

23 November 2021

21007

Re: Site Plan Application
Corner of Street 7 & Flagstaff Drive, Ottawa

Dear Tracey Scaramozzino,

1. Application Submission

This application is for Site Plan Control (Site Plan Control Application: /complex - Manager Approval, with Public Consultation) for a new 1 storey elementary school located at the corner of Steet 7 & Flagstaff Drive, Ottawa.

The following documents are appended with this application:

- Complete Site Plan Control Application Form
 - Cheque in the amount of \$59,338.80 – to follow once payment instructions are received
 - Planning Rational and Design Brief
 - A100 Site Plan
 - A101 Site Details
 - A102 & A103 Floor Plans
 - A201 & A202 Building Elevations
 - E002 Electrical Site Plan
 - Survey Plan
 - Geotechnical Study
 - Phase 1 Environmental Site Assessment
 - C1 Site Servicing, Erosion and Sediment Control Plan
 - C2 Grading and Drainage Plan
 - C3 Details
 - Site Servicing and Stormwater Management Report
 - L1 Landscape Plan & Tree Conservation Report
 - Noise/Vibration Study
 - Transportation Impact Assessment c/w Traffic Assessment – Steps 1 to 4
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DESIGN BRIEF

2. Response to City Documents

The Official Plan (OP) for this site is General Urban Area (Official Plan, Schedule B, Urban Policy Plan). "The General Urban Area designation permits the development of a full range and choice of housing types ...with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses" (Volume 1, Urban Plan, 3.6.1-General Urban Area.) The site is zoned R3YY/I1A – Minor Institutional Zone, which permits schools, as proposed. The application therefore conforms to all applicable zoning regulations.

3. Context Plan

The site is located at the intersection of Flagstaff Rd and Main Halyard Lane in Ottawa. The legal description is "Part of Lot 12, concession 3 (Rideau Front) Geographical Township of Nepean), City of Ottawa". The corner site is bounded by Flagstaff Drive to the south and Main Halyard Lane to the west, and residential lots to the North and East. Residential lots are also across both streets. The site is situated within Ward 22 of the City of Ottawa.

The main road linkages to the site are Borrisokane Rd to Flagstaff drive from the West, Greenbank Rd to Cambrian Rd from the East. The entire development is presently under construction with no services currently installed at the site.

The site is currently not serviced by OC Transpo; bus route 75 is the closest stop on Cambrian. The route's main hub is Barrhaven Centre.

The following site photograph illustrate the recent site conditions and surrounding contexts. The existing ditch that discharged in the Jock River and ran through the centre of the site has been recently filled in as part of the Developer's scope of work. The site is currently used as a construction staging area for the developer and a temporary construction access road runs along the east side of the old creek. The site map contains tags with arrows referencing the location of the photograph and direction.



Aerial Photos





Photo 1



Photo # 2



Photo # 3

4. Building Massing

See below proposed building perspectives of the building massing.



Massing model looking to the South-East from Street 7 (Childcare Entrance and Main Entrance)



Massing model looking to the West from Flagstaff Dr. (rear of building)



View from street 7



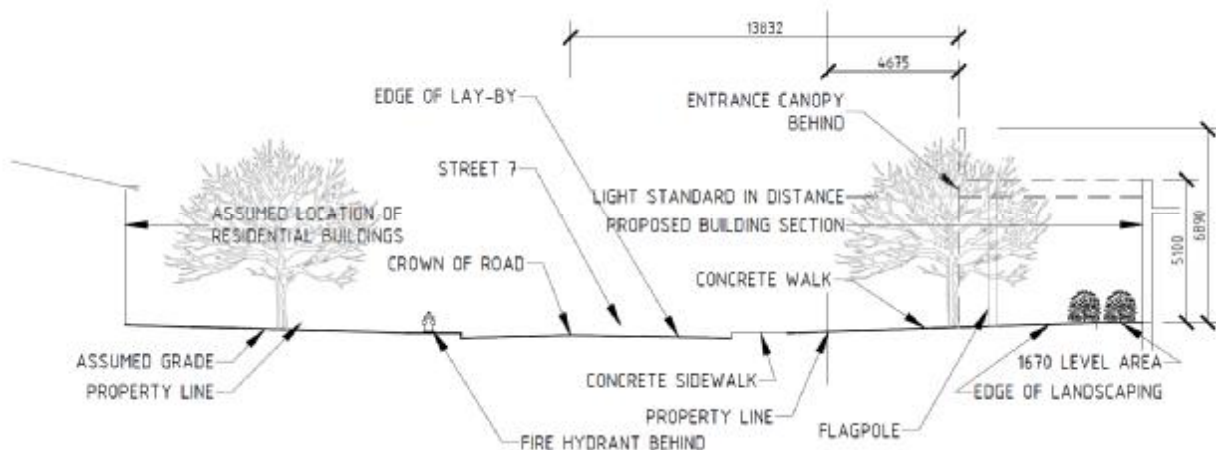
View from intersection of street 7 and Flagstaff Dr



Close up of main entrance

5. Public Realm

See below streetscape cross section demonstrating the public realm of the site. Automobile parking will be provided at the North of the site and bicycle parking will be provided at both the north and south side of the building. The front of the building along Main Halyard Lane is modern and welcomes visitors with its large entrance canopy. Large areas of glazing will be provided to orient the users to the streets. No public art features will be provided as this is a residential zone.



6. Building Design

The design will be modern and playful to reflect the users of the building. The front of the building facing Main Halyard Lane and will feature a large canopied entrance with wood look siding in its protected area as well as a ‘treed’ column, warmly welcoming visitors. The admin block in combination with the entrance vestibule will feature an angled roof line directing visitors to the entrance. The side entrances will have smaller areas of the welcoming wood tones to highlight the entry points. A parking lot for automobiles will be provided at the south of the site, where the Childcare entrance will be easily accessible.

The building will be clad in a combination of cream/grey panels with highlights of colours on each elevation, with angled reveals as well as contrasting brick and architectural block textures

to break up the long massing of the building in warm tones. The windows will have an aluminum finish.

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 new entrance canopies will have soffit lighting. Exterior lighting will be programmed so they are not on all night. Please refer to Architectural drawing A.201 & A202 for Building Elevations.

The site will feature a school bus lay by along Street 7 as well as parent drop off lay by along Flagstaff Drive. Outdoor rock seating spaces and a mini soccer field will be provided as well as a fenced off educational garden near Flagstaff Drive. Space for a future addition or 12 portables is allocated in the play yard. Finally, planting will be also provided to screen the new garbage enclosure location and a wood chip area will be provided for a future play structure.

7. Sustainability

The site will feature storm water management where water quality is intended to be handled through a OGS unit downstream of the site.

The building structure will be designed to accommodate a future solar array.

A large number of trees will be planted throughout the site. Due to the poor soils, the trees were selected in order to not dewater the poor soils. They were also selected to not attract birds as the site is within the Ottawa Airport zone.

The site is currently not serviced by OC Transpo; bus route 75 is the closest stop on Cambrian. The route's main hub is Barrhaven Centre. It is expected that the route will be extended eventually, but the information is not available

PLANNING RATIONAL

1. Application Submission

The purpose of this application is to gain Site Plan Approval for a single storey elementary school. The building is planned to accommodate up to 507 students, 40 child care spaces and approximately 36 staff, with potential future expansion up to 12 portables or a 6 classroom addition. The proposed gross building area is 4,647sm. A total of 42 parking spaces is proposed with a further 13 spaces for future, in accordance with the Zoning Bylaw. The lot area is 24,004sm.

2. Contextual Analysis

The site is located at the corner of Main Halyard Lane & Flagstaff Drive, Ottawa. The legal description is "Part of Lot 12, Concession 3 (Rideau Front) (Geographic Township of Nepean), City of Ottawa". The site is bound by Flagstaff Drive to the south, Main Halyard Lane to the West, and residential lots to the North and East. The site is situated in the middle of a residential development. The local character will be that of a modern residential housing neighborhood with sidewalks, street lighting, and some park land.

The current proposal is on vacant land. Based on historical searches, the site was partially used for agricultural purposes until 2017. The site has been cleared of all trees by the developer and had a creek which was diverted away from the site by the developer. The topography is fairly flat. The phase 1 Environmental Site Assessment indicates no contamination.

A Storm water retaining pond with connecting multi use (assumed) paths is being proposed at the end of Flagstaff Drive, which will be within walking distance of the site. There is also a large municipal park planned near the corner of Cambrian Road and Apolune Street with a naturalized woodlot adjacent to the park. Finally, there is some green space across from Borrisokane Rd. The main road linkages to the site are Borrisokane Rd to Flagstaff drive from the West, Greenbank Rd to Cambrian Rd from the East. The entire development is presently under construction with no services currently installed at the site.

The site is currently not serviced by OC Transpo; bus route 75 is the closest stop on Cambrian. The route's main hub is Barrhaven Centre.

The following map illustrates the context surrounding the site. Refer to Design Brief maps and photos for more details.



3. The Proposal

The design will be modern and playful to reflect the users of the building. The front of the building facing Main Halyard Lane and will feature a large canopied entrance with wood look siding in its protected area as well as a 'treed' column, warmly welcoming visitors and pedestrians. The administration block in combination with the entrance vestibule will feature an angled roof line directing visitors to the entrance. The side entrances will have smaller areas of the welcoming wood tones to highlight the entry points. A parking lot for automobiles with 59 spaces (including future spaces to suit the growth of the school) will be provided at the north of the site, where the Childcare entrance will be easily accessible. It features a drop off loop for parents, and short term parking for the child care.

The site will feature a school bus lay by along Street 7 utilizing the sidewalk as the loading/unloading area. The design also proposed a layby along Flagstaff Drive to accommodate parent drop off. Outdoor seating areas and a mini soccer field will be provided as well as a fenced off educational garden near Flagstaff Ave. Space for a future addition or 12 portables is allocated in the play yard. Finally, planting will be also provided to screen the new garbage enclosure location and a wood chip area will be provided for a future play structure

The building has a maximum height of 7.8m at the gymnasium and will be clad in a combination of cream/grey panels with highlights of colours on each elevation, with angled reveals and contrasting textures to break up the long massing of the building warm tones of brick and architectural block. The windows will have an aluminum finish.

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 new entrance canopies will have soffit lighting.

Additional trees will be planted throughout the play yard and shrub and/or perennial beds will be created along the building façade.

A Pre-Consultation meeting took place on 11 August 2021 with City staff. This project is subject to the Urban Design Review Panel.

The massing, size and architectural language of the façade will most likely differ from adjacent properties. The building is intended to be a landmark within the neighbourhood and will stand out as a hub of activity.

4. Policy Justification

The proposal is consistent with the Planning Act and Provincial Policy Statement as it follows the City of Ottawa Zoning.

The Official Plan (OP) for this site is General Urban Area (Official Plan, Schedule B, Urban Policy Plan). "The General Urban Area designation permits the development of a full range and choice of housing types ...with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses" (Volume 1, Urban Plan, 3.6.1-General Urban Area.) The site is zoned R3YY/I1A – Minor Institutional Zone, which permits schools, as proposed. The application therefore conforms to all applicable zoning regulations.

We are not aware of any potential environmental issues. Please refer to Phase 1 Study prepared by EXP.

The Barrhaven South Community Design Plan was reviewed for design guidelines. There is no requirement for this property to address the *Ontario Heritage Act* as the property is not located in a Heritage Conservation District.

5. Applicant's Public Consultation Strategy

The OCSB's public consultation strategy includes:

- Project sign on site
- Local OCSB schools have been circulated notice of a new school at this location
- The Ministry of Education's announcement for funding for a new school at this site

- The developer’s site plan to all new home owners indicating land set aside for new school
- The OCSB will hold a public consultation prior to the school’s opening.

6. Conclusion

The proposal is good planning and should be considered and approved because it is consistent with the Planning Act and Provincial Policy Statement as it follows the City of Ottawa Zoning. It is contextually appropriate for its use with its neighbors in, massing, and materiality, and will form an institutional destination as per the Official Plan’s designation of General Urban Area.

Sincerely,



2021-11-23



Isabel Richer
PYE & RICHARDS – TEMPRANO & YOUNG ARCHITECTS INC.

cc: Donald Wood, OCSB