

COLLÈGE CATHOLIQUE MER BLEUE ADDITION

6401 RENAUD ROAD
OTTAWA, ONTARIO K1W 0H8

 Edward J Cuhaci and Associates Architects



SITE PLAN CONTROL APPLICATION

PLANNING RATIONALE AND DESIGN BRIEF

NOVEMBER 2022

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SUMMARY

Proposed 17-classroom addition to existing Collège catholique Mer Bleue school “campus” is designed to be in compliance with School Design Guidelines included in the East Urban 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 located on north side of the property and are well lit with landscape screening. The existing bus loop from Renaud Road 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.



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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 Collège catholique Mer Bleue located at 6401 Renaud Road, Ottawa, ON.

OWNER:

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

LEGAL DESCRIPTION:

PART OF LOTS 2 AND 3, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA

THE SITE:

The property at 6401 Renaud Road, (referred to herein as “the site”), is located in the east end of Ottawa and within the East Urban Community Design Plan. The site is bounded on the west by Fern Casey Street and on the south by Renaud Road.

The site is irregular in shape with a lot area of 50,597 m².

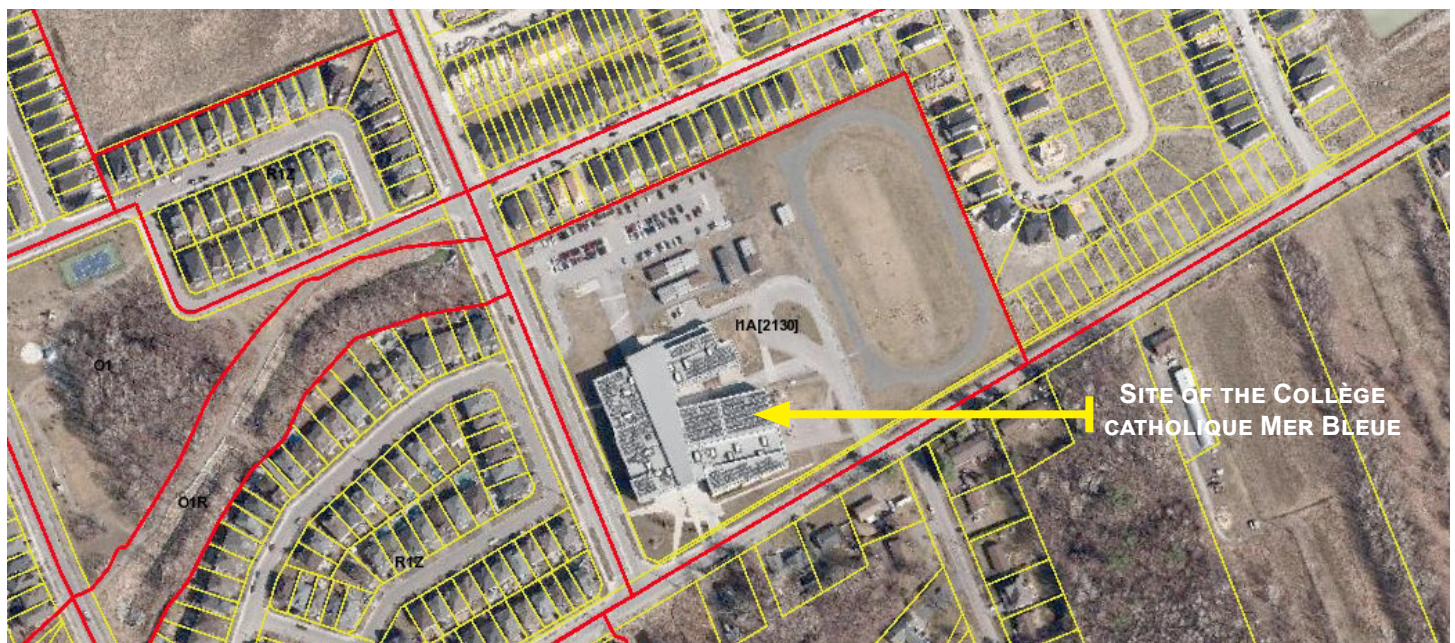
The site is generally flat with the following grade elevations at the site corners:

- North/west corner grade elevation 87.70
- North/east corner grade elevation 87.80
- South/west corner grade elevation 88.05
- South/east corner grade elevation 88.00

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 2016, named as Collège catholique Mer Bleue.

North from the existing school building, there are sixteen (16) portable classrooms and a parking lot. To the east is a sports field soccer field and bus loop.

The main entrance to the existing school is at the south west end of the property and at intersection of Renaud Road and Fern Casey Street. The existing building is also serviced by an entrance facing the north existing parking lot and another facing the east bus loop through the courtyard.

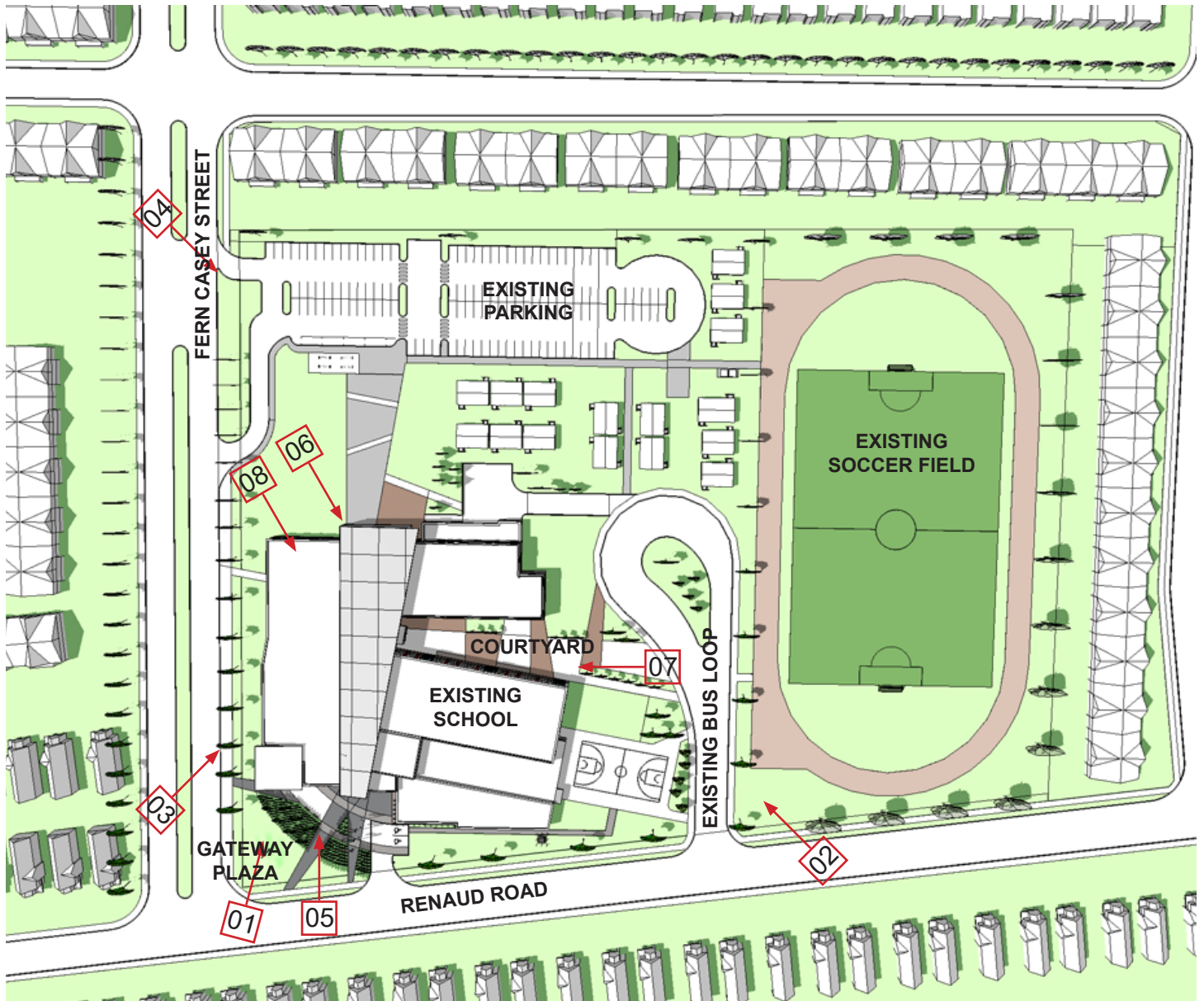


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EXISTING COLLÈGE CATHOLIQUE MER BLEUE - SCHOOL SITE



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Existing land uses abutting the subject property include as follows:

- East: Immediately abutting the property are single family detached homes. Further to the east, a residential development is under construction by Richcraft.
- South: Single family detached homes fronting onto Renaud Road. Further to the south, the lands are being held for future residential development primarily by Ashcroft as part of its Eastboro project.
- West: On the other side of Renaud Road, single family detached homes fronting onto Enclave Walk.
- North: Immediately abutting the property are single family detached homes. Further to the north, a residential development is under construction by Richcraft.

EXISTING COLLÈGE CATHOLIQUE MER BLEUE - SCHOOL SITE



PHOTOGRAPH 01

View from Renaud Rd looking towards the existing building south facade



PHOTOGRAPH 02

View from Renaud Rd looking towards the existing building east facade

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EXISTING COLLÈGE CATHOLIQUE MER BLEUE - SCHOOL SITE



PHOTOGRAPH 03

View from Fern Casey Street looking towards the existing building west facade



PHOTOGRAPH 04

View from Fern Casey Street looking towards the existing building north facade



PHOTOGRAPH 05

View of south facade main entrance

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EXISTING COLLÈGE CATHOLIQUE MER BLEUE - SCHOOL SITE



PHOTOGRAPH 06
View of north facade
entrance serving parking lot



PHOTOGRAPH 07
View of courtyard entrance
serving bus loop

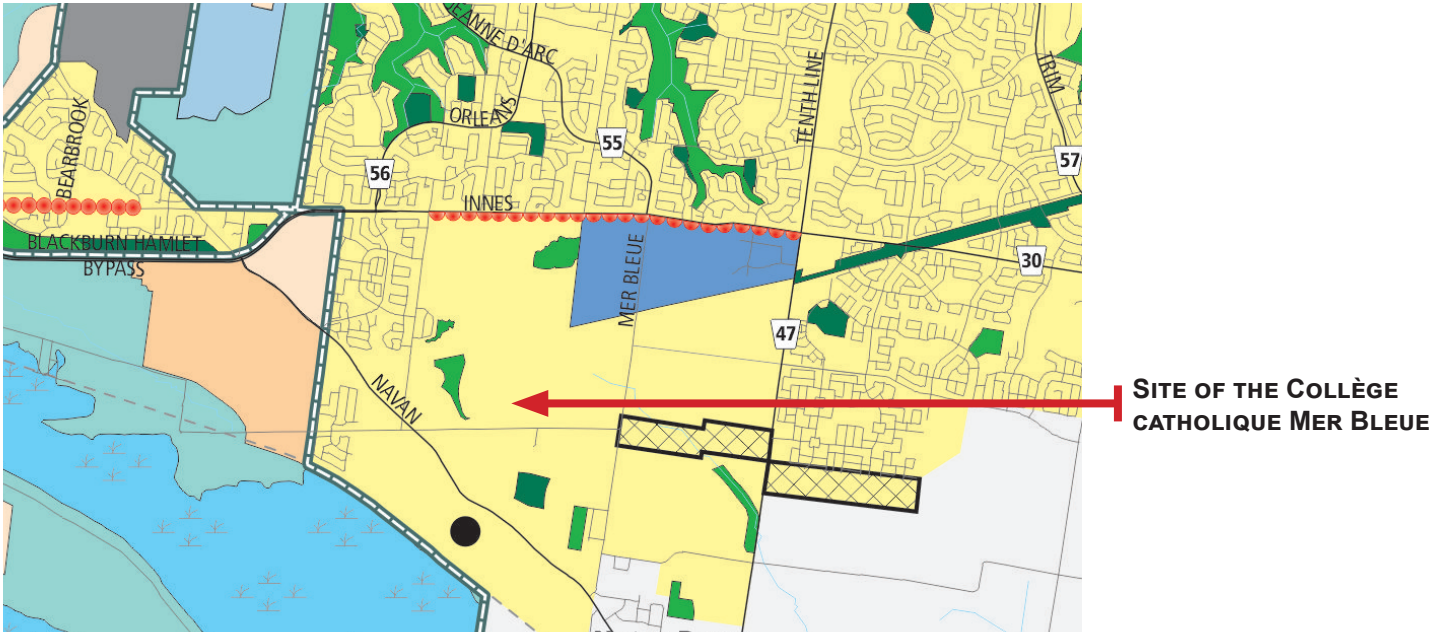


PHOTOGRAPH 08
View of north facade at
proposed Addition

Existing composite
aluminum panels removed
for the construction of the
Addition will be
re-used on the west facade
of the 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 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 sports field and running track has been used by the community, and has become integral part of the community where it resides.

EAST URBAN COMMUNITY DESIGN PLAN

The East Urban Community Design Plan study area encompasses approximately 570 hectares of land. The study area is located in the southeast portion of the Orleans community. It is bounded by Mer Bleue Road to the east, a former Canadian Pacific Railway line bordering Mer Bleue Bog to the south, the National Capital Commission Greenbelt to the west, and a hydro corridor to the north. The study area was broken into three geographic sections.



- | | | | |
|---|----------------------------|---|-------------------------|
|  | Study Area Boundary |  | Phase 1 |
|  | General Urban Area |  | Phase 2 |
| | |  | Mixed Use Centre |

The Collège catholique Mer Bleue school is located within the Phase 1 study area. This area is 206 hectares. The land at the time of the study was largely undeveloped with existing detached dwellings located along existing roads. The land now has been largely developed with the construction of residential dwellings between Renaud Road and Brian Coburn Boulevard. Land to the south of Renaud Road remains mostly future development projects.

The Ottawa school boards requested a total of four school sites within the Phase 1 area. The East Urban Community Design Plan notes the building and grounds should be designed to become landmarks and community focal points.

EAST URBAN COMMUNITY DESIGN PLAN - ARCHITECTURAL GUIDELINES

Orient buildings to front onto public streets and ensure that principal entries are clearly identifiable, visible from the street and universally accessible.

Response: The existing school fronts Renaud Road and Fern Casey Street. The principal entry on Renaud Road is clearly identifiable and visible to the street.

On corner sites, orient buildings to both street fronts. Address both streets equally through consistent architectural character and level of design

Response: The existing school addresses both streets equally with consistent architectural character and level of design. The Addition will continue this level of architectural character by using similar typology and design elements. Similar curtain wall windows, composite aluminum panels and masonry clad lower level will be implemented on the Addition facade addressing Fern Casey Street.

Ensure that facades, which face and flank streets, parks, and open spaces add interest through their architectural detail. Use architectural details (e.g. windows, balconies, corner treatments etc.) and materials to articulate and break up the building mass. Avoid large blank walls on all facades.

Response: The Addition's facades utilize masonry, composite aluminum panels, curtain wall, and accent tones to create a well balanced design that provides visual interest while maintaining consistent architectural character with the existing building.

Locate parking areas at the side or rear of buildings and screen the parking from view. Provide a minimum 3m landscape setback from the property line of any parking area facing the street or adjacent to a residential buildings. Landscape the setback with shrubs and trees to create a continuous canopy. The screening must be effective all seasons and understory planting should not exceed 1m in height. Break up parking lots into smaller areas with landscaped islands no less than 2m in width. Place the islands such that there are no more than 25 parking spaces in a continuous row.

Response: The existing parking area is at the rear of the existing building and screened from view. The existing parking lot is broken up in to smaller areas with landscaped islands. No change to the parking lot is required or proposed as part of the Addition project.

Limit the number of access driveways to parking areas in order to minimize pedestrian / vehicular conflicts.

Response: There are no required or proposed changes to the existing access driveways to the existing parking lot area.

Locate loading, garbage, and other services (transformers, utility meters, heating, ventilation and air conditioning equipment) in non-prominent locations that do not detract from the aesthetic appeal of the street and homes and that minimize the impact on the street.

Response: There are no proposed changes to the existing loading and garbage areas. New mechanical systems will be located in non-prominent locations to minimize visual impact to the surrounding neighbourhood.

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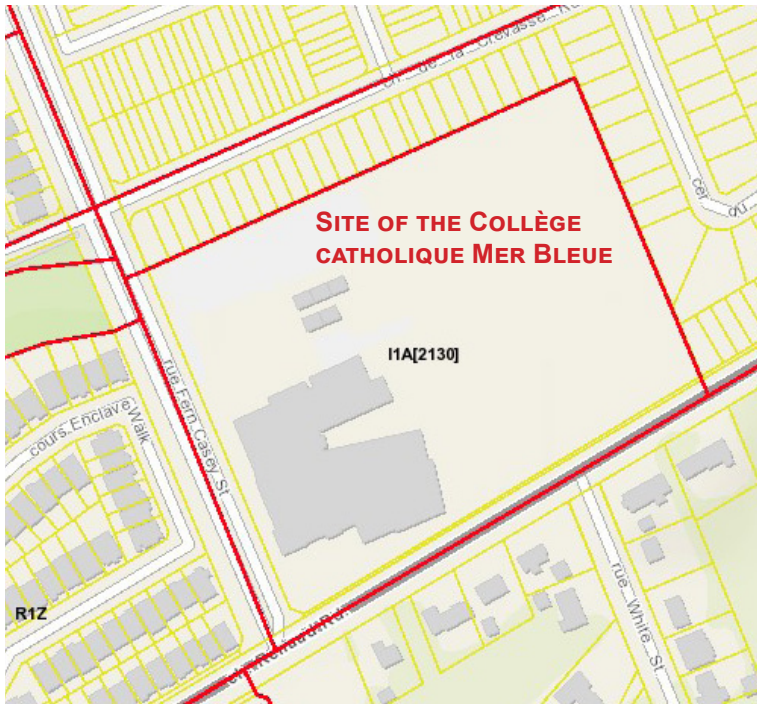


ZONING BY-LAW

The School property is located in I1A (2130) Subzone of Minor Institutional Zone, Area C - Urban and Greenbelt Area (as per Schedule 1 of the Zoning By-law), Ward 2.

The site is bounded on the east by R1Z residential first density zone, on the south by Renaud Road, on the west by Fern Casey Street, and on the north by R1Z residential first density zone.

PERMITTED USES (as per Section 169-170): School, Athletic Facility



SITE DATA:

Existing School Footprint:	6,866 m ²
School Addition Footprint:	1,060 m ²
Existing Portables Footprint:	1,157 m ²
TOTAL FOOTPRINT:	9,083 m²

GROSS FLOOR AREA:

(As Per City of Ottawa Zoning Definition)

Existing School Gross Floor Area:	6,635 m ²
School Addition Gross Floor Area:	1,328 m ²
Existing Portables Gross Floor Area:	1,072 m ²
TOTAL GROSS FLOOR AREA:	9,035 m²

ZONING MECHANISMS	REQUIRED	PROVIDED
Minimum Lot Area (m ²)	400.0	50,597
Minimum Lot Width (m)	15.0	209
Maximum Lot Coverage (%)	35	16
Maximum Building Height	13	11.8
Minimum Front Yard Setback (m)	7.5	10.5
Minimum Rear Yard Setback (m)	7.5	154.9
Minimum Side Yard Setback (m)	7.5	43.0
Corner Yard Setback (m)	4.5	9.1

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ZONING BY-LAW

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.

MOTOR VEHICLE PARKING		
REQUIRED – PARKING CALCULATIONS MAIN BUILDING (INCL. ADDITION)		
GRADES 7&8 = 1.5 STALLS/CLASS x 19 CLASSROOMS = 29 SPACES		
GRADES 9–12= 2 STALLS/CLASS x 37 CLASSROOMS = 74 SPACES		
TOTAL REQUIRED PARKING SPACES MAIN BUILDING		103 SPACES
REQUIRED – PARKING CALCULATIONS 16 EXISTING PORTABLES		
GRADES 7&8 = 1.5 STALLS/CLASS x 8 PORTABLES = 12 SPACES		
GRADES 9–12= 2 STALLS/CLASS x 8 PORTABLES = 16 SPACES		
TOTAL REQUIRED PORTABLE PARKING SPACES		28 SPACES
TOTAL REQUIRED ADDITIONAL PARKING SPACES FOR THE PHYSICALLY DISABLED PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARD 3.1.2 TABLE 3.	TYPE A	2 SPACES
	TYPE B	3 SPACES
PROVIDED PARKING SPACES		
SPACES @ 5.2m X 2.6m		136 SPACES
TYPE A BARRIER FREE SPACES @ 5.2m X 3.4m MIN.		2 SPACES
TYPE B BARRIER FREE SPACES @ 5.2m X 2.6m		3 SPACES
TOTAL SPACES PROVIDED		141 SPACES

REQUIRED BICYCLE PARKING				
		GROSS AREA	SPACES PER	SPACES REQ'D
MAIN BUILDING INCLUDING ADDITION		7,963m ²	1 / 100m ²	80 SPACES
EXISTING PORTABLES		1,072m ²	1 / 100m ²	11 SPACES
TOTAL REQUIRED PARKING SPACES				91 SPACES
TOTAL SPACES PROVIDED				108 SPACES
LOADING SPACES (3.5m X 7m)				
REQUIRED	USE	GROSS AREA	TABLE 113A	SPACES REQ'D
	SCHOOL	9,035m ²	COLUMN VI	2 SPACES
TOTAL SPACES PROVIDED				2 SPACES

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URBAN DESIGN / BUILDING DESIGN AND MASSING

The Collège catholique Mer Bleue school building is a significant landmark for the fast growing east end community. It is set at the corner of the property and its location forms 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 Renaud Road 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.



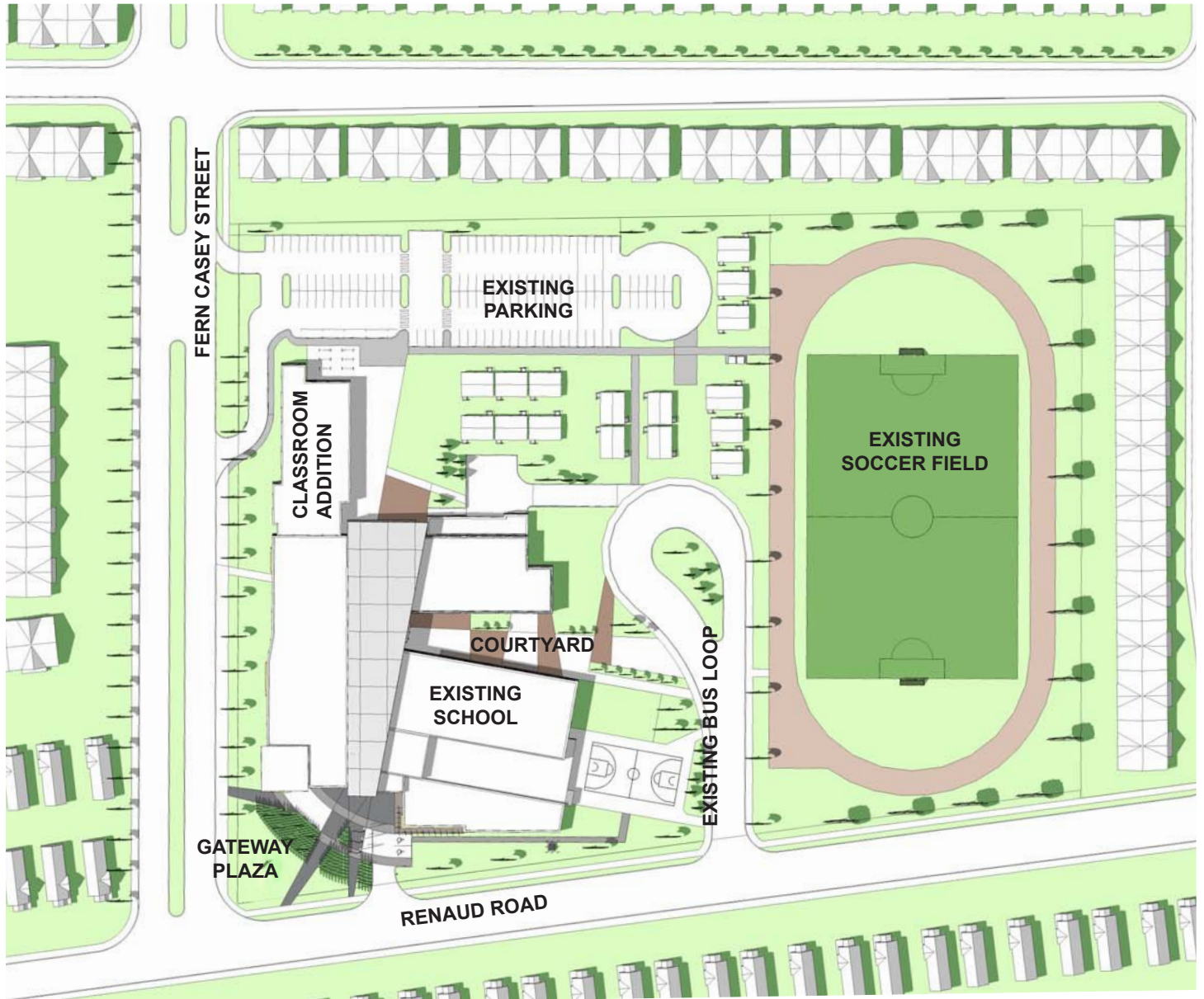
The materiality of the building is defined by various contrasting in texture and colour building materials. The SMU veneer “base” which forms the majority of the first floor elevations will reflect a greater permanence. The use of composite panels, which form the majority of the second floor elevations,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

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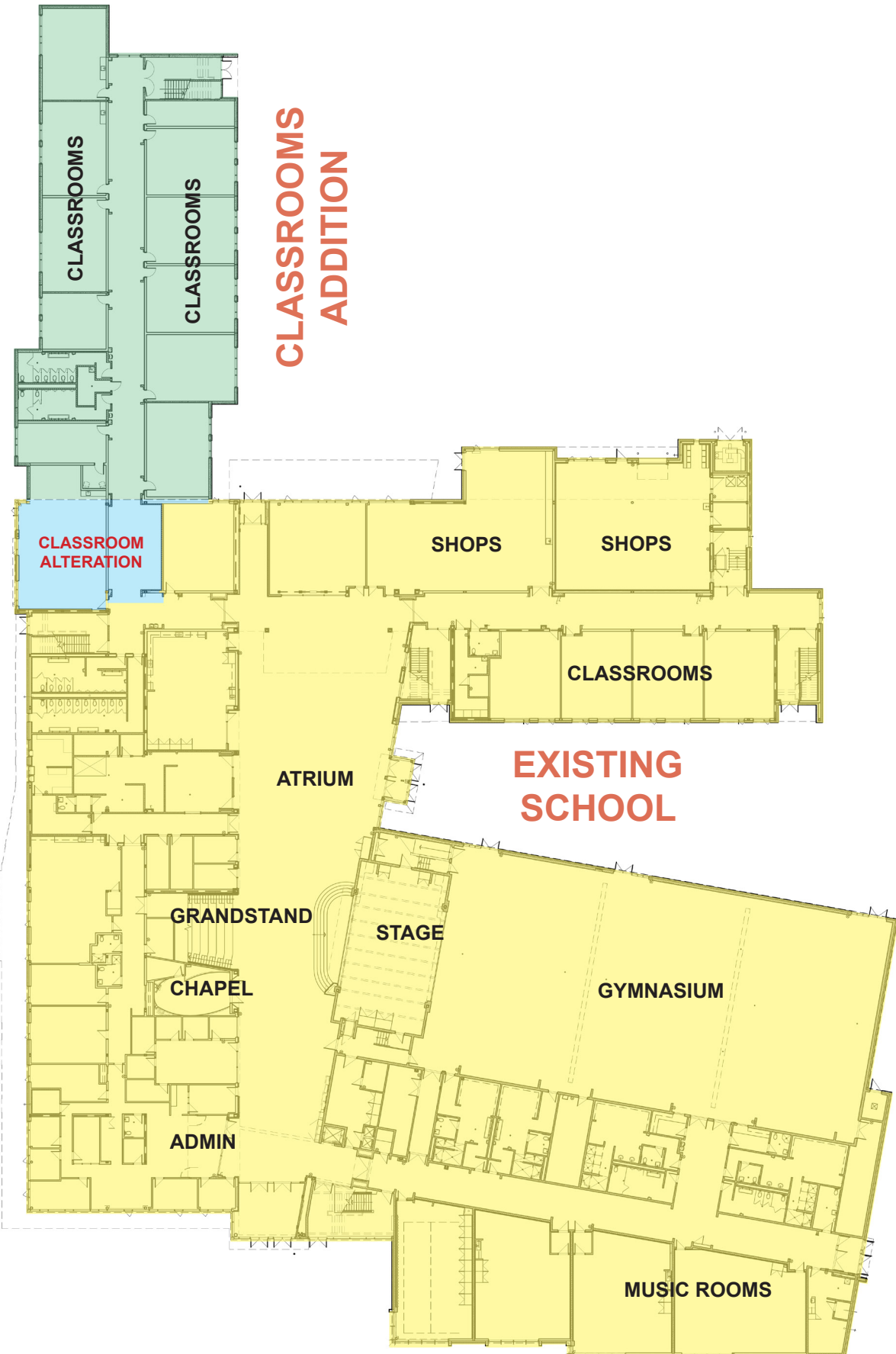
SITE DESIGN



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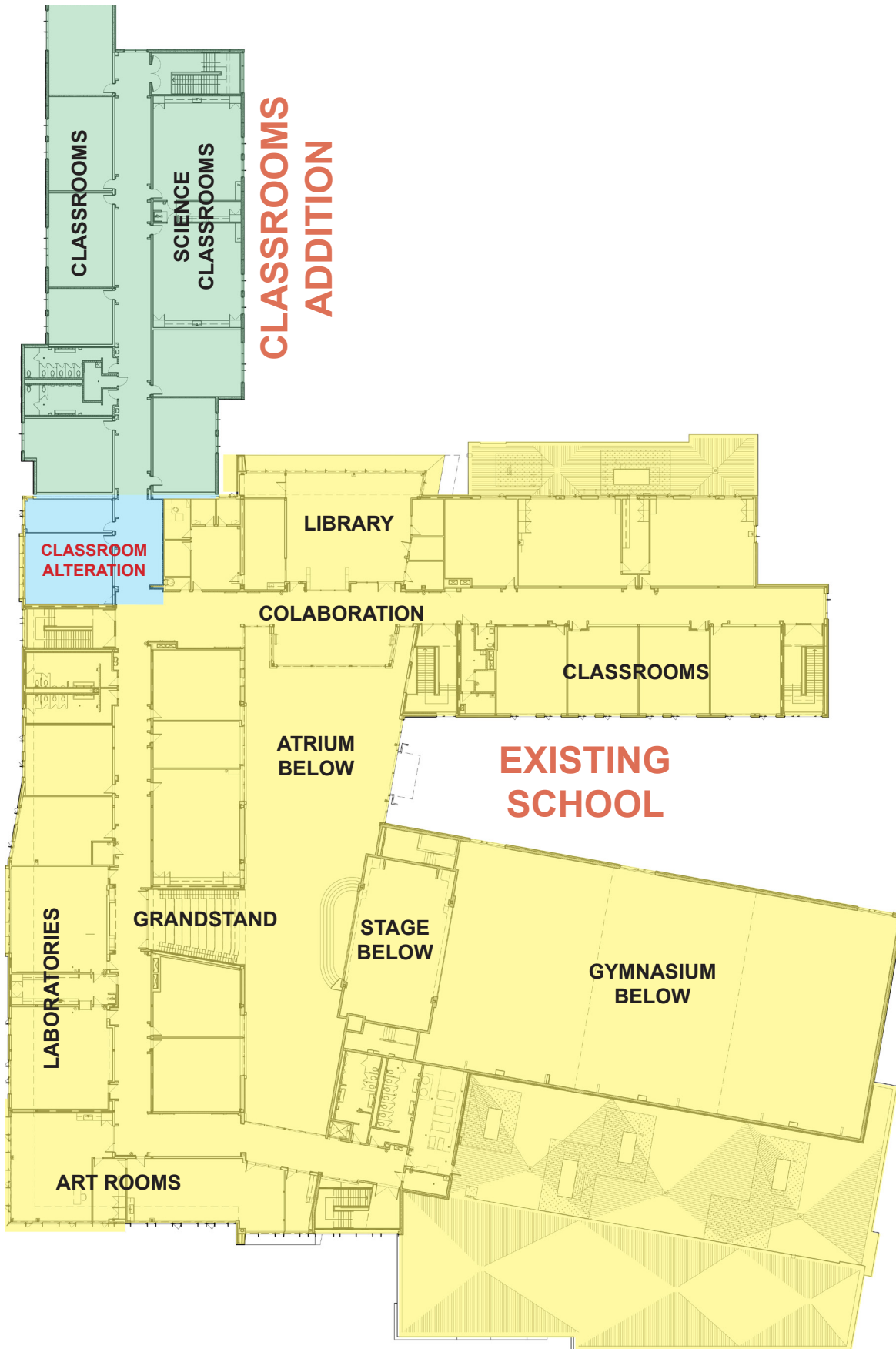


GROUND FLOOR PLAN

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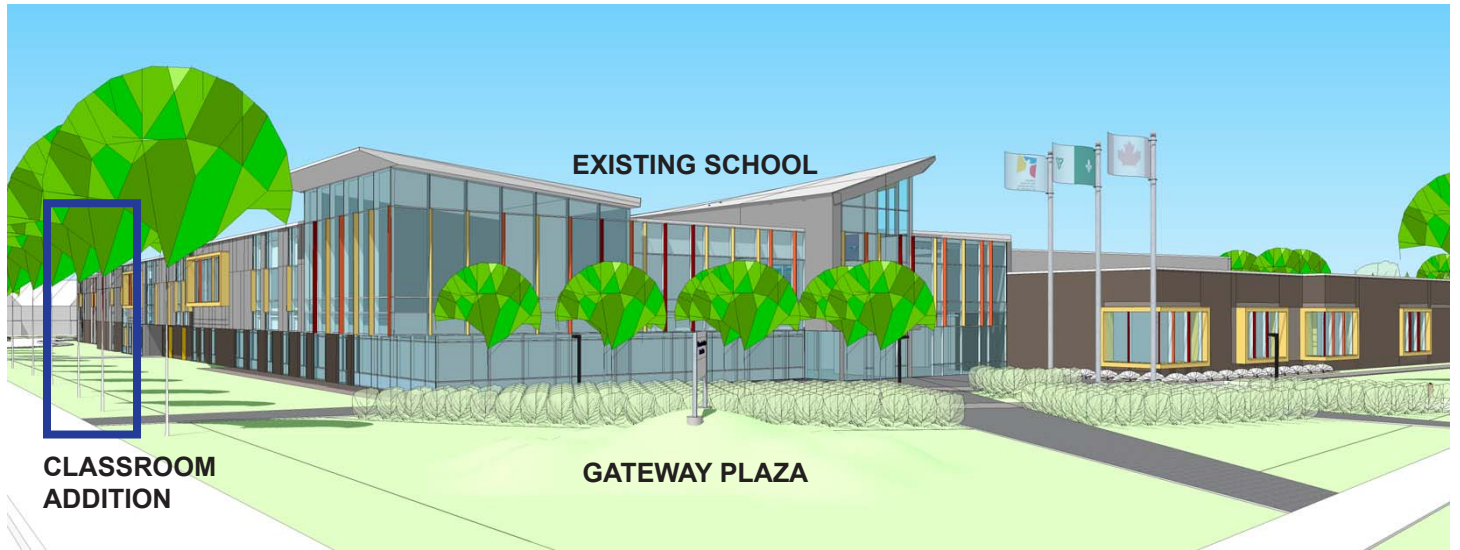
SECOND FLOOR PLAN

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



SITE VIEW LOOKING NORTH



OVERALL SITE VIEW LOOKING EAST

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SITE VIEW LOOKING SOUTH / WEST



OVERALL SITE VIEW LOOKING SOUTH

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