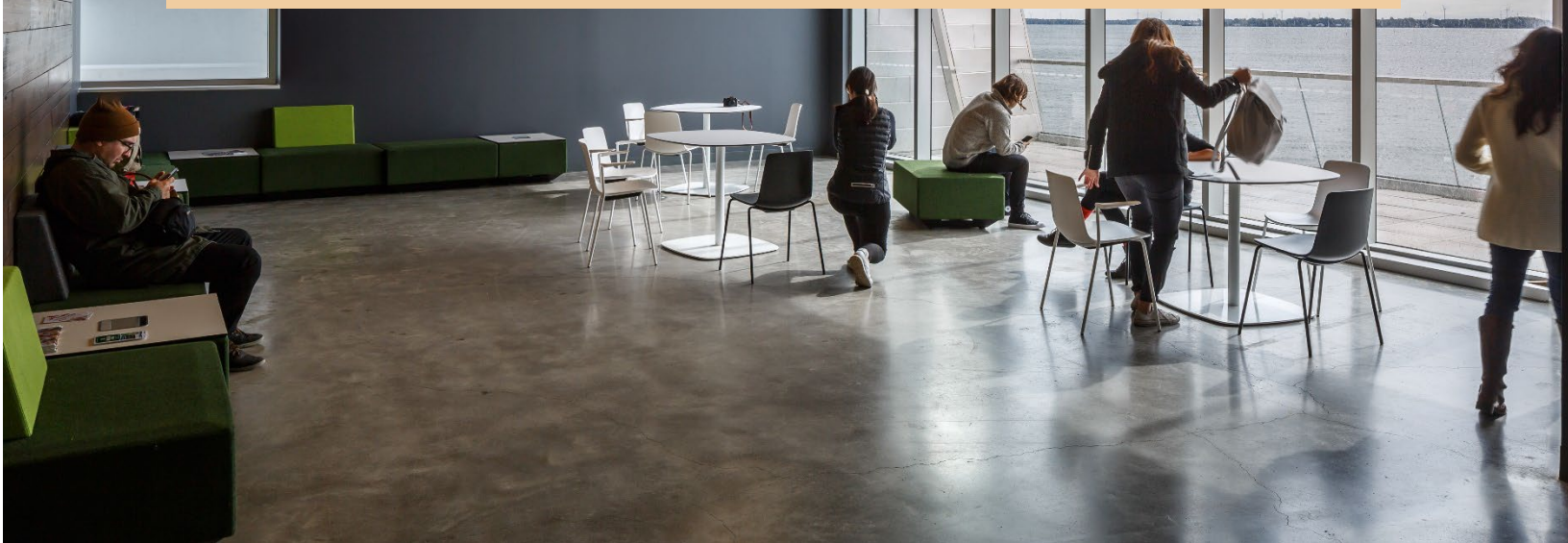


# VINCENT MASSEY PS

745 SMYTH ROAD, OTTAWA

*PLANNING RATIONALE  
AND DESIGN BRIEF*





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# INTRODUCTION

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Vincent Massey is an Elementary School located on a very busy Smyth Road. Students come to school either on foot and bikes, being dropped off by car, or are being bused to school. Currently, twice a day, the busses are lining up on Smyth Road to drop off or load on students. The school hours are 8.30am-3pm , so the drop off and pick up happens at the busiest time (traffic) on Smyth Road. In order to provide safe drop off and pick up and safe merging (on/off) of buses on Smyth Road, OCDSB is proposing a bus loop that would take the busses off Smyth Road.

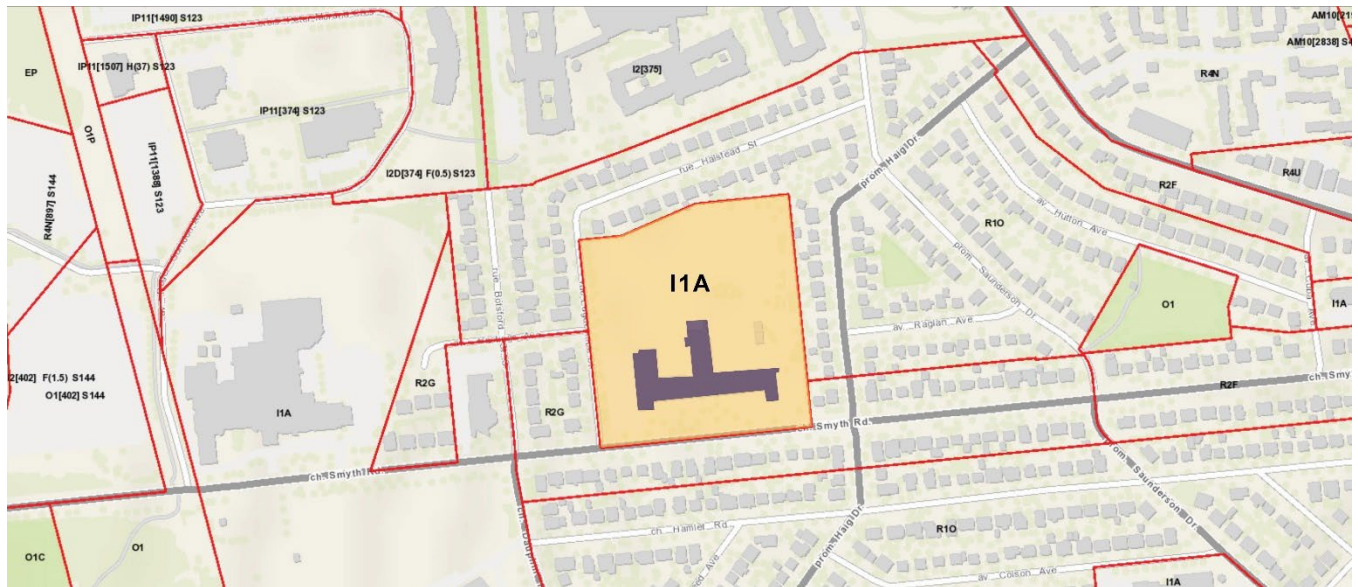
Furthermore, OCDSB would like to close the parking lot entrance from Smyth Road and increase the safety of pedestrians, students and allow buses to merge into Smyth Road in a more safe way. The number of parking lot entrance would also be reduced from 3 to 1.

# 1. SITE INFORMATION

**Site Information:**

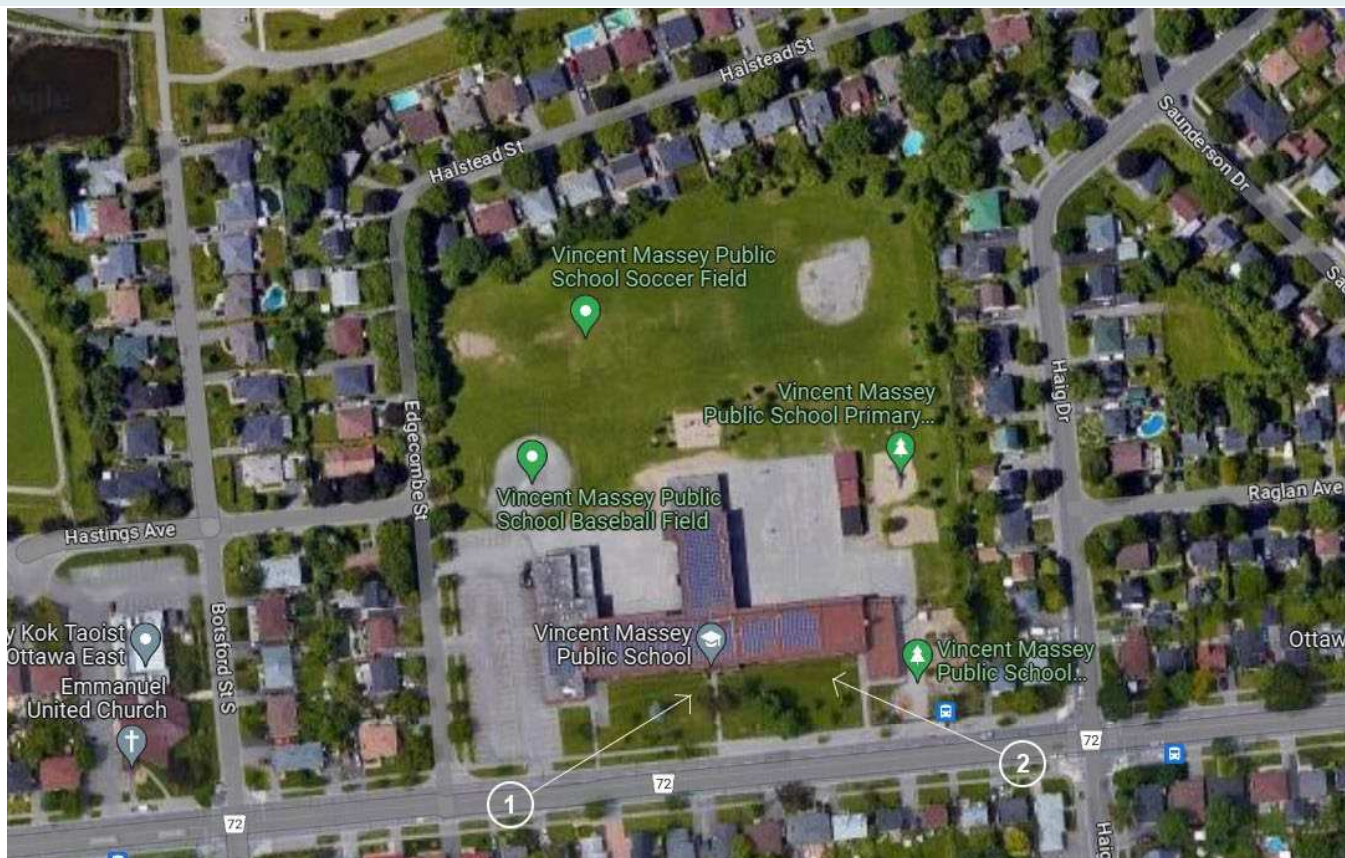
Institution	Ottawa-Carleton District School Board
Project Name	Vincent Massey Public School (Elementary School)
Municipal Address	745 Smyth Road, K1G 1N9
Legal Description	PT HASTINGS AVE, PL 370, FORMERLY DEVONSHIRE AVE; LTS 53, 54, 55, 56, 57, 58, 59, 60, 61, 62 & 63, PL 370; LTS 66, 67, 68, 69, 70, 71
PIN	04258-0299
Ward	Alta Vista (Ward 18)
Property Area	9.5 acres (38,445 m <sup>2</sup> )
Zoning Designation	I1 Institutional Zone, Sub-Zone I1A
Area (Secteur)	Area B (Inner Urban)

The Subject Site is on Smyth Road, between Edgecombe St and Haig Drive, in the Alta Vista Ward.



# Vincent Massey Public School

## Planning Rationale and Design Brief



745 Smyth Road – Aerial View



745 Smyth Road – View 1

# Vincent Massey Public School

## Planning Rationale and Design Brief



745 Smyth Road – View 2

## 2. PLANNING CONTEXT

This report is intended to provide the necessary planning background and rationale in connection with the proposed bus loop for an elementary school for the **Ottawa-Carleton District School Board** on Smyth Road. This proposal will not require any changes to the existing zoning by-law and is in compliance with all current requirements.

**Site Context and Land Use:** The subject property, which is 9.5 acres, is currently occupied by an Elementary School and is a fairly flat site. The property has been a school site since 1981 and is zoned I1A (Minor Institutional Zone).

Existing land uses abutting the subject property include as follows:

West:	R10 & R2G Residential Development
South:	R2F Residential Development
East:	R10 & R2F Residential Development
North:	R10 Residential Development

**Planning Context:** According to City of Ottawa Zoning By-Law 2008-250, the subject property is currently zoned Institutional and allows school use.

The School Building is located on Smyth Road with its front entrance facing the street. To the West is the school parking lot and to the north a large play area. A network of pathways leads the users to the front entrance, parking lot and the bus drop-off.

### Part 7 of the Zoning By-Law, Major Institutional Zones, I1A Zone Provision

# Vincent Massey Public School

## Planning Rationale and Design Brief

Zoning Mechanisms	Zone Provisions
Minimum Lot Width (m)	15
Minimum Lot Area (m <sup>2</sup> )	400
Minimum Front Yard Setback (m)	7.5
Minimum Interior Side Yard Setback (m)	7.5
Minimum Rear Yard Setback (m)	7.5
Minimum Corner Side Yard Setback (m)	4.5
Maximum Height	15

### Permitted Uses (as per section 169(1))

School

### 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)

Use		Parking Requirement	Size	Parking Req'd
School	Area B (Inner Urban)	1.5 per Classroom (portables included)	35 Classrooms	52.5
Portables	Area B (Inner Urban)	1.5 per Classroom (portables included)	3	4.5
				<b>Total Required 57 (2 BF)</b>
				<b>Provided 75 (3 BF)</b>

### 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), barrier-free 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:

Capacity of Public Parking Area (Number of Parking Spaces)	Minimum Number of Spaces to be Reserved for Physically Disabled Persons
100-199	2

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

# Vincent Massey Public School

## Planning Rationale and Design Brief

- 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 100 or more spaces
Abutting a street	<b>3m</b>
Not Abutting a street	<b>3m</b>

### 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.

School	1 per 100m <sup>2</sup> of gross floor area
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Gross Floor Area                      4,441 m<sup>2</sup> (not including washrooms, service rooms, corridors, etc)

Bicycle Racks Required              45 (56 provided)

### TABLE 111B - MINIMUM BICYCLE PARKING SPACE DIMENSIONS

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



# Vincent Massey Public School

## Planning Rationale and Design Brief

### SUMMARY OF ZONING BY-LAW REQUIREMENTS

Zoning Mechanism	Required	Provided
Definition	I1A Minor Institutional Zone	School
Minimum Lot Width	15m	192m
Minimum Lot Area	400m <sup>2</sup>	38,455 m <sup>2</sup>
Minimum Front Yard Setback	7.5m	13.765m
Minimum Rear Yard Setback	7.5m	112m
Minimum Interior Side Yard Setback	7.5m	29.5m
Minimum Corner Side Yard Setback	4.5m	28.85m
Maximum Building Height	15m	8.5
Maximum Floor Space Index	1	0.15
Min. Width of Landscaped Area	Abutting Street = 3m	>3m
Parking Landscape Buffer	for a parking lot containing up to 99: 1.5 m	>1.5m
Private Approach Provisions: Distance between a two-way private approach and any other private approach	15.0 m, as per Ottawa by-law 2003-447, item (l)(ii), for a parking lot containing 99+ spaces	75m
Maximum number of Private Approaches allowed	As per Ottawa use of private approaches by-law 2003-447, item 25 (a)(iv), one two-way approach and two one-way approach or two two-way approaches are permitted.	One Two-Way Approach
Standard Parking Space	2.6m W x 5.2m L	2.6m W x 5.2m L
Parallel Parking Space	2.6m W x 6.7m L	2.6m W x 6.7m L
Accessible Parking Space	3.66m W x 5.2m L	3.66m W x 5.2m L
Parking Requirements	Elementary School: 1.5 Parking Spaces per Classroom as Follows: 30 Classrooms X 1.5 = 45 Spaces 5 Kindergarten X 1.5 = 7.5 Spaces 3 Portables = 4.5 Spaces  Total Req'd = <b>57</b> Parking Spaces	75 Parking Spaces
Barrier Free Accessible Parking	as per Ottawa traffic & parking by-law 2003-530, part "c", item 122 (1), for a parking area with a capacity of 51-75 spaces, 3 barrier free accessible space is req'd	3 Barrier Free Spaces (2 Type B and 1 Type A)
Loading Spaces	1 per 2,000 m <sup>2</sup> - 4,999 m <sup>2</sup> of G.F.A.	7,200 m <sup>2</sup> G.F.A. = 2 SPACES
Bicycle Parking Rates	1 per 100m <sup>2</sup> of G.F.A. 7,200 m <sup>2</sup> / 100m <sup>2</sup> = 72 Bicycle Spaces	72 Bicycle Spaces

# APPENDIX

## Floor Plans

