

7 October 2022

22012

Re: Site Plan Application  
4141 Kelly Farm Drive, Ottawa

Dear Kelby Lodoen Unseth,

## 1. Application Submission

This application is for Site Plan Control (Site Plan Control Application: /complex - Manager Approval, with Public Consultation) for a new 1 storey elementary school located at the corner of Kelly Farm Drive and Bradwell Way, Ottawa.

The following documents are appended with this application:

- Complete Site Plan Control Application Form
  - Cheque in the amount of \$61,029.88 – to follow once payment instructions are received
  - Planning Rational and Design Brief
  - A100 Site Plan
  - A101 Site Details
  - A102 & A103 Floor Plans
  - A201 & A202 Building Elevations
  - Survey Plan
  - Geotechnical Study
  - Phase 1 Environmental Site Assessment
  - C1 Site Servicing, Erosion and Sediment Control Plan
  - C2 Grading and Drainage Plan
  - C3 Details
  - Site Servicing and Stormwater Management Report
  - L1 Landscape Plan & Tree Conservation Report
  - Noise/Vibration Study
  - Transportation Impact Assessment c/w Traffic Assessment – Steps 1 to 4 + RMA
  - E002 Electrical Site Plan
  - E002.1 Site Lighting Calculation
-

---

## DESIGN BRIEF

### 2. Response to City Documents

The Official Plan (OP) for this site is General Urban Area (Official Plan, Schedule B, Urban Policy Plan). “The General Urban Area designation permits the development of a full range and choice of housing types ...with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses” (Volume 1, Urban Plan, 3.6.1-General Urban Area.) The site is zoned I1E (H) 15 – Minor Institutional Zone, which permits schools, as proposed. The application therefore conforms to all applicable zoning regulations.

### 3. Context Plan

The site is located at the intersection of Kelly Farm Drive and Bradwell Way in Ottawa. The legal description is “Block 147 Registered Plan 4M-1273 City of Ottawa, Formerly the City of Gloucester”. The corner site is bounded by Kelly Farm Drive to the North, Bradwell Way to the West, Vimy Ridge Public School to the East and Dragon Fly Park to the South. Residential lots are also across both streets. The site is situated within Ward 22 of the City of Ottawa.

The main road linkages to the site are Bank Street to Findlay Creek Dr from the East, Albion Rd to Leitrim Rd to Kelly Farm Dr from the North. The entire development continues to grow and experiences traffic issues. The Bank Street Widening project is scheduled for 2023-2024.

The site is currently serviced by OC Transpo; bus route 93 & 294 run along Kelly Farm Drive. The route’s main hub is Greenboro/Hurdman.

The following site photograph illustrate the recent site conditions and surrounding contexts. The site is currently vacant with some small trees and existing sidewalk. The site map contains tags with arrows referencing the location of the photograph and direction.



Aerial Photos

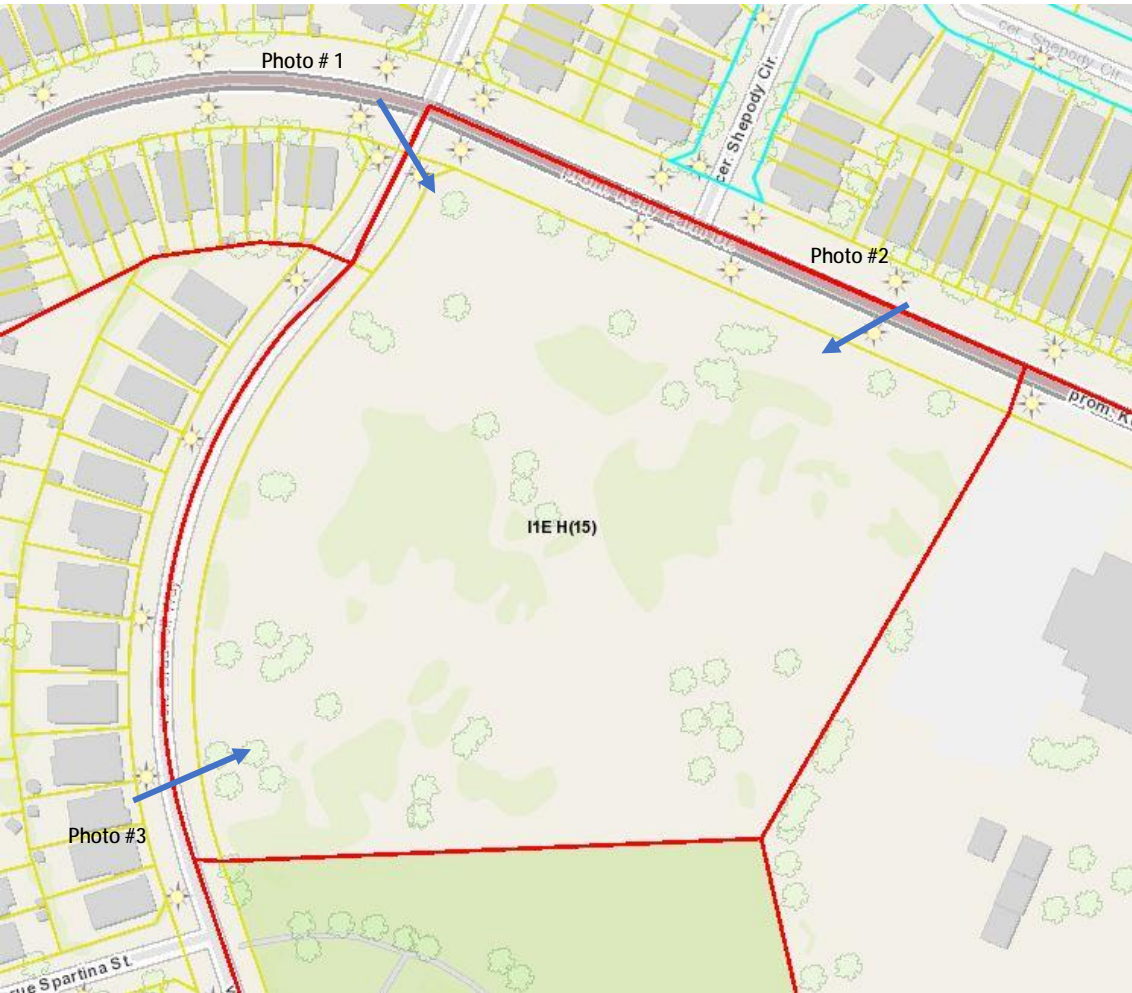




Photo # 1



Photo # 2



Photo # 3

4. Building Massing

See below proposed building perspectives of the building massing.



*Massing model looking to the South-East from Kelly Farm Drive (Childcare Entrance and Main Entrance)*



*Massing model looking to the West from Bradwell Way(rear of building)*



*View from Kelly Farm Dr*



*View from rear yard*



*Close up of main entrance*



*View from intersection of Kelly Farm Dr and Bradwell Way with context*



*View along Kelly Farm Drive approaching site with context*



*View along Kelly Farm Drive going West bound with context*

## 5. Building Design

The design will be modern, playful and colorful to reflect the users of the building. The front of the building facing Kelly Farm Dr will feature a large canopied entrance with wood look siding in its protected area, warmly welcoming visitors. The admin block in combination with the entrance vestibule will feature an angled roof line directing visitors to the entrance. The side entrances will have smaller areas of the welcoming wood tones to highlight the entry points. A parking lot for automobiles will be provided at the North/West corner of the site, where the Childcare entrance will be easily accessible.

The building will be clad in a combination of cream/grey panels with several highlights of colours on each elevation, with angled reveals as well as contrasting brick and architectural block textures to break up the long massing of the building in warm tones. The windows will have a black aluminum finish.

Site lighting will be carefully considered, with respect to the City's night sky policy, and requirement for full cut off angle for site lighting at property lines. Wall packs will be provided for security lighting and the new entrance canopies will have soffit lighting. Exterior lighting will be programmed so they are not on all night. Please refer to Architectural drawing A.101 & A102 for floor plans as well as A.201 & A202 for Building Elevations.

The site will feature a school bus lay by along Kelly Farm Dr as well as parent drop off lay by along Bradwell Way. Outdoor rock seating spaces and a mini soccer field will be provided as well as an educational garden and naturalized area near Bradwell Way. Space for a future addition or 18 portables is allocated in the play yard, complete with Fire Route and future allowance for a Fire Hydrant. Finally, planting will be also provided to screen the new Earth Bins (an alternative to the traditional fenced garbage enclosure) and a wood chip area will be provided for a future play structure. Corner windows and windows adjacent to the naturalized area will receive bird safe dot treatment

---

## 6. Sustainability

The site will feature storm water management. The site is designed to contain all major flows, ensured no ponding on hard surfaces for the 5-year event and no overland flow for all storms up to and including the 100-year event. A 100 year + 20% stress test event was checked to ensure that water level doesn't touch any part of the building and remains below the lowest building opening.

Water quality control is required by Rideau Valley Conservation Authority (RVCA) for enhanced target (80% TSS Removal); however, OGS units were not proposed at the site since the storm water quality control is provided by the existing Findlay Creek stormwater management facility as confirmed in the pre-consultation meeting notes. Please refer to the Servicing and Storm Water Management Report prepared by JP2G Consultants for further details.

The building structure will be designed to accommodate a future solar array and bird safe design (dot appliqué) will be applied to corner windows and windows adjacent to the naturalized area

A large number of trees will be planted throughout the site. Finally, a white roof is being specified to reduce the heat island effect.

The site is currently serviced by OC Transpo; bus route 93 & 294 run along Kelly Farm Drive. The route's main hub is Greenboro/Hurdman.

## PLANNING RATIONAL

### 1. Application Submission

The purpose of this application is to gain Site Plan Approval for a single storey elementary school. The building is planned to accommodate up to 392 students, 40 child care spaces and approximately 46 staff, with potential future expansion up to 18 portables or an addition. The proposed gross building area is 4,639sm. A total of 50 parking spaces is proposed with a further 16 spaces for future, in accordance with the Zoning Bylaw. The lot area is 29,410sm.

### 2. Contextual Analysis

The site is located at the corner of Kelly Farm Dr & Bradwell Way, Ottawa. The legal description is "Block 147 Registered Plan 4M-1273 City of Ottawa, Formerly the City of Gloucester". The corner site is bounded by Kelly Farm Drive to the North, Bradwell Way to the West, Vimy Ridge Public School to the East and Dragon Fly Park to the South. Residential lots are also across both streets. The site is situated within Ward 22 of the City of Ottawa. The site is situated in the middle of a residential development. The local character will be that of a typical suburban residential housing neighborhood with sidewalks, street lighting, and some park land.



The current proposal is on vacant land. Based on historical searches, the site was used for agricultural purposes. The site currently has scattered small trees. The topography is fairly flat with a slight slope. The phase 1 Environmental Site Assessment indicates no contamination.

There is a small municipal park with a few amenities directly to the south of the site. The Findlay Creek Boardwalk along Findlay Creek Drive is located only a short walk south from the site and feature with a naturalized woodlot. The main road linkages to the site are Bank Street to Findlay Creek Dr from the East, Albion Rd to Leitrim Rd to Kelly Farm Dr from the North. The entire development continues to grow and experiences traffic issues. The Bank Street Widening project is scheduled for 2023-2024.

The site is currently serviced by OC Transpo; bus route 93 & 294 run along Kelly Farm Drive. The route's main hub is Greenboro/Hurdman.

*The following map illustrates the context surrounding the site. Refer to Design Brief maps and photos for more details.*



### 3. The Proposal

---

The design will be modern and playful to reflect the users of the building. The front of the building is facing Kelly Farm Drive and will feature a large canopied entrance with wood look siding in its protected area, warmly welcoming visitors and pedestrians. The administration block in combination with the entrance vestibule will feature an angled roof line directing visitors to the entrance. The side entrances will have smaller areas of the welcoming wood tones to highlight the entry points. A parking lot for automobiles with 65 spaces (including future spaces to suit the growth of the school) will be provided at the north of the site, where the Childcare entrance will be easily accessible. It features a drop off loop for parents, and short term parking for the child care.

The site will feature a school bus lay by along Kelly Farm Drive utilizing the sidewalk as the loading/unloading area with staggered Bell times with the adjacent school. The design also proposes a layby along Bradwell Way to accommodate parent drop off. Outdoor seating areas and a mini soccer field will be provided as well as a fenced off educational garden near Bradwell Way. Space for a future addition or 18 portables is allocated in the play yard. Finally, planting will be also provided to screen the new Earth Bin location and a wood chip area will be provided for a future play structure

The building has a maximum height of 7.65m at the gymnasium (located at the centre of the building) and will be clad in a combination of cream/grey panels with highlights of colours on each elevation, with angled reveals and contrasting textures to break up the long massing of the building warm tones of brick and architectural block. The windows will have an black aluminum finish.

Site lighting will be carefully considered, with respect to the City's night sky policy, and requirement for full cut off angle for site lighting at property lines. Wall packs will be provided for security lighting and the new entrance canopies will have soffit lighting.

Additional trees will be planted throughout the play yard and shrub and/or perennial beds will be created along the building façade.

A Pre-Consultation meeting took place on 16 June 2022 with City staff. This project is subject to the Urban Design Review Panel.

The massing, size and architectural language of the façade will most likely differ from adjacent properties. The building is intended to be a landmark within the neighbourhood and will stand out as a hub of activity.

#### 4. Policy Justification

The proposal is consistent with the Planning Act and Provincial Policy Statement as it follows the City of Ottawa Zoning.

---

The Official Plan (OP) for this site is General Urban Area (Official Plan, Schedule B, Urban Policy Plan). “The General Urban Area designation permits the development of a full range and choice of housing types ...with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses” (Volume 1, Urban Plan, 3.6.1-General Urban Area.) The site is zoned R3YY/I1A – Minor Institutional Zone, which permits schools, as proposed. The application therefore conforms to all applicable zoning regulations.

We are not aware of any potential environmental issues. Please refer to Phase 1 Study prepared by Stantec.

The Leitrim Community Design Plan (2005) was reviewed for design guidelines. Our design meets all guidelines for schools as listed below:

**Guidelines for Schools**

- SC1 *School buildings should be located close to the street right-of-way to reinforce the street edge, with frontage on at least two streets, and to create a visually dominant feature in the community.*
- SC2 *School buildings should be designed as special landmark buildings with high quality design, materials and finishes. The site should be well landscaped in recognition of their prominent locations and status as landmark buildings.*
- SC3 *Perking should be located at the side or rear of the building.*
- SC4 *Drop-off should be provided for buses and cars at the side of the building, but may be located in the front of the building subject to building design and and site plan considerations.*
- SC5 *Consideration for a street lay-by should be given for buses and cars.*
- SC6 *The front door of the school should be connected with a walkway to the sidewalk on the street.*

There is no requirement for this property to address the *Ontario Heritage Act* as the property is not located in a Heritage Conservation District.

## 5. Applicant's Public Consultation Strategy

The OCSB's public consultation strategy includes:

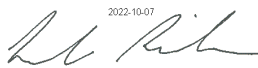
- Project sign on site
- Local OCSB schools have been circulated notice of a new school at this location
- The Ministry of Education's announcement for funding for a new school at this site
- The developer's site plan to all new home owners indicating land set aside for new school

- 
- The OCSB will hold a public consultation prior to the school's opening.

#### 6. Conclusion

The proposal is good planning and should be considered and approved because it is consistent with the Planning Act and Provincial Policy Statement as it follows the City of Ottawa Zoning. It is contextually appropriate for its use with its neighbors in, massing, and materiality, and will form an institutional destination as per the Official Plan's designation of General Urban Area.

Sincerely,

2022-10-07  


Isabel Richer  
PYE & RICHARDS – TEMPRANO & YOUNG ARCHITECTS INC.



cc: Donald Wood, OCSB