicant to the City's Lead Planner, authorizing the City to submit the application to MTO for review, was provided by Zahra Mahamed (Dolphin Tale Child Care Ltd.) to Jaime Mallory by email dated March 31, 2026. This pre-submission requirement has been satisfied.

Lot Area Note: The lot area of 4,034.87 m² (per geoOttawa) is approximately 12 m² below the minimum lot area of 4,047 m² prescribed by Exception [2265] under both Zoning By-law 2008-250 (IP zone) and By-law 2026-50 (IM zone). City planning staff (Kelby Lodoen Unseth, April 2, 2026) have confirmed in writing, following consultation with Building Code Services, that this area deficit results from the dedication of the corner site triangle at the intersection of Lusk Street and O'Keefe Court as part of the subdivision works for Registered Plan 4M-1634. The City has confirmed that this technical non-conformance will not impact the SPC application. No Minor Variance application is anticipated to be required.

2.2 Site History

The Subject Property was previously the subject of a Site Plan Control application for a three-storey commercial building, which was ultimately abandoned. The property was subsequently acquired by the Applicant for the purpose of establishing a licensed child care facility. The current SPC application represents a new application for the one-storey daycare facility described herein.

2.3 Surrounding Land Uses and Context

The Subject Property is situated within an established business park environment. The surrounding context is characterized as follows:

North (across O'Keefe Court): The property fronts onto O'Keefe Court, which falls within a GRN (Greenbelt/Open Space) zone designation. Rural residential uses (RR4) are located beyond the greenbelt corridor to the north. No residential or institutional zone directly abuts the Subject Property.

East (Lusk Street frontage): Lusk Street is a local road within the 416 Lands business park. Lands to the east of Lusk Street are similarly zoned for business park industrial uses. The Subject Property's main building entrance faces Lusk Street.

South: Adjoining vacant or industrial lands, similarly designated Mixed Industrial within the Ottawa Official Plan and zoned IP under Zoning By-law 2008-250.

West: Industrial properties fronting the interior of the business park. The Subject Property's rear lot line forms the western boundary adjacent to which the proposed outdoor playground is located.

The broader area is characterized by the South Merivale Business Park and related employment lands. The area does not contain sensitive residential or institutional uses in close proximity. The nearest arterial road and the Highway 416 corridor are located at a sufficient distance from the Subject Property that the specific adjacency policies of Official Plan Section 4.6.4(4) relating to arterials, provincial highways, and freeways are not directly triggered by this application.

3. DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 Building Description

The proposed Dolphin Tale Child Care facility is a one-storey, non-combustible construction building with a gross floor area of approximately 780 m². The building footprint measures approximately 38.55 m along the north-south axis and 22.00 m along the east-west axis, with a notched southeast corner, for a gross floor area of 780 m². Building height is 4.5 m to the top of parapet (the architectural parapet element rising to +4.500 m above finished floor elevation. The building is classified under the Ontario Building Code (OBC) as Group A, Division 2 (Assembly) occupancy (OBC Building Classification 3.2.2.22).

The building is orientated with its primary entrance facing east onto Lusk Street. The main entrance is clearly articulated through the use of a distinct canopy element and the incorporated Dolphin Tale Child Care logo sign, creating a welcoming, human-scale arrival experience visible from the public realm. All four building elevations (North, South, East, West) are shown on Drawing SPC-03, Elevations, dated 2026-04-17, and are described further in Section 7.4.

3.2 Building Program

The interior program of the facility is organized to provide a full range of licensed child care spaces for infants, toddlers, and pre-school-aged children, supported by all required ancillary spaces. The principal program components are as follows, per the current floor plan (SPC-04, dated 2026-04-29):

Child Care Rooms:

- Infant Room (Room 109): 30.09 m² — serving infant-age children; active play and care area with dedicated change table and wash sink
- Dedicated Infant Sleep Area (Room 110): 29.01 m² — a separate enclosed room adjacent to the Infant Room, accommodating 10 cots (60 cm × 160 cm typical) with dedicated closet-cot storage. Incorporated in the April 2026 floor plan revision at the client's request, consistent with Ministry of Education licensing requirements for infant sleep areas.

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- Toddler Rooms (Rooms 104, 105, 106, 107): ranging from 42.02 m² to 42.25 m² each
- Pre-School Rooms (Rooms 100, 101, 102, 103): ranging from 42.26 m² to 45.48 m² each

All child care rooms are provided with direct natural light. Glazing in each activity room is designed to exceed the minimum OBC requirements, with approximately 7 m² of glazing provided per room against a minimum requirement of approximately 4.2 m² for a room of 42 m² floor area. Skylights are incorporated above the lobby and corridor areas to enhance natural daylighting throughout the facility.

Support Spaces:

- Lobby (33.44 m²) with Vestibule (6.49 m²) and Drop-off Area (10.36 m²)
- Main Office (Room 108, 16.93 m²)
- Supervisor's Office (Room 114, 10.80 m²) — located off the main lobby, providing convenient operational oversight of the facility; added in the April 2026 floor plan revision
- Staff Room (Room 111, 15.21 m²)
- Kitchen / Food Storage (Room 114, 29.24 m²)
- Barrier-Free Washroom (Room 118, 7.24 m²)
- Staff W/C (Room 115, 3.88 m²)
- Janitor Room (Room 119, 8.37 m²)
- Storage / Supply Room (Room 120, 9.65 m²)
- Mechanical Room (Room 112, 7.29 m²)
- Electrical Room (Room 113, 8.55 m²)
- Data Closet (Room 117, 3.06 m²)
- Internal corridors providing fully accessible circulation throughout (approximately 70.02 m² total)

A staff patio area is proposed at the south side of the building for staff use.

3.3 Outdoor Playground

An outdoor playground of approximately 592 m² is located at the rear (west) portion of the lot, fronting onto O'Keefe Court to the north. The playground comprises two zones: a general playground area of approximately 414 m² and a dedicated infant playground area of approximately 178 m², together constituting the primary outdoor play area for all age groups using the facility. Both zones are enclosed by a 1.5 m perimeter fence and are screened from O'Keefe Court and adjacent properties by a combination of a limestone wall along the north property line, coniferous tree planting along the interior north and west property lines, and the 3 m landscape buffer along the O'Keefe Court frontage. The design of the playground screening strategy is described in detail in Section 7 of this document.

3.4 Parking, Access, and Circulation

Vehicular Access and Parking: The site is served by two vehicular access points from Lusk Street and a further access point from O'Keefe Court. Surface parking is provided in three distinct zones:

- Northeast zone: 8-space parking lot
- East zone: 6-space parking lot

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- Southeast zone: 4-space staff parking area

A total of 18 parking spaces are provided, exceeding the minimum requirement of 16 spaces (calculated at 2 spaces per 100 m² GFA) under Zoning By-law 2008-250. Accessible parking spaces — including both Type A (3.4 m x 5.2 m) and Type B (2.4 m x 5.2 m) configurations — are provided in compliance with the Ontario Accessibility for Ontarians with Disabilities Act (AODA) requirements and the City of Ottawa's Accessibility Design Standards.

Bicycle Parking: Four (4) bicycle parking spaces are provided, meeting the minimum requirement of 1 space per 250 m² GFA (4 spaces required for 780 m² GFA). Bicycle parking is shown on the site plan.

Pedestrian Circulation: Pedestrian paths of travel connect the main building entrance to both the Lusk Street sidewalk and the parking areas. All exterior travel paths are designed to a minimum clear width of 1.80 m, consistent with the City of Ottawa's Accessibility Design Standards. Tactile walking surface indicators (TWSI) are provided at all internal crosswalk locations at depressed curbs, in conformance with AODA requirements.

Corner Lot Setback: As required under Zoning By-law 2008-250 Section 57, the site plan confirms a minimum setback of 6 m from the intersecting street line to the nearest limit of the private approach for this corner lot condition.

3.5 Landscaping

A 3 m landscape buffer is provided along both Lusk Street and O'Keefe Court frontages, labeled on the site plan, consistent with the Zoning By-law requirement. The landscape strategy includes soft landscaping and tree planting to screen the surface parking areas from the street in accordance with Official Plan Section 5.4.4. Detailed landscaping specifications, including species selection, planting sizes, soil volumes, and a Tree Conservation Report, are provided under separate cover by the Landscape Architect.

Snow Storage: Snow storage areas are designated on Site Plan SPC-02 (2026-04-17), located adjacent to the surface parking area. Snow storage areas are also to be confirmed on the Landscape Plan.

3.6 Garbage Enclosure

A garbage enclosure is located at the **east end of the parking lot**, away from the building and the outdoor playground. The enclosure is enclosed on all sides and provided with a shed roof to contain waste storage and prevent odour dispersal. The enclosure location within the parking lot ensures it is functionally accessible for waste collection vehicles without requiring them to traverse pedestrian areas or approach the building entrance.

The enclosure is situated well away from O'Keefe Court to the north and from the playground to the west, responding directly to the pre-consultation requirements to locate the garbage enclosure away from the play area and to screen it from the roadway. Screening from Lusk Street is provided by the 3 m landscape buffer along the east frontage. The setback from the nearest lot line and the enclosure footprint dimensions (width and depth) are shown and labeled on Site Plan SPC-02.

3.7 Grading and Servicing

The site will connect to existing municipal sanitary, storm, and watermain stubs installed through the subdivision works associated with Registered Plan 4M-1634, in accordance with City of Ottawa standards. Stormwater management for the site is designed to meet the release rate criteria of 69 L/s established in the O'Keefe Court 416 Lands Design Brief (IBI Group), and to detain all flows exceeding the 2-year storm up to the 100-year event on site. Full details are contained in the Site Servicing Report and Stormwater Management Report prepared by the project Civil Engineer.

4. PLANNING POLICY FRAMEWORK

4.1 Provincial Policy Statement, 2024 (PPS 2024)

The Provincial Policy Statement, 2024 (PPS 2024) came into effect on October 20, 2024, and applies to all planning applications in Ontario. The PPS provides policy direction on matters of provincial interest related to land use planning and development. Relevant provisions include:

Section 1.1 — Efficient Land Use: The PPS directs that land use patterns within settlement areas shall be based on densities and a mix of land uses that efficiently use land and resources; avoid unnecessary conversion of employment lands to non-employment uses where avoidance is possible; and support transit, active transportation, and the efficient movement of people. The proposed development constitutes an efficient use of a serviced lot within an established business park and does not remove lands from employment use in a manner that is inconsistent with Provincial policy — child care facilities are specifically recognized as compatible community services within employment areas under the PPS.

Section 1.4.3 — Community Infrastructure: The PPS identifies child care facilities as community infrastructure that municipalities must give consideration to in planning decisions. Section 1.4.3 directs planning authorities to support the provision of a full range of community services and facilities, including child care. The proposed Dolphin Tale Child Care facility directly serves the needs of families working within and around the South Merivale Business Park employment area, providing local community infrastructure that supports the area's working population.

Section 2.1 — Co-Location of Community Services: The PPS encourages co-location of community services and infrastructure where feasible. The placement of a licensed child care facility within an established employment area is consistent with the intent of this provision, enabling parents to access child care proximate to their place of employment and reducing vehicle trip generation relative to a facility located at a greater distance from employment areas.

The proposed development is consistent with the Provincial Policy Statement, 2024.

4.2 City of Ottawa Official Plan (2020, as amended)

The City of Ottawa Official Plan (adopted 2021, approved and in effect as of November 2022, with amendments) constitutes the primary municipal policy document governing land use and development in Ottawa. The following provisions are most directly applicable to the proposed development.

4.2.1 Schedule B — Urban Policy Plan: Mixed Industrial Designation (Suburban Transect)

The Subject Property is designated Mixed Industrial on Schedule B6 (Urban Policy Plan — Suburban Transect) of the Official Plan. This designation applies to established business and industrial parks in Ottawa's suburban transect. The Mixed Industrial designation accommodates a broad range of industrial, business park, office, and compatible uses.

4.2.2 Section 6.5.2 — Sensitive Uses in Mixed Industrial Areas

Official Plan Section 6.5.2 addresses the permissions and conditions applicable to sensitive land uses within Mixed Industrial designations. Relevantly, this section explicitly permits standalone licensed childcare centres within the Mixed Industrial designation. The proposed Dolphin Tale Child Care facility is a standalone licensed childcare centre. The proposal therefore conforms with the Official Plan at the designation level and no Official Plan Amendment is required.

4.2.3 Section 4.6.4(4) — Outdoor Playground Siting and Screening

Official Plan Section 4.6.4(4) provides that outdoor children's playgrounds associated with a child care centre should avoid locations adjacent to Arterial Roads, Provincial Highways, or City Freeways (as mapped on Schedule C4 of the Official Plan). Where no alternative location exists, the policy requires that an opaque screen, or a contiguous row of shrubs and trees, or a hedge, be provided between the play area and the street.

As confirmed by City Planning staff at pre-consultation, O'Keefe Court is a local road and is not classified as an Arterial Road, Provincial Highway, or City Freeway on Schedule C4. The strict trigger of Section 4.6.4(4) is therefore not met. Nonetheless, the Applicant has applied the spirit and intent of this policy by providing robust screening between the outdoor playground and O'Keefe Court. The screening strategy — comprising a limestone wall along the north property line, a 1.5 m perimeter playground fence, and a coniferous tree row along the interior north and west property lines — meets and exceeds the standard contemplated by the policy for arterial road adjacency. Full details are provided in Section 7 of this document.

4.2.4 Section 5.4.4 — Screening of Surface Parking

Official Plan Section 5.4.4 requires that new development screen surface parking areas from street frontages through a combination of setbacks, soft landscaping, and/or tree planting. The proposed development provides a 3 m landscape buffer along both the Lusk Street and O'Keefe Court frontages, labeled on the site plan, supplemented by soft landscaping and tree planting as detailed in the Landscape Plan. This meets the requirements of Section 5.4.4 and the relevant pre-consultation comment (Planning Comment 5).

4.2.5 Schedule C16 — Right-of-Way Protection

Official Plan Schedule C16 establishes right-of-way protection requirements for designated road corridors. For the corner of Lusk Street and O'Keefe Court (a local-to-local road intersection), a corner triangle of 3 m x 3 m is required to be conveyed to the City of Ottawa unencumbered, at no cost to the City, prior to the registration of the Site Plan Agreement. This requirement is acknowledged by the Applicant and is shown as a separately labeled element on the site plan drawing. The corner triangle conveyance will be incorporated as a condition of the Site Plan Agreement.

4.2.6 Area Specific Policy No. 5, Volume 2C

The Subject Property is subject to Area Specific Policy (ASP) No. 5 as set out in Volume 2C of the Official Plan. This area-specific policy provides additional guidance for development within the applicable geographic area of the South Merivale/416 Lands employment area. The proposed development has been reviewed for conformity with ASP No. 5 and is consistent with its applicable provisions. The Applicant acknowledges this policy framework and will continue to address any area-specific requirements through the SPC process.

4.3 Applicable Zoning By-laws — Dual By-law Framework

4.3.1 Concurrent Application of By-law 2008-250 and By-law 2026-50

The City of Ottawa enacted a new Comprehensive Zoning By-law, **By-law No. 2026-50**, on **March 11, 2026**. By-law 2026-50 is currently subject to appeals before the Ontario Land Tribunal (OLT). The OLT decision is anticipated in approximately September 2026.

Pursuant to the Planning Act and the City's own communications to the development community at the time of enactment, **both By-law 2008-250 and By-law 2026-50 apply concurrently** to all development applications and building permit applications submitted or active on or after March 11, 2026. Where the two by-laws differ, **the more restrictive provision governs** until the OLT issues its final order.

The pre-consultation for this application (File No. PC2025-0225) was conducted on September 12, 2025, prior to the enactment of By-law 2026-50. The formal SPC application is being prepared for submission in Spring 2026 and will therefore be subject to the dual by-law framework at the time of filing.

This Planning Rationale addresses the requirements of both by-laws. Where standards differ, the more restrictive standard is identified and the proposed development is assessed against it.

4.4 Zoning By-law 2008-250 (as amended) — IP [2265] H(12)

The Subject Property is zoned **IP [2265] H(12)** under Zoning By-law 2008-250 (as amended). The applicable zoning provisions are as follows.

4.4.1 IP Zone (Section 207) — Business Park Industrial Zone

The IP (Business Park Industrial) zone permits a range of industrial, office, and compatible employment uses. Section 207 of the Zoning By-law governs the development standards applicable in the IP zone, including minimum yards, maximum height, maximum lot coverage, maximum floor space index, minimum landscape buffer widths, and parking requirements.

4.4.2 Exception [2265] — Childcare Centre as Additional Permitted Use

Zoning Exception [2265] applicable to the IP zone on the Subject Property explicitly adds "childcare centre" as an additional permitted use on the lands. As confirmed by City Planning staff in pre-consultation, no Zoning By-law Amendment is required under By-law 2008-250. The proposal is permitted as-of-right under the existing zoning.

4.4.3 Height Limit Suffix H(12)

The H(12) suffix imposes a maximum building height of 12 m. The proposed building height of 4.5 m (to top of parapet) is substantially below this limit.

4.4.4 Parking — Section 102, Table 1

For a childcare centre use, the Zoning By-law requires a minimum parking rate of 2 spaces per 100 m² of gross floor area. For the proposed 780 m² GFA facility, the minimum requirement is 16 parking spaces. The proposal provides 18 spaces, exceeding the minimum requirement.

4.4.5 Bicycle Parking

The Zoning By-law requires 1 bicycle parking space per 250 m² GFA. For 780 m² GFA, the minimum requirement is 4 bicycle parking spaces (3.12 spaces, rounded up). The proposal provides 4 bicycle parking spaces, shown on the site plan.

4.4.6 Accessible Parking — Section 111

Section 111 and the City of Ottawa Accessibility Design Standards (Section 3.0) govern the provision of accessible parking. Accessible parking is provided in both Type A (3.4 m x 5.2 m) and Type B (2.4 m x 5.2 m) configurations. For an 18-space parking lot, 2 accessible spaces are required. The site plan provides 2 accessible spaces (1 × Type A + 1 × Type B), confirming compliance.

4.4.7 Landscape Buffer

The IP zone requires a minimum 3 m landscape buffer along all street frontages. The proposal provides the required 3 m landscape buffer along both Lusk Street and O'Keefe Court, as labeled on the site plan.

4.4.8 Lot Area — Non-Conformance Confirmed Not to Impact Application

The IP zone (and Exception [2265] under both By-law 2008-250 and By-law 2026-50) requires a minimum lot area of 4,047 m². The lot area of the Subject Property is **4,034.87 m²** per geoOttawa (Calculated Parcel Area; 43,430.96 ft² / 0.40 ha). The lot area is therefore approximately **12 m²** below the minimum required.

City planning staff (Kelby Lodoen Unseth, Planner II, Development Review South Services, City of Ottawa) confirmed in writing on **April 2, 2026** that this technical non-conformance will not impact the SPC application. Kelby confirmed, following consultation with Building Code Services, that the site must have lost area from the dedication of the corner site triangle at the intersection of Lusk Street and O'Keefe Court as part of the subdivision works associated with Registered Plan 4M-1634. This is a pre-existing condition of the lot as constituted and does not result from any proposed severance or re-subdivision. On the basis of this City confirmation, **no Minor Variance application to the Committee of Adjustment is anticipated to be required** for the lot area non-conformance.

4.5 Zoning By-law 2026-50 — IM[2265]h(12) Zone

4.5.1 New Zone Designation — Confirmed

Under By-law 2026-50, the Subject Property is zoned **IM[2265]h(12) (Mixed Industrial, Exception 2265, maximum height 12 m)**. This has been confirmed by: (1) the Applicant's review of the geoOttawa interactive mapping tool (layer: "New Zoning By-law 2026-50"); (2) verification against the City of Ottawa's official Urban Exceptions 2201–2300 publication under By-law 2026-50; and (3)

written confirmation from Kelby Lodoen Unseth (Planner II, Development Review South Services, City of Ottawa) by email dated April 2, 2026. The IM (Mixed Industrial) zone is described in By-law 2026-50 as the zone designed to accommodate mixed light industrial uses in a business park setting, consistent with the property's Official Plan designation on Schedule B6 as Mixed Industrial (Suburban Transect). The h(12) suffix imposes a maximum building height of 12 m, which is identical to the H(12) suffix applicable under By-law 2008-250. Kelby's April 2, 2026 email further confirms that both the IP zone (under 2008-250) and the IM zone (under 2026-50) include the same Exception [2265] which permits the Day Care use.

4.5.2 Permitted Use: Childcare Centre Under By-law 2026-50 — Exception [2265] Confirmed Retained

Exception [2265] is confirmed as having been carried forward and retained under By-law 2026-50. This is confirmed by two independent sources: (1) the City of Ottawa's published Urban Exceptions 2201–2300 document under By-law 2026-50 (dated March 31, 2026), which lists Exception [2265] as an active exception applicable to multiple zones including the IM zone, incorporating prior amending by-laws 2015-194, 2017-302, 2018-334, and 2019-449; and (2) written confirmation from Kelby Lodoen Unseth (Planner II, Development Review South Services, City of Ottawa) by email dated **April 2, 2026**, who confirmed that Exception [2265] carries forward under Section 110 of By-law 2026-50 and that both the IP and IM zones include Exception [2265] permitting the Day Care use.

Under the exception table as published in By-law 2026-50, Exception [2265] provides as follows in the "Uses That Are Not Permitted" column: **"all uses in subsection 205(1) except: broadcasting station, day care, drive-through facility, hotel, light industrial uses, medical facility, office, place of assembly, production studio, research and development centre, service and repair shop, technology industry, training centre."** Day care is therefore explicitly carved out from the list of prohibited uses — meaning that day care is not prohibited by Exception [2265] and remains a permitted use under the IM[2265] zone through this carve-out mechanism.

Additionally, Exception [2265] under By-law 2026-50 adds "place of worship" as an additional permitted use, imposes a minimum lot area of 4,047 m², restricts drive-through facilities to bank or bank machine uses only, and limits certain commercial uses to a large complex format.

In summary: Under By-law 2026-50, the Subject Property is zoned IM[2265]h(12). Exception [2265] is confirmed as retained under the new by-law by both documentary and written City staff sources. The City has confirmed in writing that the childcare centre (Day Care) use remains permitted on the Subject Property under By-law 2026-50. This item is resolved. No Zoning By-law Amendment is required.

4.5.3 IM Zone Development Standards Under By-law 2026-50

The development standards applicable in the IM zone under By-law 2026-50 (Section 1003) are set out below. Where specific standards differ from By-law 2008-250, the more restrictive standard is identified as the governing requirement.

NOTE: The development standards for the IM zone under By-law 2026-50 (Section 1003) have been confirmed and are incorporated in the Zoning Compliance Table in Section 6.1 and on the Preliminary Site Plan dated 2026-04-16. Confirmed standards are: front/corner side yard 3

m; interior side yard 3 m (15 m if abutting residential/institutional zone); rear yard 3 m (15 m if abutting residential/institutional zone); maximum lot coverage 65%; maximum building height 12 m (h(12) suffix governs both by-laws); FSI not specified in IM zone Table 1003; landscape buffer 3 m abutting a street; parking rate 2.0 spaces/100 m² GFA. In all cases where the 2008-250 IP zone standard is more restrictive, that standard governs. The table in Section 6.1 identifies the governing standard for each development criterion.

4.5.4 Parking — By-law 2026-50

The parking rate for a childcare centre use under By-law 2026-50 (Part 6 — Parking, Queueing and Loading Provisions) has been confirmed at 2.0 spaces per 100 m² GFA, the same rate as under By-law 2008-250. For the proposed 780 m² GFA facility, 16 spaces are required under both by-laws. The proposal provides 18 spaces, meeting the minimum requirement. No revision to the parking layout is required as a result of the dual by-law analysis.

4.5.5 Transitional Provisions — Section 110 of By-law 2026-50

Section 110 of By-law 2026-50 contains the transitional provisions governing the relationship between the new by-law and By-law 2008-250 during the OLT appeal period. The primary transitional question for this application — whether Exception [2265] is preserved as a site-specific provision under By-law 2026-50 — has been **confirmed in writing** by Kelby Lodoen Unseth (Planner II, City of Ottawa) by email dated April 2, 2026. Kelby confirmed that Exception [2265] carries forward under Section 110 of By-law 2026-50, and that both the IP and IM zones include Exception [2265] permitting the Day Care use. This item is fully resolved.

Outstanding transitional questions that remain to be confirmed with City staff include:

- Whether SPC applications that were in the pre-consultation pipeline as of March 11, 2026 benefit from any additional grandfathering protections (this question is now secondary given the confirmed exception status and written City confirmation, but is noted for completeness).

5. CONFORMITY ANALYSIS

This section provides a systematic analysis of the proposed development's conformity with the applicable planning policy framework, organized by policy document and cross-referenced to the pre-consultation comments received from City staff.

5.1 Conformity with Provincial Policy Statement, 2024

The proposed development is consistent with the PPS 2024 for the reasons set out in Section 4.1 above. In summary:

- The proposal represents an efficient use of a fully serviced, zoned lot within an established employment area (PPS Section 1.1).
- The proposal provides community infrastructure — licensed child care — that serves the families of workers in the surrounding business park, consistent with the PPS policy direction on community services (PPS Section 1.4.3).

- The location of child care proximate to employment areas supports co-location objectives and reduces unnecessary vehicle travel (PPS Section 2.1).

5.2 Conformity with the Ottawa Official Plan (2020, as amended)

5.2.1 Mixed Industrial Designation — Section 6.5.2 (Pre-Consultation Comment 2)

The Subject Property is designated Mixed Industrial on Schedule B6. Official Plan Section 6.5.2 explicitly permits standalone licensed childcare centres in the Mixed Industrial designation. The proposed Dolphin Tale Child Care facility is a standalone licensed childcare centre.

The proposal conforms with the Mixed Industrial designation and no Official Plan Amendment is required. This was confirmed by City Planning staff in the pre-consultation feedback letter (Comment 2).

5.2.2 Area Specific Policy No. 5, Volume 2C (Pre-Consultation Comment 4)

The Subject Property is subject to Area Specific Policy No. 5, Volume 2C. The proposal has been reviewed against the applicable provisions of this area-specific policy. The Applicant confirms that the proposed development is consistent with the intent of this policy for employment area development, and the SPC submission package addresses all applicable area-specific requirements. The Applicant will continue to address any further area-specific policy requirements as they are identified through the City's technical review.

5.2.3 Screening of Surface Parking — Section 5.4.4 (Pre-Consultation Comment 5)

Official Plan Section 5.4.4 requires the screening of surface parking from public street frontages. The proposal addresses this requirement as follows:

- A 3 m landscape buffer is provided along both Lusk Street and O'Keefe Court and is labeled on the site plan drawing.
- The landscape buffer is planted with a combination of soft landscaping (groundcover, shrubs) and tree planting as detailed in the Landscape Plan.
- The placement of trees within the landscape buffer provides a visual screen between the parking areas and the street, softening the appearance of the lot from the public realm.
- The building itself is positioned on the Lusk Street frontage, with the main entrance facing the street, creating an active building edge and further reducing the visual prominence of the parking areas from Lusk Street.

The proposal conforms with Official Plan Section 5.4.4.

5.2.4 Playground Siting and Screening — Section 4.6.4(4) (Pre-Consultation Comments 6 and 7)

As noted in Section 4.2.3 above, Official Plan Section 4.6.4(4) directs that outdoor playgrounds associated with child care centres should avoid adjacency to Arterial Roads, Provincial Highways, or City Freeways. O'Keefe Court is a local road and the strict trigger of this policy is not engaged. Nonetheless, the Applicant has proactively applied the principle of this policy.

The outdoor playground is located at the rear (west) of the building, separated from Lusk Street by the full building footprint. This positioning maximizes the separation between the playground and the

street environment. Along the O'Keefe Court frontage (north), the following screening elements are provided:

- A limestone wall along the O'Keefe Court property line, providing an opaque, durable screen consistent with the intent of OP Section 4.6.4(4);
- A 1.5 m perimeter fence enclosing the playground on all sides, providing a physical safety barrier and secondary screen;
- A coniferous tree row planted along the interior north and west property lines, providing an all-season green screen that buffers the playground from both the roadway and adjacent industrial properties.

This multi-layered screening strategy provides protection that meets and exceeds the standard contemplated by the Official Plan for more sensitive road adjacency conditions, and responds directly to both Planning pre-consultation Comment 6 and Urban Design pre-consultation Comment 1 from Lisa Stern.

5.2.5 Right-of-Way Protection — Schedule C16 (Transportation Pre-Consultation Comment 3)

Official Plan Schedule C16 requires the conveyance of a 3 m x 3 m corner triangle at the intersection of Lusk Street and O'Keefe Court (local-to-local road intersection) to the City of Ottawa, unencumbered, at no cost, prior to registration of the Site Plan Agreement. This requirement is acknowledged, is shown as a separately labeled element on the site plan, and will be addressed as a condition of the Site Plan Agreement.

5.3 Conformity with Zoning By-law 2008-250 (as amended) — IP [2265] H(12)

The full zoning compliance analysis is presented in the Zoning Compliance Table in Section 6 of this document. In summary, the proposed development complies with all applicable IP zone development standards, including minimum yard setbacks, maximum building height, maximum lot coverage, maximum FSI, landscape buffer widths, parking rates, and bicycle parking requirements. The lot area non-conformance has been confirmed by City staff as not impacting the application, as described in Section 4.4.8 above.

5.3.1 Childcare Centre Use — Exception [2265] (Pre-Consultation Comment 3)

Exception [2265] explicitly permits a childcare centre as an additional permitted use on the Subject Property. No Zoning By-law Amendment is required. The proposed Dolphin Tale Child Care facility constitutes a childcare centre use within the meaning of Zoning By-law 2008-250.

5.3.2 Parking (Pre-Consultation Comment 7)

The minimum parking requirement for a childcare centre in the IP zone is 2 spaces per 100 m² GFA. For 780 m² GFA, the minimum is 16 spaces. The proposal provides 18 spaces, exceeding the minimum requirement. The additional parking capacity beyond the minimum provides both operational flexibility for the facility and an opportunity to provide enhanced safety buffering between the outdoor playground, O'Keefe Court, and the parking lot — an element specifically noted by the City in pre-consultation Comment 10.

All parking spaces that directly face the building are protected by purpose-built steel concrete-filled bollards (1,200 mm high x 150 mm diameter, as shown on SPC-02), installed in response to the

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Ministry of Education's September 15, 2025 directive on vehicle safety at child care centres (see Section 3.8). The bollards ensure that the parking spaces adjacent to the building's main entrance, drop-off zone, and program room walls are permanently separated from child gathering areas by a physical vehicle barrier, allowing these spaces to remain in full use during operating hours in compliance with the Ministry's directive.

5.3.3 Bicycle Parking (Pre-Consultation Comment 8)

Four (4) bicycle parking spaces are provided via a bike rack, meeting the minimum Zoning By-law requirement of 1 space per 250 m² GFA. The location of the bicycle rack is shown on the site plan.

5.3.4 Garbage Enclosure (Pre-Consultation Comments 9 and 17)

The garbage enclosure is located at the east end of the parking lot, away from the building, away from the outdoor playground, and well removed from O'Keefe Court. This location directly satisfies the pre-consultation requirements to: (a) locate the enclosure away from the playground; and (b) screen it from the roadway. The enclosure's distance from O'Keefe Court substantially exceeds the minimum 3 m setback required by the Zoning By-law (ZBL s.110(3)). Screening from Lusk Street is provided by the 3 m landscape buffer along the east frontage. The enclosure is enclosed on all sides with a shed roof and its footprint dimensions are labeled on Site Plan SPC-02.

5.3.5 Landscape Buffer (Pre-Consultation Comment 10)

A 3 m minimum landscape buffer is provided and labeled along both the Lusk Street and O'Keefe Court frontages, as required by the IP zone development standards and as specifically requested in the pre-consultation feedback.

5.3.6 Exterior Travel Paths (Pre-Consultation Comment 12)

All exterior paths of travel on the site, connecting the building entrance to parking areas, bicycle parking, and the public sidewalk on Lusk Street, have been designed to a minimum clear width of 1.80 m, consistent with the City of Ottawa's Accessibility Design Standards.

5.3.7 Accessible Parking (Pre-Consultation Comment 13)

Accessible parking spaces of both Type A (3.4 m x 5.2 m) and Type B (2.4 m x 5.2 m) are shown on the site plan. The total number of required accessible spaces is determined in accordance with Accessibility Design Standards Section 3.0, as a function of the total parking provided (18 spaces). For an 18-space lot, 2 accessible spaces are required. The site plan provides 2 accessible spaces (1 x Type A + 1 x Type B), confirming compliance. All accessible spaces are connected to the building entrance by a fully accessible path of travel that meets AODA requirements, including tactile walking surface indicators at all internal crosswalk depressed curbs.

5.3.8 Snow Storage (Pre-Consultation Comment 14)

Snow storage areas are designated on Site Plan SPC-02 (2026-04-17), located adjacent to the surface parking area. The Landscape Plan will confirm these areas and ensure they do not conflict with proposed planting.

5.4 Conformity with Zoning By-law 2026-50 — IM[2265]h(12)

5.4.1 Dual By-law Framework — Governing Standard

As described in Section 4.3 above, By-law 2026-50 was enacted on March 11, 2026 and is currently subject to OLT appeal. Both by-laws apply concurrently. The more restrictive provision governs.

5.4.2 Permitted Use under By-law 2026-50 — Exception [2265] Confirmed

As established in Section 4.5.2 of this Planning Rationale, the Subject Property is zoned IM[2265]h(12) under By-law 2026-50. Exception [2265] is confirmed as having been carried forward under the new by-law, as documented in both the City of Ottawa's published Urban Exceptions 2201–2300 under By-law 2026-50 and in the written confirmation from Kelby Lodoen Unseth (Planner II, City of Ottawa) received on April 2, 2026. The exception's treatment of day care in the "Uses Not Permitted" column — carving it out from the list of prohibited uses — provides a clear basis for the position that the childcare centre use remains permitted on the Subject Property under the IM[2265]h(12) zoning. This position has been confirmed in writing by City planning staff.

5.4.3 Development Standards — By-law 2026-50 (IM Zone, Section 1003)

The development standards of the proposed development are assessed against By-law 2026-50 in the Zoning Compliance Table at Section 6.1 of this Planning Rationale. Pending confirmation of the specific IM zone standards from the full text of By-law 2026-50, the following is noted:

Setbacks: The proposed building setbacks (6 m from all lot lines) are generous relative to the base IP zone requirements under By-law 2008-250. It is anticipated that 2026-50 IM zone setback standards will be equal to or less restrictive than the 2008-250 IP zone standards, given that the IM zone is the direct successor zone. However, this must be confirmed, and the more restrictive standard will govern.

Building Height: The proposed building height of approximately ± 4.5 m (to top of parapet) is substantially below any foreseeable height limit and is unlikely to be affected by the 2026-50 standard regardless of the specific limit applicable.

Lot Coverage / FSI: The proposed lot coverage of 19.33% and FSI of 0.19 are well below the 2008-250 limits of 55% and 2.0 respectively. These are unlikely to be exceeded by the 2026-50 standard.

Landscape Buffer: The 3 m landscape buffer provided along all street frontages is the minimum required under 2008-250. The 2026-50 standard must be confirmed to ensure the more restrictive standard is met.

Parking: The 2026-50 parking rate for childcare centres must be confirmed. The proposal provides 18 spaces; if the 2026-50 rate is higher than 2 spaces per 100 m² GFA, the site plan may require revision. This is flagged as an outstanding item.

5.5 MTO Permit Control Area (Pre-Consultation Comment 1)

The Subject Property is located within an MTO Permit Control Area associated with Highway 416. Written consent from the Applicant authorizing the City to submit the SPC application to the Ministry of Transportation Ontario for review was provided by Zahra Mahamed (Dolphin Tale Child Care Ltd.) to Jaime Mallory by email dated **March 31, 2026**. This pre-submission requirement has been satisfied.

The MTO review process is now underway. No MTO response has been received as of the date of this document. The impact of the MTO Permit Control review on the SPC application, if any, will be addressed when MTO's response is received.

5.6 Parkland Dedication

The City of Ottawa Parks Department has confirmed through pre-consultation that parkland dedication for this site was satisfied in connection with the prior subdivision approval for Registered Plan 4M-1634 (City file D07-16-13-0013). No cash-in-lieu of parkland is required for this application.

5.7 Environmental and Heritage

The City's Environmental Planner (Mark Elliott) has confirmed through pre-consultation that there are no protected environmental features on or near the Subject Property and that an Environmental Impact Statement (EIS) is not required. An archaeological assessment has been waived. The Heritage Property Documentation System (HPDS) is not in effect for the Subject Property. No heritage impact assessment is required.

6. ZONING COMPLIANCE — DUAL BY-LAW ANALYSIS

6.1 Zoning Compliance Table — Dual By-law Analysis

The following table summarizes the conformity of the proposed development with the applicable development standards under **both** Zoning By-law 2008-250 (IP [2265] H(12)) and Zoning By-law 2026-50 (IM[2265]h(12)). Where standards differ, the more restrictive provision is identified as the governing standard. Items requiring confirmation are flagged.

Note: All 2026-50 development standards (setbacks, lot coverage, FSI, landscape buffer, and parking rates) have been confirmed against By-law 2026-50 (Section 1003) as reflected in the Zoning Compliance Table above and in the Preliminary Site Plan dated 2026-04-16. The zone designation and the retention of Exception [2265] are confirmed by both geoOttawa, the City's published Urban Exceptions 2201–2300 document, and written City staff confirmation (Kelby Lodoen Unseth, April 2, 2026).

Development Standard	By-law 2008-250 Requirement (IP [2265] H(12))	By-law 2026-50 Requirement (IM[2265]h(12))	Proposed	Governing Standard	Status
Permitted Use — Childcare Centre	Permitted by Exception [2265] (s.207)	Permitted — Exception [2265] confirmed retained; day care carved out of prohibited uses list — see Note 3	Childcare centre	Exception [2265] (both by-laws)	CONFIRMED — written City confirmation received April 2, 2026 (Kelby Lodoen Unseth)

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Minimum Lot Area	4,047 m ²	4,047 m ² (Exception [2265], carried forward — s.110 By-law 2026-50)	4,034.87 m² (per geoOttawa)	4,047 m ² (both by-laws — Exception [2265] governs)	See Note 1 — non-conformance accepted by City Planner (written confirmation April 2, 2026)
Minimum Lot Width	No minimum	No minimum (IM zone, s.1003)	—	—	Compliant
Minimum Front/Corner Side Yard Setback	6 m	3 m (IM zone, s.1003)	6 m	6 m (2008-250 IP governs — most restrictive)	Compliant
Minimum Interior Side Yard Setback	3 m	3 m (IM zone, s.1003) — if abutting residential/institutional: 15 m	6 m	3 m (both by-laws — not abutting residential/institutional)	Compliant — 6 m provided exceeds both by-law requirements
Minimum Rear Yard Setback	6 m	3 m (IM zone, s.1003) — if abutting residential/institutional: 15 m	6 m	6 m (2008-250 IP governs — most restrictive for general case)	Compliant
Maximum Building Height	12 m	12 m (h(12) suffix — overrides base IM zone)	±4.5 m to top of parapet (well within 12 m limit)	12 m (H12/h(12) suffix — same under both by-laws)	Compliant
Maximum Lot Coverage	55%	65% (IM zone, s.1003)	19.33% (780 m ² / 4,034.87 m ²)	55% (2008-250 IP governs — most restrictive)	Compliant — well within 55% limit
Maximum Floor Space Index (FSI)	2.0	Not specified (IM zone, Table 1003)	0.19 (GFA 780 m ² / lot 4,034.87 m ²)	2.0 (2008-250 IP governs)	Compliant — 0.19 well within 2.0 limit
Minimum Landscape Buffer (street frontages)	3 m	3 m abutting a street (IM zone, s.1003)	3 m	3 m (same under both by-laws)	Compliant
Minimum Parking Rate (childcare centre)	2 spaces/100 m ² GFA = 16 spaces min.	2.0 spaces / 100 m ² GFA (confirmed — same rate as 2008-250)	18 spaces	2.0 spaces / 100 m ² GFA = 16 spaces minimum (same under both by-laws)	Compliant — 18 spaces provided
Standard Parking Stall Dimensions	2.6 m × 5.2 m	2.6 m × 5.2 m (confirmed)	2.6 m × 5.2 m	More restrictive	Compliant

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Reduced Parking Stall (max. 40% of total)	2.4 m x 4.6 m	2.4 m x 4.6 m, max. 40% of total (confirmed)	2.4 m x 4.6 m — 2 of 18 spaces = 11% of total (< 40% max.)	More restrictive	Compliant — 11% provided vs. 40% maximum
Accessible Parking — Type A Stall	3.4 m x 5.2 m	3.4 m x 5.2 m (confirmed)	3.4 m x 5.2 m	More restrictive	Compliant
Accessible Parking — Type B Stall	2.4 m x 5.2 m	2.4 m x 5.2 m (confirmed)	2.4 m x 5.2 m	More restrictive	Compliant
Accessible Parking — Total Number	2 spaces required (per s.111 / ADS s.3.0: 18-total-space lot = 2 accessible)	2 spaces required (confirmed — same rate)	2 spaces provided (1 x Type A + 1 x Type B)	More restrictive	Compliant
Minimum Bicycle Parking	1 space/250 m ² GFA = 4 spaces	1 space / 250 m ² GFA = 4 spaces required (confirmed — same rate)	4 spaces	More restrictive	Compliant

Note 1 — Lot Area: The lot area of the Subject Property is **4,034.87 m²** per geoOttawa (Calculated Parcel Area), which is approximately **12 m²** below the minimum lot area of 4,047 m² required in the IP zone (~0.3% deficiency). City planning staff (Kelby Lodoen Unseth, April 2, 2026) have confirmed in writing, following consultation with Building Code Services, that this area deficit results from the dedication of the corner site triangle at the intersection of Lusk Street and O'Keefe Court as part of the subdivision works for Registered Plan 4M-1634. The City has confirmed that this technical non-conformance **will not impact the SPC application**. No Minor Variance application is anticipated to be required.

Note 2 — Accessible Parking Count: The Zoning By-law and the City of Ottawa Accessibility Design Standards (Section 3.0) prescribe the number of accessible parking spaces as a function of the total parking provided. For 18 parking spaces, 2 accessible spaces are required. The site plan (SPC-02, 2026-04-17) provides 2 accessible spaces (1 x Type A at 3.4 m x 5.2 m + 1 x Type B at 2.4 m x 5.2 m). This item is resolved. No site plan revision is required.

Note 3 — Permitted Use under By-law 2026-50: Exception [2265] has been confirmed as retained under By-law 2026-50, as documented in the City of Ottawa's published Urban Exceptions 2201–2300 under By-law 2026-50 (March 31, 2026) and confirmed in writing by Kelby Lodoen Unseth (Planner II, City of Ottawa) on **April 2, 2026**. The Subject Property is zoned IM[2265]h(12) under the new by-law. Within the exception's "Uses Not Permitted" column, day care is explicitly carved out from the list of prohibited uses, providing a clear basis for the position that the childcare centre use

remains permitted under the IM[2265]h(12) zone. City staff confirmation has been received. See Sections 4.5.2 and 5.4.2 of this Planning Rationale.

Note 4 — Parking Rate under By-law 2026-50: The parking rate for a childcare centre use under By-law 2026-50 (Part 6) must be confirmed. The proposal provides 18 spaces. If the 2026-50 rate exceeds 2 spaces per 100 m² GFA (= 16 spaces for 780 m² GFA), the more restrictive rate will govern and the site plan may need to be revised to provide additional parking. A modest excess of 2 spaces above the 2008-250 minimum is currently provided.

7. URBAN DESIGN RESPONSE

This section responds directly to the urban design pre-consultation comments provided by Lisa Stern, Urban Designer, City of Ottawa, and describes the architectural and site design strategy for the proposed development.

7.1 Building Siting — Response to Urban Design Comment 1 (Playground Location and Screening)

Lisa Stern's pre-consultation comment (Urban Design Comment 1) expressed a preference for relocating the building to the corner of Lusk Street and O'Keefe Court in order to maximize the separation between the outdoor playground and the adjacent industrial properties. Where this relocation is not feasible, the comment requested a landscape buffer and screen fence along the interior property line and the O'Keefe Court frontage, and coniferous tree planting along the interior property line for an all-season buffer.

The Applicant has carefully considered this comment. The building has been positioned on the Lusk Street (east) frontage of the Subject Property, with the main entrance facing Lusk Street. This is the preferred siting from a planning and urban design perspective for the following reasons:

- (a) **Activating the primary street frontage:** Positioning the building on Lusk Street creates an active building edge on the principal public street, with the main entrance directly visible and accessible from the street, consistent with urban design best practices for institutional and community facilities.
- (b) **Maximizing playground separation from O'Keefe Court:** Locating the building on the east portion of the lot places the building footprint (approximately 39 m in length along the east-west axis) between Lusk Street and the playground. The playground is therefore located at the rear of the site, at the greatest possible distance from both street frontages, and is substantially protected by the building mass itself.
- (c) **Minimizing industrial adjacency at the playground:** The positioning of the building along the eastern frontage means the playground is sheltered by the building from the Lusk Street environment. The remaining edges of the playground (north and west) face O'Keefe Court and industrial properties, respectively, and are addressed through the screening strategy described below.

In recognition of the urban design comment, and to address the O'Keefe Court frontage comprehensively, the following layered screening strategy is provided:

- **Limestone Wall:** A limestone wall is provided along the O'Keefe Court property line at the playground area, providing a durable, opaque physical screen that fully meets the intent of Official Plan Section 4.6.4(4). The limestone wall is an appropriate material in the industrial park context: it is robust, low-maintenance, and provides a visual quality that is compatible with the surrounding environment.
- **1.5 m Perimeter Playground Fence:** A 1.5 m high perimeter fence encloses the playground on all sides, providing a secondary physical safety barrier and contributing to the layered screening effect.

- **Coniferous Tree Row:** A row of coniferous trees is planted along the interior north and west property lines. Coniferous species are specifically selected to provide all-season screening that does not diminish in effectiveness during the winter months. This addresses the urban design comment's specific request for coniferous plantings.

Together, these three elements create a multi-layered screening system that provides year-round visual and physical separation between the playground and the public street and adjacent industrial properties. The Applicant is satisfied that this strategy fully addresses the spirit and intent of Urban Design Comment 1 and Official Plan Section 4.6.4(4).

7.2 Shade Trees within the Playground — Urban Design Comment 2

Urban Design Comment 2 requested the provision of shade trees within the outdoor playground. The Landscape Plan will show shade tree planting within or immediately adjacent to the playground area, consistent with this request. Tree species, planting sizes (minimum 50 mm calliper for deciduous), and soil volume provisions will be in accordance with the City's Landscape Plan Terms of Reference and Forestry requirements. This item is currently outstanding and will be addressed on the Landscape Plan prior to formal submission.

7.3 Garbage Enclosure Screening — Urban Design Comment 3 (and Planning Comment 9)

Urban Design Comment 3 (and Planning pre-consultation Comment 9) requested that the garbage enclosure be well screened by an enclosure and landscaping from both the roadway and the playground.

The garbage enclosure is enclosed on all sides with a shed roof, providing full containment of waste storage. The enclosure is located at the rear of the building, set back a minimum of 3.0 m from the O'Keefe Court lot line, ensuring that it is well removed from the public street environment. Surrounding landscape treatment screens the enclosure from the roadway and from the playground. The enclosure is dimensioned on the site plan.

7.4 Architectural Character — Building Elevations

All four building elevations (North, South, East, and West) have been completed on Drawing SPC-03, Elevations, dated 2026-04-17. The Dolphin Tale Child Care logo is incorporated at the main entrance on the East elevation.

The proposed building elevations have been developed to achieve a warm, identifiable presence on the street — approachable for families while maintaining the material durability and low-maintenance standards expected in a business park industrial context.

Exterior Cladding System — MAC Metal MS 1 Modular:

The building envelope is clad throughout in the **MAC Metal MS 1 Modular** steel exterior siding system. This is a concealed-fastener, pinch-strip modular profile applied in vertical orientation. A rhythm of coloured vertical panels drawn from both collections creates visual interest along the building facade, with alternating warm and cool tones imparting an appropriate character for a child care use. Specific colour assignments to facade panels are shown on Drawing SPC-03 (2026-04-17) and are subject to further refinement and final client approval.

Main Entrance Zone:

The main entrance on the East (Lusk Street) elevation is the primary element of facade articulation. The Dolphin Tale Child Care logo is incorporated at this location, creating a welcoming and identifiable arrival experience visible from Lusk Street. The entrance canopy reinforces the human-scale character of the entry point.

Natural Light:

Glazing is maximized in all child care activity rooms, with approximately 7 m² of glazing provided per room, significantly exceeding the OBC minimum of approximately 4.2 m² for a room of 42 m² floor area. Skylights over the lobby and corridor areas further enhance the quality of natural light throughout the interior.

8. CONCLUSION

The proposed Dolphin Tale Child Care facility at 100 Lusk Street represents a permitted, well-designed, and policy-conformant development. The following summarizes the basis for approval:

Provincial Policy Conformity: The proposal is consistent with the Provincial Policy Statement 2024, supporting the efficient use of serviced employment land and the provision of community infrastructure — specifically licensed child care — proximate to an established employment area.

Official Plan Conformity: The proposal conforms with the Mixed Industrial designation of the Ottawa Official Plan (Schedule B6). Official Plan Section 6.5.2 explicitly permits standalone licensed childcare centres in this designation. The proposal addresses the intent of Section 4.6.4(4) through a robust, multi-layered playground screening strategy. Surface parking is screened from street frontages in accordance with Section 5.4.4. The right-of-way corner triangle requirement of Schedule C16 is acknowledged and will be addressed as a condition of the Site Plan Agreement.

Zoning Compliance: The proposed development complies with all applicable development standards of the IP [2265] H(12) zone under By-law 2008-250, including minimum yard setbacks, maximum building height, maximum lot coverage, maximum FSI, landscape buffer widths, parking rate, bicycle parking, and accessible parking. The childcare centre use is explicitly permitted by Exception [2265] under By-law 2008-250, and no Zoning By-law Amendment is required. Under By-law 2026-50, the Subject Property is confirmed as zoned IM[2265]h(12). Exception [2265] is confirmed retained under the new by-law, confirmed in writing by Kelby Lodoen Unseth (Planner II, City of Ottawa) on April 2, 2026, who confirmed that both the IP and IM zones include Exception [2265] permitting the Day Care use. The childcare centre use is confirmed as permitted under By-law 2026-50. The lot area non-conformance is a pre-existing condition resulting from the dedication of the corner site triangle at Lusk Street and O'Keefe Court; City planning staff (Kelby Lodoen Unseth, April 2, 2026) have confirmed in writing that this will not impact the SPC application, and no Minor Variance is anticipated to be required.

MTO Consent: Written consent from the Applicant (Zahra Mahamed, Dolphin Tale Child Care Ltd.) to the City's Lead Planner (Jaime Mallory) for submission of the SPC application to MTO was provided by email dated March 31, 2026. This pre-submission requirement has been satisfied.

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Pre-Consultation Response: All planning and urban design pre-consultation comments from City staff have been addressed in this Planning Rationale and in the accompanying site plan drawings and technical studies. A detailed response matrix keyed to each numbered pre-consultation comment is provided in Appendix B.

Urban Design: The building has been positioned on the Lusk Street frontage to activate the primary street and maximize separation between the outdoor playground and the public realm. A layered screening strategy — limestone wall, perimeter fence, and coniferous tree row — is provided along the O'Keefe Court frontage and interior property lines. All four building elevations (North, South, East, West) have been completed on Drawing SPC-03 (2026-04-17). The building envelope is clad in MAC Metal MS 1 Modular steel siding (concealed fastener, vertical installation, 40-year warranty, CAN/ULC-S135 fire-rated) with a rhythm of standard-palette colours, creating a durable, contemporary, and contextually appropriate built form. The Dolphin Tale Child Care logo is incorporated at the main entrance on the East elevation. The floor plan (SPC-04, 2026-04-29) incorporates a dedicated Infant Sleep Area (Room 110, 29.01 m²) and Supervisor's Office (Room 116, 10.80 m²), responding to the client's operational and licensing requirements.

The Applicant respectfully requests that the City of Ottawa approve the Site Plan Control application for 100 Lusk Street under File No. PC2025-0225.

APPENDIX A — ZONING COMPLIANCE TABLE (DUAL BY-LAW: 2008-250 AND 2026-50)

(Reproduced from Section 6.1)

See Section 6.1 of this document for the complete Zoning Compliance Table.

APPENDIX B — PRE-CONSULTATION COMMENT RESPONSE MATRIX

The following matrix addresses each pre-consultation comment from the City's feedback letter dated September 19, 2025, and demonstrates how each comment has been resolved in the SPC submission package.

No.	Source	City Comment (Summary)	Applicant Response	Drawing / Document Reference
1	Planning (Mallory)	MTO Permit Control Area — written email consent from Applicant to City Planner required before City can submit to MTO	RESOLVED — Written consent provided by Zahra Mahamed (Dolphin Tale Child Care Ltd.) to Jaime Mallory by email dated March 31, 2026. This pre-submission requirement has been satisfied.	Email from Zahra Mahamed to jaime.mallory@ottawa.ca, March 31, 2026

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2	Planning (Mallory)	Official Plan conformity — Mixed Industrial designation; OP s.6.5.2 permits standalone licensed childcare	Confirmed. The proposed use is a standalone licensed childcare centre, explicitly permitted by OP s.6.5.2 within the Mixed Industrial designation. See Section 5.2.1 of this Rationale.	Planning Rationale s.5.2.1
3	Planning (Mallory)	No ZBA required — Exception [2265] permits childcare centre use	Confirmed. Exception [2265] adds childcare centre as an additional permitted use. No ZBA is required. See Section 4.3.2 of this Rationale.	Planning Rationale s.4.3.2; Zoning Confirmation Report
4	Planning (Mallory)	Area Specific Policy No. 5, Volume 2C applies	Acknowledged. The proposal has been reviewed for conformity with ASP No. 5. See Section 4.2.6 of this Rationale.	Planning Rationale s.4.2.6
5	Planning (Mallory)	OP s.5.4.4: screen surface parking with setbacks, soft landscaping, tree planting	3 m landscape buffer labeled on site plan along both Lusk Street and O'Keefe Court; soft landscaping and tree planting detailed in Landscape Plan. See Section 5.2.3 of this Rationale.	SPC-02 (Site Plan); Landscape Plan
6	Planning (Mallory)	OP s.4.6.4(4): playground must avoid adjacency to arterial/highway; or provide opaque screen/contiguous shrub-and-tree hedge between play area and street	Limestone wall + 1.5 m perimeter fence + coniferous tree row along interior north and west property lines provided. Exceeds the standard required by the policy. O'Keefe Court is a local road — policy not strictly triggered but applied in spirit. See Section 5.2.4 of this Rationale.	SPC-02 (Site Plan); Landscape Plan; Planning Rationale s.5.2.4

PLANNING RATIONALE **DOLPHIN TALE CHILD CARE FACILITY**

7	Planning (Mallory)	O'Keefe Court is a local road — screening still required from road	Confirmed. Screening is provided as described in response to Comment 6 above.	SPC-02 (Site Plan); Landscape Plan
8	Planning (Mallory)	3 m landscape buffer required along Lusk Street and O'Keefe Court — label on site plan	3 m landscape buffer labeled on site plan along both frontages.	SPC-02 (Site Plan)
9	Planning (Mallory)	Garbage enclosure: show design details, dimensions, setback min. 3 m from O'Keefe Court lot line; locate away from playground	ADDRESSED — Enclosure relocated to east end of parking lot, away from building and playground; distance from O'Keefe Court substantially exceeds 3 m minimum. Shed roof, enclosed sides, and footprint dimensions shown on SPC-02.	SPC-02 (Site Plan)
10	Planning (Mallory)	Parking exceeds minimum — opportunity for safety buffering between playground, O'Keefe, and parking lot	18 spaces provided vs. 16 required. Parking lot layout reviewed to confirm enhanced buffering between playground and O'Keefe Court. See Section 5.3.2 of this Rationale.	SPC-02 (Site Plan); Planning Rationale s.5.3.2
11	Planning (Mallory)	Safety buffering: limestone wall along O'Keefe Court; 1.5 m perimeter playground fence; conifer trees on interior property lines	ADDRESSED — All three landscape/fence elements provided and shown on site plan. Additionally, purpose-built steel bollards (1,200 mm x 150 mm dia.) are provided at all parking spaces facing the building in response to the Ministry of Education's September 15, 2025 vehicle safety directive. See Section 3.8 of this Planning Rationale.	SPC-02 (Site Plan); Landscape Plan

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12	Planning (Mallory)	Exterior travel paths: min. 1.80 m clear width (Accessibility Design Standards)	All exterior paths of travel designed to min. 1.80 m clear width.	SPC-02 (Site Plan)
13	Planning (Mallory)	Accessible parking: Type A and Type B required; number per Accessibility Design Standards s.3.0	Type A and Type B accessible spaces shown on site plan. Total number confirmed in Zoning Confirmation Report. Accessible paths of travel to building entrance provided with TWSI at depressed curbs.	SPC-02 (Site Plan); Zoning Confirmation Report
14	Planning (Mallory)	Snow storage areas: denote on Site Plan and Landscape Plan	ADDRESSED — Snow storage areas are shown on Site Plan SPC-02 (2026-04-17), adjacent to the surface parking area. Landscape Plan will confirm.	SPC-02 (revised); Landscape Plan
15	Urban Design (Stern)	Preferred: relocate building to corner of Lusk and O'Keefe to separate playground from industrial; if not feasible: landscape buffer + screen fence along interior property line and O'Keefe frontage; coniferous trees along interior property line	Building positioned on Lusk Street frontage (east); playground at rear (west), separated by building mass. Limestone wall + 1.5 m fence + conifer tree row provided along north and west property lines. Full discussion in Planning Rationale s.7.1.	SPC-02 (Site Plan); Landscape Plan; Planning Rationale s.7.1
16	Urban Design (Stern)	Shade trees within playground	OUTSTANDING — Shade trees to be shown on Landscape Plan prior to formal submission.	Landscape Plan (pending)

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17	Urban Design (Stern)	Garbage well screened with enclosure and landscaping from road and playground	ADDRESSED — Enclosure at east end of parking lot: well screened from playground (opposite end of site) and from Lusk Street by the 3 m landscape buffer. Shed roof and full enclosure provided. See response to Comment 9.	SPC-02 (Site Plan); Landscape Plan
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End of Document

Atelier 292 Architect Inc. — 100 Lusk Street, Ottawa — Planning Rationale — April 29, 2026

SPC File No. D007-12-20-0110 & Pre-consultation File No. PC2025-022

