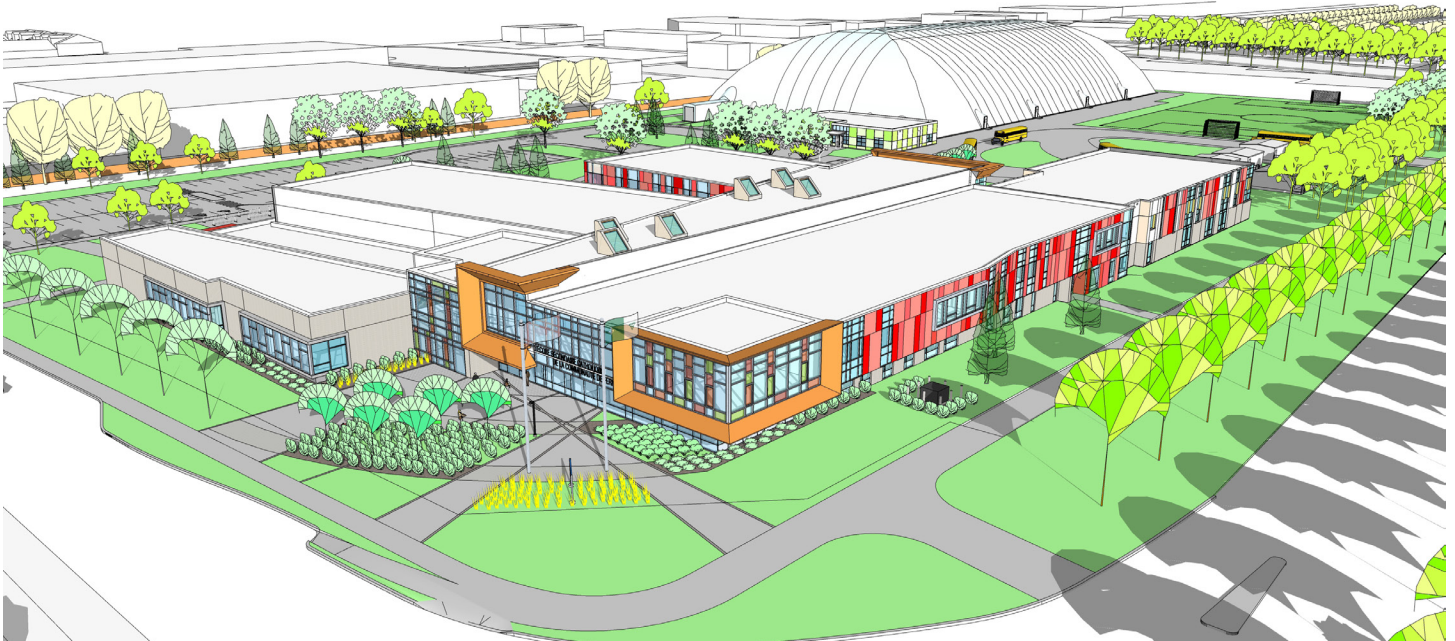


ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS  
ADDITION  
5315 ABBOTT STREET EAST  
STITTSVILLE, ONTARIO K2S 0X3

 Edward J Cuhaci and Associates Architects



SITE PLAN CONTROL APPLICATION

PLANNING RATIONALE AND DESIGN BRIEF

NOVEMBER 2022

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## SUMMARY

Proposed 18-classroom addition to existing **ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS** school “campus” is designed to be in compliance with School Design Guidelines included in the FERNBANK COMMUNITY DESIGN PLAN. The existing school building is set at the corner of the property, to form a “Gateway” for the entire neighbourhood. The main entrance is visible from both streets and will be accentuated by the extension of the building’s interior atrium.

The façade of the existing building and the addition is facing both streets. An entry plaza is located in front of the main entrance to the school. The exterior “courtyard”, between two wings of the existing school, is designed to be an outdoor social space and a teaching area.

Parking areas is located on west side of the property, are well lit, and are screened by the landscaping. Proposed bus loop from Robert Grant Avenue and the parent drop-off areas are located away from the main entrance of the school, on the side of the building.

The network of the pedestrian connections is designed to provide a safe and efficient circulation of students from bus and car drop-off areas, streets and the outdoor teaching spaces.

The school signage is integrated into the building design. The overall vision of the project is to design an innovative school campus which will foster the interdisciplinary and collaborative educational environment, will inspire students to be creative and will serve as a community hub, without compromising students’ safety and the operations of the school board.



## SCHOOL SITE and PROJECT OVERVIEW

This Report is intended to provide the necessary Planning Rationale and Design Brief on behalf of the Conseil des écoles catholiques du Centre-Est (CECCE) in connection with the site plan control application for the proposed addition to the existing École secondaire catholique Paul-Desmarais located at 5315 Abbott Street East, Stittsville, ON K2S 0X3.

### OWNER:

Conseil des écoles catholiques du Centre-Est (CECCE)  
4000 Labelle St., Gloucester, ON K1J 1A1

### LEGAL DESCRIPTION:

PART OF LOT 28, CONCESSION 11, GEOGRAPHIC TOWNSHIP OF GOULBOURN, CITY OF OTTAWA, SUBJECT TO EASEMENT INST. OCI668721

### THE SITE:

The property at 5315 Abbott Street East, (referred to herein as “the site”), is located west of Ottawa in Stittsville and within the Fernbank Community Design Plan (CDP). The site is bounded on the east by future Robert Grant Avenue and on the south by the Abbott Street East.

The site is rectangular in shape with a lot frontage (Abbott Street East) of 172.6 meters, a lot depth of 340 meters, and a lot area of 61,100 m<sup>2</sup>.

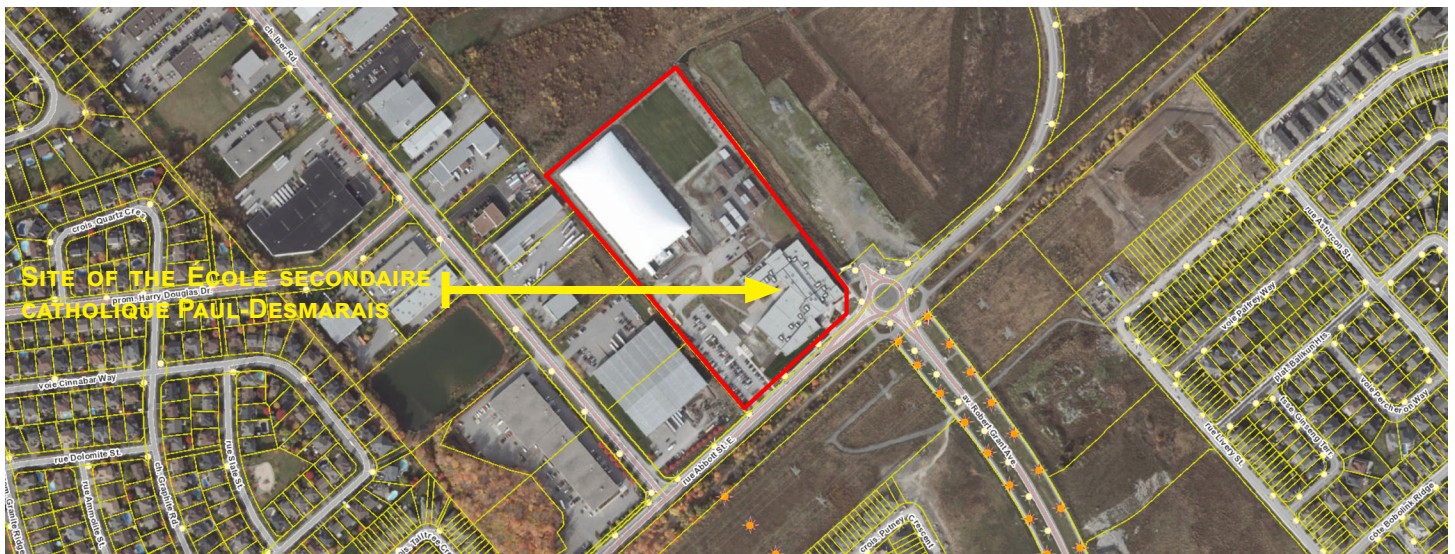
The site is sloping towards the north-east corner of the property:

- North/west corner grade elevation 104.36
- North/east corner grade elevation 103.47
- South/west corner grade elevation 105.1
- South/east corner grade elevation 104.19

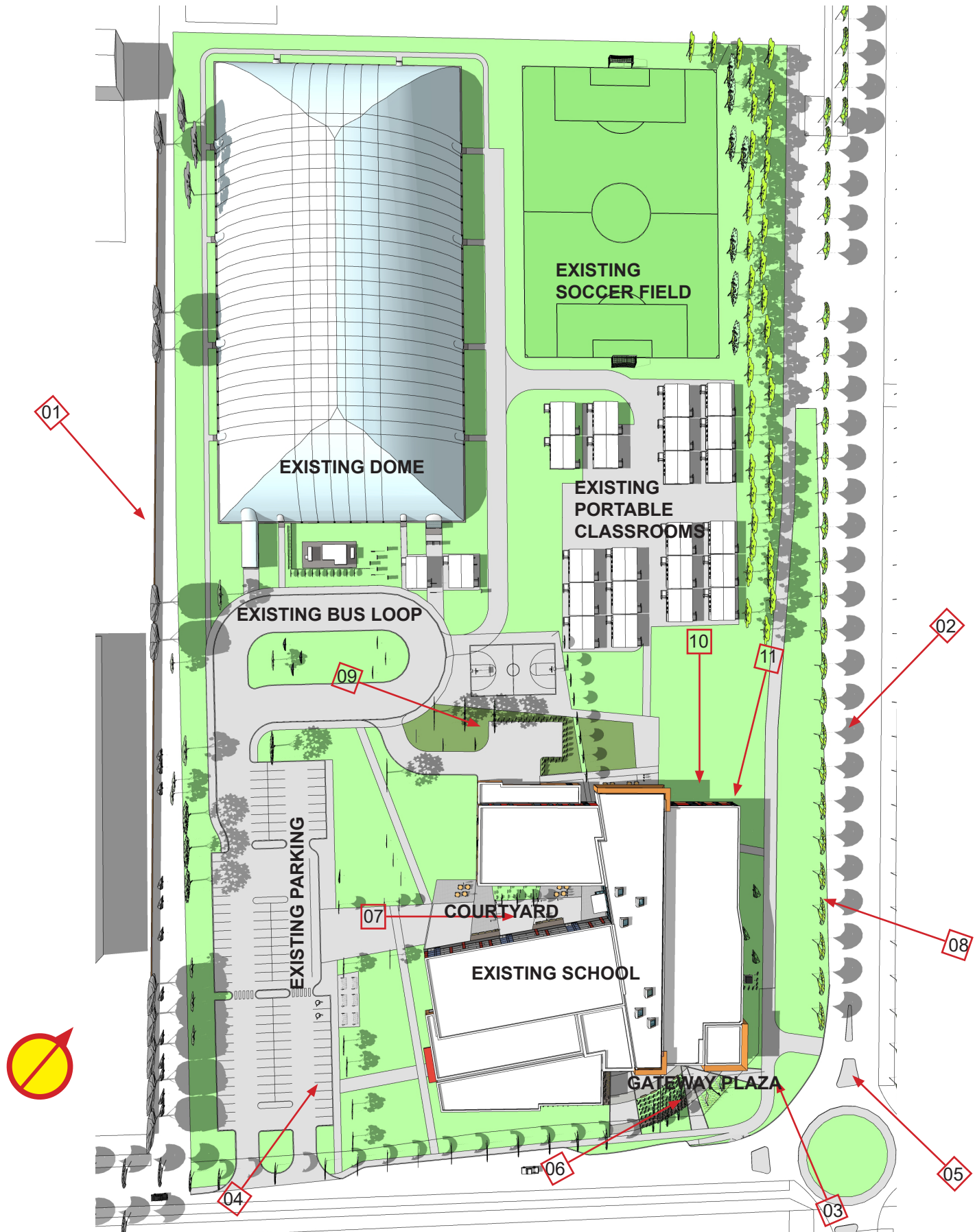
The subject site is owned by the Conseil des écoles catholiques du Centre-Est (CECCE) and is currently used as an high school, built in 2015, named as École secondaire catholique Paul-Desmarais.

North from the existing school building, there are located twenty four (24) portable classrooms, soccer field, and inflatable dome structure. To the west of the existing school building is a parking lot and bus loop.

The main entrance to the existing school is at south east of the property and at intersection of Robert Grant Avenue and Abbott Street East. The existing building is also serviced by two entrances facing existing parking and bus loop, one entrance from the courtyard, and one entrance on north side of the building providing access to currently on site portable classrooms, soccer field, and dome structure with a football / soccer field.



EXISTING ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS - SCHOOL SITE



Existing land uses abutting the subject property include as follows:

- East: lands to the immediate east of the site are occupied by a major arterial road allowance known as Robert Grant Avenue; east of this road allowance are vacant lands being held for future residential development as part of the new Fernbank residential community; further to the east is the existing residential neighborhood of Glencairn in the former City of Kanata.
- South: lands to the immediate south of the site are occupied by a major arterial road known as Abbott Street East as well as a hydro corridor occupied by steel lattice towers supporting a transmission power line; the land within this said corridor also accommodates a recreational walking and cycling trail. To the south of this corridor, lands are currently under development as part of the new Fernbank residential community.
- West: lands to the immediate west of the site are occupied by a storm water ditch; lands on the other side of this ditch include light industrial and office uses fronting onto Iber Road; the residential neighborhood known as Stittsville is located further to the west.
- North: vacant land being held for future residential development as part of the new Fernbank community.

## EXISTING ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS - SCHOOL SITE



PHOTOGRAPH 01  
Aerial north/west view



PHOTOGRAPH 02  
Aerial north/east view

EXISTING ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS - SCHOOL SITE



PHOTOGRAPH 03

Corner of Abbott Street  
East and Robert Grant  
Avenue facing north



PHOTOGRAPH 04

Abbott Street East facing  
north



PHOTOGRAPH 05

Corner of Abbott Street  
East and Robert Grant  
Avenue facing west

EXISTING ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS - SCHOOL SITE



PHOTOGRAPH 06

South facade  
Main entrance to the  
School  
Entry plaza



PHOTOGRAPH 07

School courtyard



PHOTOGRAPH 08

West facade  
facing Robert Grant Avenue



EXISTING ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS - SCHOOL SITE



PHOTOGRAPH 09

North/west facade



PHOTOGRAPH 10

North facade

All existing rich colour phenolic panels will be re-used on new addition on east facade

Area of the proposed classroom addition



PHOTOGRAPH 11

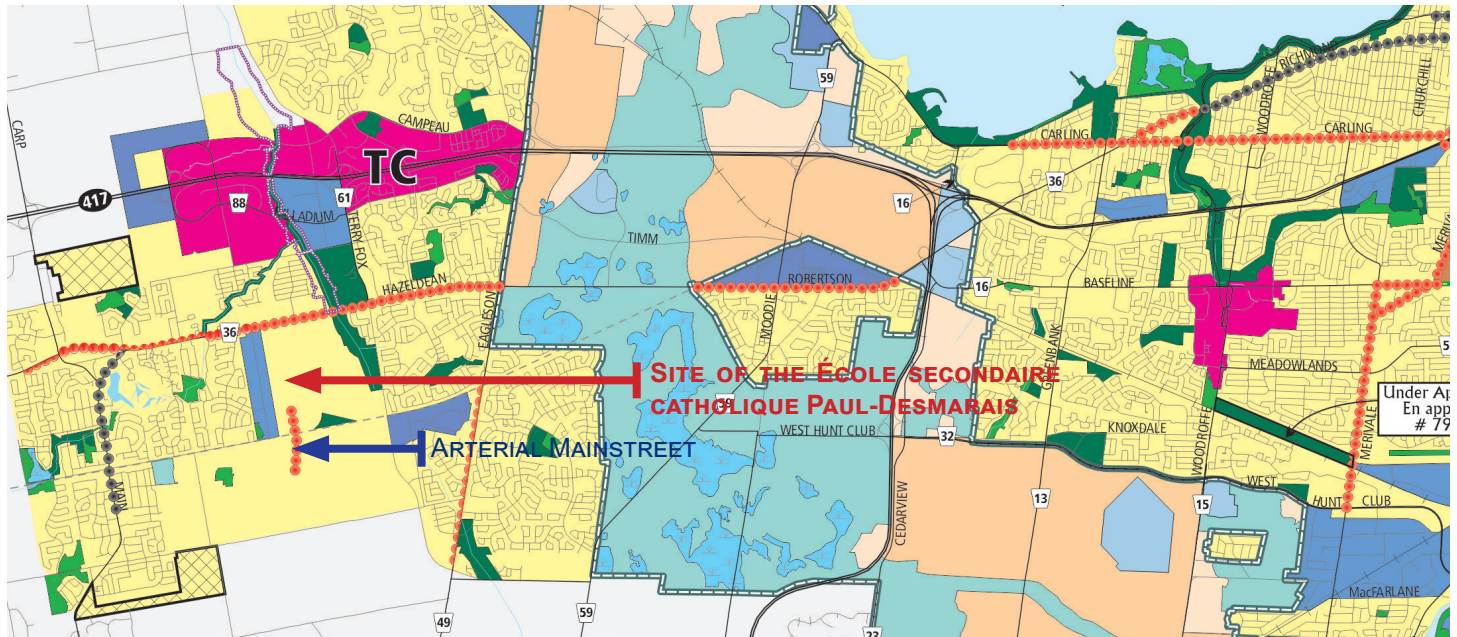
North/east facade

All existing rich colour phenolic panels will be re-used on new addition on east facade

Area of the proposed classroom addition

## CITY OF OTTAWA OFFICIAL PLAN

The subject property is designated “General Urban Area” in accordance with Schedule B of the City of Ottawa Official Plan. According to policy 3.6.1.1 of the Official Plan “General Urban Area areas are designated on Schedule B. The General Urban Area designation permits many types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.”



### Policy 3.6.3 - Mainstreets:

According to policy 3.6.3 of the Official Plan, the subject property is located at Mainstreet. Policy 3.6.3 states the following: “The Mainstreet designations identify streets that offer significant opportunities for intensification through medium-density and mixed-use development, along streets that are Transit Priority Corridors or are well-served by transit. Mainstreets are the corridors that traverse long areas of the city, connecting different communities and changing in character along their length. **They include nodes of activity at various scales, from high schools and small offices to hospitals and shopping centres.** Some segments mark the boundaries of established residential areas, while other segments serve as shopping streets for adjacent communities or larger areas.

Focusing intensification on Mainstreets allows for less disruption and more convenient services for adjacent communities and more efficient use of transit. The objective of the Mainstreet designation is to encourage more dense and mixed-use development that supports, and is supported by, increased walking, cycling and transit use”.

“On lots where development has the potential to develop both adjacent to the street and to the rear of the property, the Mainstreet designation will apply to the entire lot and development situated on the rear portions will not be considered to be non-conforming by virtue of not being located adjacent to the street. Where the depth of lots fronting the road is sufficient to enable development to occur both adjacent to the street and to the rear of the property, and where development is initially unlikely to occupy the entire frontage immediately adjacent to the street, the site should be planned in a coordinated fashion that will facilitate:

- multi-modal (pedestrian, cycling, transit and vehicular) access between the site and the public street(s),
- attractive, safe and usable pedestrian and cycle connections between the site and adjacent communities,
- an enhanced interconnected pedestrian environment that links individual uses on the site, transit stops and continuous public sidewalks on the adjoining streets, and which is generally distinct from internal vehicle routes,
- measures of sufficient size and quality to relieve the visual impact of surface parking areas,
- the provision of adequate landscaped areas, particularly trees, along the perimeter of the site and street frontages,
- the provision of coordinated signage, and
- over time, a development that is oriented to the Mainstreet.”

**Response:**

The School is located at the intersection of Abbott Street East and Robert Grant Avenue which in the Official Plan is designated as an Arterial Mainstreet. The School building location on site, architectural massing, the use of materials and colours creates a focal point at the intersection and a gateway to the community. Since the original school construction in 2015, the School has become recognizable landmark in the community. Proposed addition will enhance overall school design along Mainstreet Robert Grant Avenue and will continue to define a strong street frontage.

**Policy 2.5.3 - Schools and Community Facilities:**

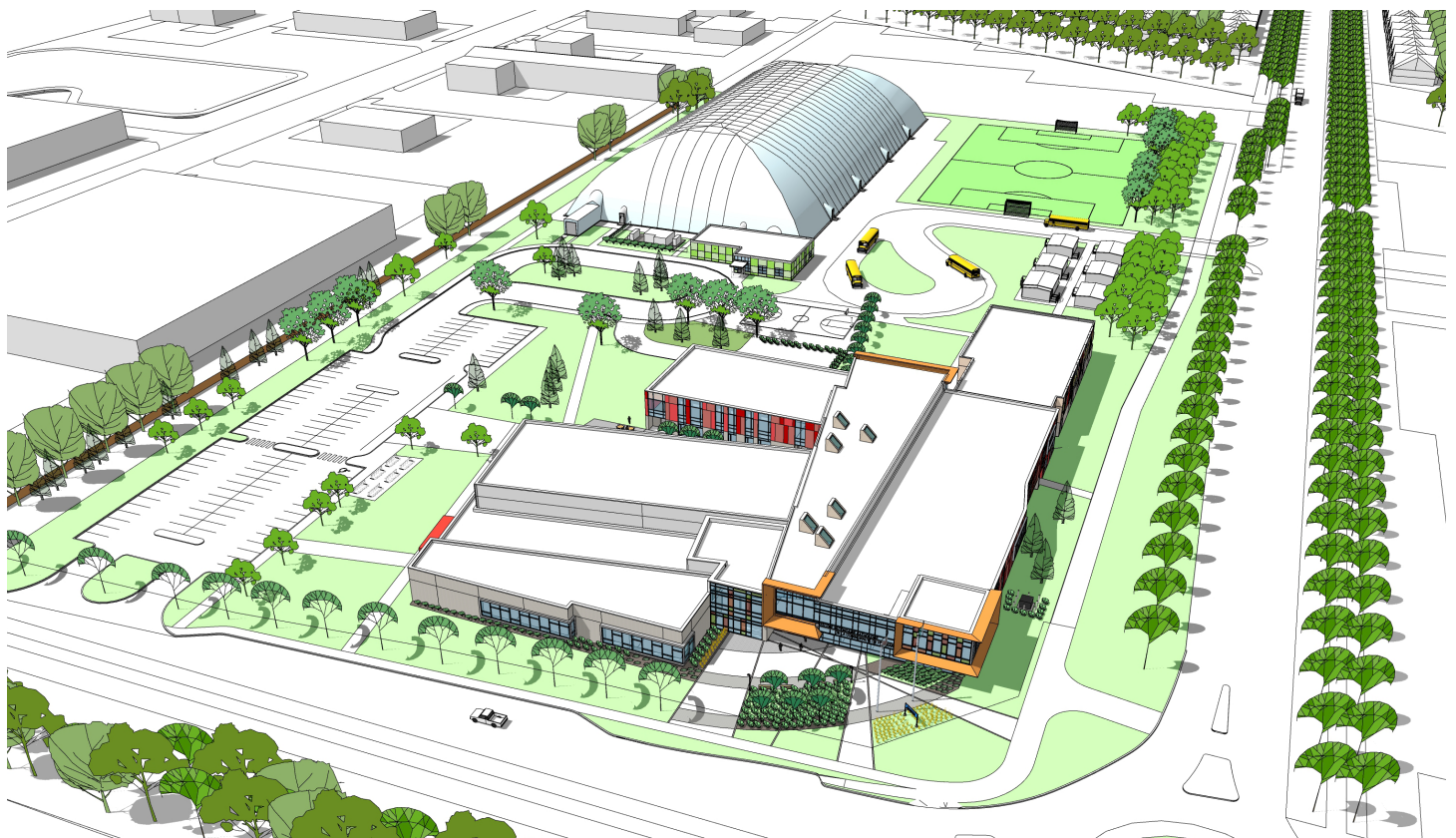
Policy 2.5.3 states the following:

*“Schools are a focus of community life in urban and rural areas. Besides their primary purpose as educational institutions, school facilities can be used for other purposes, such as daycares, indoor and outdoor recreational space, informal meeting places, and greenspaces within communities. The languages spoken in the schools – French, English, and an increasing number of other languages – reflects the cultural diversity of the school neighbourhood. Given these roles, the school is often the core of individual neighbourhoods, although many schools serve much larger communities.”*

*“The City will recognize that schools form part of the building blocks of any community, not only in providing education to children, but also amenity space and resources to the neighbourhood. The City will work in partnership with school boards and school communities to ensure that schools are provided in all communities.*

**Response:**

The School building is set at the corner of the property, to form a “Gateway” for the entire neighbourhood. The main entrance is visible from both streets and is accentuated by the extension of the building’s interior atrium. The School and adjacent artificial turf football field covered with an inflatable structure dome has been used by the community, and has become integral part of the community where it resides.



## FERNBANK COMMUNITY and FERNBANK COMMUNITY DESIGN PLAN

### FERNBANK COMMUNITY

The Fernbank Community encompasses approximately 674 hectares (1,665 acres) of land between the established communities of Stittsville, Kanata West and Kanata South, extending south from Hazeldean Road to Fernbank Road, within the West Urban Area of the City of Ottawa. The subject property lies within the Fernbank Community Design Plan.

**SITE OF THE ÉCOLE SECONDAIRE  
 CATHOLIQUE PAUL-DESMARAIS**



In early 2000s, this area was predominantly comprised of a mix of rural and agricultural uses, including cultivated fields, fallow and scrub lands, wooded areas, Transmission corridors, farm houses, and rural residential severances with a number of home occupational uses. Two Transmission corridors (situated on easements) also dissect the area extending in a northwest/south (with a width of approximately 50m) and an east/west direction (with a width of approximately 110m).

The TransCanada Trail (situated on a former rail line and south of **ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS**) also dissects the Fernbank Community extending in an east-west direction (linking Stittsville with Kanata).

### FERNBANK COMMUNITY DESIGN PLAN

The Fernbank Community Design Plan addresses a large area which includes lands designated for urban development within the Official Plan; refer to Schedule 1 to Zoning By-law 2--8-250. The Community Design Plan integrates the planning of these lands for urban land uses.

The Fernbank Community Design Plan has been guided by the Official Plan policies for 'Developing Communities':

- Realize a residential housing mix of 60% singles and semis and 10% apartments (minimum)
- Balance for multiple dwellings
- Establish a green space/open space network
- Establish a compact land use mix that supports "live – work – play"
- Establish a transportation network of:
  - **Pedestrian and cycling facilities**
  - Transit routes
  - Collector and arterial roads
- **Create a distinctive community identity, including focal points and activity centres**
- **Secure a variety of building forms and high quality design**
- **Encourage a distinctive identity and a variety of building form and façade treatments**

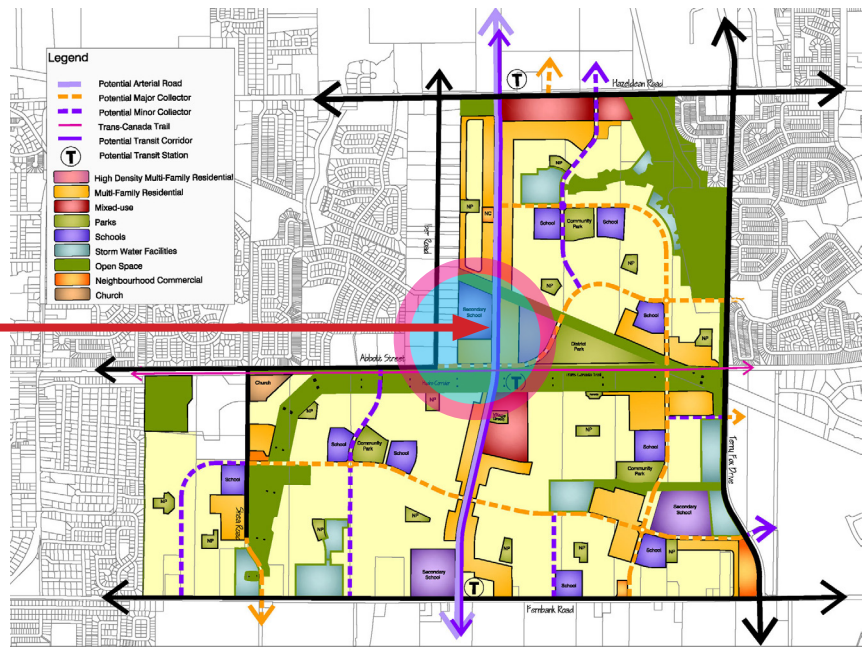
FERNBANK COMMUNITY and FERNBANK COMMUNITY DESIGN PLAN

SCHOOLS

The Fernbank Community will accommodate up to three (3) secondary schools and eight (8) elementary schools, as requested by the four area School Boards.

Gateway is to provide a sense of identity and arrival, gateway features should be located at major roadway accesses into the community and neighborhoods from the surrounding roadways and the central spine road (north-south arterial/transitway).

SITE OF THE ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS

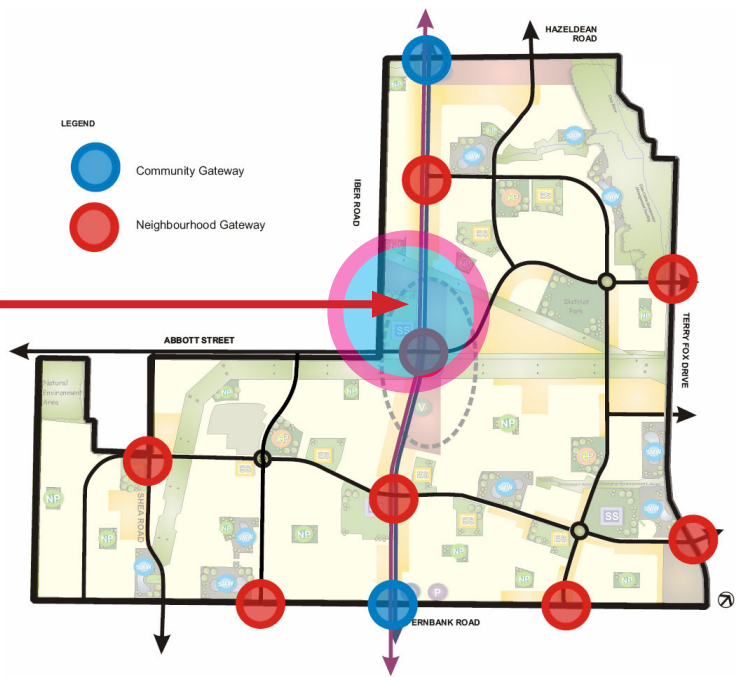


GATEWAYS

Two types of the gateways can be identified in this community. A community gateway is where an arterial road meets another arterial road, while a neighborhood gateway is defined as where an arterial road intersects with a major collector road or a selected minor collector road.

The gateway features should include the combination of street oriented and well articulated architectural design and built form, high quality landscape design along the roadway entrance or around green space or a stormwater pond abutting a gateway with possible incorporation of public arts.

SITE OF THE ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS



FERNBANK COMMUNITY and FERNBANK COMMUNITY DESIGN PLAN

LAND USE

The School site is located near parks, neighborhood commercial sites, mixed use designated sites, TransCanada Trail, and integrated network of multi-use pathways and sidewalks developed to facilitate pedestrian movement through community and to provide connections to adjacent communities.

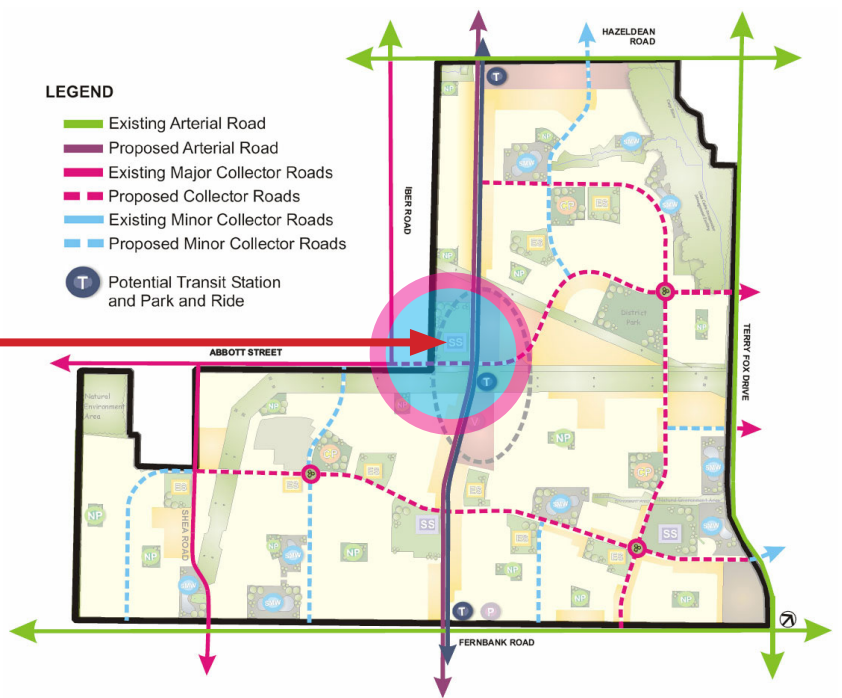
SITE OF THE ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS



RAPID TRANSIT NETWORK

The School is located at multi-use pathways, sidewalks, and near potential transit station intended to link school, parks and other community facilities.

SITE OF THE ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS



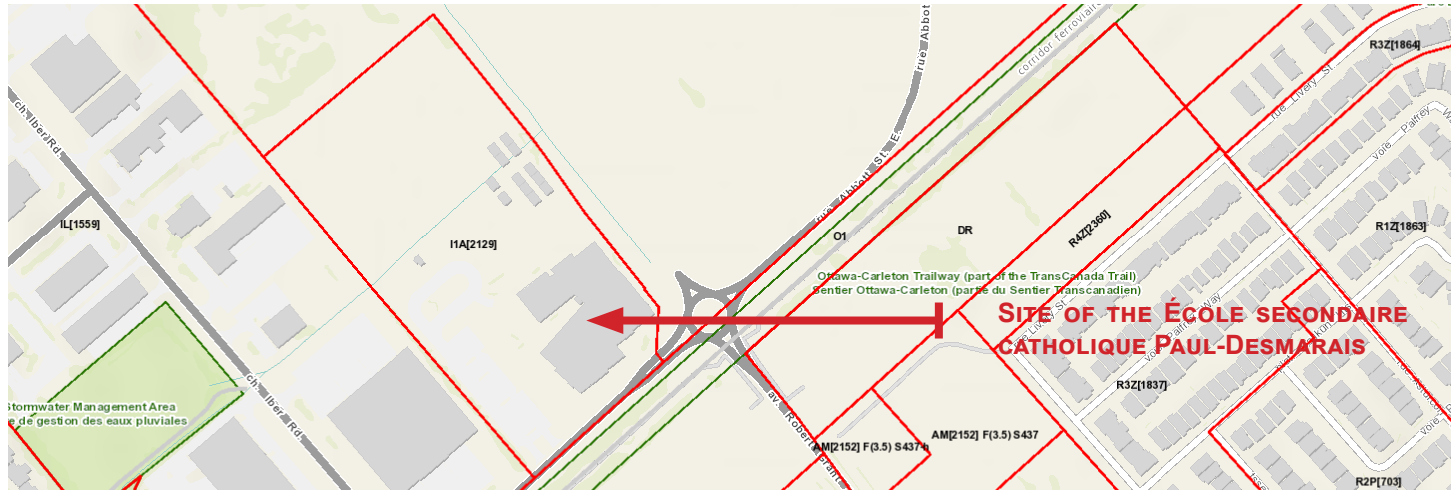
**ZONING BY-LAW**

The School property is located in I1A (2129) Subzone of Minor Institutional Zone, Area C - Urban and Greenbelt Area (as per Schedule 1 of the Zoning By-law), Ward 6 - Stittsville - Glen Gower.

The site is bounded on the east by future Robert Grant Avenue and undeveloped site presently zoned as a DR (Development Reserve Zone), on the south by the Abbott Street East, on the west by developed Industrial Zone (IL), and on the north by undeveloped site presently zoned as a DR (Development Reserve Zone).

PERMITTED USES (as per Section 169-170):

School, Athletic Facility



**SITE DATA:**

- Footprint:
  - Existing School: 7,111.6 m2
  - School Addition: 1,043.1 m2
  - Six (6) Portable Classrooms: 420.0 m2
  - Football Dome: 10,518.4 m2
  - Dome Pavilion: 504.1 m2
  - TOTAL FOOTPRINT: 19,597.2 m2**
- Gross Floor Area (as per City of Ottawa Zoning By-law definition):
  - Existing School: 6,159.8 m2
  - School Addition: 1,655.3 m2
  - Six (6) Portable Classrooms: 402.0 m2
  - Football Dome: 9,927.8 m2
  - Dome Pavilion: 237.8 m2
  - TOTAL GROSS FLOOR AREA: 18,382.7 m2**

ZONING MECHANISMS	REQUIRED	PROVIDED
Minimum Lot Area (m2)	400.0	60,101.4
Minimum Lot Frontage (m)	15.0	172.6
Maximum Lot Coverage (%)	35	32.6
Maximum Building Height - DOME (m) Exception 2129 (By-law 2018-175)	23.5	23.01
Maximum Building Height - SCHOOL (m) Exception 2129 (By-law 2014-118)	15.0	10.95
Minimum Front Yard Setback (m)	6.0	7.5
Minimum Rear Yard Setback (m)	7.5	8.5
Minimum Side Yard Setback (m)	3.0	12.0
Corner Yard Setback (m)	4.5	7.5

MOTOR VEHICLE PARKING, BICYCLE PARKING, LOADING SPACES

Parking requirements as per Part 4 - Parking, Queuing and Loading Provisions, Area C on Schedule 1, Urban and Area.  
 Bicycle parking requirements as per Part 4, Section 111.  
 Loading spaces requirements as per Part 4, Table 113A and 113B.

<b>PARKING CALCULATIONS</b>				
<b>MOTOR VEHICLE PARKING: EXISTING SCHOOL, ADDITION, DOME, PORTABLES, PAVILION</b>				
<b>REQUIRED</b>	<b>USE</b>	<b>No. Class</b>	<b>Spaces per</b>	<b>Spaces required</b>
	Middle School	18	1.5/Class	27
	Middle School Portables	2	1.5/Class	3
	High School	35	2/Class	70
	High School Portables	4	2/Class	8
	Athletic Facility	1 surface	4/Surface	4
	TOTAL REQUIRED PARKING SPACES			112 Spaces
	TOTAL REQUIRED BARRIER FREE SPACES			2 Spaces
<b>PROVIDED</b>	SPACES @ 5.2mD X 2.6mW			121 Spaces
	BARRIER FREE SPACES @ 5.2mD X 3.67mW			2 Spaces
	TOTAL SPACES PROVIDED			123 Spaces
<b>BICYCLE PARKING (0.6 m X 1.8m)</b>				
<b>REQUIRED</b>	<b>USE</b>	<b>GROSS AREA</b>	<b>SPACES PER</b>	<b>SPACES REQ'D</b>
	School	8,217.1 m <sup>2</sup>	1 / 100 m <sup>2</sup>	83 Spaces
	Athletic Facility	10,165.6 m <sup>2</sup>	1 / 1500 m <sup>2</sup>	7 Spaces
	TOTAL REQUIRED PARKING SPACES			90 Spaces
<b>PROVIDED</b>	School			90 Spaces
	Athletic Facility			0 Spaces
	TOTAL SPACES PROVIDED			90 Spaces
<b>LOADING SPACES (3.5 m X 7.0 m)</b>				
<b>REQUIRED</b>	<b>USE</b>	<b>GROSS AREA</b>	<b>TABLE 113A</b>	<b>SPACES REQ'D</b>
	School	8,217.1 m <sup>2</sup>	Column VI	1 Spaces
	Athletic Facility	10,165.6 m <sup>2</sup>	Column VII	2 Spaces
	TOTAL REQUIRED PARKING SPACES			3 Spaces
<b>PROVIDED</b>	School			2 Spaces
	Athletic Facility			2 Spaces
	TOTAL SPACES PROVIDED			4 Spaces



## URBAN DESIGN / BUILDING DESIGN AND MASSING

The **ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS** school building is envisioned as a significant landmark for the fast growing Fernbank community. It is set at the corner of the property and its location will form a “gateway” for the entire neighbourhood. The interior Atrium forms an integral part of the “21st Century Learning” Curriculum implemented by the Board. It is an active, social space which includes the Café, Auditorium, Art Gallery and students’ collaboration spaces. The entire educational program of the school, is organized into “fingers”. **The Atrium acts as a “main street” which connects educational “fingers”. The north, wide part of the Atrium abuts the “technology finger” on the first floor and a Library/Resource Centre on the second floor. There is a transparency in the design on both ends of the Atrium; on the first floor, the Computer/Technology Labs are visually connected with the Atrium and with the outdoors which will include the gardens cultivated by the students.**

The presence of the Atrium in the building is felt through the introduction of the series of the transparent, glazed partitions which reveal the activities within the building from the north end (Entrance, Art Studio) to the south end (Technology Studio and Library/Resource Centre).



The triangular “gesture” of the Atrium, while aligned with Robert Grant Avenue is also interrupted by the introduction of the triangular outdoor “court” which provides an outdoor extension of the dining area of the Atrium and creates the series of the outdoor “rooms” for the formal and informal education.



The materiality of the building is defined by various contrasting in texture and colour building materials. The brick veneer “base” which forms the majority of the first floor elevations will reflect a greater permanence. The use of the phenolic and composite panels, which form the majority of the second floor elevations, helps the building to project a youthful, energetic and progressive image which is appropriate for secondary school with the holistic curriculum.

## SUSTAINABILITY MEASURES

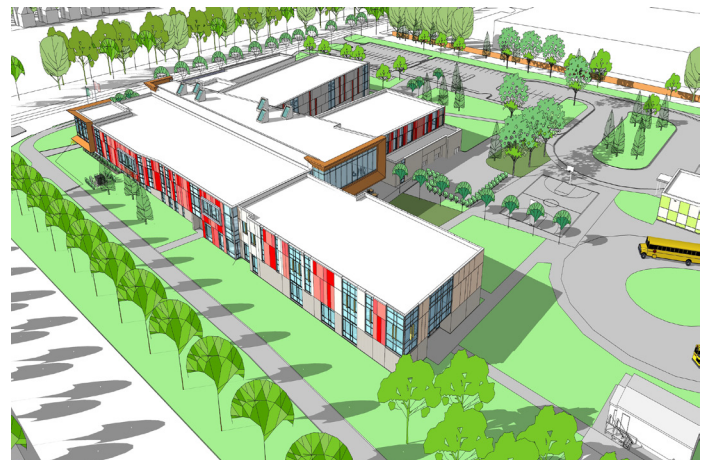
The school is designed to be the certified “Eco-School” and the ecology and the sustainability will form an important part of the curriculum. The “soft” and “hard” landscaped areas will create the outdoor rooms and visually connect the indoor and outdoor of the building.

The visible components of the building are designed as the ‘teaching tools’. Students can learn from the building through its materials and systems. Colours, natural light and materials juxtapositions enliven the space. The Atrium’s and Library’s wood structures demonstrate the commitment to sustainability. There is natural lighting in every teaching space. Efficient mechanical/electrical systems contribute to energy savings. The building will be 35% better than the model National Energy Code and will receive Enbridge HPNC grants. Sustainable features will include: energy efficient mechanical systems; high efficiency gas fired water heater; full direct digital control systems; high efficiency lighting; multi-level lighting control strategy. The building envelope has been designed as high-performance. The two-storey portion of the building is a steel structure and the gymnasium is load bearing masonry. The south and west facing elevations are designed with solar sun shades.

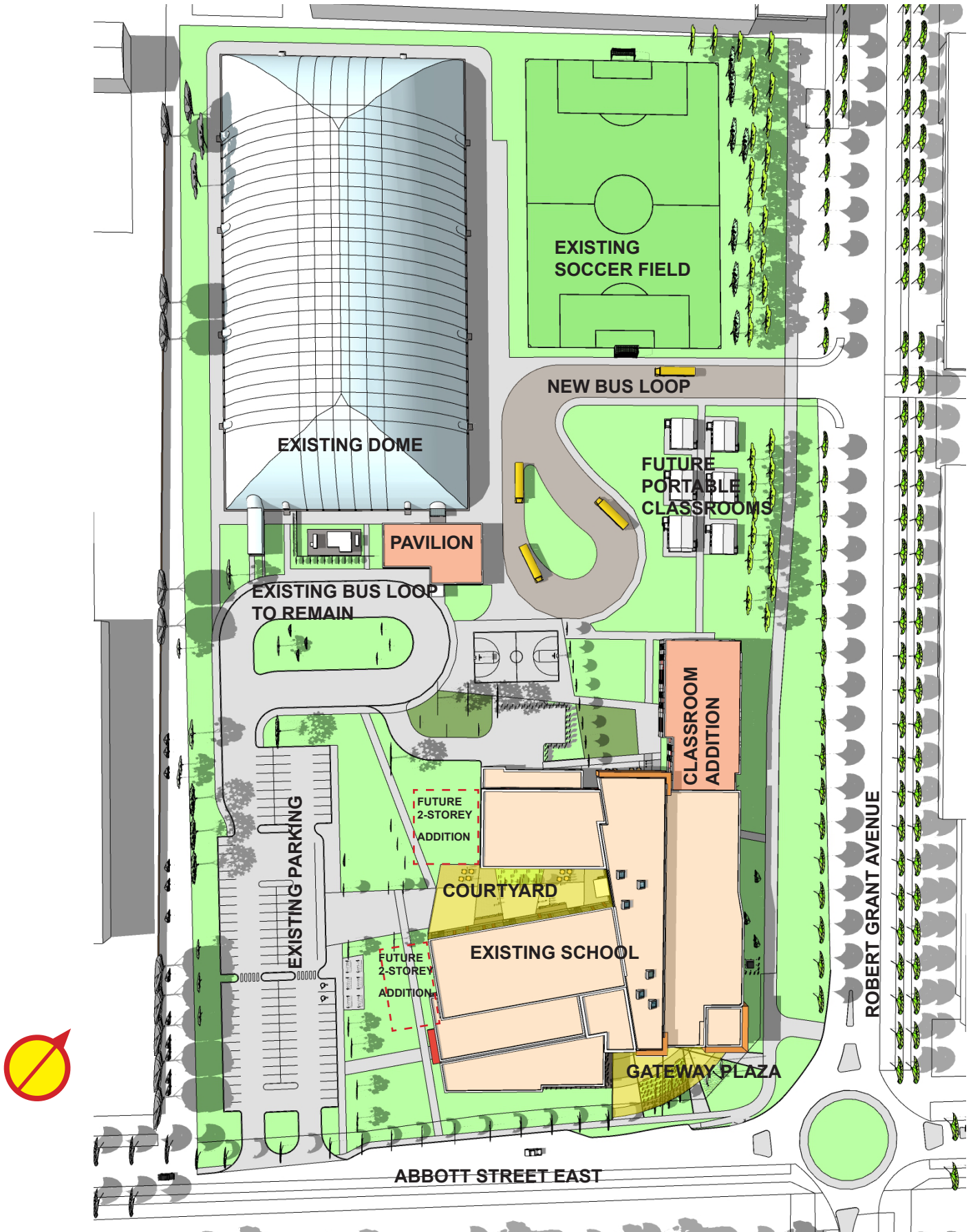


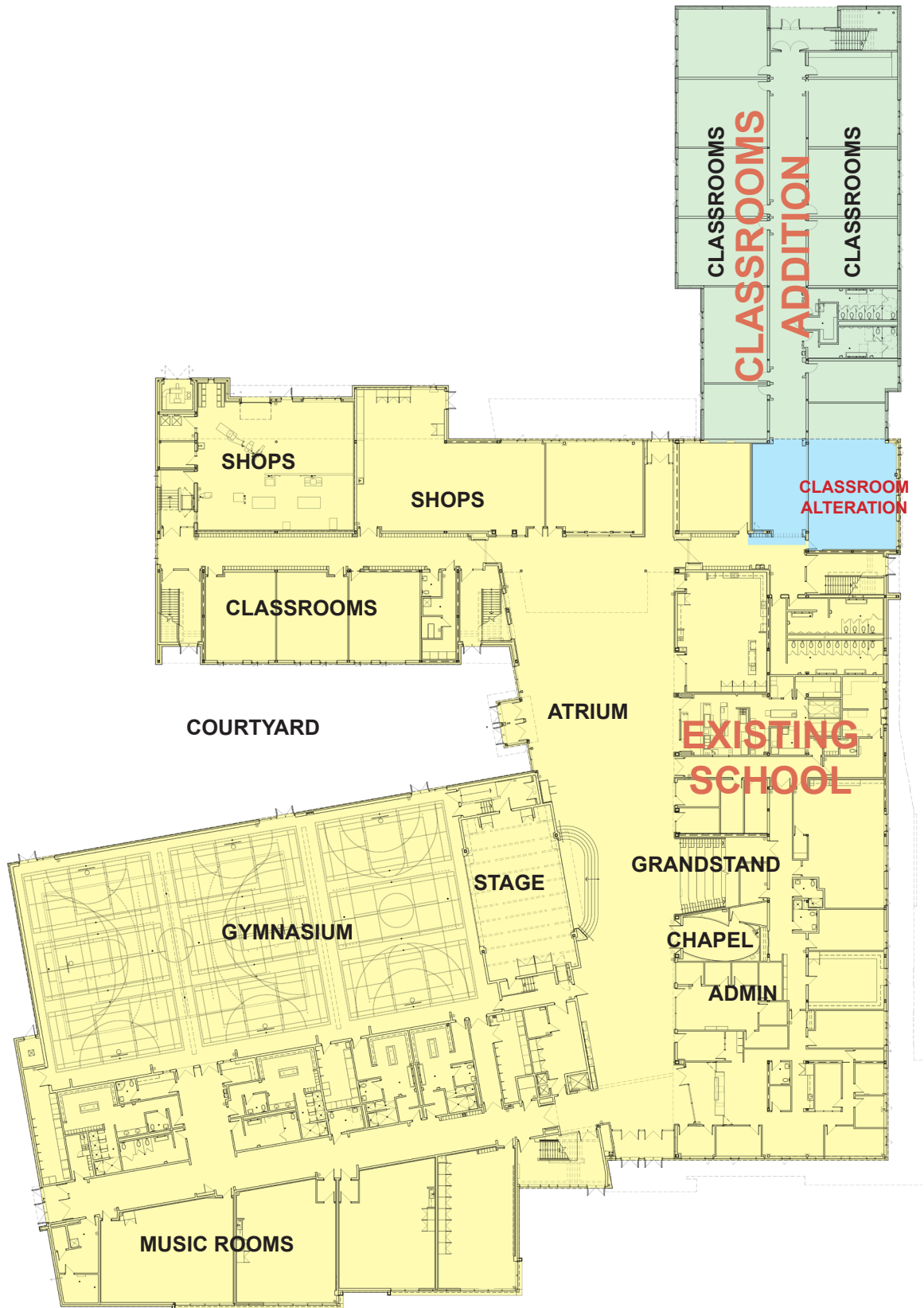
## INTEGRATED DESIGN PROCESS

The Integrated Design Process was enthusiastically implemented by the School Board. The Educators, the Specialists from the Board and the Design Team were engaged, during the Design Charettes, in the passionate conversation about the innovative, cross disciplinary curriculum. The Design Team has benefited from the early input from the City of Ottawa and pre-consultation meeting. The Integrated Design Process (IDP) helped the Client to better understand the Design Concept and to create a real sense of joint authorship.

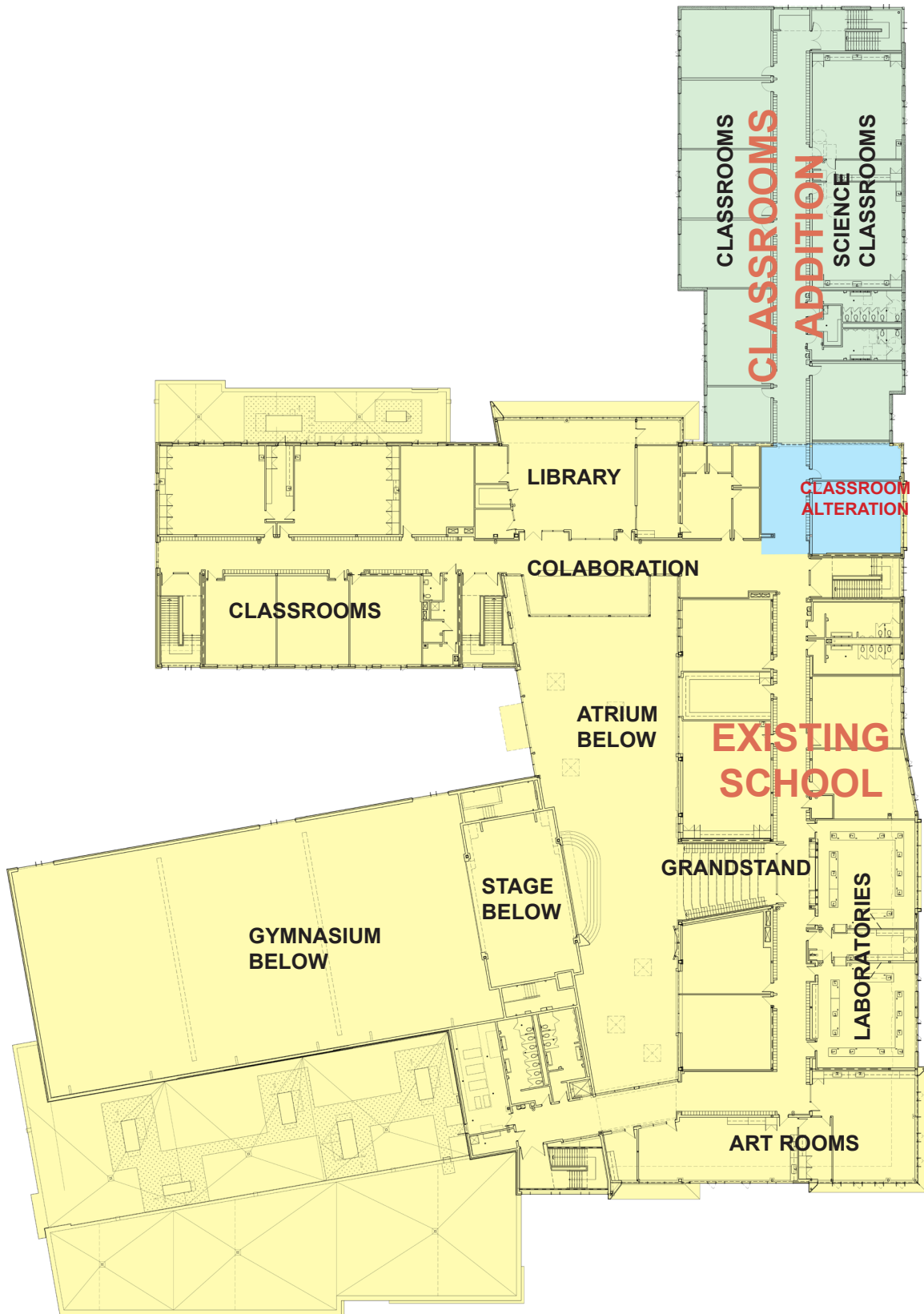


SITE DESIGN



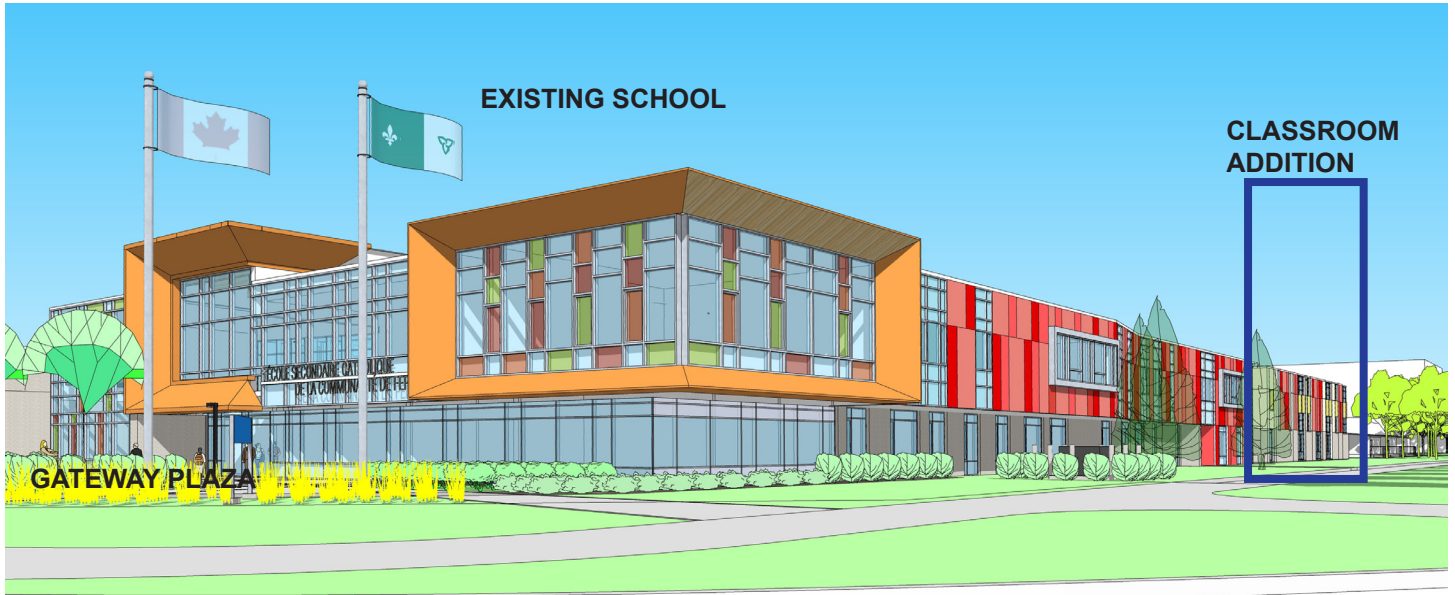


GROUND FLOOR PLAN



SECOND FLOOR PLAN

Building façade materials for the proposed classroom addition will bring quality to the existing building massing, scale and each façade pattern. The use of clay brick, salvaged from existing building red colour phenolic panels, concrete accent bands, and glazed curtain walls will bring to the existing building, with a distinct architectural vocabulary and pattern, a new youthful, energetic and progressive image.



OVERALL SITE VIEW LOOKING NORTH / EAST



OVERALL SITE VIEW LOOKING SOUTH / EAST



OVERALL SITE VIEW LOOKING SOUTH



OVERALL SITE VIEW LOOKING SOUTH / WEST

## ADDITIONAL RESPONSE TO PRE-APPLICATION CONSULTATION MEETING NOTES

Pre-consultation virtual meeting was held on March 14, 2022. The following is our response to the architectural items listed in the provided by the City Meeting Notes:

### PARKS

Item 1 - Student population will not be increased. Proposed classroom addition is to replace existing portable classrooms. Outdoor basketball court and soccer field will remain as-is.

### PLANNING

Item 11 - Outdoor basketball will remain as-is. Before Robert Grant Avenue is built, fire department route to the existing Dome structure may temporarily overlap.

### ENVIRONMENTAL PLANNING

Item 1 - Glass at north / east glazed corner of the building will be treated with ceramic frit, similar to glazed bridge at the Ottawa City Hall:

- Ceramic frit coated glass on No. 3 surface.
- Shall comply with ASTM C1048-04 Standard Specification for Heat-Treated Flat Glass – Kind HS, Kind FT Coated and Uncoated, Condition B.
- Pattern and Colour:
- Prelco: Dots 40% - TSR-574, 3 mm (1/8”) diameter spaced 6 mm (1/4”) center to center 40% coverage.
- Prelco Translucent Colour “Simulated Sandblast” pattern



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