

March 7, 2019

City of Burlington
Department of City Building
426 Brant Street, PO Box 5013
Burlington, ON, L7R 3Z6
Attn: Paul Klassen

**Re: 2254 Orchard Road – Waldorf School
Application for Site Plan**

Dear Paul,

We attach for your review and approval, the site plan application for a new high school at 2254 Orchard Road.

This property at 2254 Orchard road comprises two parcels, purchased together, from the City of Burlington in 2018, for the purpose of establishing a high school building for the Halton Waldorf School. The property is on the corner of Dryden Avenue and Orchard Road, occupying the south-west corner. A creek block, under the ownership of Conservation Halton, runs along the west boundary. A single residential dwelling is the adjacent neighbour to the south.

The site is Zoned D, and the high school is a permitted use. Site statistics are tabulated on Drawing A001.

After exploring the re-use of the existing dwelling for the purpose of the high school, it was determined that the existing house building would not be suitable for the planned high school programme. Therefore, we consequently developed the current proposal for a new high school building, which involves demolition of the existing house, and retention of one existing outbuilding (garage). The small shed closest to Dryden Ave is to be removed. The current proposal is for a single storey building, with a basement. It does NOT include a mezzanine as did the previous design.

It is important to note that the proposed school is very small, nothing at all like a high school in the public system. The building is less than 7,500 sq.ft in building area – more like a big house than a typical school. The overall long term population of this school is thought to be a maximum of 90; with the current proposal having only 4 classrooms, each with a class size of 15 children. (The school population is to be phased in as children graduate from the elementary school further along Orchard Road.)

The Waldorf curriculum is very deeply based in learning through nature; and the natural environment of the site is valued by the School as an ideal teaching environment. It is hoped that the natural outdoor environment on the property will be able to support the outdoor environmental learning curriculum.

The site will remain open on the street frontages, with small sections of decorative perimeter fencing. Car parking spaces are accommodated to the south, with access off Orchard Road. Because of the desire to maintain the line of tall Norway Spruce, the parking area is limited to that line. 17 car parking spaces are provided (1 Barrier free space), plus one loading space.

Approach paths to the school building will be primarily from Orchard Road, with an informal pedestrian connection crossing the site from Dryden Ave. Covered bicycle parking is located close to the building.

Garbage disposal is proposed as 2 “Molok” in-ground containers, located adjacent to the driveway for collection. Product details are attached.

Stormwater Management:

The drainage patterns of the current site (as the residential use), are largely maintained, with no additional overland flow being directed towards the creek.

The existing house surface area and the existing driveway (impervious) surface area is 431 sq.m. The new parking area will be constructed as a permeable surface. The new building footprint (this proposal) = 420 sq.m.

With the exception of the main pedestrian walk along the south face of the building, all of the site surfaces are permeable.

The new roof will shed water to eavestrough, and captured in rain barrels for occasional use in the gardens, or will overflow to a small bio-retention pond located at the north east corner of the site.

A geotechnical report has been completed for the property. It is attached.

The water table was not measured, as the boreholes advanced to 143.5 remained dry. The proposed lower level floor slab level is at 145.1m

It is proposed to install a geothermal system with a horizontal loop as a passive heating and cooling source. Therefore there will be only minimal machinery producing noise, limited to necessary HRV and bathroom exhaust fans.

Conservation Halton Comments:

It is our understanding that the rear of the original lot was severed at the time of the development of the subdivisions to the east and west, in 2000, and 2007. A creek block was created at that time, which is the current westerly property line. The property line closely follows the Regional Flood Contour line of 145.92m

The current survey shows the setbacks which apply to the southerly neighbour’s property as a 3m setback from the Regional Flood line.

Please note the following:

- Based on the available information, it appears that the property line of this property, as well as those to the south and those on the west side of the creek, were based on flood plain plus 3m, and not a top of bank feature. As such, it is our opinion that this reach of watercourse has historically been treated as an unconfined system through the planning process that created the surrounding subdivision and the rear property line of this parcel and there is no reason to now suggest that a top of bank feature is the greatest hazard on this one parcel.
- Although the flood line is plotted on the survey at 145.92m, it is possible that the flood line is actually not on the subject property and that 145.92m is based on old flood plain mapping that would have been updated as part of the surrounding subdivision development.
- We are waiting on additional information from Conservation Halton that will hopefully support this theory.
- All new development will be outside of the 7.5m setback from the flood plain.

- Only a small portion of an existing garage extends into the 7.5m setback from the flood plain (based on the flood plain at 145.92m). The school would like to keep this garage and, given that there is existing development on the property to the south within the 7.5m setback from the flood plain (pool, shed), it does not seem unreasonable to request the maintenance of this garage given the minor intrusion.
- If it is demonstrated that the existing property line is either the limit of the flood plain and/or 3m from the flood plain, then the existing garage is entirely outside of CH's regulated area.

Landscaping:

There are a large number of substantial trees on the property, and to the extent possible, the trees will be retained. The outdoor area along Dryden is proposed to have naturalized plantings, in keeping with the natural theme of the school.

The adjacent neighbour to the south is currently screened from view by a mature cedar hedge; and this hedge will be protected and retained in the project design. Recognizing that the hedge will not welcome a wood privacy fence near to it, we are proposing to locate the required wood privacy fence 2 metres away from the property line. An Arborist report prepared by Urban Forest Innovations is attached.

Because the site is on the corner of two Municipal roads, the exterior areas of the site along the streets will be adequately lit by existing street lighting. Safety lighting will be installed only to guide occupants to the front door from the parking area, and the outdoor covered area. All of this lighting will be mounted on the building, using downlighting at the soffits of the building. Proposed light fixture cut sheets are attached.

The building is a single storey structure, with a central common space, and 2 classrooms plus staff offices on the main floor. The central common space is intended to be used as a circulation space, but also for casual group study, lunch times, and school events.

On the lower level, there are a further 2 classrooms and a common area, again for the purpose of circulation and break-out study.

The building is fully accessible, with a lift providing access to the lower level, and barrier-free washrooms on both levels.

An outdoor gathering space is planned for the westerly end of the building, partly sheltered by a large roof overhang. The existing garage which is proposed to be retained, will be used to store class teaching materials such as gardening tools.

The building will be sprinklered, and has a fire department connection at the main entrance. The fire department connection is within 45 metres of a Fire Hydrant on the opposite side of Orchard Road, near the side street Picketts Way. The building will also have a Fire Alarm. As the driveway is less than 30 meters in length to the front entrance, a turnaround facility is not required.

We have had preliminary meetings with the Building Department to discuss separations between the existing unheated unsprinklered garage and the new building. The current submission addresses the items discussed.

We hope that we have delivered a proposal that meets with the planning aspirations of the City of Burlington and that this insertion into the community will be seen as a good neighbour and steward of the environment.

Yours sincerely,

Marina Huissoon, Architect
OAA, MRUP, MRAIC, LEED AP

Green Propeller Design Inc.
Architecture & Building Services