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URBAN DESIGN BRIEF

SITE PLAN CONTROL

SUBJECT SITE: 1981 CENTURY ROAD



SL
LAWRENCE
ARCHITECT
INCORPORATED

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REVISION: 1

REPORT PREPARED FOR: BRUNSTAD CHRISTIAN CHURCH

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This Urban Design Brief is prepared in support of a Site Plan Control for the expansion of the Church at 1981 Century Road.

TABLE OF CONTENTS

1	<i>Overview.....</i>	3
2	<i>Design Direction</i>	3
2.1	Response to Staff Comments at Pre-Application Consultation Meeting	3
3	<i>Site Context and Analysis.....</i>	4
3.1	Perspective Images	4
4	<i>Conclusion</i>	6
5	<i>Limitations of Report</i>	7
6	<i>Appendix A.....</i>	8

1 Overview

The proposed development is a substantial expansion of the existing church with a new community center permitted as an ancillary component. The place of worship will be expanded to include a nursery, offices, Sunday school rooms, lounges for youth and seniors, creating a more inclusive and versatile space.

2 Design Direction

2.1 Response to Staff Comments at Pre-Application Consultation Meeting

The following detail the comments regarding Urban Design provided at the pre-application consultation meeting that took place on December 4 2023.

Planning Comments

- [This proposal does not run along or does not meet the threshold in one of the City's Design Priority Areas and need not attend the City's UDRP. Staff will be responsible for evaluating the Urban Design Brief and providing design direction.
 - **Q9:** Acknowledged.
- [We recommend consideration for safe pedestrian links from the large parking area to the building.
 - **Q9:** There is an interlock pathway in front of the building entrances that leads to a pedestrian link through the parking lot identified with depressed curbs, pavement paint, and TWSIs.
- [We recommend additional tree planting facing the street and around the parking area.
 - **Q9:** Existing trees that surround the parking area will remain. New tree planting is proposed in front of the proposed addition. Further tree planting around the parking area is limited by firewater tanks and snow storage requirements, some additional tree planting provided at the rear of the parking area.
- [We notice the very long façade facing close to the street and recommend careful treatment of glazing and materials that support the use being a place of worship.
 - **Q9:** Please see the provided elevations which indicate a high degree of glazing on the south façade.
- [We notice the lack of any religious iconography that would support the allowed use of 'Place of Worship' and recommend, if any are brought into the design, they be clearly visible from the public street.
 - **Q9:** The name of the church is identified on the south (front) facade.
- [We can provide additional design comments once the elevations are provided.
 - **Q9:** Acknowledged.
- [An Urban Design Brief is a required submittal. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of

these Terms of Reference. Please see the Urban Design Brief Terms of Reference provided.

- Note: The Urban Design Brief submittal should have a section which address these pre-consultation comments.
- **Q9:** Acknowledged. Please see copy of UDB TOR as Appendix A.

3 Site Context and Analysis

3.1 Perspective Images

The subject site is a rectangular interior lot located on the north side of Century Road West, east of Third Line Road in North Gower village. The property currently features a single-story church building with white siding and stone accents. The building features an entrance adorned with a drive through portico and decorative planters. The property includes large open spaces with a playground structure and a gazebo, all set within a landscaped setting of lush green lawns, and mature trees. The site can be accessed through two entrances on Century Road leading to an exterior paved parking lot. The property fronts a rural agricultural lot, separated by a generous setback and a large cornfield. The surrounding lots vary in size and shape with some featuring large agricultural fields and others being rural residential lots.

The following are some perspective images to and from the site:



Figure 1: Image of Subject Site (Current Condition)



Figure 2: Image of Proposed Build Area



Figure 5: Looking West on Century Road



Figure 4: Alternate View Looking West on Century Road



Figure 3: Alternate View (further away) Looking West on Century Road



Figure 7: Looking East on Century Road



Figure 6: Alternate View Looking East on Century Road

4 Conclusion

The proposed addition is an aesthetic complement to the existing peaked roof building. The addition adds notable glazing that will face the public realm and bring interest to the rural context. The addition remains suitable for its surroundings and given the surrounding rural vegetation, the proposed addition will be minimally visible in the overall context either coming from the east or the west.

5 Limitations of Report

This report has been prepared for the exclusive use of Brunstad Christian Church Ottawa for the stated purpose. Its discussions and conclusions are not to be used or interpreted for other purposes without obtaining written permission from Q9 Planning + Design Inc..

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6 Appendix A

detailed response shall be provided for any applicable urban design criteria that are not being met by the proposal.

- ☒ A response to urban design directions provided at the various pre-consultation meetings with City staff.

SITE, CONTEXT, AND ANALYSIS

Photographs, maps, diagrams, and images may be utilized along with brief explanatory text to document and analyze condition and context of the site. The requested information should cover area within a 100 metre radius of a development site. A larger radius may be requested for larger / more complex projects.

- ☐ Photographs of existing site conditions and surrounding area, including a numbered map pinpointing where each photo is taken. Correspond these numbers with the site photos and include arrows illustrating the direction of the photograph.
- ☒ Perspective images to and / or from the site.
- ☐ Protected view corridors or views of interest that may be impacted by the proposed development.
- ☐ Built and natural heritage assets on site and adjacent area.
- ☐ Microclimate conditions of the site.
- ☐ Key uses, destinations, and spatial elements in the surrounding area such as focal points/nodes, gateways, parks/open spaces, and public arts.
- ☐ Urban pattern (streets, blocks).
- ☐ Characteristics of adjacent streets and public realm.
- ☐ Mobility networks, such as transit stations, street networks, cycling facilities, pedestrian routes and connections, and parking.
- ☐ Future and current development proposals on adjacent properties.
- ☐ The planned functions of the adjacent properties, such as the permitted building envelope under current zoning.

DESIGN RESEARCH

Diagrams, 3D images and other tools may be utilized to explain and illustrate design aspirations, alternatives and proposed outcomes.