



November 28, 2013

City of Ottawa; Planning and Growth Management Department

Attention: Julie Lebrun, MCIP, RPP
Re: ST. HELEN'S ANGLICAN CHURCH
1234 Prestone Drive, Ottawa (Orleans)

INTRODUCTION:

An application for Site Plan Control has been submitted for renovations and additions to an existing church building at the above noted address. The property is zoned Minor Institutional I1B. Access is from Prestone Drive (directly opposite River Ridge Crescent) with a new access point from Prestone being introduced to provide an improved one-way drop-off at the main entry.

The property is bordered by a retirement home to the south, municipal streets on the west and north sides, with low density residential fronting those streets as well as the east property line.

PROPOSAL:

The proposal recognizes the need for the existing church to provide a long-anticipated Hall. The original Site Plan application for the existing building identified this on the plan - noting it as "Future Expansion". Minor additions are also provided at the building entry to provide a more functional and welcoming entrance and nursery, and at the east side to provide relocated office space resulting in a larger Foyer.

The existing building footprint is 585m². With the additions of the 275m² Hall, the 27m² Entry, and the 50m² relocated Offices, the newly expanded church will have a total of 937m² (the additions total 352m²). The Hall is anticipated to provide seating for about 200 people.

The parking area remains in the same location east of the church. Currently there are about 60 parking spaces on site but the parking area is proposed to be expanded to the north and south for a total of 100 including two additional handicap accessible spaces at the building entry.

The church, before and after expansion, has significant exterior green space. Although the site is well treed, a few trees are required to be removed to accommodate the building and parking expansions. New trees however are being introduced in lieu of those removed, as well as compensating for trees that were required to be removed (as advised in the Soils Report) due to their proximity to foundations.

Please refer to the documents, drawings, and photos as submitted for Site Plan Control application. If there are any questions, please do not hesitate to contact the undersigned.

Ralph Vandenberg

RALPH VANDENBERG ARCHITECT INC.
B. ARCH., OAA., MRAIC., LEED AP.