STANTEC CONSULTING LTD REPORT SUMMARY AND FURTHER SITE CONSIDERATIONS

Stantec's Evaluation

The objective of the City of Ottawa Newcomer Reception Centre Technical Brief prepared by Stantec Consulting Ltd. was to evaluate the five candidate sites on civil servicing, site layout, geotechnical, environmental, transportation, zoning compliance, and provide recommendations pertaining to suitability of these sites for Newcomer Reception Centres, along with preliminary concept plans and site development costs.

View the full technical brief (report) - (54.9 KB pdf)

The technical engineering analysis done by Stantec confirms that 3 of the 5 sites selected for Newcomer Reception Centre are feasible from an engineering perspective.

City's Evaluation

In addition to engineering considerations, staff also considered social services criteria and additional planning and programming considerations to help determine the order in which sites should advance.

1645 Woodroffe Avenue

The Technical Brief confirms that 1645 Woodroffe Avenue is feasible in terms of engineering. Key considerations include:

- Servicing capacity is not anticipated to be a concern (sanitary, water, storm).
- Zoning permits the proposed use, and a Record of Site Condition is not anticipated.
- Site can accommodate the proposed structure.

Further considerations:

- Meets social services criteria.
- Large lot with ample amenity area.
- Minimal impacts to community during construction (site is self-contained).
- Lot size supports optimal layout and design of structure.
- Screened (vegetation) and separated from surrounding community.
- Existing uses on site provide opportunities to integrate social services.
- Ideal location for future adaptive re-use of space (for example, recreation) adjacent to an existing school building and recreation facility with ample parking.

- Supports desired federal-municipal partnership, where the federal government has offered a viable location for the use.
- Provides access to green space, recreation facilities and nearby social services.

40 Hearst Way

The Technical Brief confirms that 40 Hearst Way is feasible in terms of engineering. Key considerations include:

- Adequate servicing capacity (sanitary, water, storm).
- Property requires rezoning to support the proposed structure, and a Record of Site Condition may be required.
- Site can accommodate the proposed structure.

Further considerations:

- Meets social services criteria.
- Large lot, with space to provide amenity area.
- Eliminates approximately 70 of 440 parking spaces in the current park and ride. Presently, usage is around 20%.
- Minimal impacts to existing park and ride and community during construction.
- Compatible with adjacent commercial uses, which also have large floor plates.
- Lot size supports optimal layout and design of structure, remainder of site will continue as a park and ride.
- Provides some screening (vegetation) and separation from adjacent uses.
- Ideal location for future adaptive re-use of space (for example, recreation), near transit with ample parking.

3311 Woodroffe Avenue

The Stantec report confirms that 3311 Woodroffe Avenue is feasible in terms of engineering. Key considerations include:

- Adequate servicing capacity (sanitary, water, storm).
- Property requires rezoning to support the proposed structure, and a Record of Site Condition is not anticipated.
- Site can accommodate the proposed structure.

Further considerations:

- Meets social services criteria.

- Smaller site, less flexibility in terms of design.
- Potential requirement for a retaining wall to address 4-foot grade change between the structure and multi-use pathway.
- Site access is shared with the adjacent commercial building, which may present challenges.
- Project introduces more hardscaping to an area that is already mostly paved.
- Provides less screening (vegetation) and separation from adjacent uses.

1005/1045 Greenbank Road

The Stantec report indicates the site at 1005/1045 Greenbank Road is not ideal for the development of a newcomer reception centre, as the site is not large enough to accommodate the size of structure required.

160 Lees Avenue

Preliminary analysis of the sites undertaken by Stantec recommended further analysis not be undertaken for 160 Lees Avenue due to significant environmental and geotechnical challenges.