



SITE PLAN CONTROL APPLICATION

PLANNING RATIONALE REPORT

DECEMBER 2018



## INTRODUCTION

This Report is intended to provide the necessary Planning Rationale on behalf of the Ottawa-Carleton District School Board (OCDSB) in connection with the site plan control application for the proposed addition to the existing Elmdale Public School located at 49 Iona Street in the City of Ottawa.

## SITE DESCRIPTION AND ZONING

The property at 49 Iona Street (referred to herein as "the site"), is located west of downtown Ottawa and located within the Wellington Village neighborhood bounded on the west by Island Park Drive, on the north by the Ottawa River, on the east by Holland Avenue, and on the north by Hwy 417 (Queensway). The subject site is located south of Byron Avenue. The site is located approximately 350 meters north of Hwy 417 (Queensway).

The site is rectangular in shape with a lot frontage (Clarendon Avenue) of 61.01 meters, a lot depth of 189.28 meters, and a lot area of 11,547 m<sup>2</sup>.

The site is sloping towards the north-east corner of the property:

- North/west corner grade elevation 73.03
- North/east corner grade elevation 69.00
- South/west corner grade elevation 71.26
- South/east corner grade elevation 71.10

Legal Description: LOTS 2241 TO 2266 (BOTH INCLUSIVE) REGISTERED PLAN M-48 CITY OF OTTAWA

The subject site is owned by the Ottawa-Carleton District School Board and is currently used as an elementary school named as Elmdale Public School. The site currently accommodates an existing school built in three phases:

- Phase 1 - Built in 1928: is a centrally located main school building with three floors above grade and the basement.
- Phase 2 - Built in 1938: includes two 2-storey wing additions located at the east and west side of the main building, and a two level addition located north of the main building consisting of a gymnasium on the ground level and a multi-purpose room in the basement.
- Phase 3 - Built in 1973: is a single storey library addition located to the west of the 1938 west wing addition. This addition will be demolished and replaced with a new classroom addition.

East from the existing school building, there are located seven portable classrooms and a playground for the elementary school students. To the west of the existing school building is a playground area presently used by the kindergarten classroom students.

The main entrance to the existing school is from Iona Street with other exit/entrance doors to the school along the building perimeter. All of them do not provide a Barrier-Free entrance. Since the existing school building does not have Code compliant entrances, elevator and washrooms, the school does not comply with the Ontario Building Code requirements for Barrier-Free accessibility.

### Existing parking:

There are two existing parking lots. One, located north/west from the existing school, is located within the school property. This existing parking lot contains 14 parking spaces. The other parking lot is located south/east from the existing school along the property line at Iona Street. This existing parking lot contains 22 parking spaces. The south parking lot crosses over the property line onto City of Ottawa property. Access to and from the parking lot from Iona street is difficult due to the raised sidewalk curb with only two depressed curb access points. Due to the sidewalk being flush with the lot grading, there is a high risk to pedestrians and students when vehicles are maneuvering. Additionally, a power pole in the parking lot further limits maneuverability. The north parking lot, while separated from the sidewalk, has limited maneuverability due to lack of turn-around space when heading towards Java street. The parking lot is located next to a higher volume building entrance/exit creating risk to students.



### Zoning:

The School property is located in I1A Subzone of Minor Institutional Zone, Area A (as per Schedule 1 of the Zoning By-law), Ward 15 - College (Councillor: Kitchissippi), abutting Residential Zone R3I on the north, east, and south, and Residential Zone R1MM on the west. The school property is located within the Mature Neighborhoods Overlay which through Urban Design Guidelines provides infill zoning regulations affecting one to four-storey residential dwellings only. The Mature Neighborhoods Overlay does not apply to the subject property.

Currently, the majority of students are dropped-off / picked-up by parents, walking, biking, or dropped-off / picked-up by three (3) OCDSB's buses.

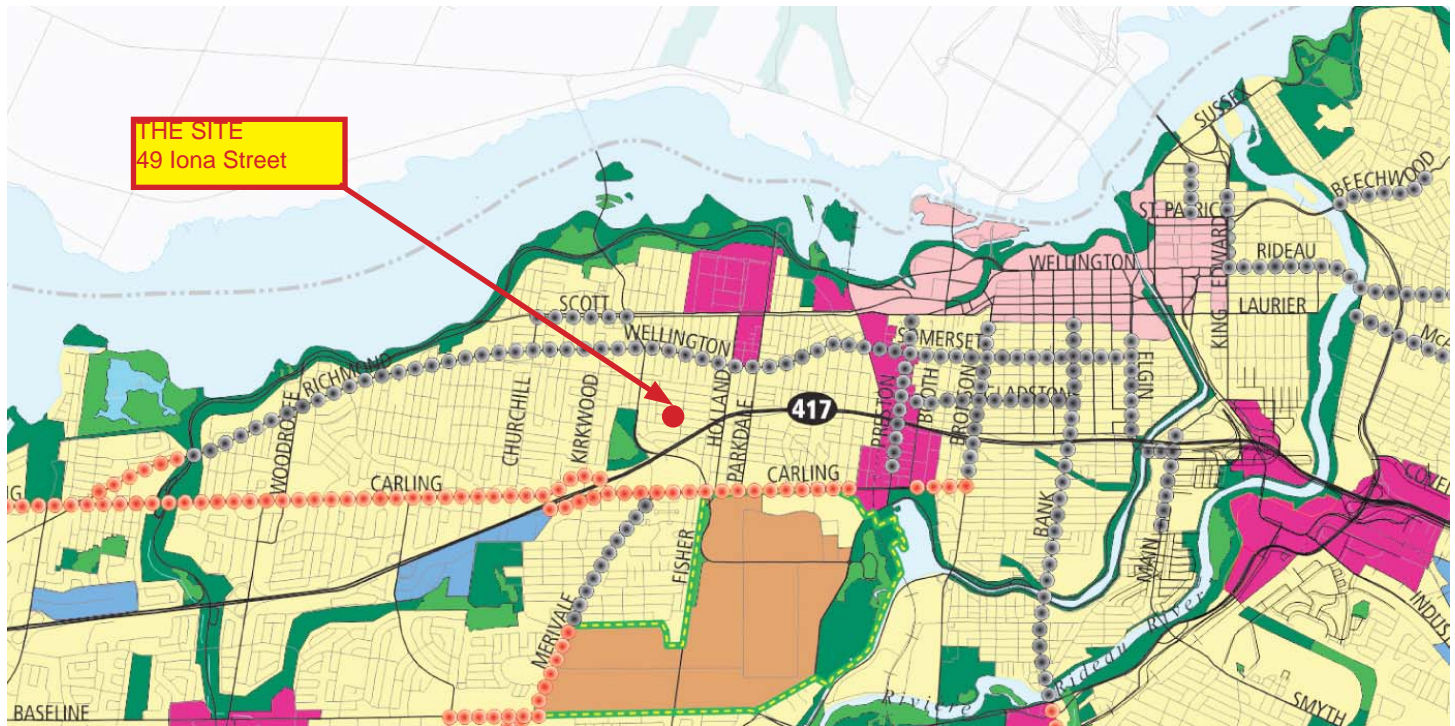


LOCATION PLAN



EXISTING SITE PLAN





## Official Plan - Schedule B Urban Policy Plan

Prepared by: Planning, Infrastructure and Economic Development Department

## Plan officiel - Annexe B Plan des politiques en milieu urbain

Préparé par : Services de la planification, de l'infrastructure et du développement économique

General Urban Area	
Urban Expansion Study Area	
Central Area	
Town Centre TC	
Traditional Mainstreet	
Arterial Mainstreet	
Mixed Use Centre	
Carp River Restoration Policy Area Overlay	
Developing Community (Expansion Area)	

### CITY OF OTTAWA OFFICIAL PLAN - SCHEDULE B

The Site is designated "General Urban Area" in accordance with Schedule B of the City of Ottawa Official Plan. According to policy 3.6.1.1. of the Official Plan "General Urban Area areas are designated on Schedule B. The General Urban Area designation permits many types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses".



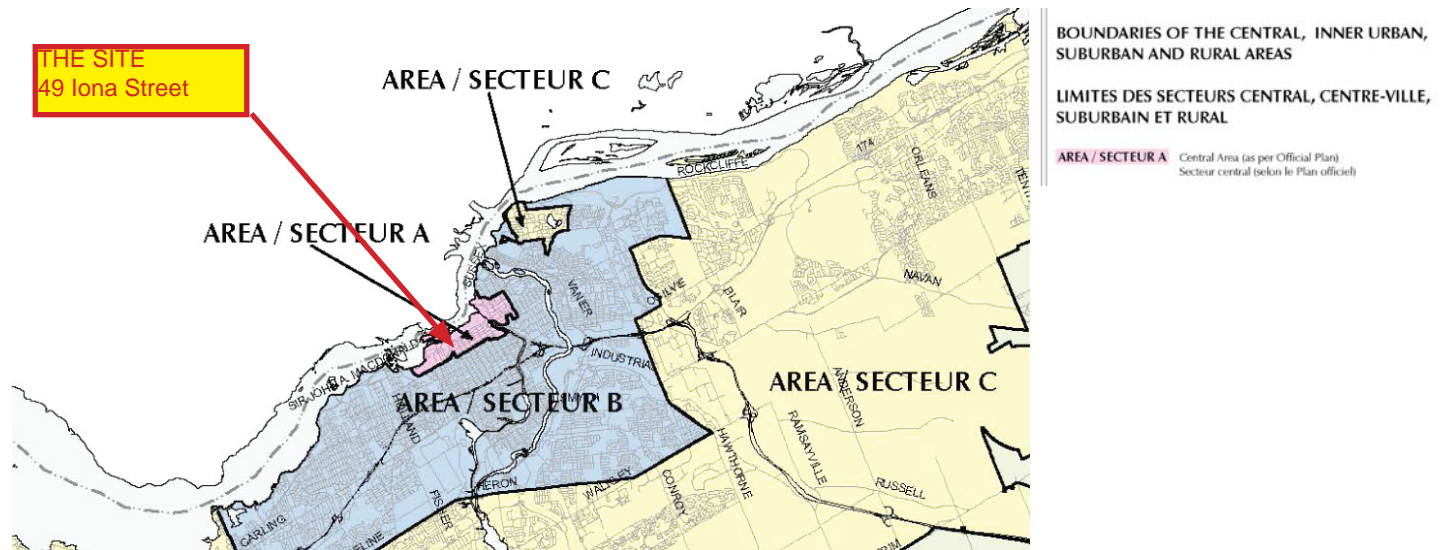


ZONING BY-LAW 2008-250 COMPLIANCE CHARTS

CITY OF OTTAWA ZONING		SITE DATA	
REQUIRED	PROVIDED	LOT AREA	11,547 m <sup>2</sup>
ZONING – I1A SUBZONE MATURE NEIGHBOURHOODS OVERLAY SCHEDULE 1 – AREA A SCHEDULE 1A – AREA X		<u>FOOTPRINT</u>	
		EXISTING SCHOOL FOOTPRINT	1679 m <sup>2</sup>
		EXISTING 1 PORTABLE FOOTPRINT	72 m <sup>2</sup>
		FUTURE 2 PORTABLES FOOTPRINT	144 m <sup>2</sup>
		NEW SCHOOL ADDITION FOOTPRINT	690 m <sup>2</sup>
		<u>GROSS FLOOR AREA</u>	
		(AS PER CITY OF OTTAWA ZONING BY-LAW DEFINITION)	
		EXISTING SCHOOL	2656.9 m <sup>2</sup>
		EXISTING 1 PORTABLE TO REMAIN	72 m <sup>2</sup>
		NEW SCHOOL GROSS FLOOR AREA	921.7 m <sup>2</sup>
		FUTURE PORTABLES GROSS FLOOR AREA	144 m <sup>2</sup>
		TOTAL GROSS FLOOR AREA	3794.6 m <sup>2</sup>
		TOPOGRAPHICAL AND SURVEY INFORMATION PROVIDED BY FARLEY, SMITH & DENIS SURVEYING LTD.	
		(613)727-8226 FAX (613)727-1826 File No: 498-18	
		LEGAL DESCRIPTION; LOTS 2241 TO 2266 (BOTH INCLUSIVE) REGISTERED PLAN M-48 CITY OF OTTAWA	

PARKING CALCULATIONS					
MOTOR VEHICLE PARKING (EXISTING 36 PARKING STALLS)					
REQUIRED	25 CLASSROOMS + 3 PORTABLES = 28 TOTAL				
	USE		No. CLASS	SPACES PER	SPACES REQ'D
	SCHOOL AND PORTABLES	28	0.75/CLASS	21	
	TOTAL REQUIRED PARKING SPACES			21 SPACES	
	TOTAL REQUIRED PARKING SPACES FOR THE PHYSICALLY DISABLED PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARD 3.1.2 TABLE 3.			2 SPACES	
PROVIDED	SPACES @ 5.2m X 2.6m			38 SPACES	
	BARRIER FREE SPACES @ 5.2m X 3.66m			2 SPACES	
	TOTAL SPACES PROVIDED			40 SPACES	
BICYCLE PARKING (0.6m X 1.8m)					
REQUIRED	USE	GROSS AREA	SPACES PER	SPACES REQ'D	
	SCHOOL	3794m <sup>2</sup>	1 / 100m <sup>2</sup>	38 SPACES	
	TOTAL REQUIRED PARKING SPACES			38 SPACES	
PROVIDED	TOTAL SPACES PROVIDED			90 SPACES	
LOADING SPACES (3.5m X 7m)					
REQUIRED	USE	GROSS AREA	TABLE 113A	SPACES REQ'D	
	SCHOOL	3794m <sup>2</sup>	COLUMN V	1	
	TOTAL REQUIRED PARKING SPACES			1 SPACES	
PROVIDED	TOTAL SPACES PROVIDED			1 SPACES	





### ZONING BY-LAW 2008-250

According to City of Ottawa Zoning By-law 2008-250, Schedule 1, the Site is within the Central Area.

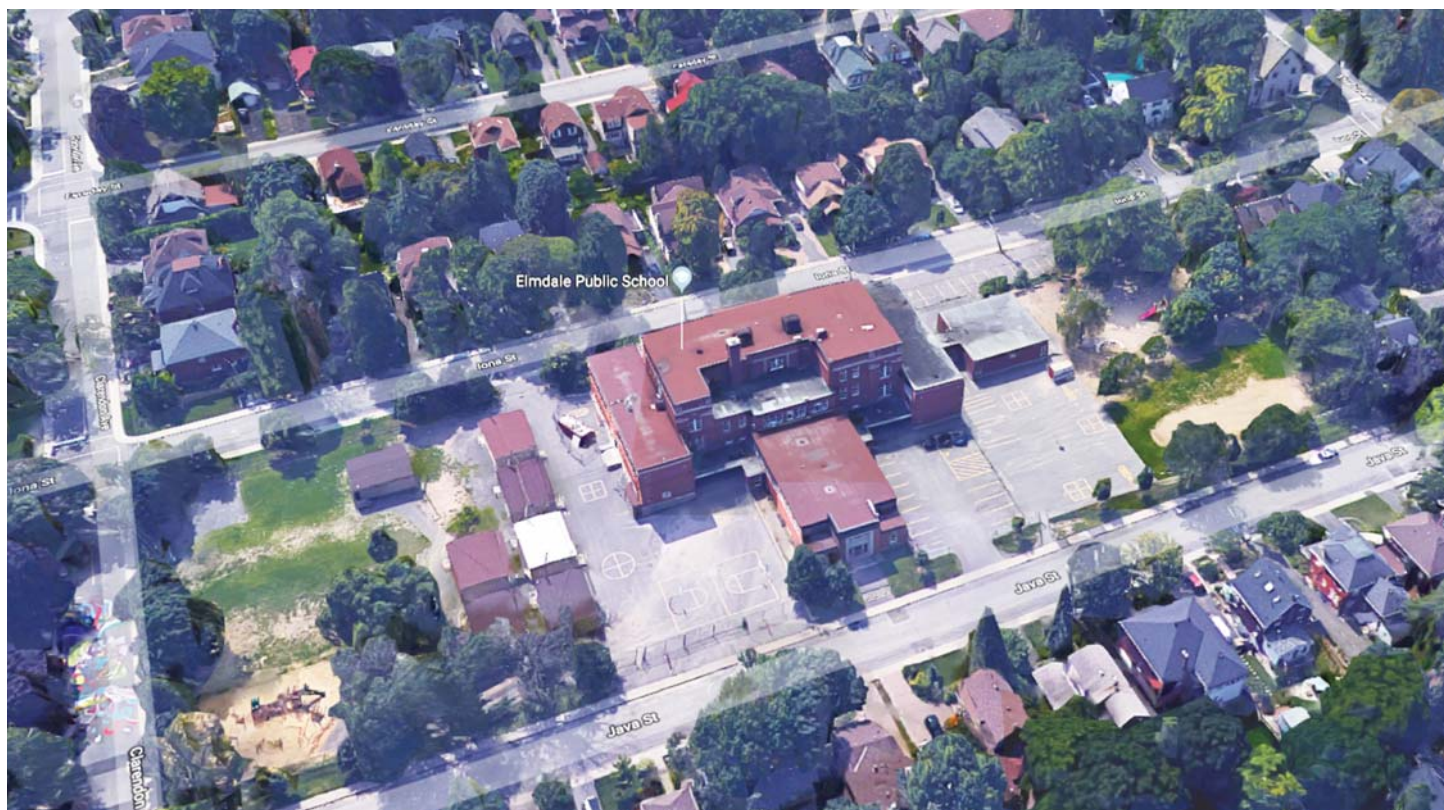


AERIAL SITE VIEW - LOOKING EAST





**AERIAL SITE VIEW - LOOKING NORTH**



**AERIAL SITE VIEW - LOOKING SOUTH**





Existing School Building

Existing parking

**IONA STREET  
LOOKING EAST**



Existing School Building

Existing parking

**IONA STREET  
LOOKING EAST**



Existing School Building

East Playground

**IONA STREET  
LOOKING WEST**





Existing School Building

West Playground

**JAVA STREET  
LOOKING EAST**



Existing School Building

Existing Portable Classrooms

**JAVA STREET  
LOOKING EAST**



Existing School Building

Existing Portable Classrooms

**JAVA STREET  
LOOKING WEST**





**IONA STREET  
EXISTING MAIN ENTRANCE  
1928 CONSTRUCTION**



**IONA STREET  
EXISTING MAIN ENTRANCE  
1928 CONSTRUCTION  
ARCHITECTURAL DETAIL**



**IONA STREET  
EXISTING MAIN ENTRANCE  
1928 CONSTRUCTION  
ARCHITECTURAL DETAIL**





**IONA STREET  
WEST WING ADDITION  
1938 CONSTRUCTION**



**IONA STREET  
EAST WING ADDITION  
1938 CONSTRUCTION**



**JAVA STREET  
GYMNASIUM ADDITION  
1938 CONSTRUCTION**





**LIBRARY ADDITION  
1976 CONSTRUCTION**  
This structure will be demolished  
and replaced with new Addition  
Construction



**EAST PLAYGROUND WITH  
PRACTICE SOCCER FIELD  
LOOKING EAST**



**WEST PLAYGROUND  
LOOKING WEST**  
This site area will be redesigned  
with new Addition Construction



## PROPOSED DEVELOPMENT

The proposed development includes a two-storey addition to the west of the existing elementary school, and an addition to the north next to the existing gymnasium. Both additions will provide Barrier-Free access to the school. The north addition will include a new elevator providing Barrier-Free access to all above ground new and existing building floors.

Site development work will include:

- New vehicular parking located fully within school property. This parking lot will be enclosed by fencing to provide separation of vehicles, pedestrians and students. The parking lot will provide adequate space between pavement markings and at each end to allow easy maneuverability. The non-conforming vehicular parking along Iona Street will be removed.
- Barrier-Free parking spaces near the new north addition that includes the elevator.
- New bicycle parking within school property.
- A new main entrance to the school from Iona Street. This will be a Barrier-Free entrance with a new entry plaza giving an opportunity for gathering and collaboration of students and parents.
- A fully fenced new west playground for the kindergarten children.



## SITE PLAN

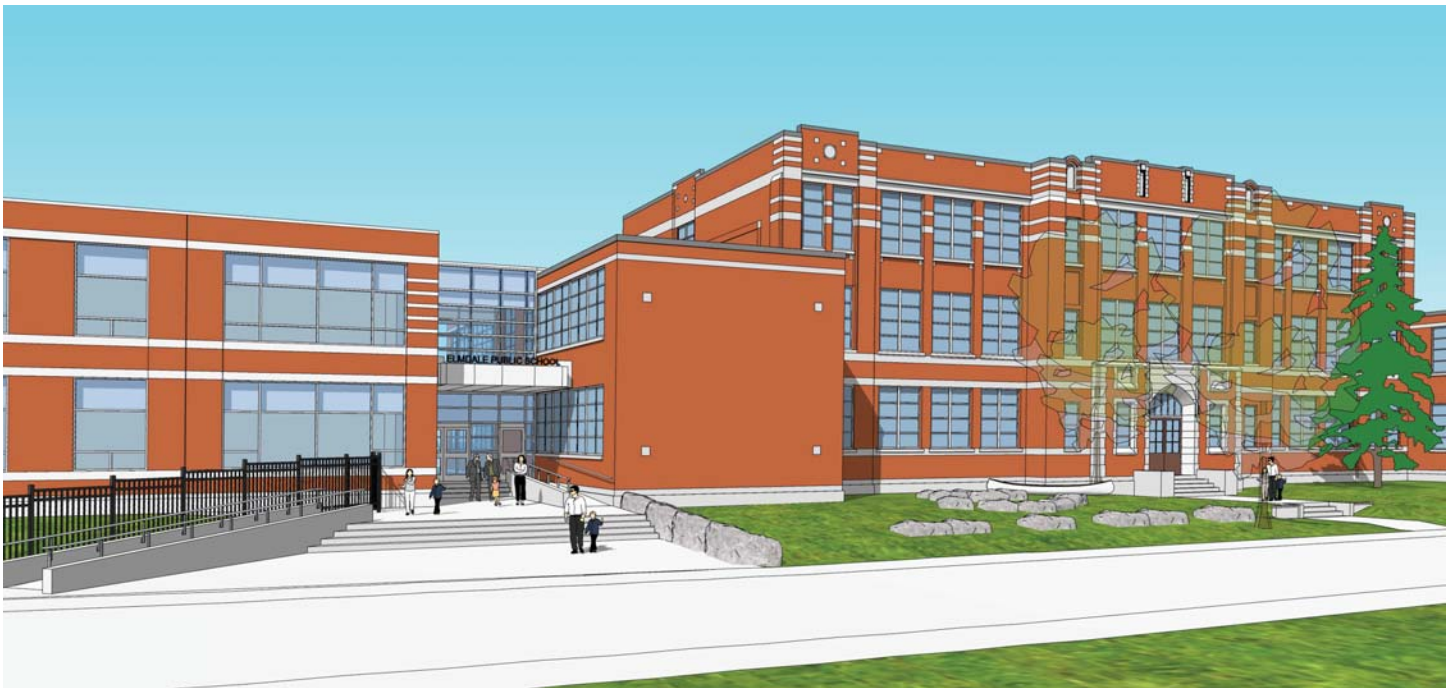


SITE VIEW - LOOKING NORTH



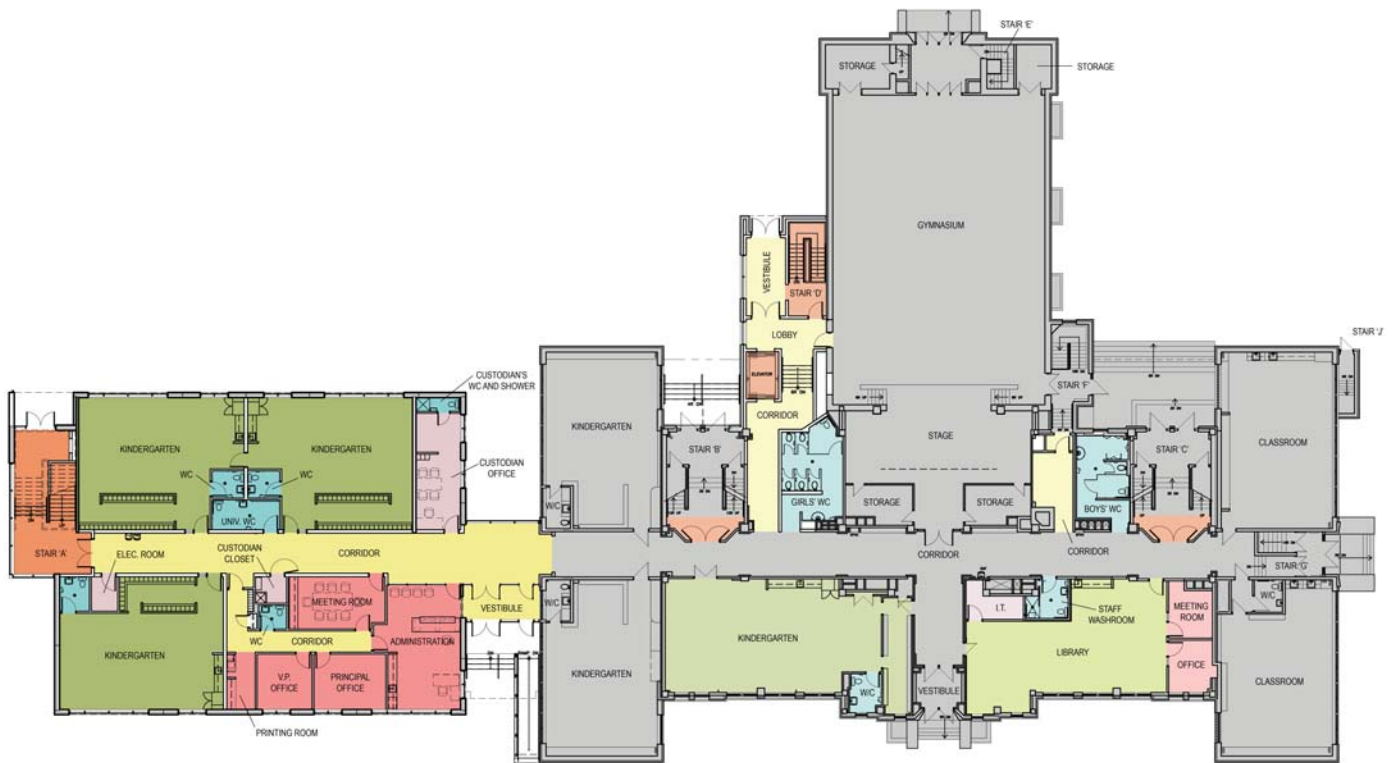
## DESIGN STATEMENT

The proposed new addition, together with the new and well defined entry plaza, will enhance a positive image of the school. It will create a new architectural and spatial design experience for the students, school staff and members of the community. The entry plaza will provide a fully accessible new outdoor social space for the students and staff. It will encourage spontaneous interaction without compromising students' safety and the operations of the school.



ENTRY PLAZA FROM IONA STREET



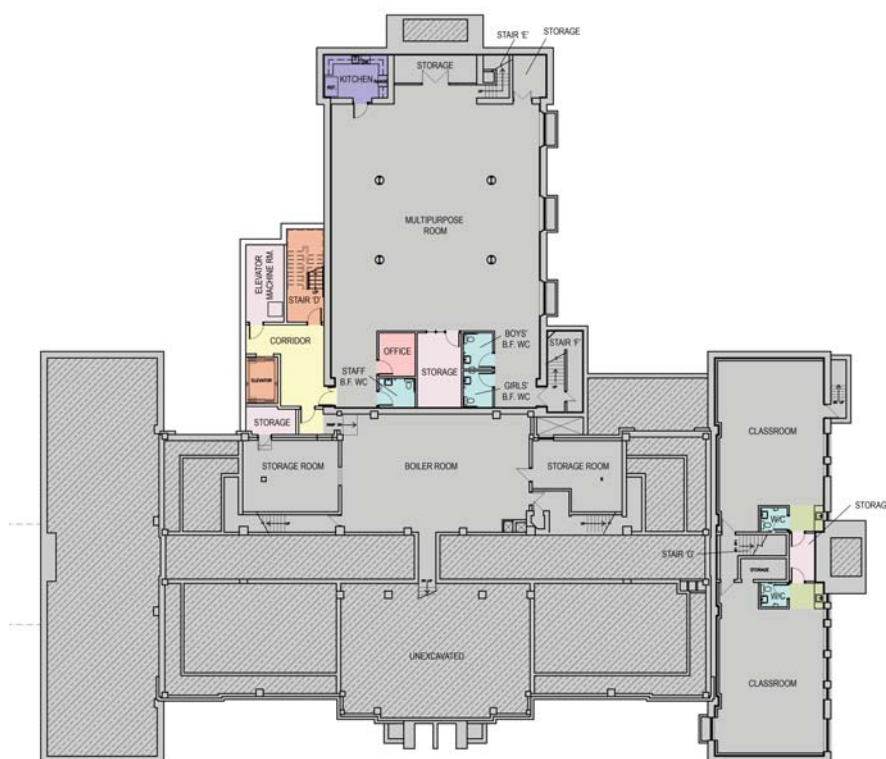


GROUND FLOOR PLAN

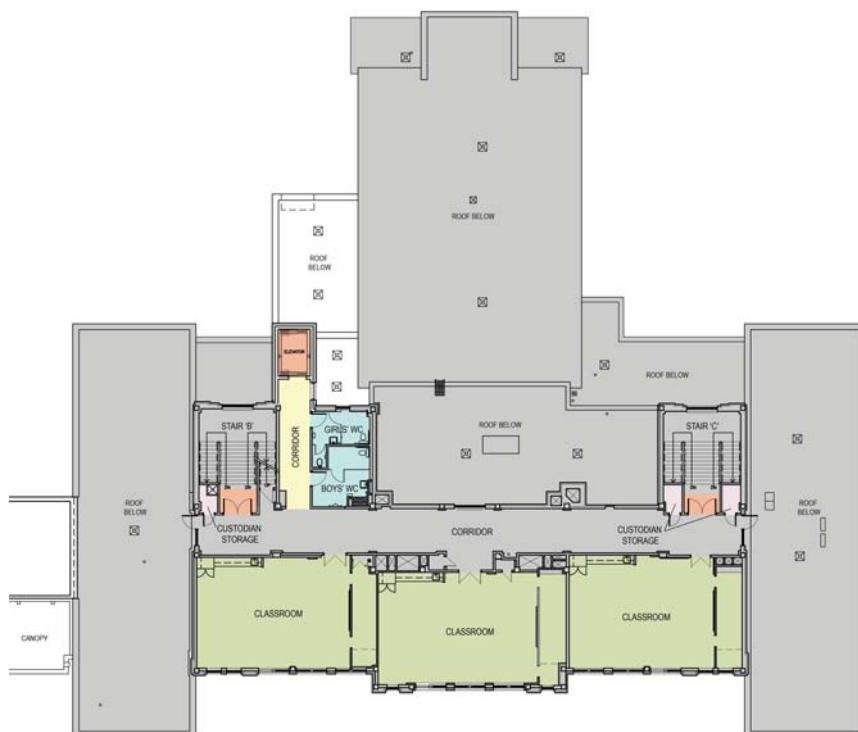


SECOND FLOOR PLAN





**BASEMENT FLOOR PLAN**



**THIRD FLOOR PLAN**



Building façade materials will bring quality to the proposed building massing, scale and each façade pattern. The use of clay brick, concrete accent bands, composite aluminum cladding and glazed curtain walls will bring to the existing building, with a distinct architectural vocabulary and pattern, a new youthful, energetic and progressive image.



**OVERALL SITE VIEW LOOKING NORTH / EAST**



**OVERALL SITE VIEW LOOKING SOUTH / EAST**





OVERALL SITE VIEW LOOKING NORTH / WEST



PROPOSED ADDITION LOOKING NORTH / EAST