



PYE & RICHARDS ARCHITECTS INC.

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École élémentaire à Riverside-Sud
925 Ralph Hennessy Ave., Ottawa

Planning Rationale

1. Application Submission

This application is for Site Plan Control for the property located at 925 Ralph Hennessy Ave., Ottawa.

The following documents are appended with this application :

- completed Site Plan Control Application form
- cheque in the amount of \$32,483.66
- A01 Site Plan (15 copies)
- C01 Site Servicing Plan (15 copies)
- C02 Grading Plan (15 copies)
- L01 Landscape Plan (15 copies)
- Survey plan (2 copies)
- Phase 1 Environmental Assessment (3 copies)
- Phase 2 Environmental Assessment (3 copies)
- Geotechnical Report (3 copies)
- Site Servicing Study (3 copies)
- Stormwater Mangement Report (3 copies)
- TIA (8 copies)
- Planning Rationale (3 copies)
- A02 Ground Floor Plans (3 copies)
- A03 Second Floor Plan (3 copies)
- A04 Elevations (3 copies)
- CD of the above noted documents

2. Location

The site is located at 925 Ralph Hennessy Ave. The legal description is “Block 322, Registered Plan 4M-XXX, City of Ottawa”. The subdivision is not yet registered. The site is bounded by Ralph Hennessy Ave. to the west, single family residential lots to the south and east sides of the property, and Mount Nebo Way to the north side.

3. Requested Planning Approvals

The purpose of this application is to gain Site Plan Approval for a two storey elementary school building and child care centre. Proposed gross building area is 4,358sm. A Pre-Consultation meeting took place on 18 May 2018 with City staff. This project is not subject to the Urban Design Review Panel.

4. Proposal Details

Site Plan

The proposed School is located near the intersection of Ralph Hennessy Ave. and Mount Nebo Way, in keeping with the intent of the Official Plan Community Design Guidelines.

In the first concept of the site design, a bus loop drop off was located on school property along Ralph Hennessey Ave. At the request of City planning staff, the bus loop was eliminated in favor a lay-by on Ralph Hennessy Ave. within city property. An additional lay-by was discussed with city staff along Mount Nebo for parent drop off and is now part of the proposed site plan.

The driveway entrance to the parking lot will be located on Ralph Hennessey Ave., aligned with the opposite street Dreamcatcher Place, as requested by Infrastructure staff. Parking will be provided to meet the current zoning requirements and future growth of the school for portables and potential school addition. An on site garbage enclosure will be provide, suitably screened and landscaped.

Landscaping / Environmental Impact

There are no existing trees on the site: the existing trees were cut by the developer, through a Tree Permit process, prior to the purchase of the land by CECCE. A Landscape design has been created to provide some tree planting along Ralph Hennessey Ave. and Mount Nebo frontages to complement the boulevard tree planting by the subdivision developer. A low bermand tree palnting is proposed along the south property line to screen the parking lot from the residential lots. Planting will be also provided to screen the new garbage enclosure location. A mini soccer field is proposed at the southeast corner of the site, and wood chip areas are provide for future play structures.

Materiality and Lighting

The school will be clad in two colours of brick and accent architectural block, and composite aluminum panels and metal cladding at design features. The main entrance will include a canopy clad in composite aluminum panelling.

Site lighting will be carefully considered, with respect to the City's night sky policy, and requirement for full cut off angle for site lighting at property lines. Wall packs will be provided for security lighting and the main entrance canopy will have soffit lighting.

5. Policy Justification

The Official Plan (OP) for this site is General Urban Area, (Official Plan, Schedule B, Urban Policy Plan).

The site is zoned I1 which permits an elementary school. The application conforms to all applicable zoning regulations ; no further By-Law amendments are required for this development.

Yours truly,

David R. Mungall
PYE & RICHARDS ARCHITECTS INC.