

CSV ARCHITECTS

CORKERY COMMUNITY HALL EXPANSION

Planning Rationale for Site Plan Control Application

3447, 3449 Old Almonte Road, Carp, ON, K0A 1L0

PC2021-0186

CSV project # 2020-0640

Nov 1, 2022

Table of Contents

1.0	CONTEXTUAL ANALYSIS	1
1.1	Local Context	1
1.2	Existing Site Conditions	1
1.3	Transportation and Parking	1
2.0	THE PROPOSAL	2
2.1	Proposal Details	2
2.2	Detailed Analysis	2
2.3	Pre-Consultation	3
3.0	IMAGES/MAPS	4
3.1	Location Maps	4

1.0 CONTEXTUAL ANALYSIS

1.1 Local Context

The Corkery Community Hall is an existing single-storey facility constructed in 1996 with a building area of approximately 1,290 square feet. The purpose of the project is to construct an addition to the existing Corkery Community Hall to provide additional programming space for the community association.

The buildings in the area are well separated by greenspace and are typically 1-2 storeys in height. The proposed addition design, massing, and heights is sympathetic to and compatible with the existing recreation building. The proposed addition will provide a new, larger, multipurpose room, a small multipurpose room, a small office/multipurpose room, a kitchen, and larger washrooms. The addition and renovation will provide full accessibility throughout the space.

1.2 Existing Site Conditions

The site is rural, and the existing Community Hall is on a 7.76 acre site. Along with the Community Hall the site accommodates a fire station in the South-West corner, two soccer fields, a baseball diamond, gravel parking, and a sanded playground with play structures.

1.3 Transportation and Parking

The rural site is accessed directly from Old Almonte Road which is a collector road as per Schedule G of the Official Plan. The protected ROW width is 26m.

The City of Ottawa Zoning By-law Part 4, section 101, provides minimum parking space rates:

- Community Centre: 4 spaces per 100 m² of gross floor area. The gross floor area of the building (existing + new) is 388 m² therefore the building requires a minimum of 16 parking spaces.
- Sports fields: 4 spaces per field. There are 2 soccer fields and 1 baseball diamond (spring/summer/fall) or 1 ice rink (winter). Therefore the site requires and additional 12 parking spaces.
- The emergency services building requires 1 space per 100 m² of gross floor area. Therefore the building likely requires 4 parking spaces.

Collectively there are 32 total required. The existing gravel parking lot will remain as-is with the existing 42 parking spaces (including 2 accessible) maintained.

1 bicycle parking space is required per 1500 m² of gross floor area, therefore 1 bicycle parking space is required. Existing bike racks accommodating 12 bicycles will be retained.

The site is not served by public transit. The nearest stop is about 14 km away.

2.0 THE PROPOSAL

2.1 Proposal Details

The existing community hall is set back approximately 71 m from the front property line. The proposed addition is to the North-East of the existing building. The opportunity for location of the addition was strictly limited by the existing building to the West, the required setback from the septic field to the South, the playground to the East, and the soccer field to the North. The existing building exit door on the East becomes the connection point to the addition. The existing building and new addition are connected by a new one-storey low-slope roofed entryway complete with lobby and vestibule. The new main entrance to the building will be along the South-East façade of the building facing toward the parking lot and the road. A proposed concrete footpath connects the existing parking lot and the new main entry. The concrete path will wrap around to the North-East side of the building to the new covered patio area facing the playground.

Exterior lighting has been designed to provide adequate lighting for security around the perimeter of the building and fixtures have been chosen to avoid light spillage onto adjacent properties.

2.2 Detailed Analysis

The property is designated General Rural on Schedule A of the Official Plan. “The intent of the designation is to accommodate a variety of land uses appropriate for a rural location and to limit the amount of residential development such that development will not preclude, or resist continued agricultural or other non-residential uses”. This addition supports the local community by providing additional amenity space for activities.

Policy 3.7.2.5.e indicates “The expansion of existing institutional uses will be evaluated on their merits and by those matters included in policy 6 below”. (*Policy 6 is related to subdivisions and does not apply*). This expansion is highly supported by the local Councilor and the Community Association, improves accessibility of the facility, and does not negatively impact the neighbouring properties. These are the merits on which we believe this expansion should be evaluated.

The Zoning for this site is regulated by the City of Ottawa Zoning Bylaw 2008-250, consolidated April 8, 2020.

The property is located at 3447 Old Almonte Road, Carp, ON. It has an RI3 zoning (Rural Institutional Zone). Adjacent zones are RU facing across Old Almonte road to South-East, and RR3 abutting on all other sides. The following chart illustrates the general zoning requirements and existing conditions.

ZONING ITEM	REQUIREMENT	PROPOSED
Minimum front yard setback (m)	6	71
Minimum rear yard setback (m)	7.5	65
Minimum interior yard setback (m)	6	71 and 125
Maximum principal building height (m)	10	6.4

Maximum lot coverage (%)	50	0.85%
Minimum landscaped area (%)	20	>20

The proposed development meets all zoning regulations and is not seeking minor variances.

2.3 Pre-Consultation

A pre-consultation meeting was held in early July 2021 and had the following list of attendees:

- Sarah McCormick, Planner, City of Ottawa
- Christine Reist, Project Manager, City of Ottawa
- Sami Rehman, Environmental Planner, City of Ottawa
- Mike Giampa, Transportation Engineer, City of Ottawa, Erica Ogden, Environmental Planner, Mississippi Valley Conservation Authority.

All recommendations were taken into consideration and addressed.

The local community association will be the main users of the building and have been heavily consulted. The councilor has attended several project meetings and is aware of the project parameters and particulars.

3.0 IMAGES/MAPS

3.1 Location Maps



Figure 1: Aerial view of surrounding properties with zoning designations and property lines

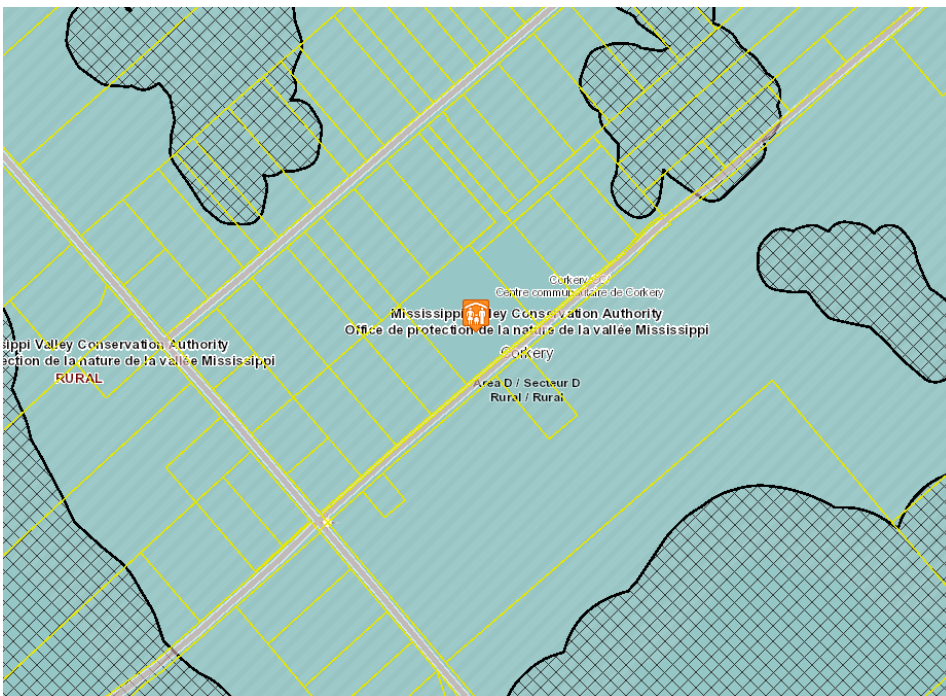


Figure 2: Map showing official plan use designation (rural)

4.0 CONCLUSIONS

Based on CSV Architects' review, it is our professional opinion that the proposed development at 3447-3449 Old Almonte Road represents good land use planning and is appropriate for the site.

- The proposed development conforms with all zoning regulations. No zoning by-law amendments are requested.
- The proposed development is compatible with the existing neighbourhood.
- The proposed development is permitted in the applicable land use designations and conforms to the strategic directions and policies of the Official Plan

In conclusion, the proposed Site Plan Control application represents good planning and is in the public interest.

Sincerely,

Jessie Smith, OAA
Principal Architect
CSV Architects

