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1.0 INTRODUCTION

Carleton University proposes the construction of a new academic building to be constructed on campus. The new academic building will be approximately 100,000 square feet enclosed area (80352 square feet Zoning GFA), to house the Sprott School of Business, to be known as Nicol Building.

The new development is proposed to be located in the sector designated in the 2016 Campus Master Plan Update as the Academic West Campus, adjacent to future quad on Parking Lot P2 and it spans the tunnel intersection. The proposed development is foreseen within the planning concepts and strategies of the Master Plan.

This Planning Rationale has been prepared on behalf of Carleton University to support an application for Site Plan Control for development of this major facility and to demonstrate how the proposed development is in conformance with the following:

- Carleton University Master Plan
- City of Ottawa Official Plan
- City of Ottawa Zoning By-Law
2.0 SITE CONTEXT

2.1 Site Location

The site is located on the south perimeter of the Campus on Campus Ave. The site is bordered on the east by Campus Ave., on the south by an internal vehicular and pedestrian driveway with the Future Quad located on the south side of that driveway. On the north the building fronts the Minto C.A.S.E building and to the west the Architecture Building.
2.2 Site Description

The new Sprott School of Business is uniquely sited to act as a natural point of attraction and be a pivotal building block in the enhancement of Carleton’s Masterplan, and the important development of Carleton’s new Entry Quad. The proposed site is located adjacent to Campus avenue on the intersection of east and west campus, spans the three branches of the tunnel system, and is close to a busy drop-off area. These Characteristics provide the potential to act as a node and create a gateway to the academic campus.
2.3 Existing Land Use Designations

2.3.1 City of Ottawa Official Plan

The site is located within the General Urban Area as shown on Schedule B - Urban Policy Plan. Institutional uses such as post secondary educational facilities are permitted within this designation. In accordance with Annex 5 of the Official Plan, the site does not fall within a Community Design Plan or Policy Plan area.

2.3.2 Secondary Plans and Site Specific Policies

There are no Secondary Plans or Site Specific Policies that apply to this site.

2.3.3 Zoning By-Law 2008-250

The subject property is zoned I2A F(1.5) which is a Major Institutional Zone with no height limit. The purpose of the I2-Major Institutional Zone is to:

- Ensure that major institutional uses such as hospitals, colleges and universities are located at appropriate locations within areas designated as General Urban Area, Central Area and Mixed Use Centre in the Official Plan
- Ensure that these large scale, high traffic generating institutions locate only on large parcels of land, with direct access to an arterial road and near rapid transit stations
- Impose regulations which ensure that the size and intensity of these uses is compatible with adjacent uses
- Permit minor institutional uses and provide for a range of ancillary service uses.

Post secondary educational facilities are a permitted use within the provisions of the Zoning By-Law for the I2A Major Institutional Zone. The zone regulations require minimum front, minimum side, minimum rear, minimum corner and a minimum interior side yard setbacks all of 7.5 metres. There is no restriction on lot coverage.
3.0 DESIGN STATEMENT

3.1 Design Proposal

The new Nicol Building for Sprott School of Business in Carleton University Campus will be a new 6 storey building plus one level below grade connecting to the tunnel system on campus. It will be located on Campus Avenue adjacent to the existing Architecture Building and features a 3 storey central atrium extending from ground floor to the 3rd floor creating a 3-storey interconnected floor space.

The first floor is programmed with public spaces. The three storey atrium designed to encourage collaboration, facilitate learning and set the stage for the Sprott School of Business and Carleton. This dynamic core is linking the Ground Floor to the teaching areas on the Second and Third Floors. The second and third floors house the educational spaces i.e classrooms, breakout rooms, and Lecture Theatre.

Faculty and student offices are provided on level 4 and 6, and level 5 is a shell space for future development.

The new Sprott School of Business at Carleton University is designed to be a jewel in Carleton’s Campus, and to continue Carleton’s leadership in robust and meaningful sustainability from core to skin.

The building’s concrete structure utilizes innovative bubble deck technology to replace 30% of the concrete mass with air. This mass reduction translates into a 120 ton reduction in CO2 emissions, and further ripple benefits.

The skin of the building is marked by a rhythm of ample glass openings modulated by solid fins which project outwards to shade the glare and heat of the sun, while still providing abundant daylight. The 4th floor roof terrace which is the base for the administrative areas above, is designed as a vegetative green roof that provides a connection with nature to the offices above, and significantly mitigates the heat and glare effects of the south sun from reflecting into the offices above.

The school’s social heart will be a 3-storey embracing ‘hive’ animated by indirect light from the large roof monitors above; and opening to views of the Ottawa River to the south.

The buildings mechanical and electrical systems are precisely tuned to the changing occupancy of the building. Sensors will detect if, and how many inhabitants are in any given space, and in turn will supply a balanced amount of ventilation, cooling, and electric lighting. During the long cold nights of Ottawa’s winter, a separate system of radiant hot water will heat the building without need for forced air.

The development of this academic building fits the priority basis on which the Master Plan sees future growth occurring. In support of Carleton’s Campus Master Plan to create an environmental responsible and sustainable campus, this building will be designed as an energy efficient building and will incorporate intelligent building features. The project will be designed to achieve Green Globe certification and is on target to obtain a level of 4.5 Green Globes, with an overall score of 84%.
DESIGN BRIEF AND PLANNING RATIONALE
NICOL BUILDING - NEW SPROTT SCHOOL OF BUSINESS
CARLETON UNIVERSITY
4.0 PLANNING RATIONALE

4.1 Provincial Policy Statement, 2005

All decisions affecting land use planning are required by the Planning Act, 1990, s. 3(a) to be consistent with the Provincial Policy Statement. This development proposal conforms to requirements of the Provincial Policy Statement by:

- efficient use of infrastructures and public services that are available or planned within the settlement area of the City of Ottawa’s urban boundary;
- utilizing existing municipal water supply, sanitary and storm sewers;
- promoting a healthy active community through on-site development of pedestrian and cycling pathways;
- protecting public health and safety through investigation of existing condition of the site and review of its past uses to ensure no natural or human-made hazards are present.

4.2 City of Ottawa Official Plan

The site is located within the General Urban Area as shown on Schedule B - Urban Policy Plan. Post secondary education facilities are permitted within this designation. In accordance with Annex 5 of the Official Plan, the site does not fall within a Community Design Plan or Policy Plan area.

4.3 City of Ottawa Zoning By-Law 2008-250

As noted in Section 2 above, the site is zoned I2A F(1.5). Post secondary educational facilities are a permitted use within the provisions of the Zoning By-Law for the I2A Major Institutional Zone.

There is no height restriction and the zone regulations require all yards to be at least 7.5 metres from property lines. The proposed new facility is not adjacent to Campus property lines.

Part 4 and Schedule 1A of the Zoning By-Law stipulates parking provisions. The zoning requirements for parking spaces are none due to the proximity to public transportation and the Campus is in Area Z.

- Loading spaces and facilities are provided at designated locations on campus. Vehicular access to loading, garbage and recycling collection has been provided on the north and the west side of the building.

The development as proposed conforms to the requirements of the City of Ottawa Zoning By-Law.
5.0 INTEGRATED ENVIRONMENTAL REVIEW STATEMENT

5.1 Overview of Technical Studies
Technical studies that have been completed as required for the Site Plan Control Application are included in the submission package and their conclusions are briefly summarized below. Each one is in support of the proposed development.

5.2 Geotechnical Investigation
The Geotechnical Investigation was prepared by Paterson Group and is dated November. The subject site conditions are considered satisfactory for the proposed development.

5.3 Phase I - Environmental Site Assessment
The above report was prepared by Paterson Group and is dated February 21, 2017. The purpose of the environmental assessment was to research the past and current use of the site and adjacent properties and identify any environmental concerns with potential to have negatively impacted the subject property. Based on the results of Phase I Environmental Site Assessment, a Phase II Environmental Site Assessment is not required for the property.

5.4 Transportation Brief
A Transportation Brief was prepared by AECOM and is dated April 2017. In summary it was estimated that the building will generate 60 vehicle trips in the morning peak hour and 59 vehicle trips in the afternoon peak hour. These vehicles will access the University at the intersections of Bronson Avenue with University Drive and Colonel By Drive with University Drive. The new trips generated by the development will have little impact on future traffic conditions. Therefore, no mitigation measures are required at the two intersections analysed in this Transportation Brief as a direct result of the new business school.

5.5 Servicing and Stormwater Management Report
The Servicing and Stormwater Management Report for this development outlines site servicing criteria and civil engineering calculations pertaining to the servicing of the new proposed building can meet all required servicing constrains and associated requirements.

5.6 Railway Traffic Noise & Vibration Study
The Railway Traffic Noise & Vibration Study for this development describes a transportation noise & vibration study performed for proposed Nicol Building. The major source of transportation noise is the O-Train LRT line to the east. The report shows that the outdoor noise levels are below ENCG objective noise level and as such, no noise control measures or mitigation is required.

Also the report indicates that the vibration from the O-Train LRT will not be perceptible beyond the southeast corner of the Nicol building along the Campus Avenue sidewalk, at a distance of 35m from the railway. Since the vibration levels are low, ground-borne noise is also expected to be low.