



SITE PLAN CONTROL APPLICATION

PLANNING RATIONALE DESIGN STATEMENT

FEBRUARY 2018



PURPOSE

Conseil des écoles catholique du Centre-Est (CECCE) has retained Edward J. Cuhaci and Associates Architects Inc. for the preparation of a Site Plan Control application for the property municipally know as 5315 Abbott Street East, in the City of Ottawa. The requested application relates to the construction of an artificial turf football field, a club house pavilion and an inflatable structure dome on the property of the existing école secondaire catholique Paul-Desmarais. A pre-consultation meeting with the City of Ottawa staff was held on February 3, 2017. A second meeting was held on September 25, 2017.

SITE DESCRIPTION AND URBAN CONTEXT

The property at 5315 Abbott Street East (referred to herein as “the site”), is located on the north side of Abbott Street East in the Fernbank Community. The site is located at the intersection with Robert Grant Avenue, on the north-west corner lot. Closest road intersection to the west is Iber Road at about 125 m away. Currently, Robert Grant Avenue does not extend north past Abbott Street East. The construction of Robert Grand Avenue north of Abbott Stree East intersection, along the site east property line, is planned in the development plans.

Legal Description: PART OF LOT 28, CONCESSION 11 GOULBOURN, PART 1, PLAN 4R-27840; SUBJECT TO EASEMENT IN GROSS AS IN OC1603496; CITY OF OTTAWA

The subject site is owned by the Conseil des écoles catholiques du Centre-Est and is currently used as a secondary school named “école secondaire catholique Paul-Desmarais”.

There is a site plan agreement between the CECCE and the City of Ottawa pertaining to the construction of the existing secondary school. The application number is: D07-12-13-0234 / L01-06-ABBO 5315.

The easement along the west property line consist of the Granite Ridge by-pass storm sewer.

The uses immediately surrounding the site consist of a vacant land to the north, a public roadway (Abbott Street East) to the south, a vacant land to the east (future Robert Grant Avenue), and light industrial / business park to the west.

Topography of the site is relatively flat with relief of the property gently sloping towards the north-east.

The site is roughly rectangular in shape with a lot frontage of 180 metres and a lot depth of 340 metres. Lot area is 60,101.4 m².

The existing two storey school is located at the south / east corner of the site and was constructed in 2015. Presently there are two (2) portable classrooms located on the subject site. Existing parking is located along Abbott Street East, and the existing soccer/football field and running track are located to the north of the property.

The subject site is serviced by existing municipal services.



LOCATION PLAN - geoOttawa 2014



LOCATION PLAN - GoogleMaps 2015



DEMONSTRATION PLAN - Fernbank Community Design Plan



CONCEPT PLAN - Kizell Lands Draft Subdivision Plan Planning Rationale



Abbott Street East

Existing School Building

**INTERSECTION OF ABBOTT
STREET EAST AND ROBERT
GRANT AVENUE
LOOKING WEST**



Existing School Building

Future Robert Grant Avenue

**INTERSECTION OF ABBOTT
STREET EAST AND ROBERT
GRANT AVENUE
LOOKING NORTH**



Future extension of Abbott Street
East

**INTERSECTION OF ABBOTT
STREET EAST AND ROBERT
GRANT AVENUE
LOOKING EAST**



Existing Robert Grant Avenue

**INTERSECTION OF ABBOTT
STREET EAST AND ROBERT
GRANT AVENUE
LOOKING SOUTH**



Existing school main entrance

**EXISTING SCHOOL VIEW
LOOKING NORTH-WEST**



**ABBOTT STREET EAST VIEW
LOOKING WEST FROM SITE
SOUTH-WEST CORNER**



Abbott Street East

Entrance to Trans-Canada Trail

**INTERSECTION OF ABBOTT
STREET EAST AND IBER ROAD
LOOKING EAST**



**TRANS-CANADA TRAIL VIEW
FROM IBER ROAD ENTRANCE
LOOKING EAST**



Existing school parking

Existing school building
side entrance

**EXISTING SCHOOL SITE
LOOKING NORTH FROM
ABBOTT STREET EAST**



**EXISTING NEIGHBOURS ALONG
THE SITE WEST PROPERTY
LINE**



**EXISTING NEIGHBOURS ALONG
THE SITE WEST PROPERTY
LINE**



**EXISTING NEIGHBOURS ALONG
THE SITE WEST PROPERTY
LINE**



**EXISTING FOOTBALL FIELD
AND RUNNING TRACK
LOOKING WEST FROM FUTURE
ROBERT GRANT AVENUE**



**VIEW OF EXISTING VACANT LOT
NORTH OF SCHOOL SITE**



**EXISTING SCHOOL SITE
LOOKING SOUTH**

POLICY AND REGULATORY FRAMEWORK

The following is a review of the existing planning policy framework and demonstrates that the proposed Site Plan Control application is consistent with the Provincial Policy Statement, conform to the policies of the Official Plan and Fernbank Community Design Plan, and respect the intent of any applicable urban design guidelines.

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) came into effect on April 30, 2014. The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.

The proposed development conforms to the objectives and intent of the PPS and supports several of its specific policies.

The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The proposal conforms to the objectives and intent of the PPS and support several of its specific policies. In particular, the proposal responses to the PPS policies related to settlement areas such as:

- *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (policy 1.1.1 a);*
- *Accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs (policy 1.1.1 b);*

Comment:

The proposed development is permanent, the dome being built for a year round use, thus addressing the long term requirement of the policy.

The proposed development includes the existing school (institutional) and the proposed dome (recreational), providing various uses as required by the policy.



City of Ottawa Official Plan

The subject site is designated “General Urban Area”, along portion of Robert Grant Avenue designated as Arterial Mainstreet – Refer to Schedule B – Urban Policy Plan of the City of Ottawa Official Plan. The General Urban Area designation policies permit Institutional Uses.

Policies of the City of Ottawa Official Plan state, among others, the following:

- **General Urban Area**

- *The General Urban Area designation permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses. (policy 1 of section 3.6.1)*
- *the General Urban Area permits uses that may generate [...] impacts that have potential to create conflicts with the surrounding residential community. Such uses will be directed to locations along the rapid-transit system, or an arterial or major collector road [...]. (policy 5 of section 3.6.1)*

Comment:

The use of the existing school and proposed dome are permitted under the General Urban Area, respectively as institutional and leisure uses.

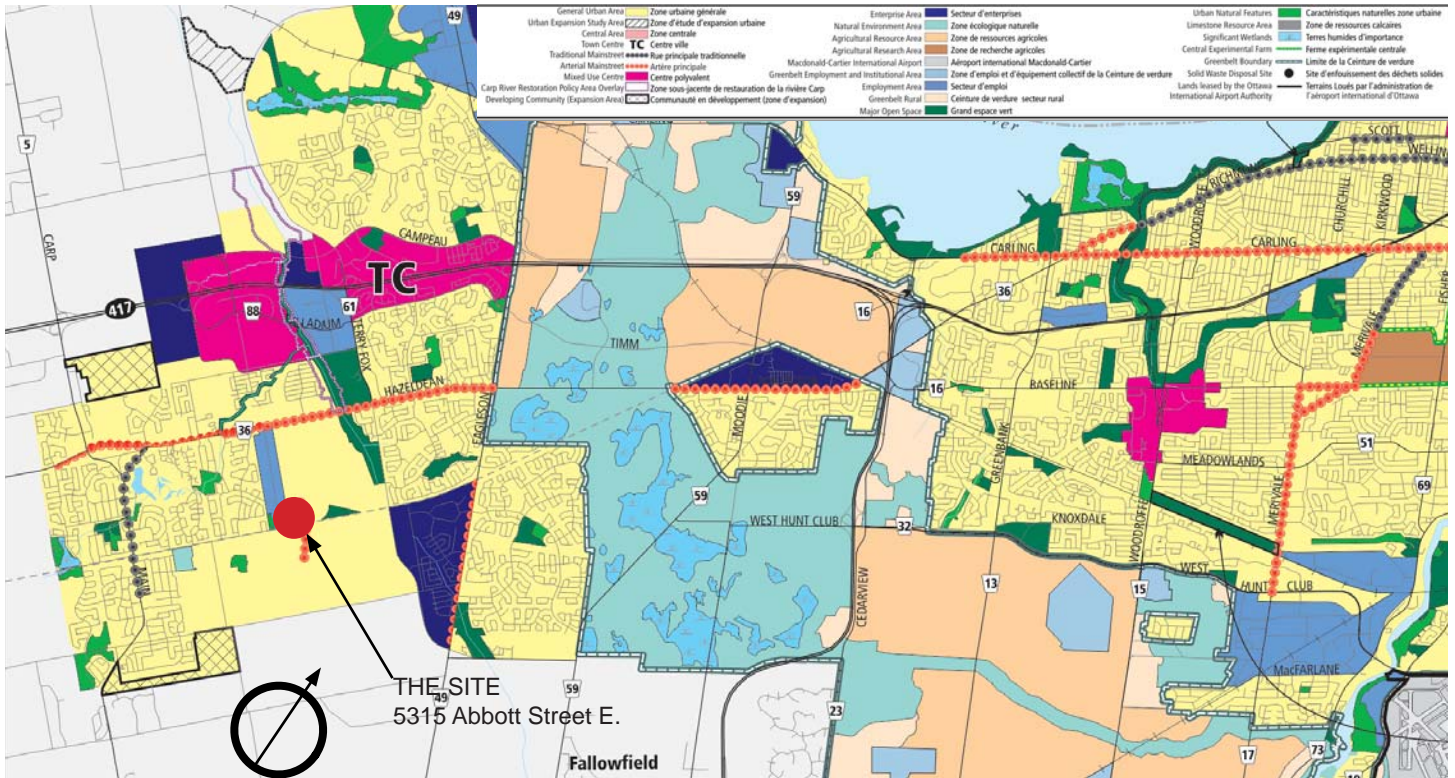
The site is located at the intersection of a future arterial road including a rapid-transit corridor (Robert Grant Avenue), and an existing major collector road (Abbott Street East).

- **Mainstreets**

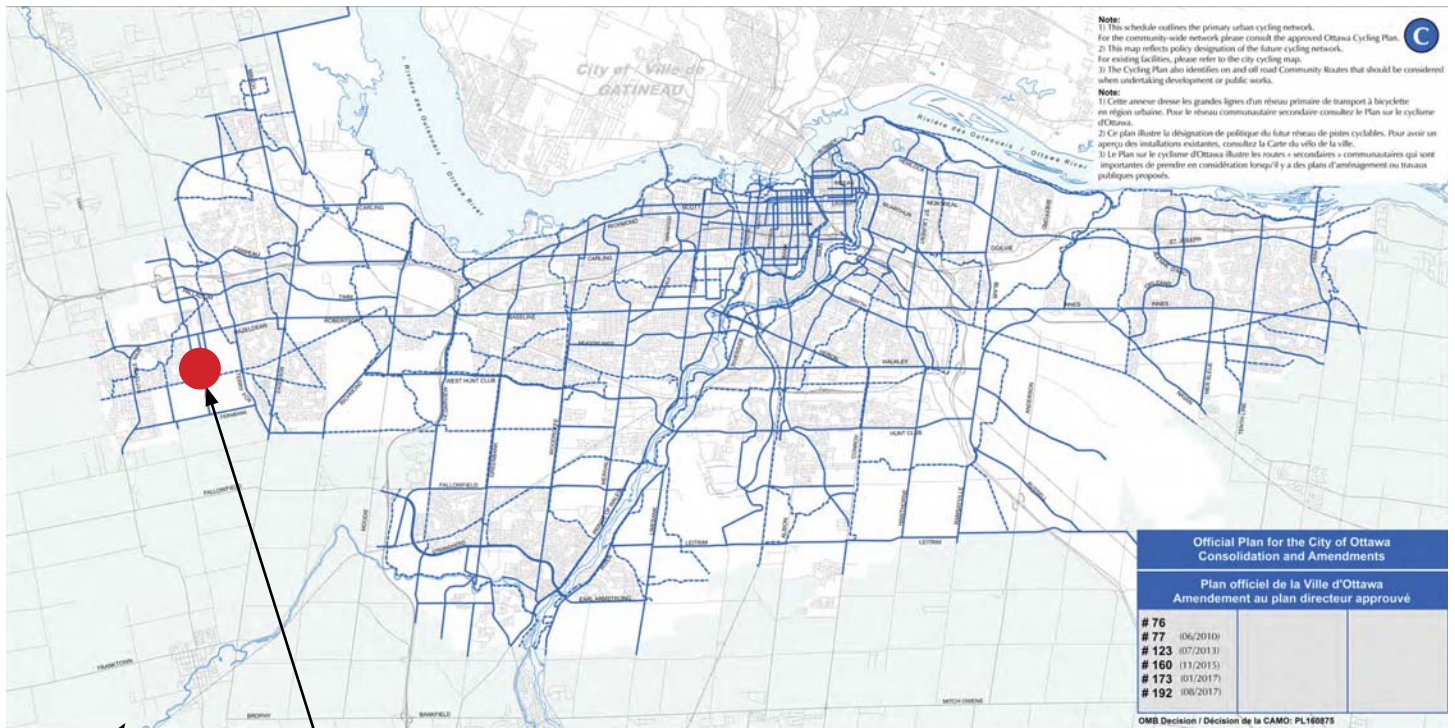
- *[...]Arterial Mainstreets [...] are planned to provide a mix of uses and have the potential to evolve, over time, into compact, pedestrian-oriented and transit friendly places. (policy 1 of section 3.6.3)*

Comment:

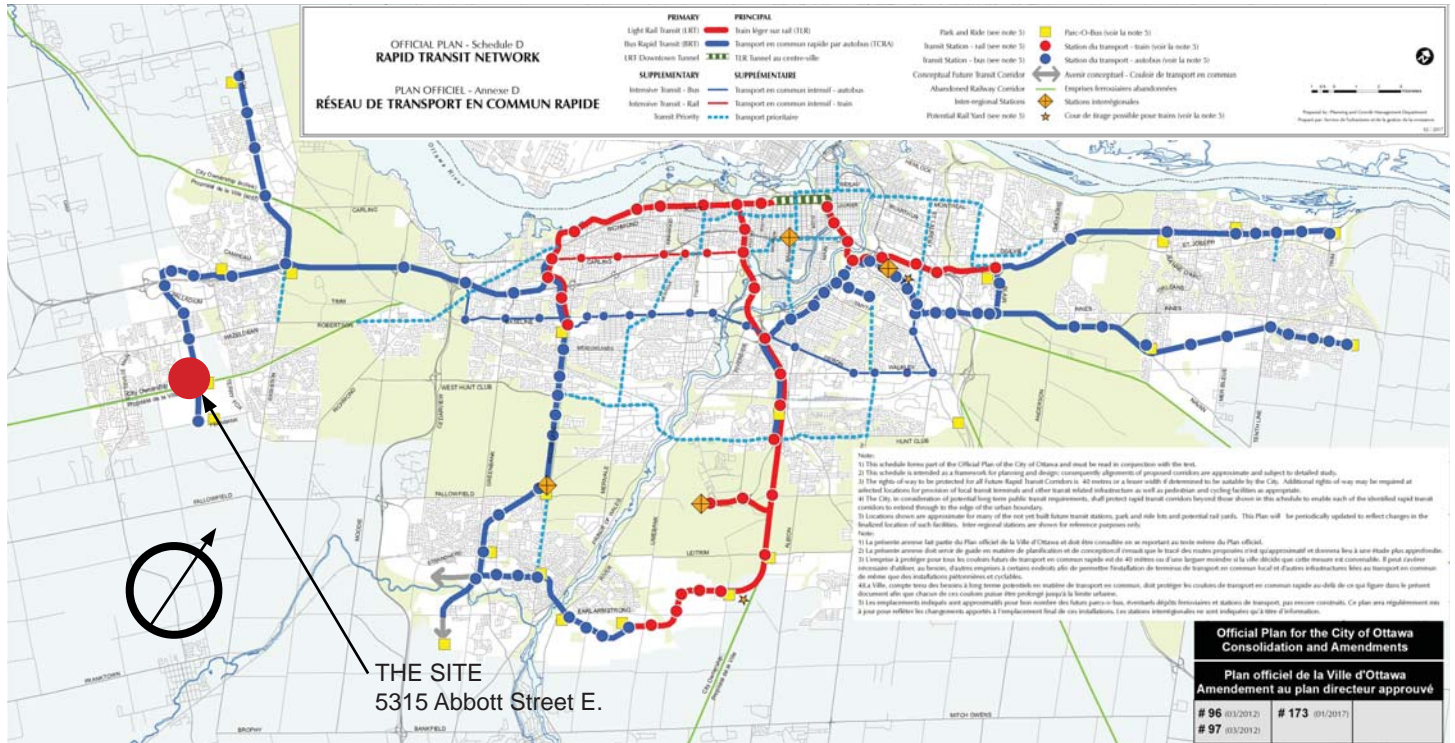
As part of the development of the area, the existing school and the proposed dome, located along a future arterial road (Robert Grant Avenue), are providing a mix of uses (institutional and leisure) accessible by pedestrians and located near a future rapid-transit corridor (Robert Grant Avenue).



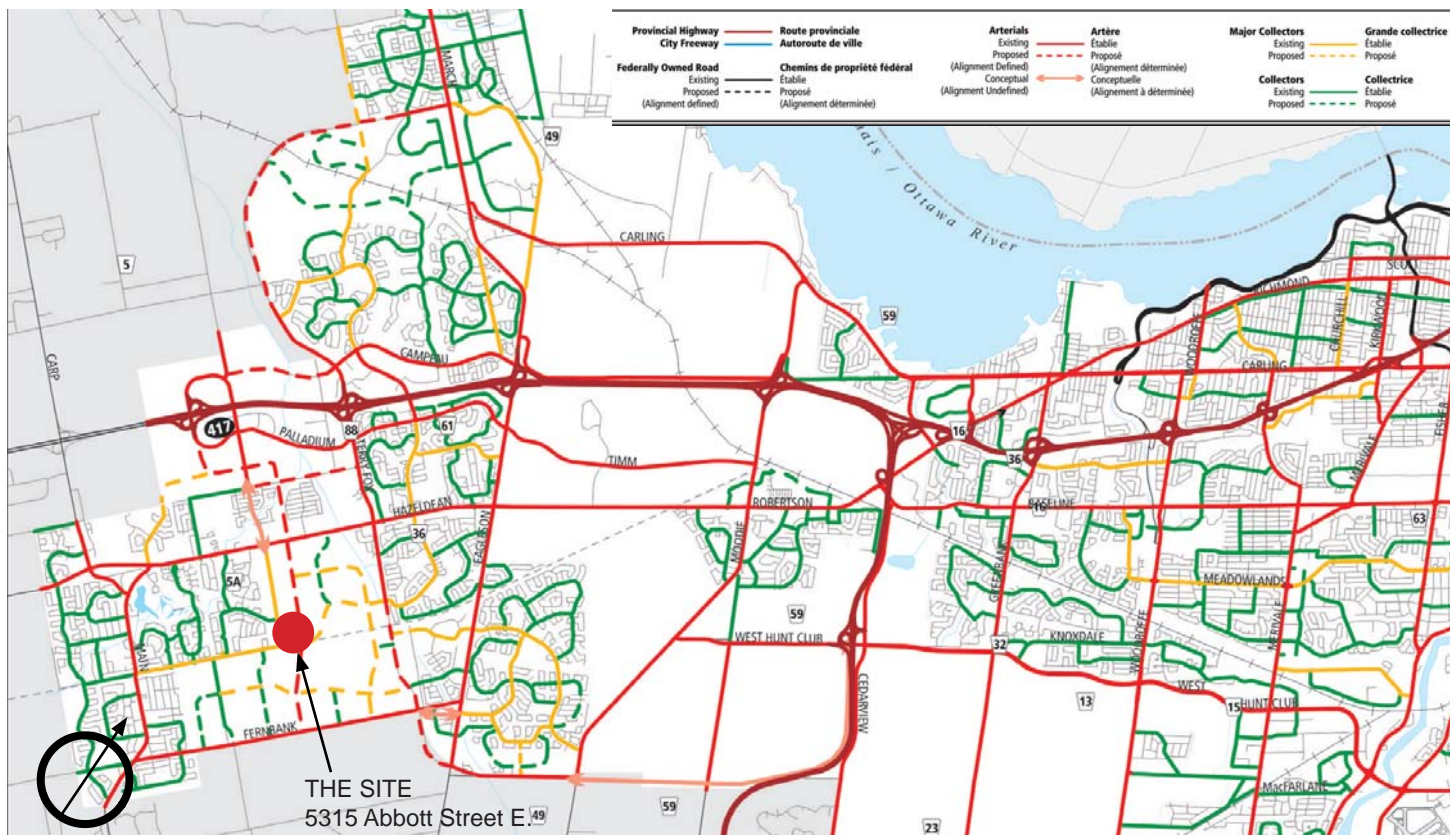
OFFICIAL PLAN - SCHEDULE B - Urban Policy Plan



OFFICIAL PLAN - SCHEDULE C - Primary Urban Cycling Network



OFFICIAL PLAN - SCHEDULE D - Rapid Transit Network



OFFICIAL PLAN - SCHEDULE E - Urban Road Network



Fernbank Community Design Plan

The Fernbank Community Design Plan (CDP) was adopted by the Ottawa Council in 2009 and covers a large tract of land north of Fernbank Road between the existing urban areas of Kanata and Stittsville.

According to the Fernbank CDP, the subject site is considered part of the Community Core, is located in the proximity of a planned transit station, and is at the location of a neighbourhood gateway. Refer to figures from the Fernbank CDP on the following page.

The existing and proposed use of surrounding lands are:

- Proposed Mixed Use to the north;
- Existing Light Industrial to the west;
- Existing Abbott Street and TransCanada Trail corridor to the south;
- Proposed Robert Grant Avenue and Mixed Use to the east.

Policies of the Fernbank Community Design Plan state, among others, the following:

- **Guiding Principles (section 3.1)**
 - *Create a 'heart' for the community*
The community should be designed around an identifiable focal point which include uses that attract and be accessible to all residents and provide a 'sense of place'. In addition, each neighbourhood should have a local focal point (such as a park, school or other open space) so that these amenities are well-distributed through the community and are easily accessible to residents.
- **Land Use Designations (section 4.2)**
 - *[...] through the consultation process, a 'center' or 'heart' was considered an important community-defining element of the plan and accordingly, the intersection of the proposed north-south arterial road [Robert Grant Avenue] and Abbott Street/TransCanada Trail was identified as a central area. In this location, a variety of land uses (such as mixed use areas, secondary school, and higher density residential uses) in close proximity to the transit station, have been provided to create an active, interesting and diverse 'Community Core'.*
- **Gateways (section 6.3.5)**
 - *To provide a sense of identity and arrival, gateway features should be located at major roadway accesses into the community and neighbourhoods from the surrounding roadways and the central spine road [Robert Grant Avenue].*

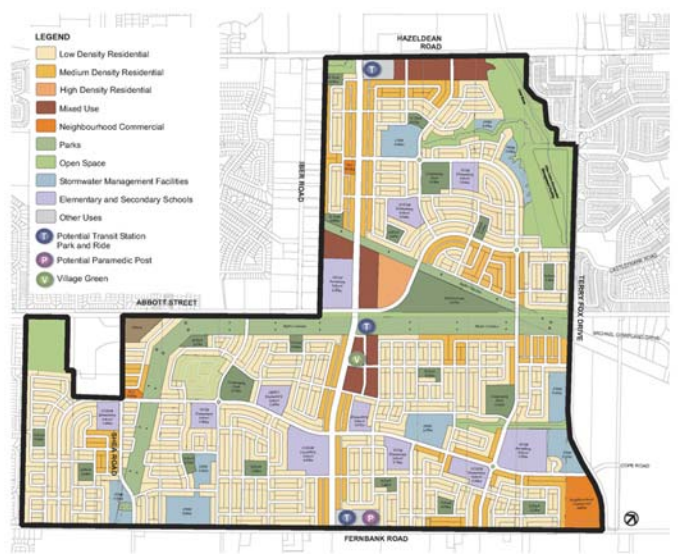
Comment:

The existing school is already designed to be a gateway to the community. Adding the dome will reinforce the 'heart' of the community by providing an extended mix of uses by introducing a leisure facility.

The location of the site at the intersection of an existing major collector road (Abbott Street East) and the future arterial road and rapid-transit corridor (Robert Grant Avenue) ensures the facilities of the active and diverse 'Community Core' is easily accessible to residents.



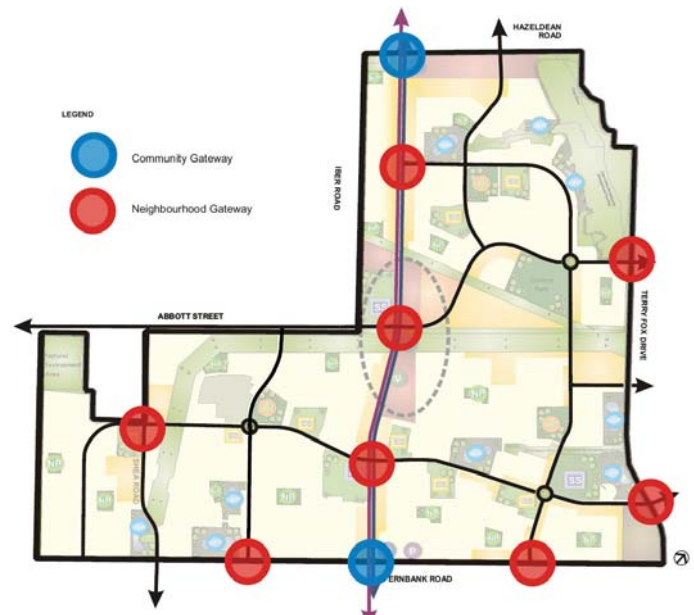
Fernbank Community Design Plan
Figure 9 - Land Use Plan



Fernbank Community Design Plan
Figure 10 - Demonstration Plan



Fernbank Community Design Plan
Figure 14 - Proposed Rapid Transit Network



Fernbank Community Design Plan
Figure 16 - Gateways

City of Ottawa Transit Oriented Development Guidelines

Transit-Oriented Development (TOD) is a mix of moderate to high-density transit-supportive land uses located within an easy walk of a rapid transit stop or station that is oriented and designed to facilitate transit use.

As per the Ferbank CDP, the Site is located within 600 metres of a future rapid transit station and is therefore subject to the TOD guidelines, such as:

- *Provide transit supportive land uses within a 600 metre walking distance of a rapid transit stop or station. Examples of transit-supportive land uses include [...] recreational [...] facilities, [...] high schools [...]. (Guideline 1)*
- *Create a multi-purpose destination for both transit users and local residents through providing a mix of different land uses that support a vibrant area community and enable people to meet many of their daily needs locally, thereby reducing the need to travel. Elements include a variety of different housing types, employment, local services and amenities that are consistent with the policy framework of the Official Plan and the City's Zoning By-Law. The mix of different uses can all be within one building and/or within different buildings within close proximity of one another. (Guideline 3)*
- *Locate the highest density and mixed uses immediately adjacent and as close as possible to the transit station. This could be provided within one building or within several adjacent buildings. (Guideline 8)*

Comment:

The proposed development is located withing 600 metres of a future rapid transit station, located at the intersection of Abbott Street East and the future Robert Grant Avenue, as per Schedule D of the City of Ottawa Official Plan. The land uses, including the existing high school and proposed dome (recreational facility), are consistent with the guidelines.

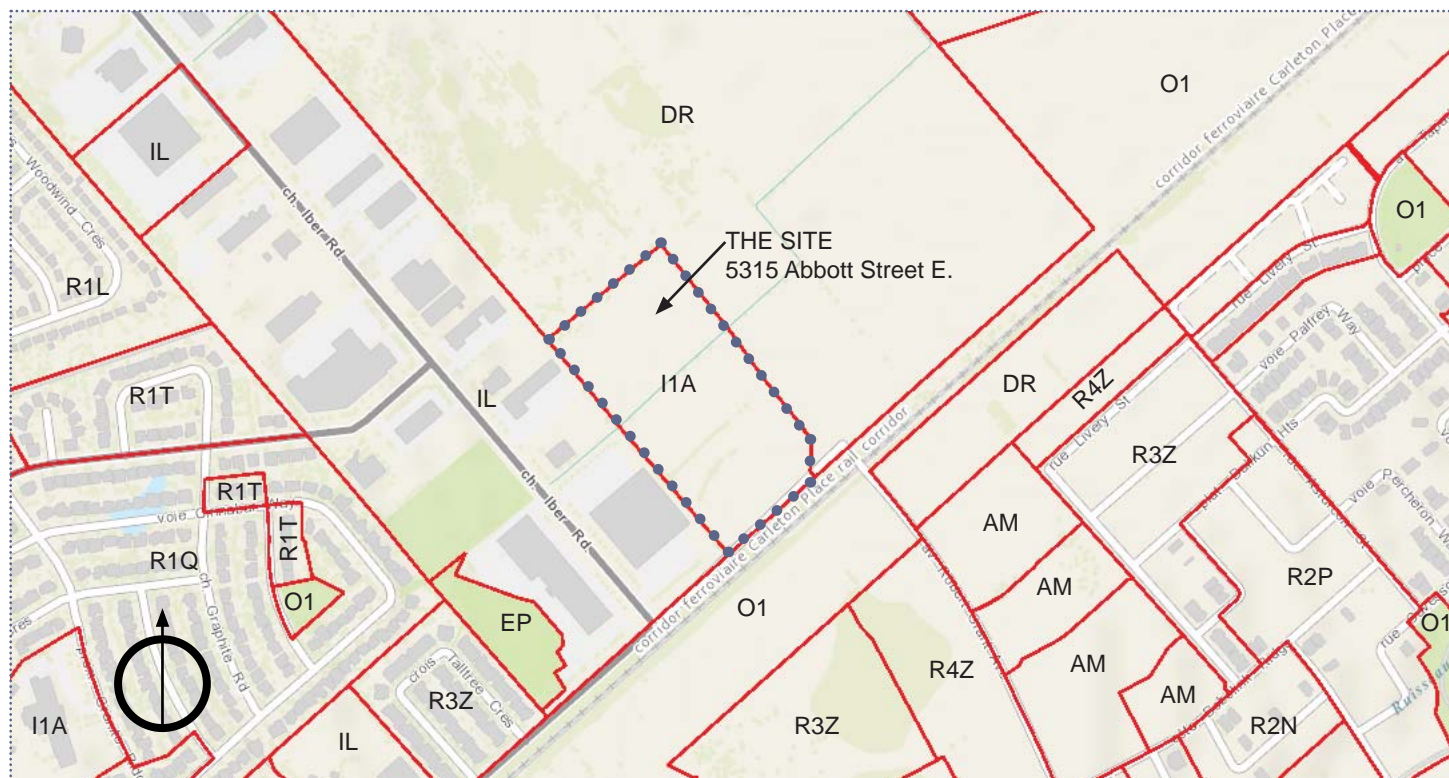
City of Ottawa Zoning By-law

The subject site zoning is I1A.

The following Table lists the Zoning By-law provisions for the subject site.

City of Ottawa Zoning By-Law, Table 170A			
Zoning Mechanisms	Provisions	Provided	Compliance
Minimum Lot Width (m)	15	172.6	Yes
Minimum Lot Area (m ²)	400	60,101.4	Yes
Minimum Front Yard Setback (m)	6	7.5	Yes
Minimum Rear Yard Setback (m)	7.5	8.5	Yes
Minimum Interior Side Yard Setback (m)	3	12	Yes
Minimum Corner Yard Setback (m)	4.5	7.5	Yes
Maximum Height (m)	15	23.01	No
Maximum Lot Coverage (%)	35	31	Yes

The proposed construction of a football dome and club house pavilion on the site of the existing école secondaire catholique Paul-Desmarais has been assessed against current Zoning By-law. The building height in excess of the maximum allowed height is the object of a separate Zoning By-law Amendment Application prepared by Paquette Planning Associates Inc., and the other mechanisms have been found to meet the applicable requirements.



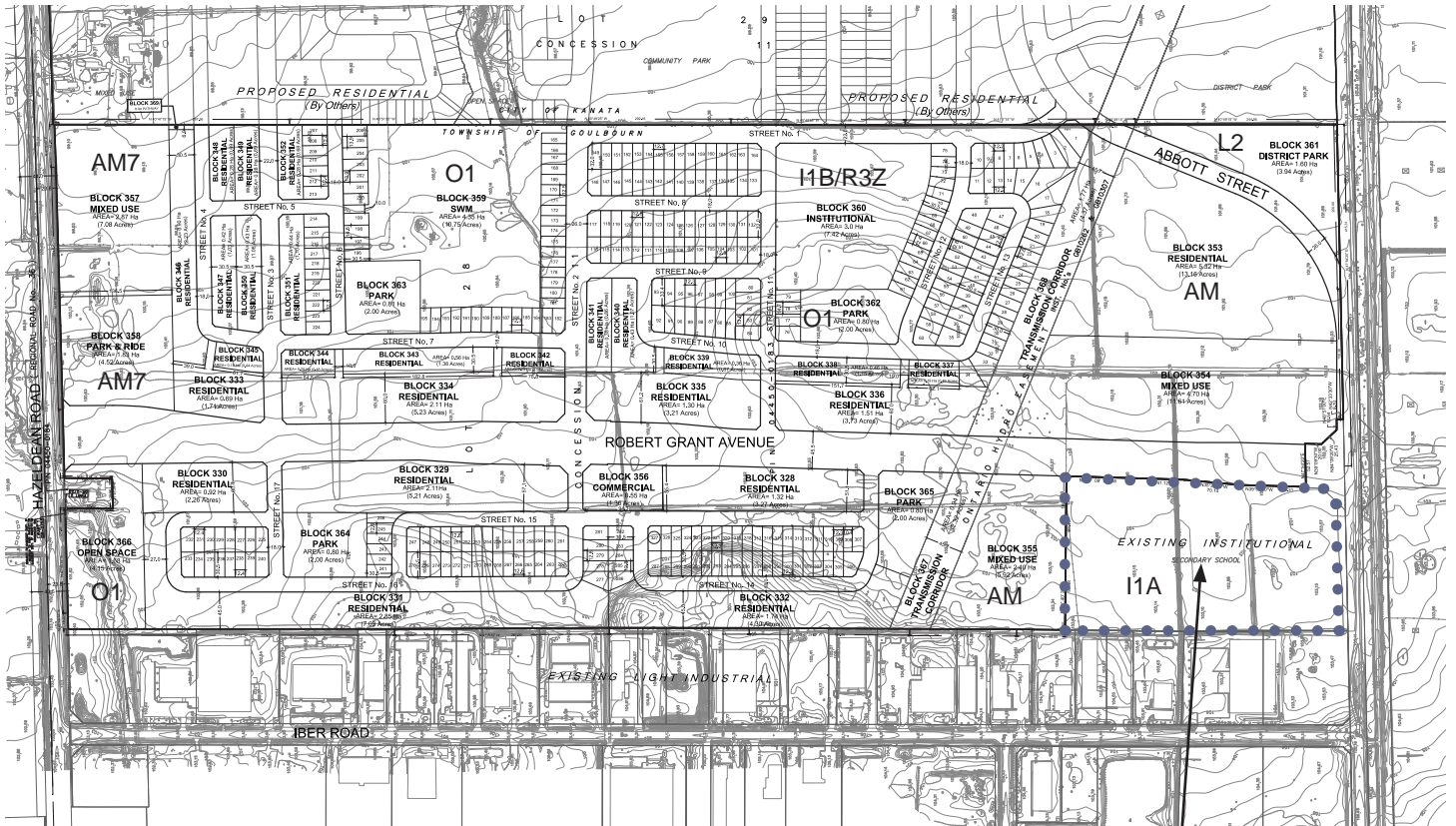
ZONING MAP



ZONING MAP - geoOttawa 2014

École secondaire catholique Paul-Desmarais
DOME
5315 ABBOTT STREET EAST
OTTAWA, ON

Edward J. Cuhaci and Associates Architects Inc.



Kizell Lands Draft Plan of Subdivision - Proposed Zoning



THE SITE
5315 Abbott Street E.

PROPOSED DEVELOPMENT

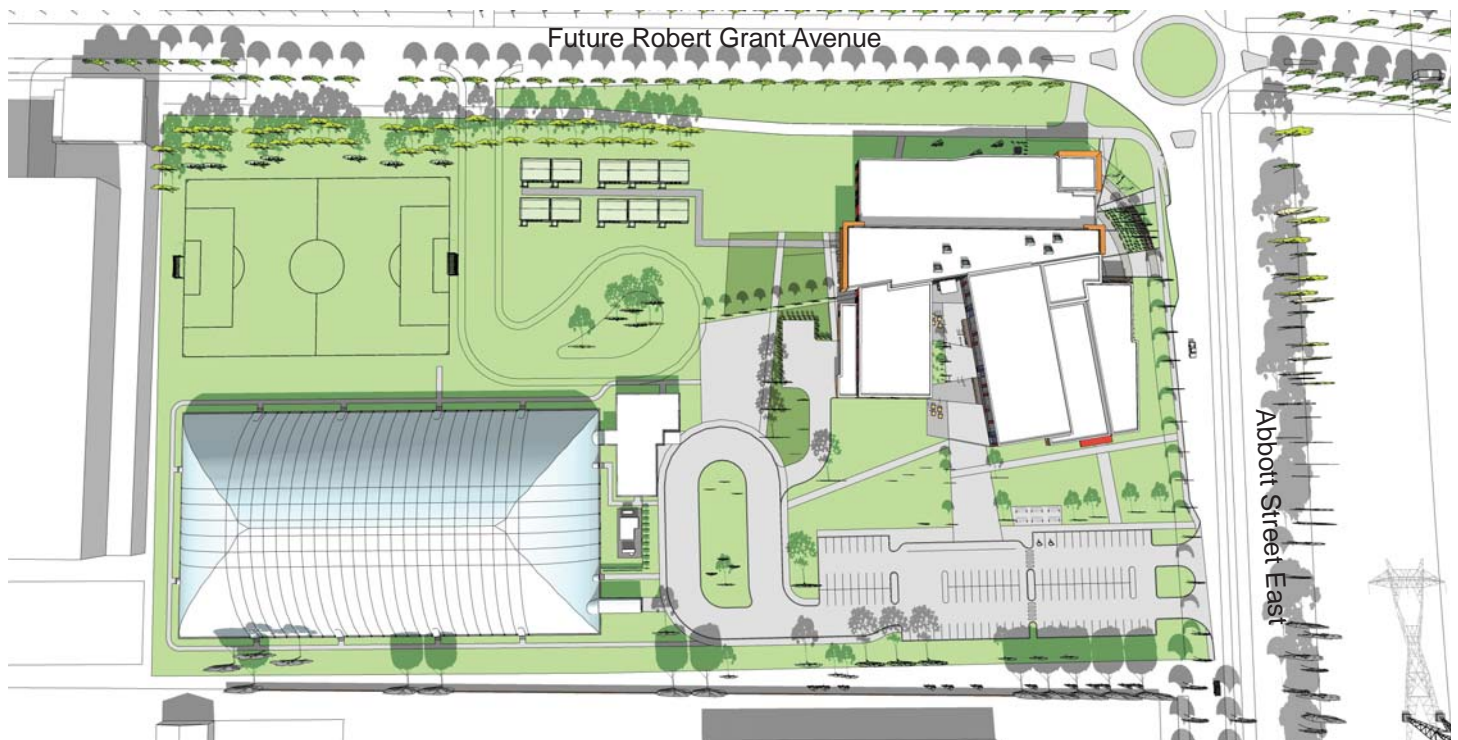
The proposed development includes an artificial turf football field covered with an inflatable structure dome. The dome is not a seasonal structure, but a permanent structure that will cover the football field all year long. The dome includes an adjacent club house pavilion. This pavilion is a one storey building with change rooms, offices and snack bar concession.

Gross floor areas as per City of Ottawa Zoning By-law definition:

- Existing school: 6,707.9 m²
- Future 10 portables: 670.0 m²
- Dome: 9,927.8 m²
- Pavilion: 219.2 m²
- Total: 17,524.9 m²

Site development work includes:

- New bicycle parking to satisfy Zoning By-law requirement for new addition - 8 spaces
- Existing vehicular parking spaces are sufficient to satisfy the Zoning By-law requirement
- New practice soccer field



SITE PLAN



DESIGN STATEMENT

The proposed new inflatable dome, together with the club house pavilion, constitute an improvement to the existing sport facilities of the école secondaire catholique Paul-Desmarais. The new facility will provide access to a professional grade field all year long for both the school's and the community's use. An agreement with the Ottawa Sooners football club ensures a use by the community. The covered football field complements the school's exterior sports facilities including a practice soccer field and an exterior basketball court.

The facility main entrance at the club house pavilion is located close to the existing bus loop, providing an easy access to students from the school and to community users from the parking lot. The existing bus loop is an interim one, the final bus loop is planned to be located on the east side of the site with an access from the future Robert Grant Avenue. The existing bus loop will be used for both access to the dome and for additional parking spaces. The layout of the existing bus loop also serves as a kiss-and-ride lay-by parking for the dome users.

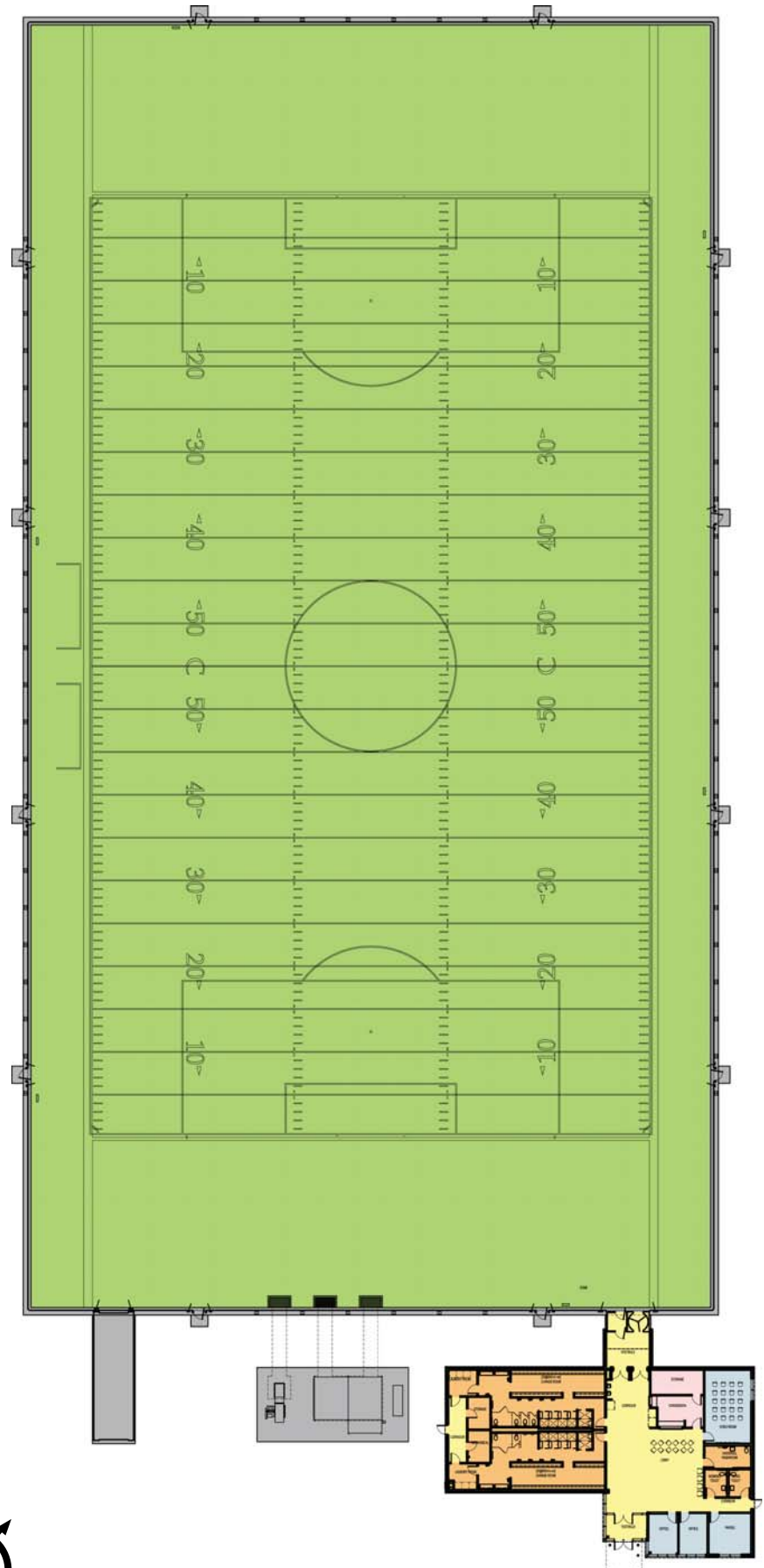
The one storey club house pavilion and the landscaping around the dome provides a smooth transition between the surroundings and the inflatable structure. The landscaping is also used to shield the dome's utilities from view.

The club house pavilion materials mirror the existing school design by using vivid colour panels above a masonry pedestal. The use of colourful materials further expands the image of an active school opened to the community. The youthful, energetic and progressive image thus projected is appropriate for a secondary school with a holistic curriculum including physical activities and sports.

The main entrance of the club house pavilion is covered by a canopy extending towards the bus loop, welcoming the users. The extensive use of glazing at the main entrance invites the users in, and at the same time allows natural light to enter the main lobby as well as providing vistas to the school site from the inside.



SITE AERIAL VIEW LOOKING NORTH



GROUND FLOOR PLAN





OVERALL SITE VIEW LOOKING EAST



OVERALL SITE VIEW LOOKING SOUTH



Site Circulation / Access / Fire Route

The existing parking spaces count is sufficient to serve the existing school, 10 portable classrooms and the dome.

The dome will be used by the school during normal operation hours. Outside of the school's normal operation hours, the dome will be accessible for community use, including the Ottawa Sooners football club. There is no new accesses proposed on the property and the trip generation is not expected to exceed 60 vehicle trips during peak weekday hours.

As required by the Ontario Building Code 2012 (OBC-2012), fire route is provided to the dome and club house pavilion entrance through the existing bus loop which complies with all the requirements for fire route. Signs will be provided to identify the new fire route.

Conclusion

This Planning Rationale has been prepared in support of Site Plan Control application for the construction of an artificial turf football field, a club house and a dome on the property of the existing école secondaire catholique Paul-Desmarais located at 5315 Abbott Street East, in the City of Ottawa.

It is our professional opinion that this application is consistent with the policies and objectives of the City of Ottawa Official Plan and Zoning By-law and that the proposed new building represents good planning and will foster the active life style environment, will inspire students and the community.

Prepared by: Jerzy Jurewicz, OAA, AIA