

1. Introduction

N45 Architecture Inc has been retained by Sequoia Church to prepare a Planning rationale in support of a Zoning By-Law Amendment and Site Plan Control application for the land municipally known as 35 Highbury Park Drive (“Subject Property”). The intent of this rationale is to present how the subject property is aligned with applicable policy and regulatory framework and determine if the development is appropriate for this site and compatible with the surrounding community.

1.1. Proposal Summary

Sequoia Church proposes to construct a three-storey Place of Worship with associated functions serving their faith community. In addition to this, the building will incorporate a coffee shop, which will be operated by a third party and will serve the Church and the wider community.

Working with the original topography, we designed a three-storey building where two storeys (ground and second) are visible from Highbury Park Drive and the basement storey is fully exposed on the north side and the other three sides of the basement are below grade. This way we are visually reducing the volume of the building, reducing the cut & fill on site and maximizing the floor area for the building.

Proposed new building complies with ALL zoning by law requirement for the Sequoia Church Project and through this process, the Client, is requesting a zoning change to accommodate the new Cafe. The proposed development will have a variety of landscaped areas to soften the overall development while providing the users with high-quality, usable amenity space. The servicing and transportation studies prepared for the existing development demonstrate and confirm that the proposed development can be serviced by existing roadways and municipal services. The unique site configuration, location at the intersection of Highbury Park Road and Greenbank Road gives this site prominence that demands an appropriate architectural response. In our opinion this intersection is of extraordinary importance and visibility that differs from the "residential" developments along Greenbank / Highbury. The new building should be designed with an architectural feature, creating a point of interest and giving the building a focal point in relationship to Greenbank Road. The future development has recognized the unique opportunity afforded to capitalize on the views and vistas. The massing of the proposed building is in line with adjacent developments, keeping the building at two storey building height.

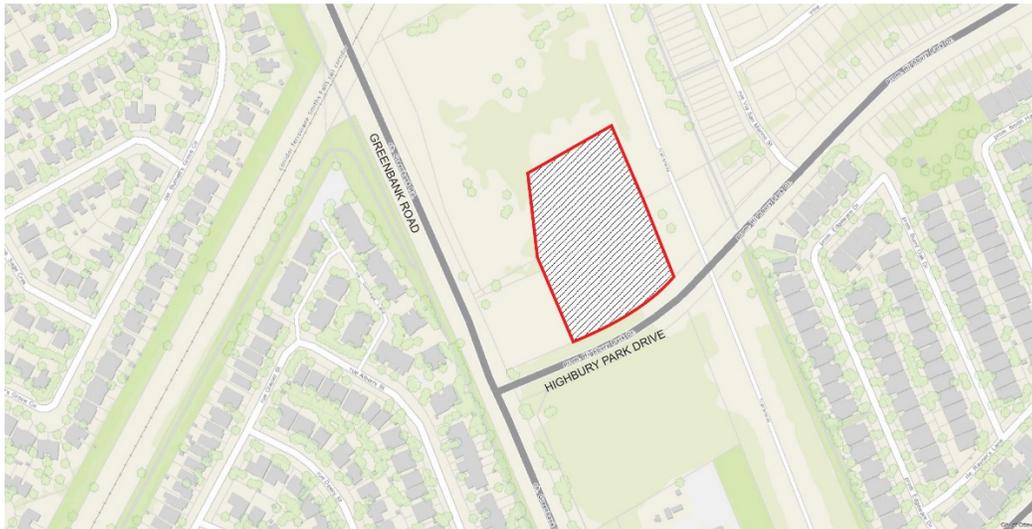
In keeping with the Sequoia Church philosophy, the building is very utilitarian with modern materials and simplicity in design details. Human scale was always at the forefront of the design for the proposed development.





2. Overview of Subject Property

| | |
|--------------------|---|
| Institution | Sequoia Community Church |
| Municipal Address | 35 Highbury Park Drive |
| Legal Description | PART OF LOT 18, CONCESSION 2 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN AND PART OF BLK 122, REGISTERED PLAN 4M-1046 CITY OF OTTAWA |
| PIN | 145680750, and 145680751 |
| Ward | Barrhaven (Ward 3) |
| Property Area | 2.9 acres |
| Zoning Designation | I1 Institutional Zone, Sub-Zone I1B, Exception 1 |
| Area (Secteur) | Area C (Suburban) |



Part 7 of the Zoning By-Law, Major Institutional Zones, I1B Zone Provision

| Zoning Mechanisms | Zone Provisions |
|--|-----------------|
| Minimum Lot Width (m) | 30 |
| Minimum Lot Area (m2) | 1,000 |
| Minimum Front Yard Setback (m) | 6 |
| Minimum Interior Side Yard Setback (m) | 7.5 |
| Minimum Rear Yard Setback (m) | 7.5 |
| Minimum Corner Side Yard Setback (m) | 7.5 |
| Maximum Height | 18 |
| Maximum Lot Coverage (%) | 40 |



Permitted Uses (as per section 171(1))

- .1 Place of Worship (By-law 2013-224)
- .2 Community Centre
- .3 Exception (1), snow storage facility

Part 4 of the Zoning By-Law, Parking, Queuing and Loading Provisions
Table 101, Minimum Parking Space rates (Area C on Schedule 1, Suburban Area)

| | GFA | Parking Required | Total Required | Total Provided |
|-------------------|---------------------|------------------|----------------|----------------|
| Place of Worship | 732 m ² | 73 | | |
| Community Centre | 1195 m ² | 48 | 90* | 125 |
| Restaurant (Café) | 170 m ² | 17 | | |

*Place of worship and community centre are not operating concurrently and are occupied by the same client. Parking requirement is based on the larger of the two occupancies.

Section 106, Parking Space provisions

A motor vehicle parking space must have:

- (a) a minimum width of 2.6 metres and a maximum width of 2.75 metres; and
- (b) a minimum length of 5.2 metres, except for parallel parking where a minimum length of 6.7 metres is required.

Despite subsection (1), disabled parking spaces must comply with the provisions of the City of Ottawa Traffic and Parking By-law (part C).

Traffic and Parking By-law (part C)

Every owner and operator of a public parking area shall provide reserved parking spaces for the exclusive use of physically disabled persons, or persons conveying physically disabled persons, to park their motor vehicles, in at least the amount prescribed by the following table:

| <u>Capacity of Public Parking Area (Number of Parking Spaces)</u> | <u>Minimum Number of Spaces to be Reserved for Physically Disabled Persons</u> |
|---|--|
| 1-19 | 0 |
| 20-99 | 1 |
| 100-199 | 2 |
| 200-299 | 3 |
| 300-399 | 4 |
| 400-499 | 5 |
| 500 and more | 6 |

The reserved parking spaces referred to in Section 122 shall be:



- .a of a width,
 - i. of three point sixty-six (3.66) metres each; or
 - ii. as specified on a plan approved by the City in accordance with Section 35a of The Planning Act, R.S.O. 1970, c.349, as amended, prior to 28 January 1981;
- .b of a length so as to be the same length as the other parking spaces in the same parking facility;
- .c hard surfaced;
- .d level;
- .e placed so as to be accessible to physically disabled persons whether via ramps, depressed curbs, or other appropriate means, and so placed as to permit easy access by such persons to or from a motor vehicle parked therein; and
- .f identified by authorized signs as prescribed in subsection 124(1).

Section 107 Aisle and Driveway Provisions

A driveway providing access to a parking lot or parking garage must have a minimum width of;

- (i) three metres for a single traffic lane, and
- (ii) 6.7 metres for a double traffic lane

Landscaping Provisions for Parking Lots (Section 110)

Minimum required width of Landscaped Buffer of a Parking Lot shall be:

| | Parking Lot 10-100 spaces | Parking Lot above 100 spaces |
|-----------------------|---------------------------|------------------------------|
| Abutting a street | 3m | 3m |
| Not Abutting a street | 1.5m | 3m |

Bicycle Parking Space Rates and Provisions (Section 111)

Bicycle parking must be provided for the land uses and at the rate set out in Table 111A for lands located in Areas A (Central Area), B (Inner City Area) and C (Suburban Area) on Schedule 1 and in the villages of Ashton, Burritt's Rapids, Carlsbad Springs, Carp, Constance Bay, Cumberland, Dunrobin, Fallowfield, Fitzroy Harbour, Galetta, Greely, Kars, Kenmore, Kinburn, Manotick, Marionville, Metcalfe, Munster, Navan,

North Gower, Notre Dame des Champs, Osgoode, Richmond, Sarsfield, Vars and Vernon located in Area D on Schedule 1.

| | |
|--------------------------------|---|
| All other non-residential uses | 1 per 1,500m ² of gross floor area |
|--------------------------------|---|

Gross Floor Area 2,097 m² (not including washrooms, service rooms, corridors, etc)

Bicycle Racks Required 2 (provided 10)

TABLE 111B - MINIMUM BICYCLE PARKING SPACE DIMENSIONS

| I Orientation | II Minimum Space Width | III Minimum Space Length |
|------------------|---------------------------------|-----------------------------------|
| (a) Horizontal | 0.6 metres | 1.8 metres |
| (b) Vertical | 0.5 metres | 1.5 metres (By-law 2010-237) |



2.1. Site Context

The subject property is located off Greenbank Road in Barrhaven's Longfields-Davidson Heights Neighbourhood. The uses immediately surrounding the site primarily consist of general retail and low to mid rise residential uses. With respect to services and amenities, the Sequoia Church is located 100m from Greenbank Road and in close proximity of three (3) large shopping malls along Greenbank Road and along Strandherd Drive. Greenbank/Strandherd is a vibrant "main street" which provides a variety of retail and commercial uses.

The site benefits from a series of transit stops that are located within 100-500m of the property along Greenbank Road and Strandherd Drive providing access throughout the City. Two bus routes accessible to users are 170 and 273 allowing connection to train at Fallowfield Station and light rail in the future.

