

ÉCOLE ÉLÉMENTAIRE CATHOLIQUE AVALON III

PLANNING RATIONALE & DESIGN BRIEF

PREPARED BY:



EDWARD J. CUHACI AND
ASSOCIATES ARCHITECTS INC.



FOR:



CONSEIL DES ÉCOLES CATHOLIQUES
DU CENTRE-EST

DATE:

JUNE 2, 2023



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SECTION 1. INTRODUCTION

INTRODUCTION

Prepared by: Edward J. Cuhaci and Associates

Edward J. Cuhaci and Associates Architects Inc. (EJC) was retained by CECCE to provide professional services to design a new Elementary School project, including preparation of the Site Plan Control Application of the following property:

Municipal Address: 2666 Tenth Line Road, Ottawa, Ontario

Legal Description: Part of Lot 5, Concession 11, Geographic Township of Cumberland, City of Ottawa

The Owner, Conseil des écoles catholiques du Centre-Est (CECCE), wishes to construct a new Elementary School, complete with associated site development. The site is currently subject to zoning amendment from RU to I1B.

BACKGROUND

Prepared by: Paquette Planning Associates Ltd.

This report is intended to provide the necessary planning background and rationale in support of development applications (i.e. zoning bylaw amendment and site plan approval) to permit a new elementary school at 2666 Tenth Line Road on behalf of the Conseil Des Écoles Catholiques De Langue Française du Centre-Est.



SECTION 2. SITE CONTEXT AND EXISTING LAND USE

Prepared by: Paquette Planning Associates Ltd.

2666 Tenth Line Road, as shown on Figure 1, is located on the southwest corner of Tenth Line Road and Sweet Valley Drive; it is a 10.31 ha parcel owned by Claridge Homes as shown on Figures 1. The Conseil Des Écoles Catholiques De Langue Française du Centre-Est has entered into a Purchase and Sale Agreement to acquire the 1.8 ha portion lying east of McKinnon's Creek as shown on Figures 2. A Draft Reference Plan, prepared by Annis O'Sullivan and shown on Figure 3, also identifies the subject property. (Note: the subject property is identified with a star on the figures in this report)

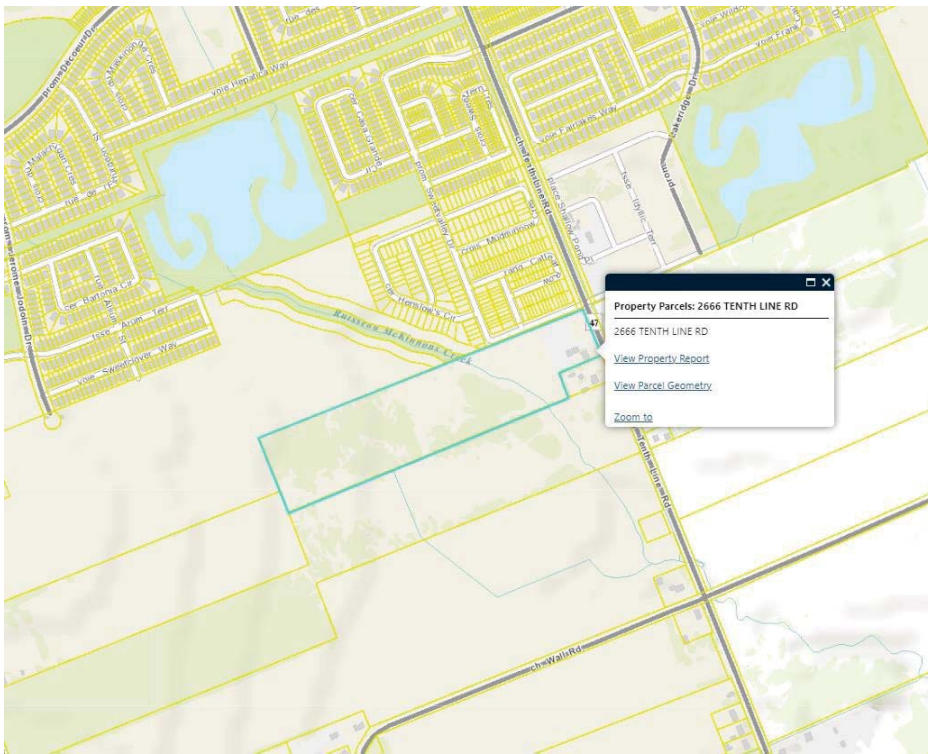


Figure 1: 2666 Tenth Line Road Location per Geo Ottawa



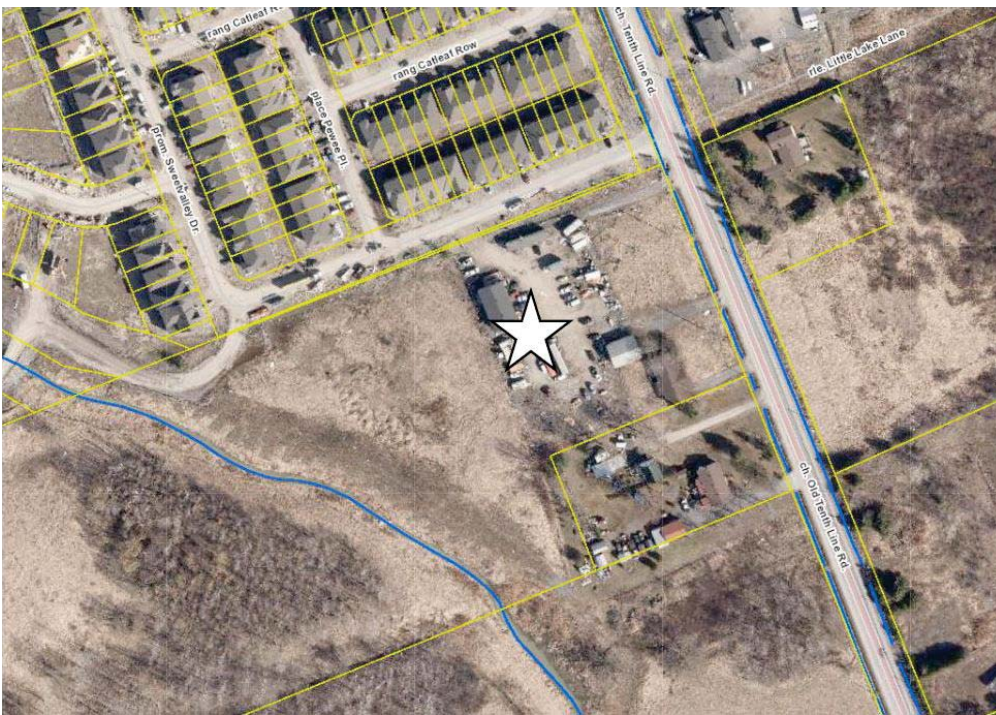



Figure 2: Subject Property 
 Location per Geo Ottawa 2021
 Air Photo

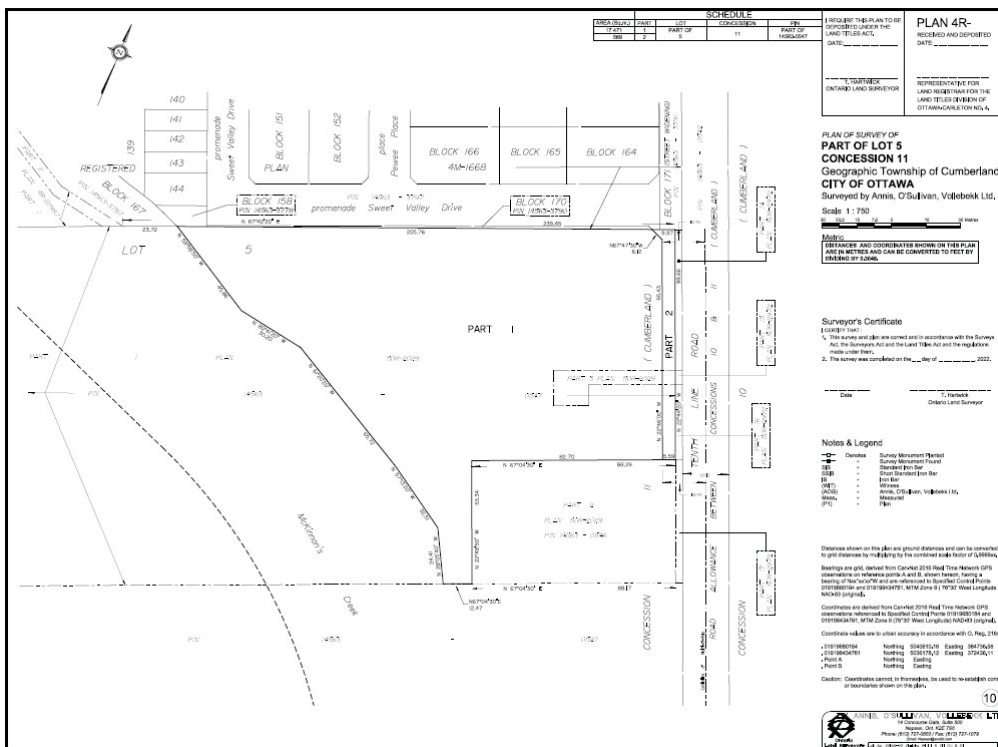


Figure 3: Draft Reference Plan of Subject Property



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The subject property is currently being utilized to accommodate a house (non-occupied) as well as temporary construction related buildings and equipment. Adjacent land uses include as follows:

North: a residential subdivision being marketed under the name of Summerside West which extends west to Mer Bleue Road;

West: vacant lands forming balance of parcel known as 2666 Tenth Line Road owned by Claridge Homes. (Note: the property known as 2666 Tenth line Road and other adjacent lands as shown on Figure 4 are subject to a plan of subdivision application D07-16-22-0011 by Claridge Homes);

South: a residential dwelling located at 2680 Tenth Line Road as shown on Figure 5;
other lands to the south are part of Claridge subdivision application identified above:

East: a residential subdivision known as Avalon as well as vacant lands held for future residential development.



Figure 4: Subject Property per Claridge Subdivision Application



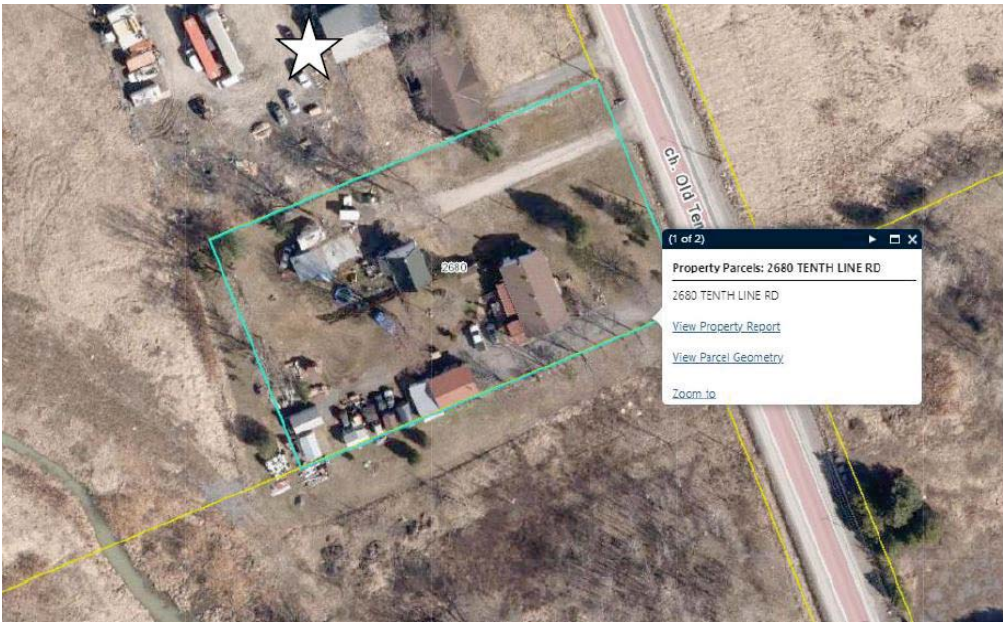


Figure 5: Property at 2680 Tenth Line Road



Figure 6: Subject property and townhouses fronting onto Sweet Valley Drive





Figure 7: House on subject property; house to left located at 2680 Tenth Line Road



Figure 8: Tenth Line Road looking north; subject property on left side



SECTION 3. PLANNING CONTEXT

Prepared by: Paquette Planning Associates Ltd.

3.1 NEW OFFICIAL PLAN (APPROVED BY THE PROVINCE ON NOVEMBER 4, 2022)

Status: The Ministry of Municipal Affairs and Housing has issued a Notice of Decision to approve the City's New Official Plan, adopted by By-law 2021-386, and has subsequently repealed the previous Official Plan (By-law 2003-203).

The review below is based on the official plan available on line per February 22, 2023 which includes the Minister's modifications as tracked changes. According to Schedule A of the 2021 Official Plan (see Figure 9), the subject property is located within the Suburban Transect.

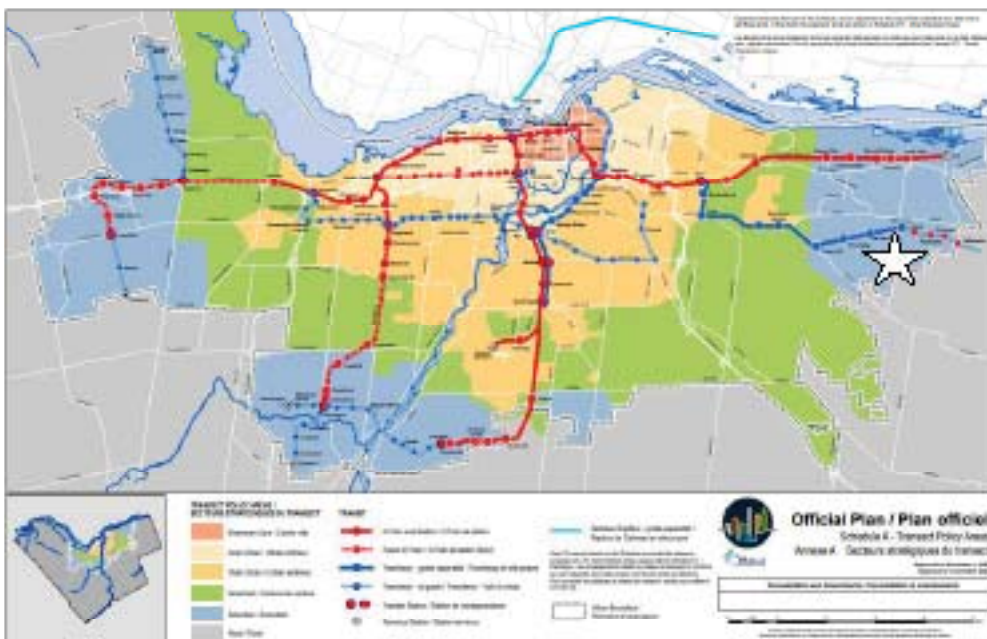


Figure 9: City of Ottawa New Official Plan Schedule A

The Suburban Transect policies effectively provide high level guidance on how these lands are to be developed following the principles identified below per section 5.4 of the new Official Plan:

- 1) Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods.
- 2) Enhance mobility options and street connectivity in the Suburban Transect
- 3) Provide direction to the Hubs and Corridors located within the Suburban Transect
- 4) Provide direction for new development in the Suburban Transect
- 5) Provide direction to Neighbourhoods located within the Suburban Transect



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According to Schedule B8 Subman (East) Transect (see Figure 10), the subject property is designated 'Neighborhood'

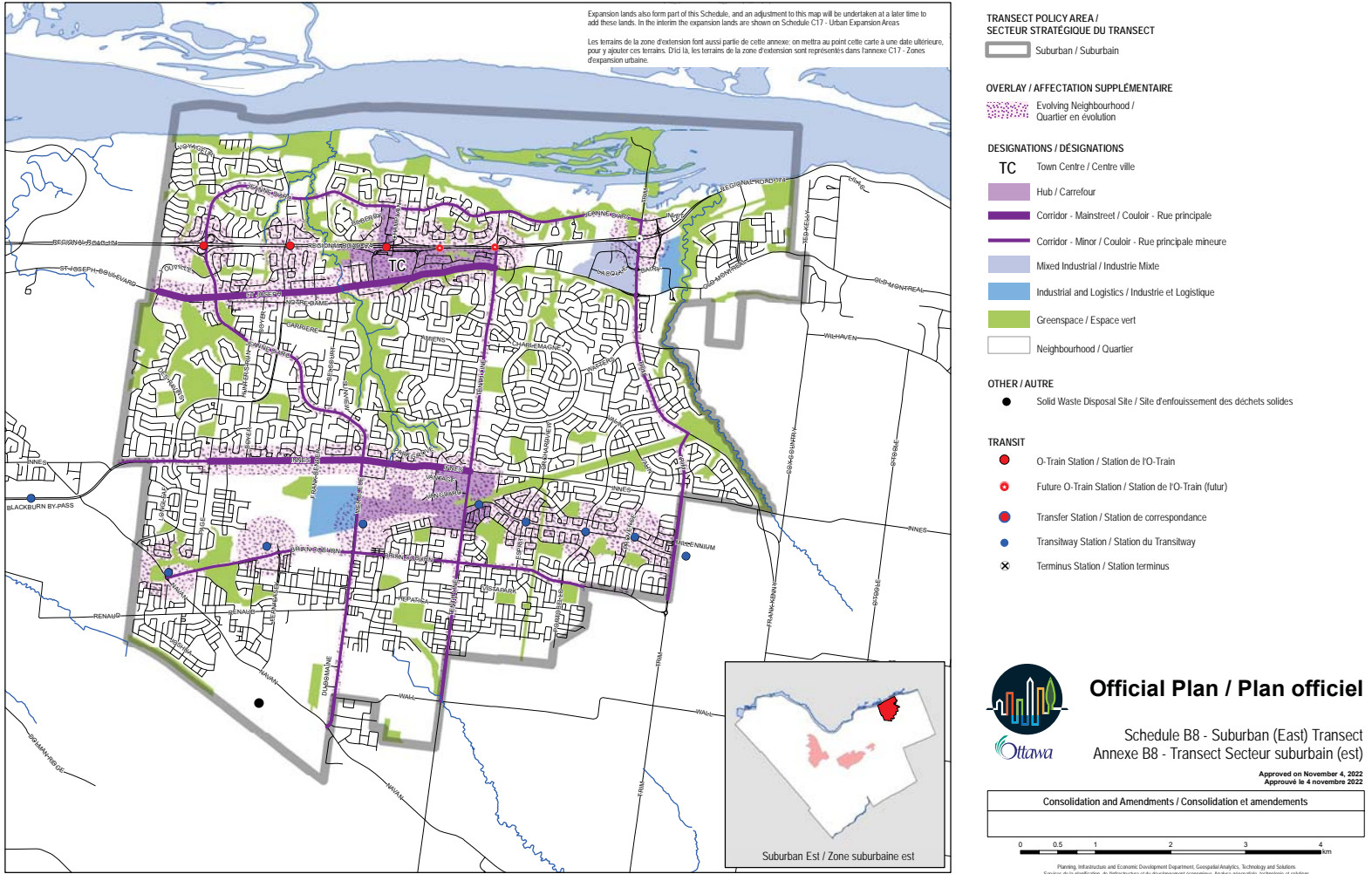


Figure 10: City of Ottawa New Official Plan Schedule B8



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Policy 6.3.1 4) e) appears to permit an elementary school to be located in the Neighbourhood designation as indicated in the extract below:

6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan

4) The Zoning By-law and approvals under the *Planning Act* shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

e) Limited large-scale non-residential uses and include office-based employment, greenspace, large-scale institutions and facilities and other smaller institutional functions; and

As important, the new Official Plan includes specific guidance for new schools. As indicated in policy 4.10.1, below ‘primary schools...shall be permitted in all Urban designations...’

4.10.1 Make it safe and easy to walk, bike or take a bus to school through supportive site and neighbourhood design

1) Primary and secondary schools shall be permitted in all Urban designations, within Villages and on a site-specific basis where appropriate in the Rural Transect. They are not permitted in the Industrial and Logistics designation, in Significant Wetlands, in Natural Environment Areas, in Urban Natural Features or in land that has been acquired through parkland dedication.

3.2 MER BLEUE URBAN EXPANSION AREA 10 COMMUNITY DESIGN PLAN

The subject property is located on lands designated ‘High Density Residential’ per the Land Use Plan found in the Mer Bleue Urban Expansion Area 10 Community Design Plan. See Figure 11. Relevant policies are identified in sections 3.4 and 3.5 of the Community Design Plan as shown below.





FIGURE 3: Land Use Plan

Mer Bleue Urban Expansion Area COMMUNITY DESIGN PLAN

Figure 11: Mer Bleue Urban Expansion Area 10 Community Design Plan Land Use Plan



3.4 USES PERMITTED IN ALL LAND USE CATEGORIES

The following uses shall be permitted in all land use categories contained within the Mer Bleue Expansion Area:

- Day care facilities may be permitted in all land use categories. Such uses should be considered for locations along arterial or collector streets; provide adequate and appropriate outdoor play space; and, shall be subject to the design guidelines;
- Public parks;
- Libraries;
- Diplomatic missions; and,
- Public utilities/infrastructure and wireless telecommunications infrastructure.

3.5 USES PERMITTED IN ALL RESIDENTIAL CATEGORIES

The Official Plan establishes a range of uses that are permitted in all residential areas, including:

- Small-scale retail stores to provide convenience services and shopping within walking distance of those living and/or working within the Community;
- Group homes;
- Retirement homes;
- Care facilities;
- Home-based businesses;
- Home-based day care;
- Bed and breakfast establishments are permitted in Low Density Residential areas; and,
- Places of worship may be permitted in all Residential land use categories. Such uses should be considered for locations along arterial or collector streets and shall be subject to the design guidelines.

According to sections 3.4 and 3.5 of the Mer Bleue Urban Expansion Area 10 Community Design Plan, while a variety of institutional uses are permitted in all land use categories including residential categories, a school is not expressly identified as permitted. Instead, the Community Design Plan indicates where schools are intended to be located under the category 'Elementary School(ES)/Secondary School (SS)' on the Land Use Plan. Accordingly, it would appear that an amendemnt to the Community Design Plan may be required to redesignated the subject property from 'High Density Residential' to Elementary School(ES)/Secondary School (SS) .



3.3 GEO OTTAWA

According to the Pedestrian Plan tab on the City’s Geo Ottawa website, a pedestrian pathway is contemplated for the east side of McKinnon’s Creek as shown on Figure 12.

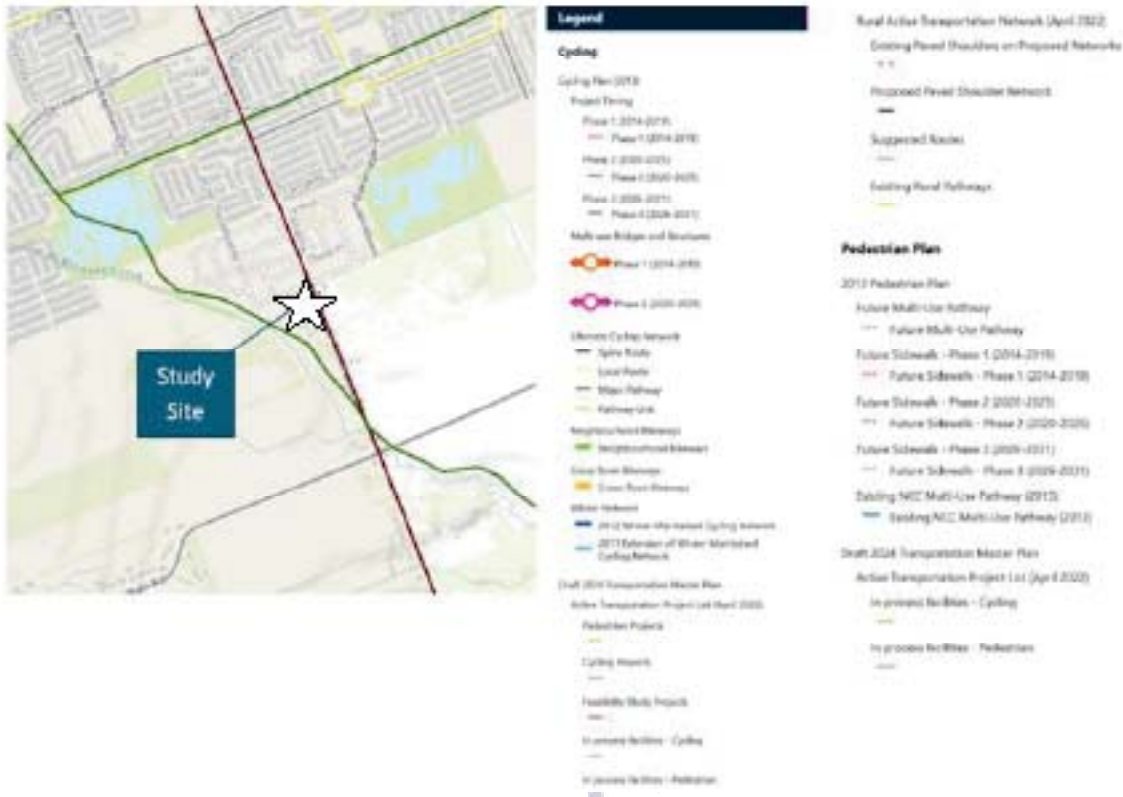


Figure 12: Geo Ottawa Pedestrian Plan



3.4 ZONING BYLAW 2008-250

According to City of Ottawa Zoning By-law 2008-250, the subject property (along with abutting lands) is currently zoned RU Rural Countryside Zone. See Figure 13.



The following is an excerpt from Zoning By-law 2008-250 describes the purpose of this zone.

The purpose of the RU – Rural Countryside Zone is to:

- (1) accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as **General Rural Area, Rural Natural Features and Greenbelt Rural** in the Official Plan;
- (2) recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
- (3) regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.

Figure 13: City of Ottawa Zoning By-law 2008-250



SECTION 4. PROPOSAL AND REQUIRED APPROVALS

Prepared by: Paquette Planning Associates Ltd.

The proposed site plan (see Figure 14) dated March 14, 2023 calls for the elementary school to be accommodated in an L shape building oriented towards the intersection of Sweet Valley Drive and Tenth Line Road. The school will also include a daycare, gymnasium, library, 17 classrooms, and a special education center. The 2 storey building will be accessed by pedestrians via the Multi Use pathway proposed along the south side of Sweet Valley Drive and a sidewalk contemplated along the west side of Tenth Line Road. Vehicular access to the site is intended to be provided off Sweet Valley Drive as shown on the site plan. The parking lot, to accommodate 49 vehicles is proposed to be located to the west of the building. Other proposed site development features include: a lay by lane parking within the Sweet Valley Drive road allowance to accommodate school buses for student drop off and pick up, a soccer field west of the school and an area for portables on the south side of the school as shown.

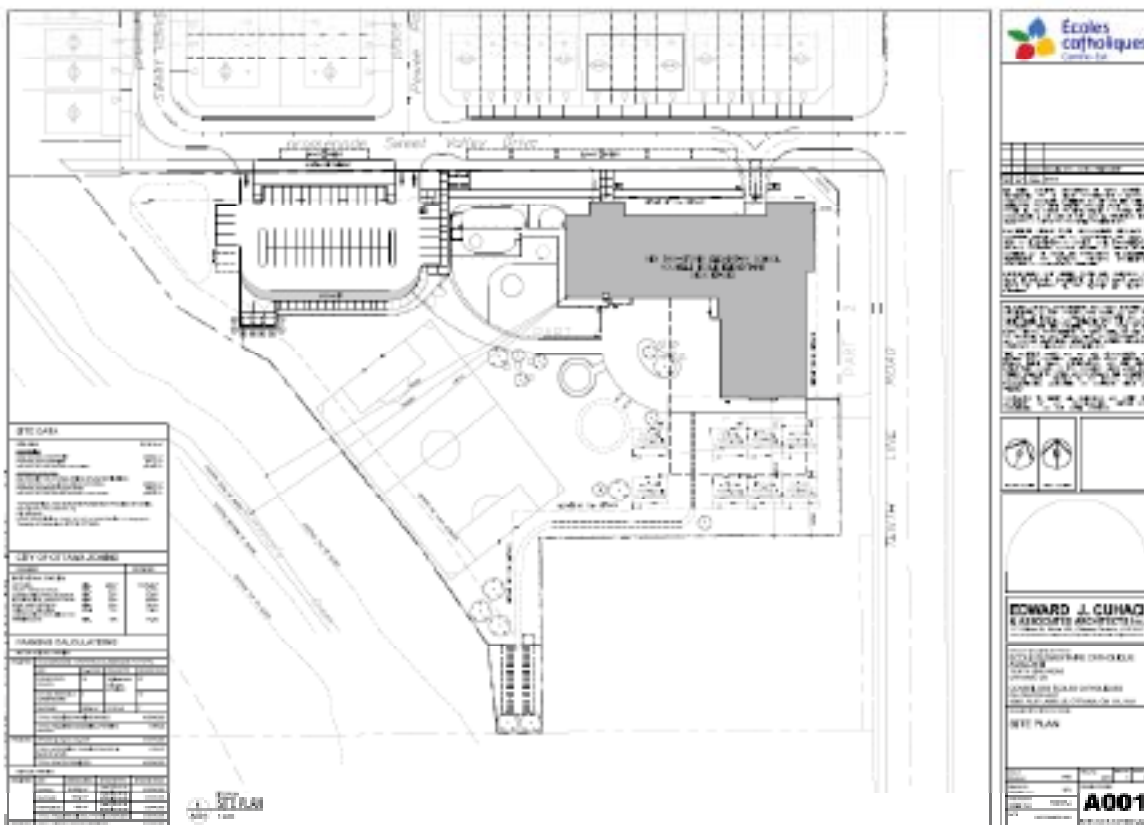


Figure 14: Proposed Site Plan



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The school day will begin at 8:25 AM and end at 3:10 PM. The school anticipates accommodating 412 students, along with 8 portables and approximately 40 staff members. With the addition of the portables, the school will have space for a total of 604 students.

In order to accommodate this proposal, the following approvals are understood will be required:

- a) an amendemnt to the Community Design Plan may be required to redesignate the subject property to Elementary School(ES)/Secondary School (SS)
- b) a Zoning Bylaw Amendment will be required to change the subject property's zoning from RU Rural Countryside Zone to I1B. (Minor Institutional Zone) At this time, the proposed site plan appears to conform to the applicable standards of the I1B zone and other relevant performance standards of Zoning Bylaw 2008-250 as indicated in Appendix A. (Note: additional zoning amendments may be required should site plan revisions trigger a need for such).



SECTION 5. SUPPORTING DOCUMENTS AND KEY FINDINGS

Prepared by: Paquette Planning Associates Ltd.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT, EXP SERVICES INC. MARCH 2023

This report concludes as follows: *It is EXP's opinion that none of the PCA that were identified in the Phase One ESA have adversely affected the property. No further environmental investigations are deemed to be warranted. The Qualified Person can confirm that the Phase Two Environmental Site Assessment was conducted per the requirements of Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices.*

GEOTECHNICAL INVESTIGATION, EXP SERVICES INC. MARCH 2023

This report concludes as follows: Based on a review of the engineering properties of the existing on-site fill and clay in conjunction with the recommended bearing pressure at serviceability limit state (SLS) for foundations presented in Section 8 of the report, it is considered that the existing grades at the site should not be raised. Based on a review of the borehole information and laboratory test results, it is considered feasible to support the proposed school building on strip and spread square footings founded on the native upper desiccated brown clay crust or engineered fill provided that the conditions listed in Section 8.1 of the report are satisfied. If these conditions cannot be satisfied, the proposed structure should be founded on piles. Assuming that the conditions listed in Section 8.1 can be satisfied, the structure may be founded on spread and strip footings using Serviceability Limit State (SLS) bearing pressure of 60 kPa and factored geotechnical resistance of 75 kPa. The maximum width of the strip footing should be limited to 1.0 m and that of the square footings 3 m by 3 m. The settlements of the structure under the recommended design loads are expected to be close to 25 mm total and 19 mm differential.

FUNCTIONAL SERVICING REPORT, WSP MARCH 2023

This report concludes as follows: The preliminary water demand was calculated as 1.55 L/s peak hour domestic demand and 133 L/s max day plus fire flow. Per coordination with the City for the supply watermain boundary conditions, a 203mm watermain stub from Sweetvalley Drive, it was confirmed the existing system has sufficient capacity to supply the domestic and fire demands within system pressure limits.

The preliminary sanitary sewer demand was calculated as 0.86 L/s peak demand. A downstream capacity check has been completed, the downstream system has sufficient capacity to receive the proposed demand.



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The site will be required by the City to limit the discharge rate of the stormwater to the pre-development 5yr storm rate, storing the stormwater up to the post-development 100yr storm. Preliminary estimates of the runoff rates lead to an approximate maximum site discharge rate of 250.96 L/s, with a required storage for approximately 261.60 m³. Therefore, it is confirmed the existing infrastructure is sufficient to support the proposed development. It should be noted that all demand calculations are estimates based on conceptual architectural plans and are subject to change during the design phase.

TRANSPORTATION IMPACT ASSESSMENT, DILLON CONSULTING MARCH 2023

This report concludes as follows: During the weekday AM and PM peak periods, the school driveways are anticipated to operate at LOS A with minimal delay. The driveways should operate under stop-control at the driveway, and a formal stop sign may be provided if needed. The unsignalized intersections within the study area are projected to operate at an acceptable LOS for the 2030 future horizon year.

ENVIRONMENTAL IMPACT STUDY, KILGOUR & ASSOCIATES LTD. MARCH 2023

This report concludes as follows: It is our professional opinion that the proposed development will have no significant negative impacts on natural heritage features or their ecological functions if all mitigation measures provided within this report are followed.



SECTION 6. PLANNING RATIONALE

Prepared by: Paquette Planning Associates Ltd.

6.1 CONFORMANCE TO THE NEW CITY OF OTTAWA OFFICIAL PLAN

The new Official Plan includes a specific set of planning and design policies in section 4.10 directed at 'School Facilities'. The following provides a commentary on how the proposal before you complies with these policies.

Section 4.10.1 entitled 'Make it safe and easy to walk, bike or take a bus to school through supportive site and neighbourhood design' includes the following policies:

School buildings shall be sited in a compact and land-efficient manner. School sites shall prioritize safe, sustainable, active transportation mobility choices including walking and cycling as the primary means of travel to and from school. This includes:

a) Provision of safe walking and cycling routes to schools through transportation, land- use and design decisions, with a focus on pedestrian priority designs within the school walk zone;

Comment: The school will be accessed by pedestrians via the multi use pathway proposed along the south side of Sweet Valley Drive which in turn will connect to the multi use pathway planned for the east side of McKinnon's Creek; a sidewalk is also contemplated along the west side of Tenth Line Road adjacent to the property.

b) Implementation of traffic calming measures along walking routes to school to reduce traffic speeds without the need for enforcement, increasing the visibility of children and youth at intersections and providing safe intersection crossings that prioritize pedestrians.

Comment: To ensure the safe transportation of school children, a lay by parking lane within the Sweet Valley Drive road allowance is proposed to accommodate school buses for student drop off and pick up.

c) Ensuring where possible that local roads are designed and posted for low operating speeds. Opportunities to further reduce vehicle speed may be explored for all roads within 400m walking distance of school sites;

Comment: Transportation for the students will be provided by school buses, and a lay-by parking lane along Sweet Valley Drive which is understood to be a local street per Schedule C4 of the Official Plan.

d) locating schools centrally and integrated within neighbourhoods, as part of their street grid, in locations that



facilitate active transportation for pupils and parents; Comment: The proposed school, while located on the edge of this new neighborhood, will be well served by roads, sidewalks and a multi use recreational pathway.

e) Providing sufficient, visible, shaded, secure and where possible, covered bicycle parking facilities;

Comment: See site plan for bicycle parking facilities.

f) Designing parking facilities, where provided, in accordance with transect area policies, and generally, internalized and located away from street frontages;

Comment: The proposed parking lot will be located west of the proposed school and is to be buffered with landscaping adjacent to Sweet Valley Drive.

g) Locating the school on a site with at least two functional street frontages in order to reduce conflicts with buses and active transportation users;

Comment: The property in question will front onto Tenth Line Road which, in turn, will provide pedestrian access to the school and Sweet Valley Drive which will provide all vehicular access to the school site.

h) Giving functional priority to school bus drop-off over private vehicle drop-off in designing access and egress drop-off points; and

Comment: Consistent with this policy, public transportation will be provided by school buses utilizing a lay-by parking lane to be located on the south side of Sweet Valley Drive.

i) Locating school bus lay-bys and passenger pick-up and drop-off areas (PPDOs) in the right-of-way, as opposed to on school property, wherever possible in order to minimize curb cuts and front yard setbacks and improve pedestrian safety. School bus lay-bys and PPDOs should be located on separate frontages, with visually contrasting materials or colours. In the Downtown Core and Inner Urban Transects, wherever possible, school bus lay-bys and PPDOs should maintain regular curb locations rather than widening the roadway

Comment: Consistent with this policy, public transportation will be provided by school buses utilizing a lay-by parking lane to be located on the south side of Sweet Valley Drive.



Section 4.10.2 entitled 'Locate schools and other neighborhood uses close together to provide convenient access to residents' provides additional guidance on site plan matters for schools as follows:

1) School design shall make efficient use of land by giving first preference to multi- storey school buildings where possible, and minimizing setbacks.

Comment: The proposed school is intended to be 2 stories in height and will be sited adjacent to the 2 public streets consistent with the setback requirements of the Institutional Zone being applied for.

2) Schools should generally co-locate compatible land uses on-site for a more efficient use of land and promotion of healthy, walkable 15-minute neighbourhoods. The following shall apply within a site identified for a school:

a) Allow a variety of complementary land-uses if a school site is new or part of a Secondary Plan. The Zoning By-law shall allow permitted uses on school sites to include: residential; licensed child-care centres; small scale commercial and other community-serving uses;

Comment: This policy is directed at secondary schools; the proposal before you calls for an elementary school.

b) Where a school board has confirmed that it does not have an interest in a site that has been identified for it, a variety of alternate uses may be developed, including residential;

Comment: Noted.

c) Where the opportunity permits, the City may consider an agreement with the school board for a facility partnership. This may include a school board or boards and the City entering into an agreement for shared recreation amenities in parks, where appropriate;

Comment: Noted.

d) Nothing in this section will exempt development from parkland dedication requirements.

Comment: Noted.

3) Where a school is identified as a candidate for closure, the City shall work with the school board, the community, the private sector and other interested parties to investigate means to retain the school building for public purposes and retain the school grounds for a park, either in whole or in part.

Comment: Noted.



4) The design of outdoor children’s play areas should align with Subsection 4.6.4, Policy 4).

Policy 4.6.4.4) states as follows: To mitigate health risks associated with air pollution caused by traffic, outdoor children’s play areas associated with a child care facility, school or park (excluding sportsfields) should avoid locations adjacent to an Arterial Road, Provincial Highway or City Freeway as identified on Schedule C4. Where no alternatives exist, an opaque screen or a landscape buffer that consists of a contiguous row of shrubs and trees, or a hedge will be required between the play area and the street.

Comment: While the property is adjacent to an arterial road, the recreational amenity area is proposed to be located on the western portion of the site with the school building serving as a buffer between the arterial road and said recreational amenity area.

Section 4.10.3 entitled ‘Make trees an important component of a school’s outdoor space’ includes the following policies:

1) School site design shall incorporate new tree planting, as well as the conservation of existing trees where possible.

Comment: The proposed landscape plan will address this requirement.

2) Woodlots, stands of trees or clusters of newly planted trees, should be incorporated into functional spaces (e.g. natural play areas or outdoor classrooms) either on site or through a pathway connection to adjacent sites, where appropriate and feasible

Comment: There is no such feature on the property.

6.2 CONFORMANCE TO THE MER BLEUE URBAN EXPANSION AREA 10 COMMUNITY DESIGN PLAN

As indicated above it would appear that an amendemnt to the Community Design Plan may be required to redesignated the subject property from ‘High Density Residential’ to Elementary School(ES)/Secondary School (SS) . That said, the following section examines how the proposal complies with identified relevant policies of section 3.8.3 of the said Community Design Plan.

The precise location and required configuration (size, number of street frontages, etc.) of each school site parcel shall be determined through the approval of Plans of Subdivision.



Comment: While the intent to create the parcel via severance, the current owners of the land, Claridge, have applied for a plan of subdivision for their holdings in this area, including the subject property.

In accordance with the City's BBSS, school sites are to be planned as part of the overall street and block pattern to maximize interaction with the greenspace system. And accordingly, elementary schools and neighbourhood parks are planned to be co-located where feasible, to allow for more efficient use of the land base and to allow for joint use of recreation facilities.

Comment: Interaction with the greenspace system, in this case, can be achieved given the subject property's location adjacent to McKinnon's Creek which is a designated 'Open Space ' corridor in the Mer Bleue Urban Expansion Area 10 Community Design Plan. To this end, per Policy 3.8 5 the site plan process will provide an opportunity to accommodate a connection to the planned recreational pathway along McKinnon's Creek.



SECTION 7. CONCLUSION

Prepared by: Paquette Planning Associates Ltd.

The proposed use of land complies with the the new City of Ottawa Official Plan per policy 4.10.1 which states that ‘primary schools...shall be permitted in all Urban designations...’. In additon, the proposed site plan appears to comply with the various planning and design policies of section 4.10 relating to ‘School Facilities’ as discussed in this report.

With respect to the Mer Bleue Urban Expansion Area 10 Community Design Plan, it would appear that an amendemnt to this Community Design Plan may be required to redesignated the subject property from ‘High Density Residential’ to Elementary School(ES)/Secondary School (SS) .

A Zoning Bylaw Amendment will be required to change the subject property’s zoning from to RU to I1B. At this time, the proposed site plan appears to conform to the applicable standards of the I1B zone and other relevant performance standards of Zoning Bylaw 2008-250 as indicated in Appendix A. (Note: Notwithstanding the above, additional zoning amendments may be required should site plan revisions trigger a need for such).



APPENDIX A: ZONING COMPLIANCE CHART

Prepared by: Paquette Planning Associates Ltd.

Appendix A: Zoning Compliance Chart		
Proposal Statistics: Building School GFA: 2,560.2sq. m Day Care: 302.6 sq. m Portables: 492 sq. m Total GFA: 3,354.8		Assumed Yard Locations: Front: Tenth Line Corner Side: Sweet Valley Drive Interior Side: South Property Line Rear: McKinnon's Creek
Assuming HB zone	City of Ottawa Zoning By-Law	Shown on Site Plan
Section 69 Setbacks from Watercourses		
... 30 m to the normal high-water mark of any watercourse or waterbody, or	30 m from high water mark	compliant: building more than 30 m from high water mark
... 15 m to the top of the bank of any watercourse or waterbody, whichever is the greater	15 m from top of bank	compliant: building more than 15 m from top of bank
Table 101 Minimum Parking		Compliant (required 46, provided 26 classrooms * 1.5 = 39 302.6 sq. m / 100'2 = 7
... per classroom	1.5 per classroom	
... for day care	2 per 100 sq. m	
Section 106 Parking Space provisions	2.6 by 5.2	Compliant: 46 spaces @ 2.6*5.2m 1 accessible space : 3.7*5.2m
Section 107 Aides and Drives provisions		
... one way min. width	3m	3.6m
... two way min. width	6m	6.7m
Section 110 Minimum Landscaping in Parking (L4)	15	17.5
Min. Width of Landscape Buffer of a parking Lot		
... abutting a street	3m	3.9m
... not abutting a street	1.5m	19.8m
Table 111A Bicycle parking Space Rates		Compliant: 33 required 40
... school and portables	1 per 100 m2 gfa	3052.2/100 = 31
... day care	1 per 250 m2 gfa	302.6/250 = 1.2
Table 170A HB Subzone Abutting a Residential Zone in Area C		
Minimum Lot Width (m)	30	102.6
Minimum Lot Area (m ²)	1000	17470.6 (excluding Tenth Line widening)
Minimum Front Yard Setback (m)	6	6.6
Minimum Rear Yard Setback (m)	7.5	74.7
Minimum Interior Side Yard Setback (m)	7.5	8.9
Minimum Corner Side Yard Setback (m)	7.5	7.88
Maximum Height (m)	18	11



APPENDIX B: ILLUSTRATION OF CONTEXTUAL ANALYSIS

Prepared by: Edward J. Cuhaci and Associates



BIRDS EYE VIEW 1 Vue de l'entrée principale depuis l'intersection de la promenade sweet valley at tenth line road.



ÉCOLE ÉLÉMENTAIRE CATHOLIQUE AVALON III

SUBMITTED TO: THE CITY OF OTTAWA

DATE: MAY 2023



**Edward J. Cuhaci and
Associates Architects Inc.**

BUILDING MASS
PROPOSED SITE PLAN



BIRDS EYE VIEW 2 from intersection of Sweet Valley at Tenth Line Road



BIRD EYE VIEW 3 from Tenth Line Road



ÉCOLE ÉLÉMENTAIRE CATHOLIQUE AVALON III

SUBMITTED TO: THE CITY OF OTTAWA

DATE: MAY 2023



Edward J. Cuhaci and
Associates Architects Inc.

SECTION 8. DESIGN BRIEF

Prepared by: Edward J. Cuhaci and Associates

THE DESIGN PROPOSAL

The purpose of the design proposal is to show the building elevations, exterior details, transitions in form, treatment of the public realm and computability with adjacent buildings, using 3-D models, illustrations, diagrams, and plans. Referencing new Official Plan, Section 4.10, School Facilities; as determined at time of pre-application consultation meeting, submissions will need to address the following in the form of labeled graphics and written explanation.

DESIGN BRIEF

The proposed 4,142.4 sqm two storey school building located on 17, 471 sqm site is set at the corner of the property, close to the intersection of Promenade Sweet Valley and Tenth Line Road. The building location on site, the architectural forms, use of colours and building materials will animate the intersection and will form a “gateway feature”. The site work will include new parking for 49 spaces, 62 bicycle parking spaces, utilities, sidewalks, play areas and landscaping. The School will be designed as a “Building Block of the Community.” Exterior and interior social and activity facilities will be designed for a strong community presence. A new facility will also be designed to support the 21st Century learning. The learning areas will be designed to create an active 21st Century learning environment: project and problem based learning, multiple modes of learning, and leverages technology as a means to collaborate, communicate and learn.

- The Library/Learning Commons and Classrooms will offer a variety of flexible furniture with opportunities for group learning and for the community.
- Opportunities for social interaction and learning outside the classrooms.
- The building and the site will be designed as “teaching tools”.
- Colours, natural light and material juxtapositions will enliven the space.



PROJECT DESCRIPTION

The new school facility will include the following programs:

- A. Educational Programs: Gymnasium, Change Rooms, Library/Multi-Media Space, Special Education Centre, Classrooms and Kindergarten Classrooms.
- B. Administration and Staff Offices: Administration Suite, Staff Lounge, Staff Workrooms, Print Rooms, and Supporting Spaces.
- C. Student Activities Spaces: Collaboration Spaces.
- D. Common Use Spaces: Restrooms, Storages.
- E. Building Services: Mechanical Rooms, IT Rooms, Electrical Rooms, Janitor Rooms.
- F. Daycare Centre, which includes Playrooms, Washrooms, Administration and Support Spaces.



VIEW 1 Vue de l'entrée principale depuis promenade sweet valley.



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BUILDING ENVELOPE

The massing and materiality of the building is fully defined to reflect the principles of biophilic and sustainable design. Brick masonry, wraps the ground floor to express a sense of permanence to site. Meanwhile, on the second floor, non-combustible fiber cement Artisan lap siding by Hardie or similar exterior composite aluminum panels are used to imitate the look of natural wood. The selection of masonry and Hardie fiber cement Artisan lap siding or similar exterior composite aluminum panels, reference the principles of biophilic and sustainable design by reflecting colours found in nature.

The use of coloured non-combustible fiber cement Haridepanels or similar exterior composite aluminum panels introduced on the second floor of the facade introduce a youthful and progressive image which is appropriate for an Elementary School. The youthful image is further articulated through the playful pattern of window placement on the second floor. Cut-outs into the pattern of panels reflect biophilic forms to provide intrigue to the pattern that is maintained throughout the building's facade.

At the intersection of Tenth Line and Sweet Valley Promenade, the use of coloured non-combustible fiber cement Hardiepanels or similar exterior composite aluminum panels will animate the school's presence to form a neighborhood gateway feature.

The curtain wall systems will include Kawneer 1600, 1602, 1600 UT Systems or applicable Alumicor or Fulton Curtain Wall Systems.

The exterior glazing will be insulating glass units, with low emissive coating and warm thermal edge for aluminum curtain wall systems and spaces for aluminum curtain wall and aluminum exterior window, glass panels will be 6 mm thick.

The roofing system will be a modified bituminous roofing by Soprema or approved equivalent.



VIEWS OF THE BUILDING

SHOWN WITH IT'S CURRENT AND PROPOSED CONTEXT RELATIONSHIP WITH THE PUBLIC REALM: MASSING AND GATEWAY FOR THE COMMUNITY



VIEW 2 Vue de l'entrée principale depuis l'intersection de la promenade sweet valley at tenth line road.



VIEW 3 Vue de l'entrée principale depuis promenade sweet valley.



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VIEWS OF THE BUILDING

SHOWN WITH IT'S CURRENT AND PROPOSED CONTEXT RELATIONSHIP WITH THE PUBLIC REALM: MASSING AND GATEWAY FOR THE COMMUNITY



VIEW 4 Vue depuis de l'entrée de la garderie.



VIEW 5 Vue de le cour arrière.



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VIEWS OF THE BUILDING

SHOWN WITH IT'S CURRENT AND PROPOSED CONTEXT RELATIONSHIP WITH THE PUBLIC REALM: MASSING AND GATEWAY FOR THE COMMUNITY



VIEW 6 Vue depuis tenth line road



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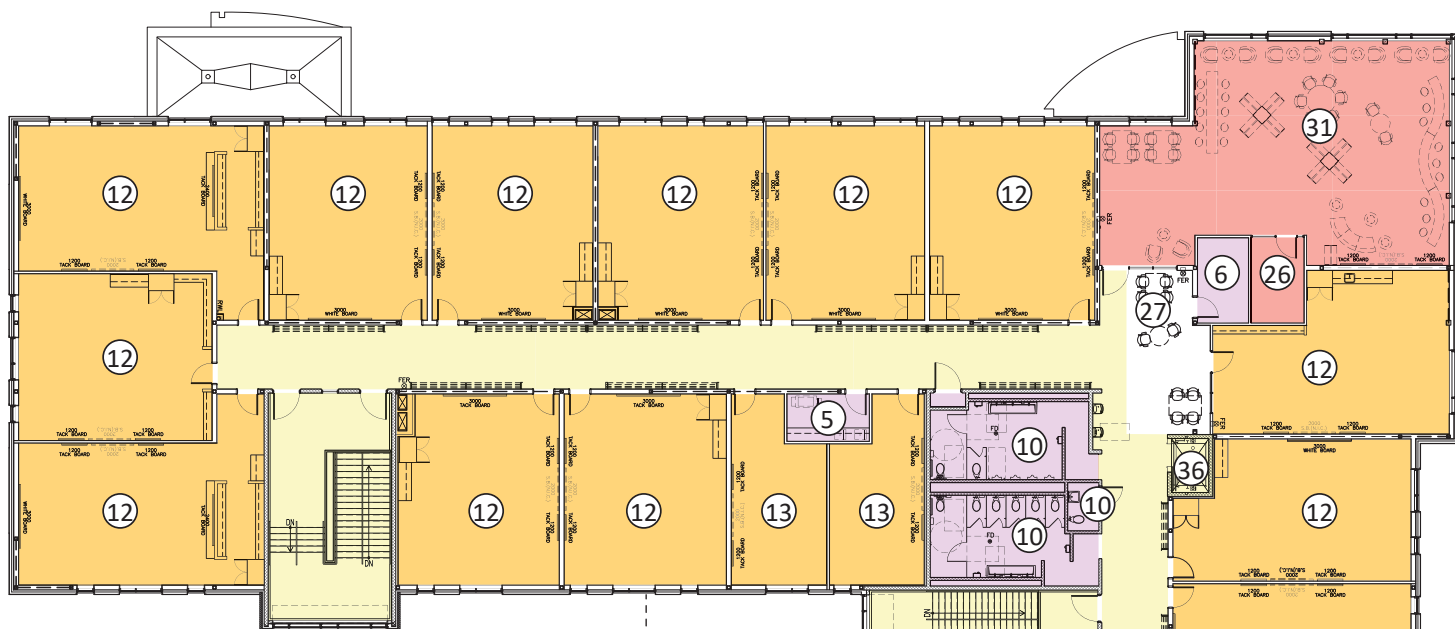


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PLAN DU REZ DE-CHAUSSÉE



PLAN DU DEUXIÈME ÉTAGE



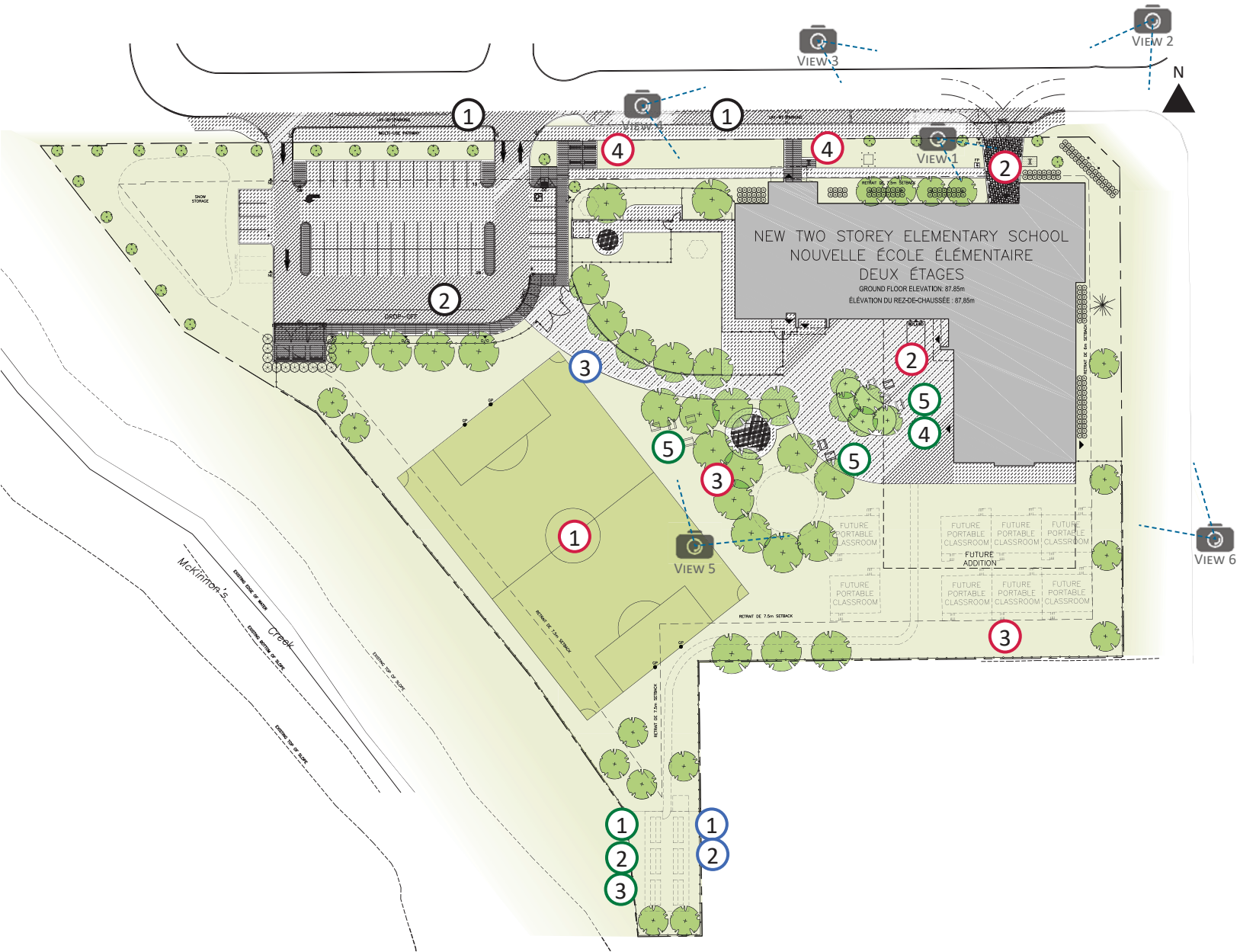
- | | |
|-----------------------------|--|
| ① ENTRÉE ACCEILLANTE | ⑲ PRÉSCOLAIRES |
| ② RÉCEPTION/ ADMINISTRATION | ⑳ BAMBINS |
| ③ DIRECTION | ㉑ POUPONS |
| ④ DIRECTION ADJOINTE | ㉒ SALLE DE REPOS |
| ⑤ IMPRIMERIE | ㉓ CUISINE / CUISINETTE |
| ⑥ ENTREPÔT | ㉔ TOILETTE UNIVERSELLE |
| ⑦ SALON DU PERSONNEL | ㉕ SERVEURS |
| ⑧ TÉLÉPHONE | ㉖ BUREAU |
| ⑨ SALLE DE CONFÉRENCE | ㉗ COLLABORATION |
| ⑩ TOILETTE | ㉘ GYMNASSE |
| ⑪ INFIRMERIE | ㉙ AJOUT FUTUR |
| ⑫ SALLE DE CLASSE | ㉚ CONCIERGE |
| ⑬ APPOINT | ㉛ BIBLIOTHÈQUE |
| ⑭ PAJE | ㉜ TECHNOLOGIE / MULTI-FONCTION |
| ⑮ VESTIAIRE | ㉝ ÉDUCATION DE L'ENFANCE EN DIFFICULTÉ |
| ⑯ SALLE MÉCANIQUE | ㉞ ESCALIER |
| ⑰ SALLE ÉLECTRIQUE | ㉟ SALLE DE TRAVAIL |
| ⑱ BUANDERIE | ㊱ ASCENSEUR |

CLASSES	ESPACES DU PERSONNEL / ADMINISTRATION	ENTRÉE PRINCIPALE
BIBLIOTHÈQUE / COLLABORATION	GYMNASSE	ENTRÉE SECONDAIRE
COULOIRS ET CIRCULATIONS VERTICALES	GARDERIE	
ENTREPÔTS / SERVICES / TOILETTES		



SUSTAINABILITY

DESIGNED TO SUPPORT ONTARIO CERTIFIED ECOSCHOOLS AND HEALTHY, ACTIVE LIVING.



ZONES D'ACTIVITÉS SOCIALES ET PHYSIQUES

- ① GYMNASSE ET TERRAINS DE SPORT
- ② PLAZZA COMMUNAUTAIRE / COUR D'ENTRÉE
- ③ AIRES DE JEU OUVERTES ET SURFACES GAZONNÉES
- ④ STATIONNEMENT POUR VÉLOS

CIRCULATION

- ① DÉBARCADÈRE DES AUTOBUS
- ② DÉBARCADÈRE DES PARENTS

ZONES DE VIE SAINTE

- ① JARDIN POTAGER
- ② VERGER D'ARBRES FRUITIERS
- ③ AIRE DE COMPOSTAGE
- ④ CAFÉ-TERRASSE EXTÉRIEUR
- ⑤ CLASSES EXTÉRIEURES

ZONES D'ACTIVITÉS ÉCOLOGIQUES

- ① RÉCOLTE DE L'EAU DE PLUIE
- ② JARDIN SCIENTIFIQUE
- ③ JOGGING, ROCHERS



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ELEVATIONS

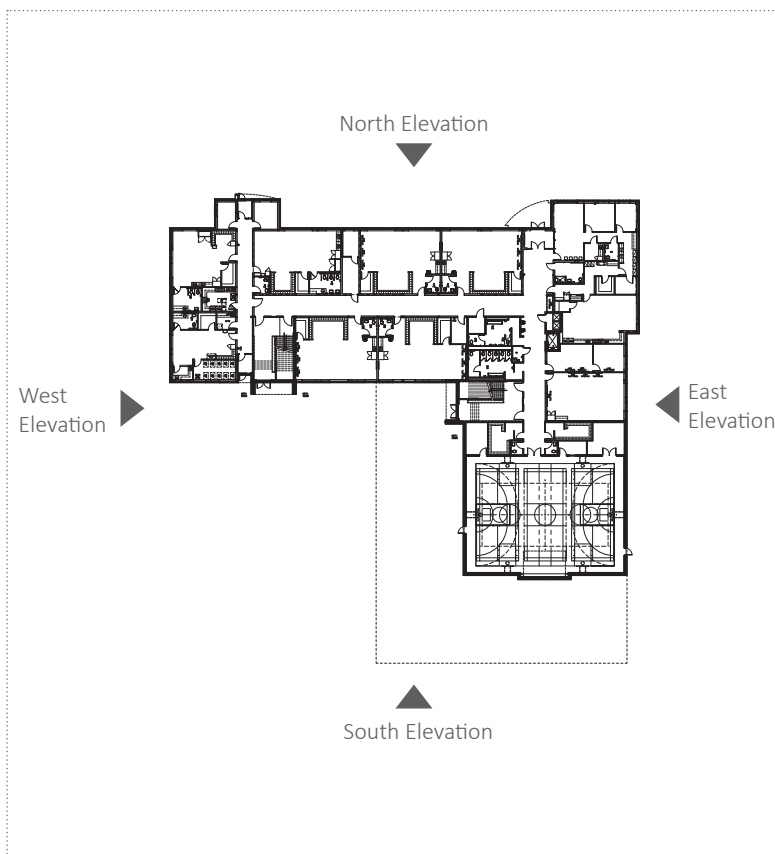


NORTH ELEVATION















EAST ELEVATION

KEY PLAN



LEGEND

-  Vertical Fiber Cement Artisan Lap Siding or similar Exterior Composite Aluminum Panel System
-  Horizontal Fiber Cement Artisan Lap Siding or similar Exterior Composite Aluminum Panel System
-  Special Masonry Units
-  Exterior Composite Aluminum Panel System
-  Vision Insulated Glass Units in Aluminum Curtain Wall
-  Vision Insulated Spandrel Glazing with Insulated Back Pan behind Aluminum Curtain Wall Colour 1
-  Vision Insulated Spandrel Glazing with Insulated Back Pan behind Aluminum Curtain Wall Colour 2
-  Vision Insulated Spandrel Glazing with Insulated Back Pan behind Aluminum Curtain Wall Colour 3
-  Fiber Cement Haridepanel or similar Exterior Composite Aluminum Panel System Colour 1
-  Fiber Cement Hardiepanel or similar Exterior Composite Aluminum Panel System Colour 2
-  Fiber Cement Hardiepanel or similar Exterior Composite Aluminum Panel System Colour 3
-  Fiber Cement Hardiepanel or similar Exterior Composite Aluminum Panel System Colour 4



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ELEVATIONS

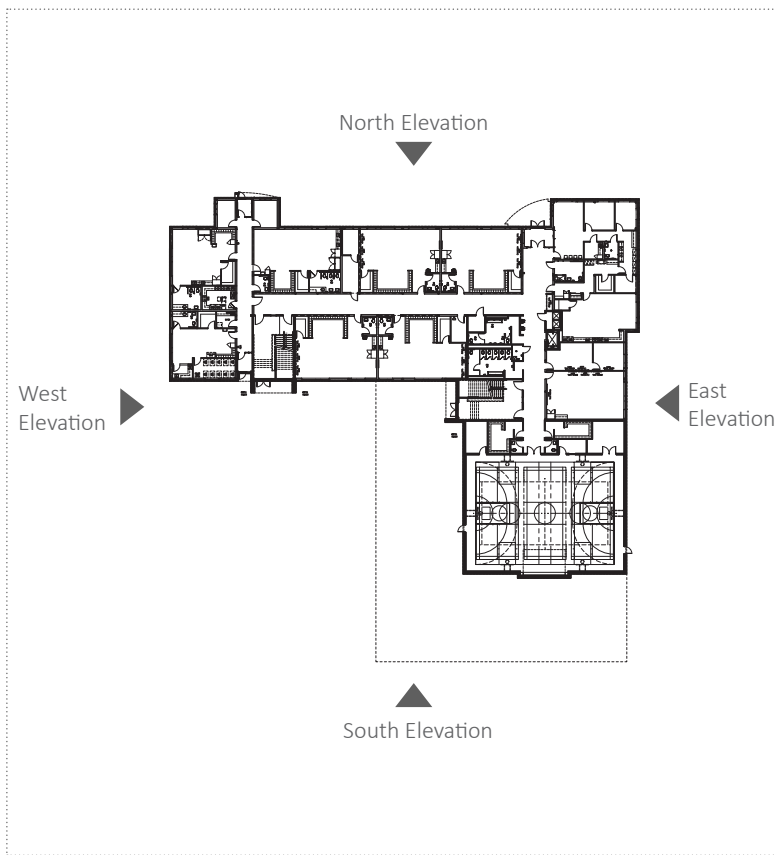


SOUTH ELEVATION



WEST ELEVATION

KEY PLAN



LEGEND

- Vertical Fiber Cement Artisan Lap Siding or similar Exterior Composite Aluminum Panel System
- Horizontal Fiber Cement Artisan Lap Siding or similar Exterior Composite Aluminum Panel System
- Special Masonry Units
- Exterior Composite Aluminum Panel System
- Vision Insulated Glass Units in Aluminum Curtain Wall
- Vision Insulated Spandrel Glazing with Insulated Back Pan behind Aluminum Curtain Wall Colour 1
- Vision Insulated Spandrel Glazing with Insulated Back Pan behind Aluminum Curtain Wall Colour 2
- Vision Insulated Spandrel Glazing with Insulated Back Pan behind Aluminum Curtain Wall Colour 3
- Fiber Cement Hardiepanel or similar Exterior Composite Aluminum Panel System Colour 1
- Fiber Cement Hardiepanel or similar Exterior Composite Aluminum Panel System Colour 2
- Fiber Cement Hardiepanel or similar Exterior Composite Aluminum Panel System Colour 3
- Fiber Cement Hardiepanel or similar Exterior Composite Aluminum Panel System Colour 4



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