

# CAPITAL ENGINEERING GROUP LTD

Municipal / Environmental / Land Development

**PLANNING RATIONALE  
ADDITIONAL PARKING  
ST. MARTIN DE PORRES CATHOLIC SCHOOL  
20 MCKTRICK DRIVE  
CITY OF OTTAWA**

June 8, 2020

## **Introduction**

This site is located on the east side of McKitrick Drive south of the intersection with Castlefrank Road, in the former City of Kanata which is now within the City of Ottawa Metropolitan area. The lot is irregular in shape with 130 m frontage along McKitrick Drive. The total site area is roughly 3 hectares.

The site is surrounded by single family detached homes on the south side and across McKitrick Drive to the west, and a City owned arena on the north side.

The property is zoned Institutional (I1A). The site is currently developed with an existing school building, bus layby along McKitrick frontage, paved parking at the northwest corner and paved play areas around the building. The remainder of the site is landscaped playing fields

The school currently has 17 classrooms and 10 portables. There is a total of thirty seven (37) parking spaces, including one handicapped space.

## **Proposed Development**

The School Board proposes to build a new parking area to the north of the school building with access through the existing laneway off McKitrick Drive. The additional parking is required to accommodate the existing classrooms and portables plus up to eight (8) additional portables, for total of 35 classrooms. The new parking area will consist of 21 additional spaces with a two way access laneway.

## **Rationale**

A zoning bylaw variance that requires 1.25 parking spaces per classroom and / or portable was granted for this site previously. This results in a minimum requirement of 44 spaces. The surplus spaces will accommodate the regular crowding during parent drop off and pickup periods.

The new parking area will be used by teachers and full time board staff to free up existing parking spaces, for use by visitors and parent volunteers during the day.

## **Geometric Layout**

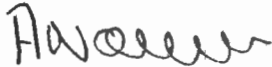
The new parking area will consist of a two way laneway, with parking stalls on either side.

The laneway width is 6.7 m which meets the zoning bylaw guidelines for a two way access with 90 degree angle parking. A 1.5 m punch out extension is provided at the north end of the laneway to facilitate vehicle turn around.

The parking space dimensions will be 2.6 m wide by 5.2 m long in accordance with the zoning bylaw requirements.

A 1.5 m high galvanized chain link fence will be installed along the east limit, and will tie into the existing fence along the north property line. A double gate (6.0 m wide) will provide vehicular and fire route access to the portables at the south end of the school building. A single (1.2 m wide) gate will provide pedestrian access to the back. The fire route will be maintained all year around.

Prepared by  
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