

May 31, 2017



City of Ottawa
Planning and Development
4th Floor
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

**RE: Application for Siteplan Control for 1463 Prince of Wales Drive, Ottawa
Boys and Girls Club Clubhouse expansion**

Partners

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BJH Project No: 1716

Sean Moore,

Please find enclosed an Application for Siteplan Control related to a proposed addition and site related works for an existing building at 1463 Prince of Wales Drive owned by the Boys and Girls Clubs of Ottawa.

Supporting documentation enclosed includes:

- 1 copies of Application form with Owner Authorization, Environmental Affidavit
- 55 copies of Site Servicing Plan (C-1, D.B Gray)
- 6 copies of Assessment of Adequacy of Public Services (D.B Gray)
- 55 copies of Grading and Erosion and Sediment Control Plan (C-2, D.B Gray)
- 6 Storm Drainage Plan (C-3, D.B Gray)
- 4 copies of Geotechnical Investigation (Houle Chevrier)
- 9 copies Transportation Overview (Parsons)
- 3 copies Cover Letter Planning Rationale (Hobin Architecture)
- 55 copies Architectural Siteplan (A1.0, Hobin Architecture)
- 55 copies Landscape Plan and Tree Conservation Report (L1.01, Levstek & Associates)
- 2 copies Survey (Annis, O'Sullivan, Vollebakk Ltd.)
- 3 copies of Building Sections, Elevations (A3.01 A4.01, A4.02, Hobin Architecture)
- 5 copies of the Environmental Site Assessment, Phase 1 (Dillion Engineering)
- 5 copies of the Environmental Site Assessment, Phase 2 (Houle Chevrier)

Site Description

The proposed project site is located on Prince of Wales Drive just south of the intersection with Meadowlands in the Carleton Heights Neighbourhood. The site is currently accessed via a drop-off loop and parking area from Prince of Wales Drive and from a driveway and parking area off Nesbitt Place, a cul-de-sac immediately to the south of property. Currently the property and the existing building are used by the Boys and Girls Club of Ottawa for a clubhouse. The existing building was constructed in 1965 and formerly housed an Ottawa fire station.

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Context

The site is zoned L1 (Community Leisure Facility Zone) which permits the use 'community centre'. The site is surrounded by a mix of Leisure uses (east), Commercial (west), Residential lowrise (south) and Residential Highrise (north).

Adjacent lands to the east are owned by the National Capital Commission and are used by the Rideau Canoe Club for a boathouse, clubhouse and parking/storage facility. Most of the area of this adjacent use is landscape and is used occasionally for event parking.

The properties immediately across Prince and Wales Drive are zoned GM15 and are developed as a single storey commercial plaza containing a range of uses including an automobile service centre, drugstore and miscellaneous small retail. To the northwest, across Meadowlands and Prince of Wales, are similar uses in addition to a 5 storey office building.

The area to the north of the Meadowlands Drive contains a group of highrise apartment buildings of between 17 and 28 storeys in height. These apartments cater a diverse range of residents including students, low income individuals and families. The ethnic makeup is also broad. The existing Boys and Girls Clubhouse directly serves this community. This area was developed during roughly the same time frame as the fire station that now houses the Boys and Girls Club; between 1960 and the mid 1970s.

To the south and southwest of the property is the predominantly lowrise residential neighborhood of Carleton Heights. The majority of the neighbourhood is single family homes with a first wave built as veterans housing in the 1950s and subsequent infill built on subdivided lots in the 1960s and 1970s. The area on either side of Meadowlands, west of the adjacent shopping plaza, is developed as a group of free-hold townhomes constructed in the early 1970s.





Proposed Development

Boys and Girls Club of Ottawa has recently purchased the former City of Ottawa Fire Station that they have been using as a clubhouse for the past 16 years. This building was previously owned by the City of Ottawa and the Ottawa Police Youth Centre. The Boys and Girls Club is looking renovate the existing spaces and add a new gymnasium, change-rooms, and washrooms to the south side of the existing building facing toward Nesbitt place. This expansion will increase the building footprint from the existing 751.5m² to 1459.2m².

The current zoning of the property, L1 (Community Leisure Zone) is compatible with the Boys and Girls Club's 'Community Centre' primary use and the new building additions will fit within the required 7.5m setbacks and allowable 11m zoning envelop. As such, no zoning amendments are required for the project to proceed.

The existing building, a former fire station and tourist information centre, was design by Ottawa architect, George Bemis, in 1965. It is a single storey concrete frame building with masonry infill walls and a brick exterior. The former equipment bay is now used as a small gymnasium and the balance of the interior space are used for mentoring, homework programs, activity spaces and administrative functions. Much of this interior space will be renovated and refreshed as part of this project with the most notable changes occurring in the former equipment bay where the current gym space will be subdivided into art, activity and multipurpose spaces. A new entrance, facing Prince of Wales, will be created through the renovation of the existing building. This entrance (in conjunction with the gymnasium addition) will better address the existing drop-off area and the will provide the building with a higher profile on Prince of Wales Drive and shift the building orientation away from Nesbitt Place. New signage will be added to the proposed gym wall as part of this change.



The proposed additions to the building will be clad in a combination of horizontal and vertical wood siding with a dramatic standing seam metal 'hat'. This will create a more easily identifiable presence on Prince of Wales Drive. In contrast to the relatively small



windows of the existing building, the gymnasium addition will feature substantial corner glazing facing the street.

As part of the addition, rework of the existing landscape and parking is also proposed. The added area of the gymnasium dictates a slight increase in parking from the current 24 spaces up to 32. In the process of increasing the number of parking spaces, the majority of the spaces will be relocated to the north side of the property in a newly configured lot replacing the existing parking area and beach volleyball court. The south parking area, off of Nesbitt Place will be reduced to 2 spaces and a loading area.

The project will feature two new accessible entrances. The primary entrance, facing the existing drop-off loop off Prince of Wales Drive, will serve as the main building entrance for day to day program uses. The second accessible entrance, off the existing private approach from Nesbitt Place will allow the gym and change-rooms to operate independently at select times. Both of these entrances will be accessible from the new parking area to the north of the existing building.

Future site development is intended to include a skating rink located to east of the existing building in the location of the current basketball court.

The proposed landscaping includes the retention of approximately 16 existing trees and the planting of 10 new trees in addition to new soft landscaping around the proposed addition and new front entrance facing Meadowlands.

Schedule

This project is expected to move to a building permit application in the early summer with a proposed construction start in August. During the construction period, Boys and Girls Club will operate out of an alternate location allowing renovation and construction work full access to the site.

Summary

The addition and renovation of the Ottawa Boys and Girls Club Prince of Wales Club house will adapt the existing facility to better suit the Club's programming needs and range of services that can be offered. This project fits within the scope of the zoning and required setbacks for the site and therefore is a very appropriate development. Additionally, the proposed changes to the site development in terms of parking and the location of the front entrance will shift traffic patterns away from the primarily residential Nesbitt Place cul-de-sac and onto the Prince of Wales.

I trust that you will find this information to be complete. Please feel free to contact me if you have any questions. I can be reach by email at dougv@hobinarc.com or by phone at (613) 238-7200 ext. 115.

Sincerely,

Douglas M. van den Ham
M.Arch, MRAIC

cc. Colleen Mooney