

NEW RIVERSIDE SOUTH HIGH SCHOOL  
SITE PLAN CONTROL R1  
**DESIGN REPORT & PLANNING RATIONALE**  
JUNE 19th, 2025

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## **SECTION 01 - COMPLIANCE TO OFFICIAL PLAN AND CONTEXT**



01 \_ PROJECT DESCRIPTION

1.1 APPLICATION SUBMISSION

Type of application : Site Plan Control

Legal description : BLOCK 220 | Registered Plan 4M-1641 | PIN 04330-3031

Municipal address : 675 Borbridge Avenue, Manotick, ON K4M 0E2

Purpose of the application : Site Plan Application Approval

1.2 PROJECT VISION AND GOALS

Introduction :

With over 28 000 students accross the province of Ontario, CECCE (Conseil des écoles catholiques du Centre-Est) is Canada’s largest network of French-language schools outside of Quebec. GRC Architects, a Provencher\_Roy company, was retained by the CECCE to provide architectural services to design one of their newest high schools.

Overall vision of the proposal :

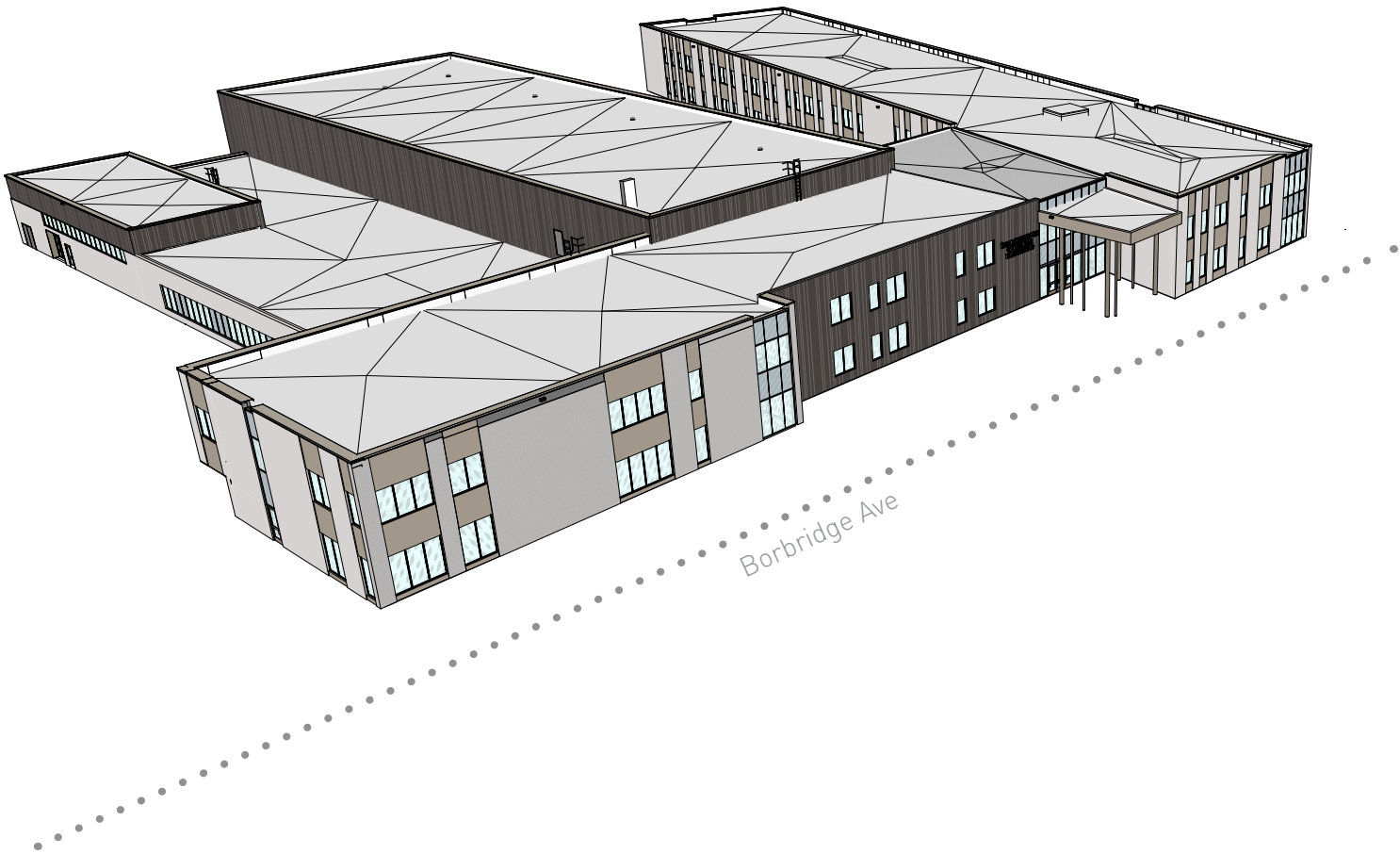
The site is zoned Minor Institutional, I1A / R4Z. The land is currently vacant.

The subject property is a corner lot that faces Borbridge Avenue to the north and Brian Good Avenue to the west. The lot area is 6.007 hectares.

Frontage along Borbridge Avenue    238 m  
Frontage along Brian Good Avenue    232 m

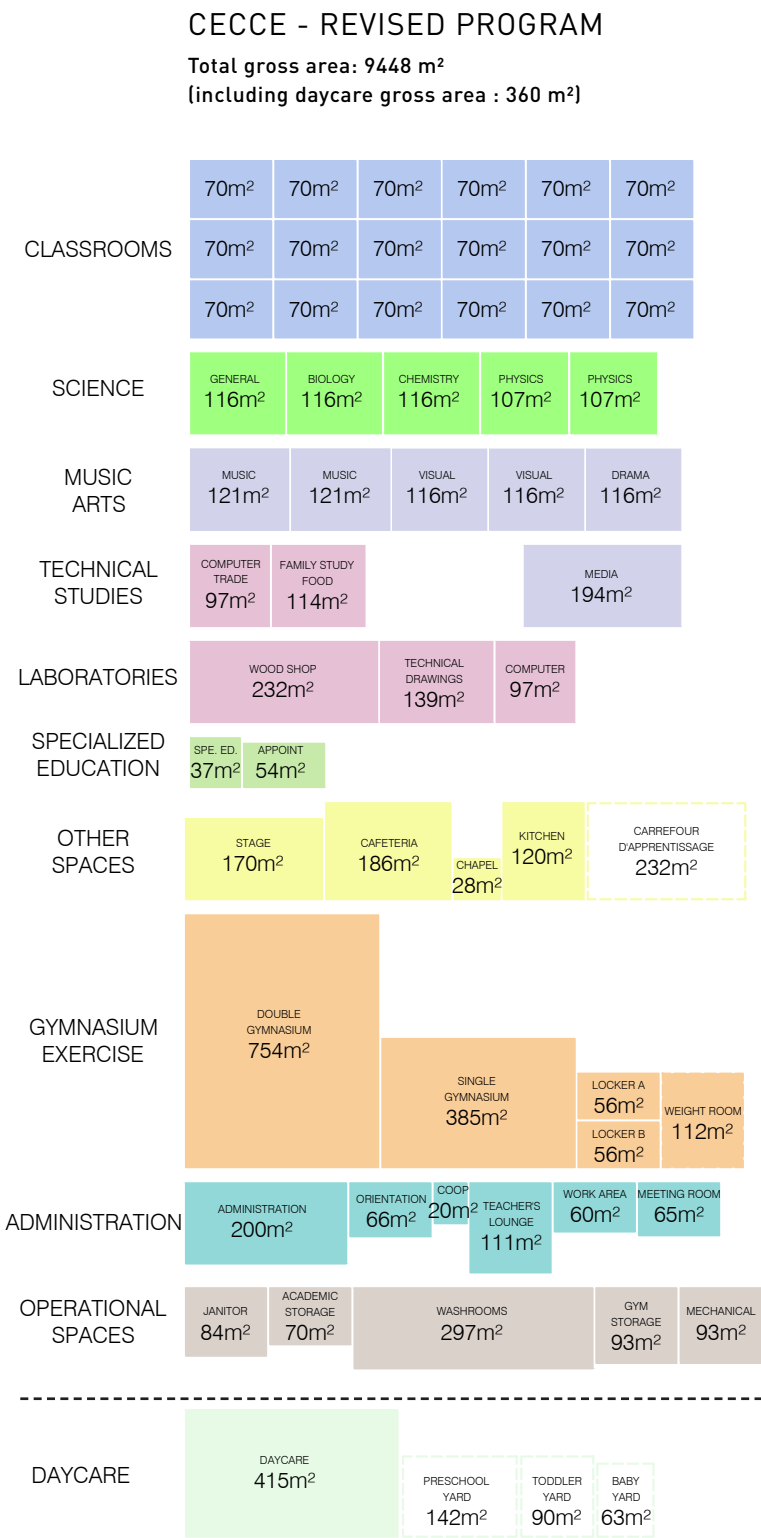
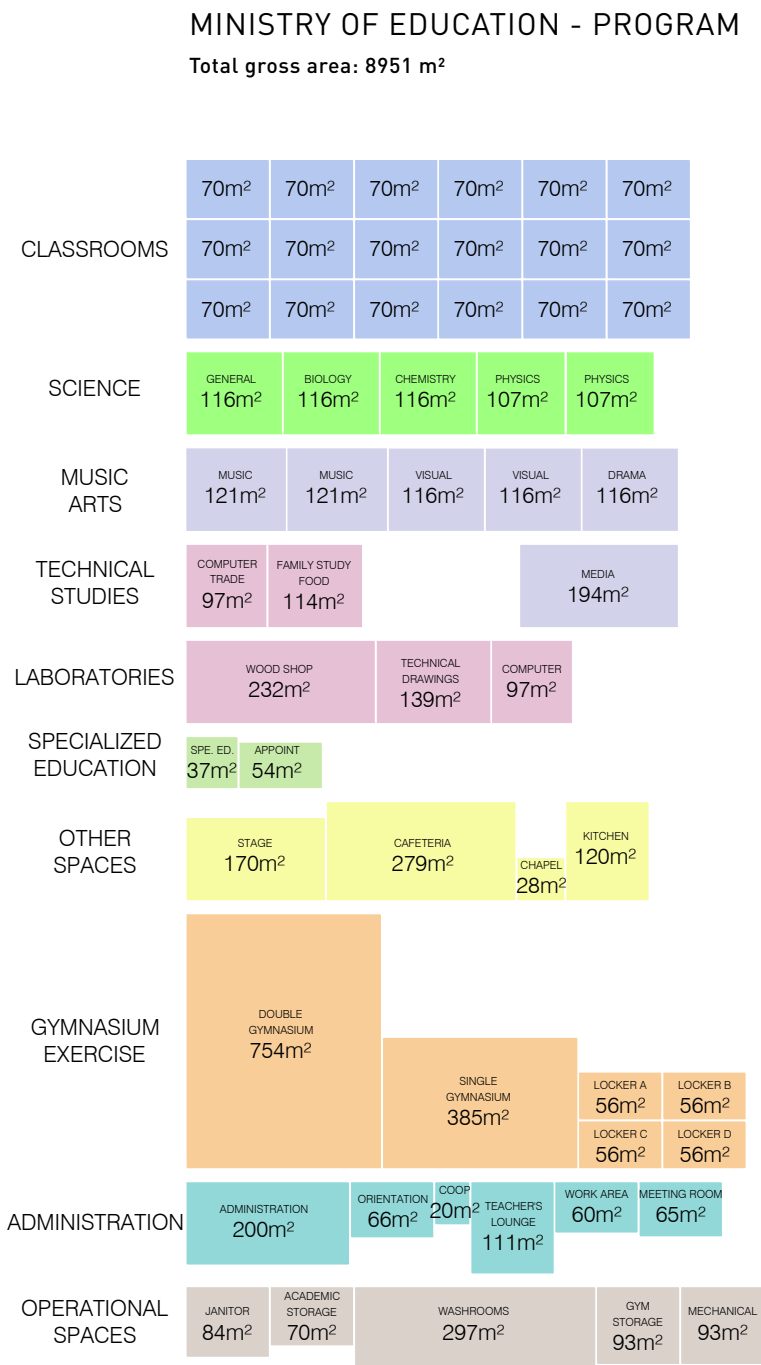
The proposal is to construct a new 2 storey high school and a daycare with associated parking and siteworks. Future development zones have been identified on the Site Plan.

This Design Brief aims to demonstrate that the proposed project conforms to the City of Ottawa’s various regulations such as the Offical Plan, the Urban Secondary Plan, and applicable Zoning By-Laws.



01 \_ PROJECT DESCRIPTION

1.3 PROJECT STATISTICS



OTHER PROJECT DATA

- Grades : 7 to 12
- Capacity : 826 students
- Expansion phase 1: 12 portables classrooms
- Expansion phase 2: 16 classrooms intergrated into the building to accomodate 368 additional students.
- Future total capacity : 1194 students

LANDSCAPE / SITE WORK PLANNING

- OFSA soccer field (60 x 100 yds)
- Basketball court
- Running track (200 m)
- Fenced yard
- Parking (min. 60 spaces)
- On-street bus drop-off (14) - Brian Good Avenue
- On-street parent drop-off - Borbridge Avenue
- Delivery zone (Wood Shop sector)
- Bicycle parking

- Daycare parking (min. 8 spaces)
- Parent drop-off inside the parking [2]

## 02 \_ RESPONSE TO CITY DOCUMENTS

### 2.1 CITY OF OTTAWA OFFICAL PLAN

According to the City of Ottawa Official Plan Schedule B Urban Policy Plan, the subject site considered to be within the General Urban Area boundary.

In accordance with Section 2, Strategic Directions, Section 2.5 Building Liveable Communities, Policy 2.5.3 Schools and Community Facilities:

*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.*

### 2.2 SECONDARY PLAN

In accordance with Annex 6 of the City of Ottawa Official Plan, Urban Secondary Plan and Site Specific Policies, the subject site is subject Riverside South, Area 25.

The proposal addresses the criteria above in the following ways:

- The new high school will be designed as a building block of this community, providing a 21st century learning environment for students.
- The proposed school is located close to the street edge to create a continuous streetscape along Borbridge Avenue, and a hub for the community.
- The proposed location of the school, its massing and architectural features, facade materiality, and canopy will all play a role in animating the existing streetscape.

### 2.3 SUSTAINABLE DEVELOPMENT CONSIDERATIONS

In order to provide healthy living spaces, the following energy conservation strategies and sustainable building pratices were implemented during the schematic phase of the project:

- Building orientation takes into account savings and potential passive solar energy opportunities.
- Maximizes energy efficiency through best practice building envelope design, including thermally efficient glazing.
- Use of sustainable materials (life cycle cost) with a high recycled content.
- Strategic placement of windows to maximize natural light and views.
- Common areas are located in spaces well lit by natural light. Every occupied space in the building has access to natural light.
- Specify mechanical and electrical systems that are energy efficient, require minimal maintenance and are easy to use.

### 2.4 DESIGN PROPOSAL

The new CECCE high school in Riverside South mainly consists of an academic wing (classrooms, science and computer labs) and a sport and arts wing (triple gymnasium, cafeteria and multipurpose stage, wood shop, music and art rooms).

The construction start for the new 9391 m<sup>2</sup> school is scheduled for fall 2025, with a planned opening in the fall of 2027 for 826 students. A designated area for 12 future portables has been identified on the site plan. A second phase of future expansion is planned to meet the growing needs and demands of the local community. The school board has set a target of 1,194 students for the fully constructed school.

#### Design Overview

- The building is strategically located at the corner of Borbridge Avenue and Brian Good Avenue, giving it a prominent and welcoming visibility within the surrounding residential neighborhood. This corner placement enhances the building's civic presence and strengthens its role as a community anchor. The architecture embraces this positioning by creating an inviting interface with the public realm, featuring generous sidewalks, landscaping, and clear sightlines to entrances that encourage approachability and engagement.
- To further integrate the building into its context and support daily operations, new lay-bys are proposed along both Borbridge Avenue and Brian Good Avenue. These lay-bys are designed to facilitate more efficient and safer drop-off and pick-up of students, reducing congestion during peak hours and improving the overall pedestrian experience. Together, these elements promote a harmonious relationship between the building and its urban surroundings, balancing functionality with a strong community presence.
- The main entrance on Borbridge welcomes students and staff arriving on foot or the car drop-off zone. A second entrance is provided on Brian Good for students arriving by bus through the bus drop-off zone, accommodating up to 14 buses at once. A third entrance is provided on the northeast side of the building for staff and students arriving by car from the adjacent parking lot.
- A central lobby welcomes the users in a double height atrium. It divides and serves as a pivoting space for the academic wing located on the West and the sports and arts wing on the East.
- Future areas for development are identified (an addition to the classroom wing on the southeast corner of the building and an area for future portables).
- The building footprint is compact to preserve green space and allows for future development on the site.
- The building shape provides a landscape courtyard opening to the South section of the site. The court yard provides visibility to the gymnasium and a comfortable and secure area for students to gather, relax, and engage in outdoor activities, fostering a sense of community and connection within the school environment.
- For outdoor facilities, the project provides a soccer field positioned North-South for better solar orientation, a running track and a basketball court.

02 \_ RESPONSE TO CITY DOCUMENTS

2.5 ZONING & CODE REGULATIONS

ADDRESS : 675 Borbridge Ave Manotick ON K4M 0E2

LOT: Bloc 220 - Registered plan 4M-1641

CURRENT OCCUPANT : None

HERITAGE STATUS : None

ZONING : I1 - Minor Instituional Zone - Subzone A

PERMITTED USES :

- Community centre
- Daycare
- Emergency service
- Group Home
- Library
- Musuem
- Minicipal service centre
- Park
- Place of assembly
- Recreational and athletic facility
- Residential care facility
- Retail food srote, limited to farmers’ market
- Retirement home
- Rooming house
- School
- Sports arena
- Training centre
- Urban agriculture

SETBACKS :      **Required:** *Front* : 7.5 m ; *Side* : 7.5 m ; *Rear* : 7.5 m  
                      **Proposed:** *Front* : 7.9 m ; *Side* : 11.4 m ; *Rear* : 108 m  
                      **Building area ratio:** Maximum 30%

LOT SIZE :                      **Front dimension** : 238.69 m  
                                      **Surface area:** 60 068.61 m² (6.01 ha)

BUILDING SIZE:  
                  **Building height:** maximum 15m

PARKING SPACES :                      School: 2 spaces per classrooms (including future)  
  18 regular classrooms, 16 future = 68 required spaces

Daycare: 2 spaces per 100 m² of floor area  
415 m² = 8 spaces required

LANDSCAPE BUFFER                      Required: 3m buffer between parking lot and Borbridge Avenue.  
  Provided: 20m

PROJECT DESCRIPTION: New

PRINCIPAL USE(S): Assembly Occupancy A2

BUILDING GROSS FLOOR AREA: 8 951 m² (according to Ministry program)  
  9 391 m² (proposed)

NUMBER OF STORIES:

- Above grade : 2
- Below grade: 0

BUILDING HEIGHT:

- Number of storeys: 2
- Height from ground to parapet : +/- 10.4 m

NUMBER OF STREETS: 2 streets

BUILDING CLASSIFICATION:      3.2.2.24  
  Group A, Division 2, up to 6 storeys, Any Area, Sprinklered

FIRE RESISTANCE : Floors, mezzanines, loadbearing walls, columns and arches : 1 hour

SPRINKLER SYSTEM :

Entire building: required  
Garbage room : required

STANDPIPE SYSTEM: Not required

FIRE ALARM SYSTEM: Required

WATER SUPPLY / FIRE: Required

AUTORIZED CONSTRUCTION: Non-combustible only

MEANS OF EGRESS:

Maximum Travel Distance : 45 m  
Maximum Dead End : 6m  
Minimum Stair Width: 8mm x X person = mm  
Distance Between Exits : = ½ Large Diagonal of Floor Area

OCCUPANT LOAD:

Dining, beverage and cafeteria space: 1.20m²/person  
Stages for theatrical performances: 0.75m²/person  
Laboratories in school: 4.60m²/person  
Classrooms: 1.85m²/person  
Offices: 9.30m²/person  
Kitchen: 9.30m²/person

BARRIER FREE DESIGN: Yes



03 \_SITE, CONTEXT & ANALYSIS

3.1 EXISTING NEIGHBOURHOOD CONTEXTURAL ANALYSIS



OTTAWA CITY MAP - SITE LOCATION



## 03 \_SITE, CONTEXT & ANALYSIS

### 3.1 EXISTING NEIGHBORHOOD

**Administrative region :** City of Ottawa

**Total area:** 60 068.61 m<sup>2</sup>

**Address :** 675 Borbridge Ave,  
Manotick, ON K4M 0E2

#### Site Description

- The site is bounded by Borbridge Ave. to the North and Brian Good to the West of the site.
- Borbridge Avenue connects to River Street, which runs along the east side of the Rideau River.
- Existing sidewalks are present on both directions of Borbridge and Brian Good. South direction of Brian includes a lay-by.
- OcTranspo bus stops are located on the opposite corner of the site.
- The site is in the heart of a residential area composed of row and single-family homes.
- To the South and East, the lot lines are bordered by a residential development.
- The site was completely wooded, and included protected tree species such as few butternut trees and two areas of black ash.
- The client applied for a partial tree removal permit to clear the trees where the building, parking and future portable footprints are located. The remaining trees (including the protected tree species) will be assessed during a Phase 2 Tree Conservation Report.



SITE VIEW - DESCRIPTION



## 03 \_SITE, CONTEXT & ANALYSIS

### 3.2 EXISTING SITE - CONDITIONS

#### Immediate Context

##### NORTH

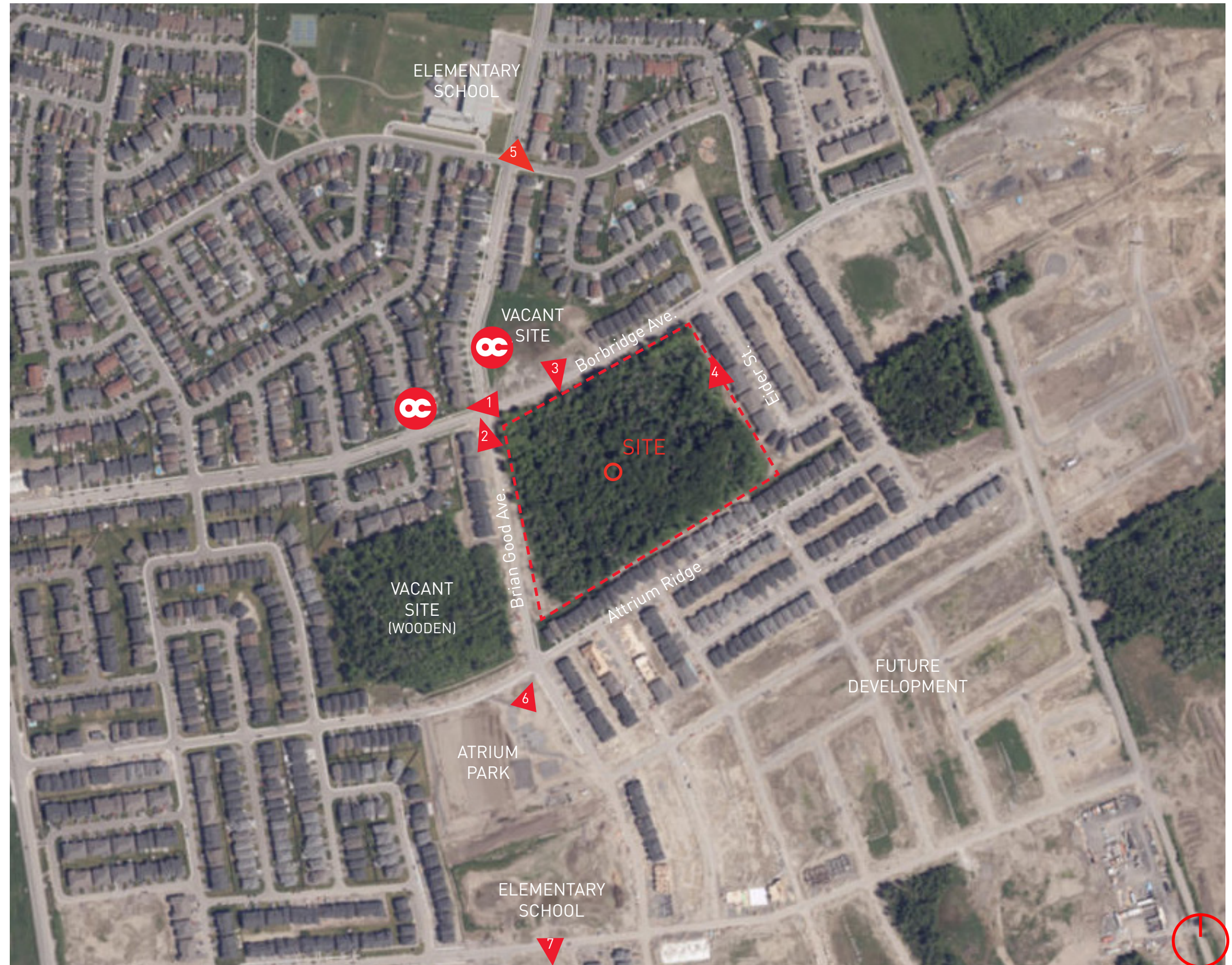
- Michel-Dupuis Elementary school (CEPEO)
- Vacant site

##### WEST

- Vacant wooded site

##### SOUTH

- Atrium park with children's playground, water playground, basketball court, pickleball courts and a future soccer field - new construction
- St. Gianna Elementary School (OCSB) - new construction
- Future residential development (construction in progress)



SITE MAP - IMMEDIATE CONTEXT



## 03 \_SITE, CONTEXT & ANALYSIS

### 3.2 EXISTING SITE - PHOTOGRAPHS



1. BORBRIDGE AVE



2. BRIAN GOOD AVE.



3. BORBRIDGE AVE - VACANT SITE TO THE NORTH



4. LOT LINE - EIDER STREET REAR YARDS



3.2 EXISTING SITE - PHOTOGRAPHS



4. MICHEL DUPUIS ELEMENTARY SCHOOL



5. ATRIUM PARK

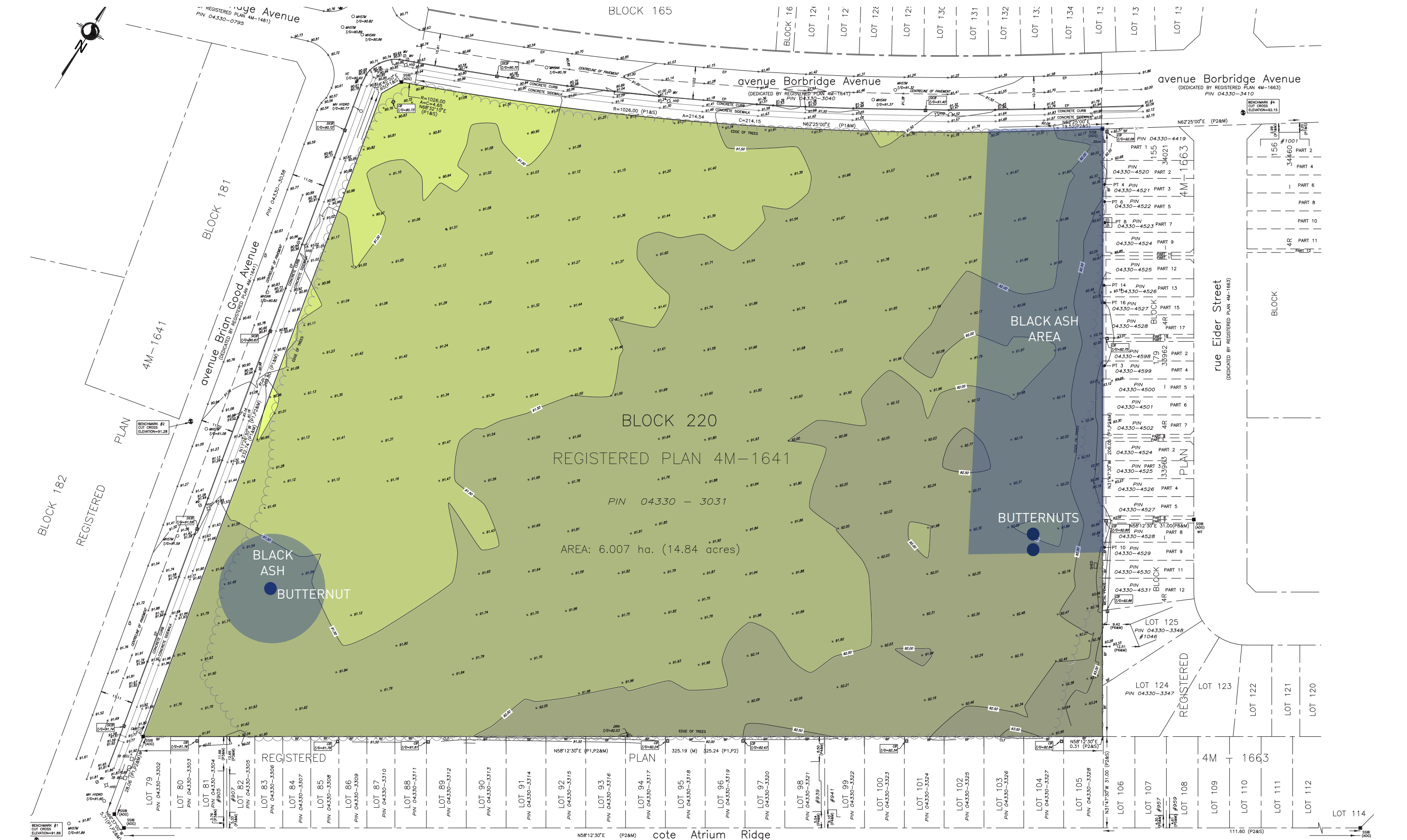


6. ST. GIANNA ELEMENTARY SCHOOL



03 \_SITE, CONTEXT & ANALYSIS

3.3 TOPOGRAPHIC ANALYSIS

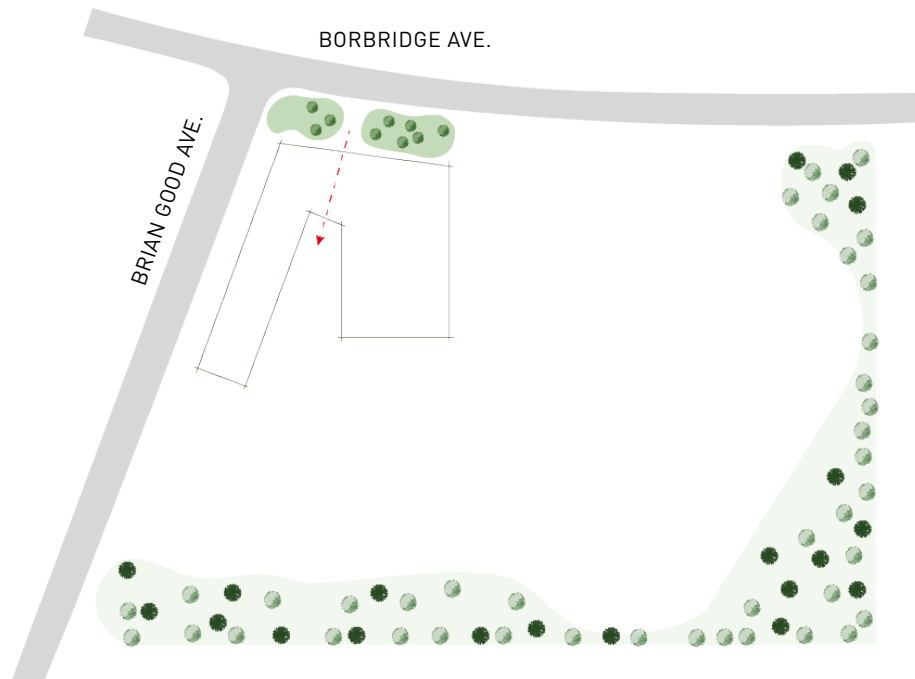


TOPOGRAPHIC SITE PLAN

**SECTION 02 - DESIGN PROPOSAL**

## 04 \_MASSING & SCALE

### 4.1 CONCEPT PHASE PARTI DIAGRAMS



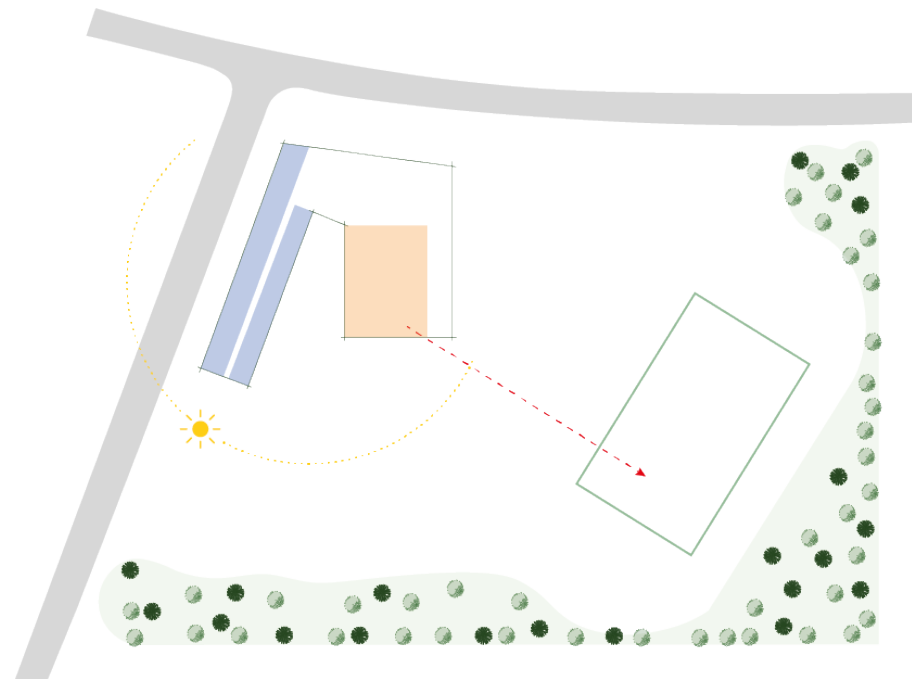
01. Function/circulation relationship :  
Along both avenues

#### GUIDELINE 01 :

The project is located along Borbridge and Brian Good avenues, maximising visibility and accessibility, with a generous setback on the main facade to allow for the development of a gathering / reception plaza linked to the urban network.

The main entrance opens directly onto the street to facilitate pedestrian access and a dedicated bus drop-off zone is planned on Brian Good.

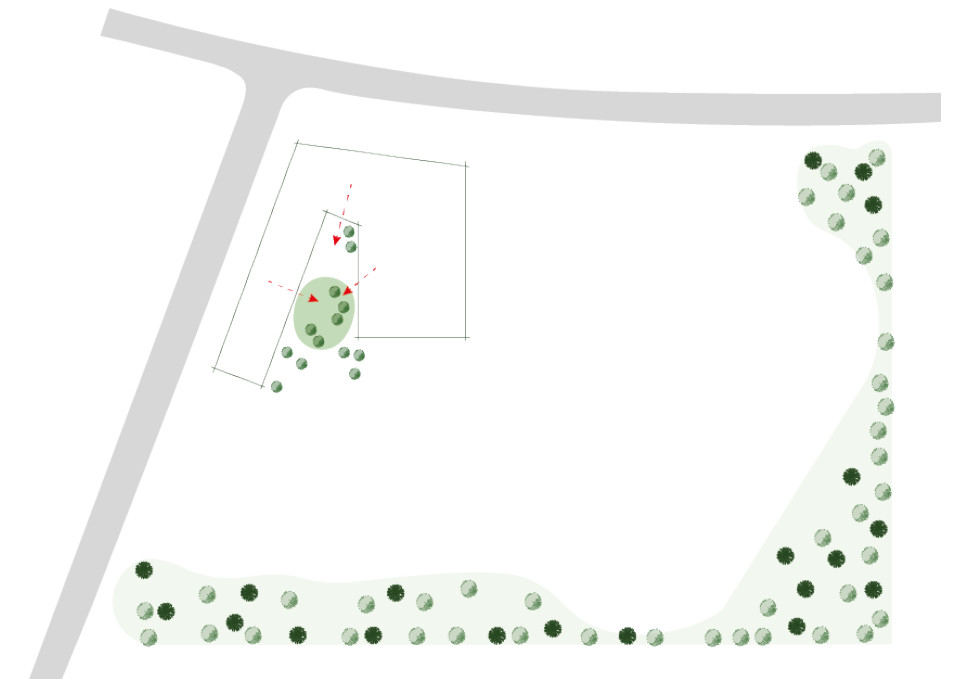
The compact footprint on the site maximized green space and allows for future expansion.



02. Genesis of the shape :  
Prioritizing connections and sunlight

#### GUIDELINE 02 :

The location of the academic wing features classrooms facing East (inner courtyard) and West (Brian Good Ave.). The sports wing opens to the East, where the outdoor sports fields are located.



03. In harmony with the site :  
The courtyard

#### GUIDELINE 03 :

The "U" shape of the building envelops a landscaped courtyard and generates a fluid connection with the main entrance atrium.

The remaining of the site features opportunities for various new plantations along the lot lines.



## 04 \_MASSING & SCALE

### 4.2 BUILDING MASSING





## 04 \_MASSING & SCALE

### 4.3 PROJECT RENDERS



MAIN ENTRANCE VIEW



BORBRIDGE & BRIAN GOOD AVENUES VIEW



## 04 \_MASSING & SCALE

### 4.3 PROJECT RENDERS

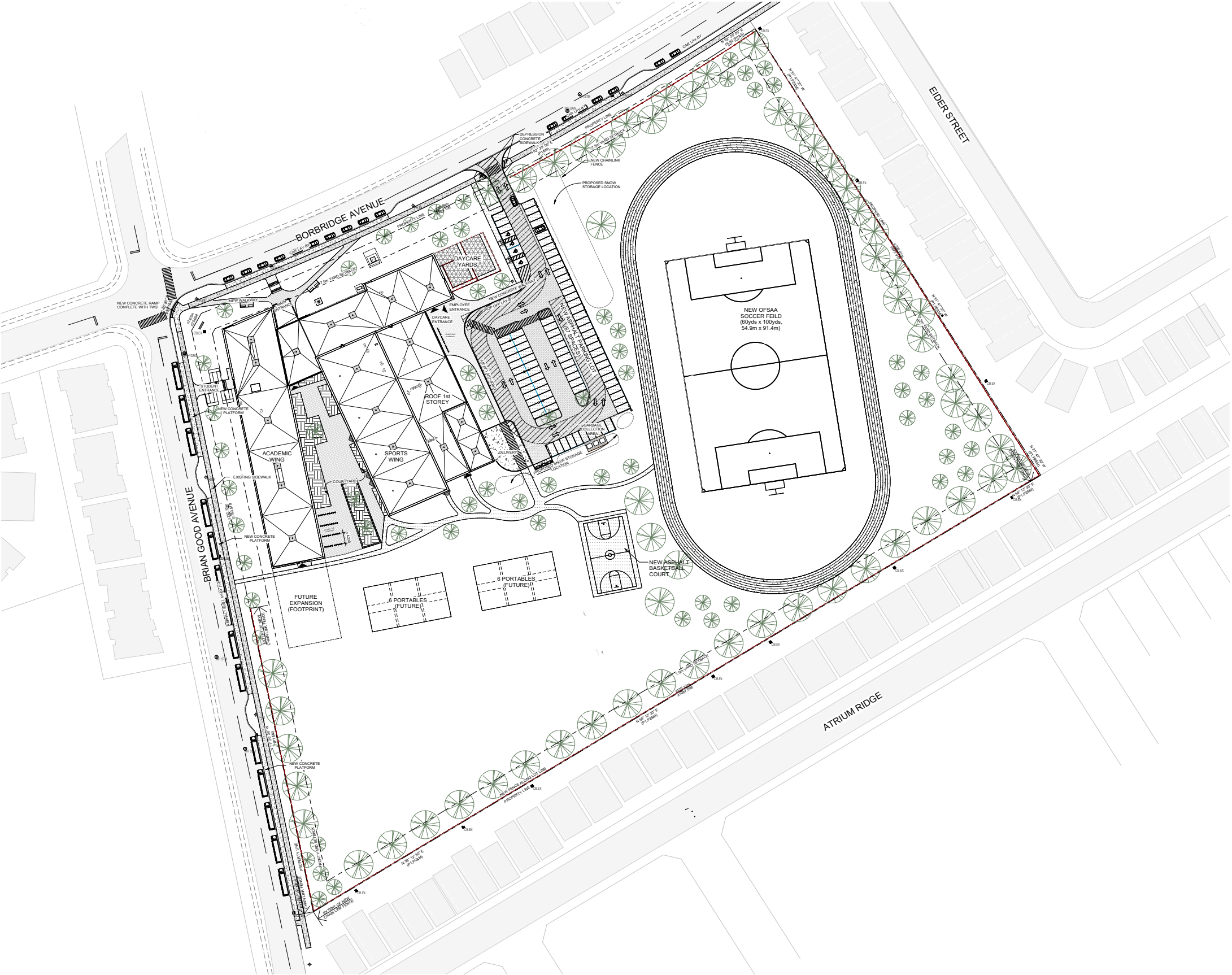


PARKING VIEW



COURTYARD VIEW





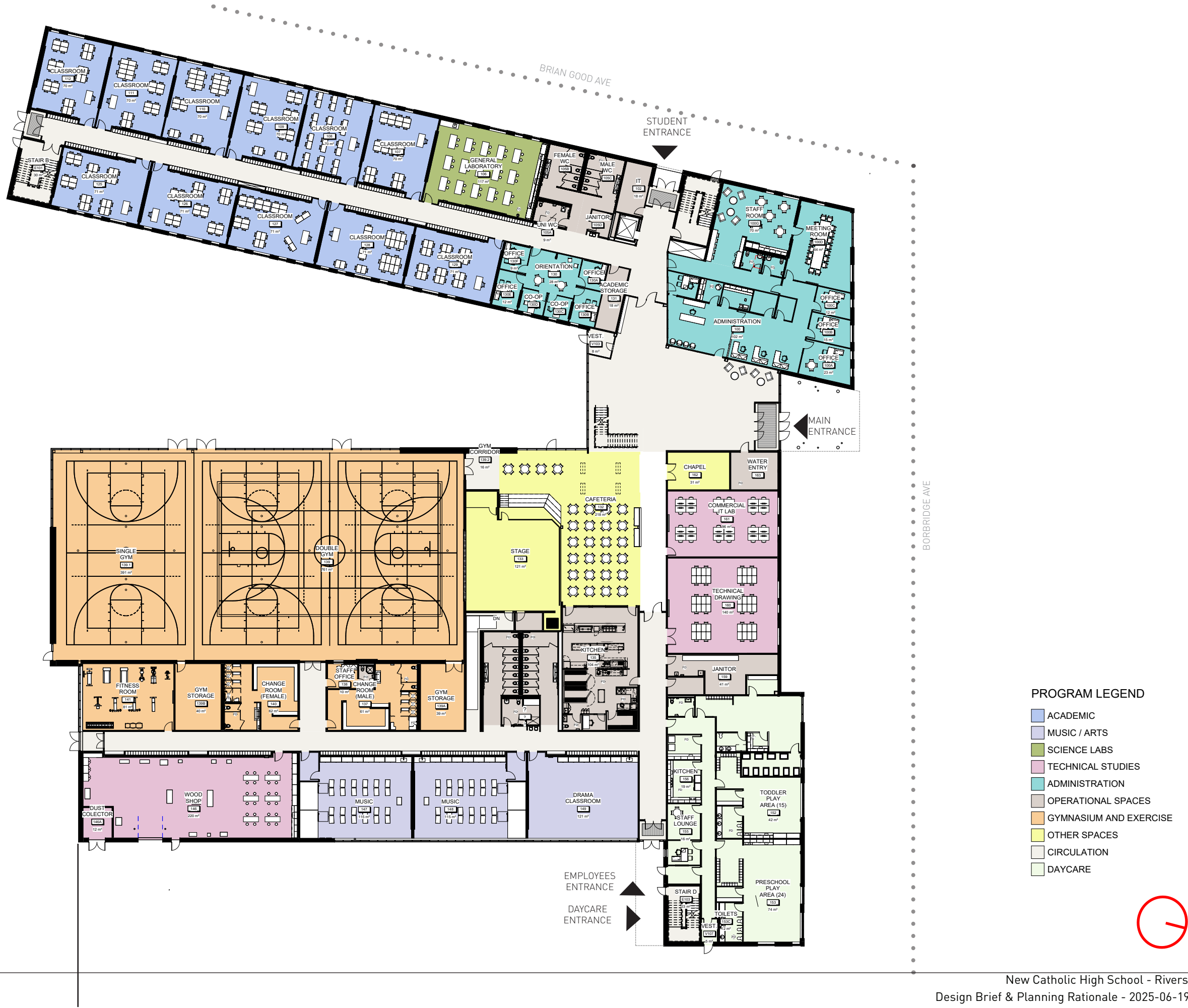
SITE PLAN





05 \_BUILDING DESIGN

5.1 BUILDING PLANS

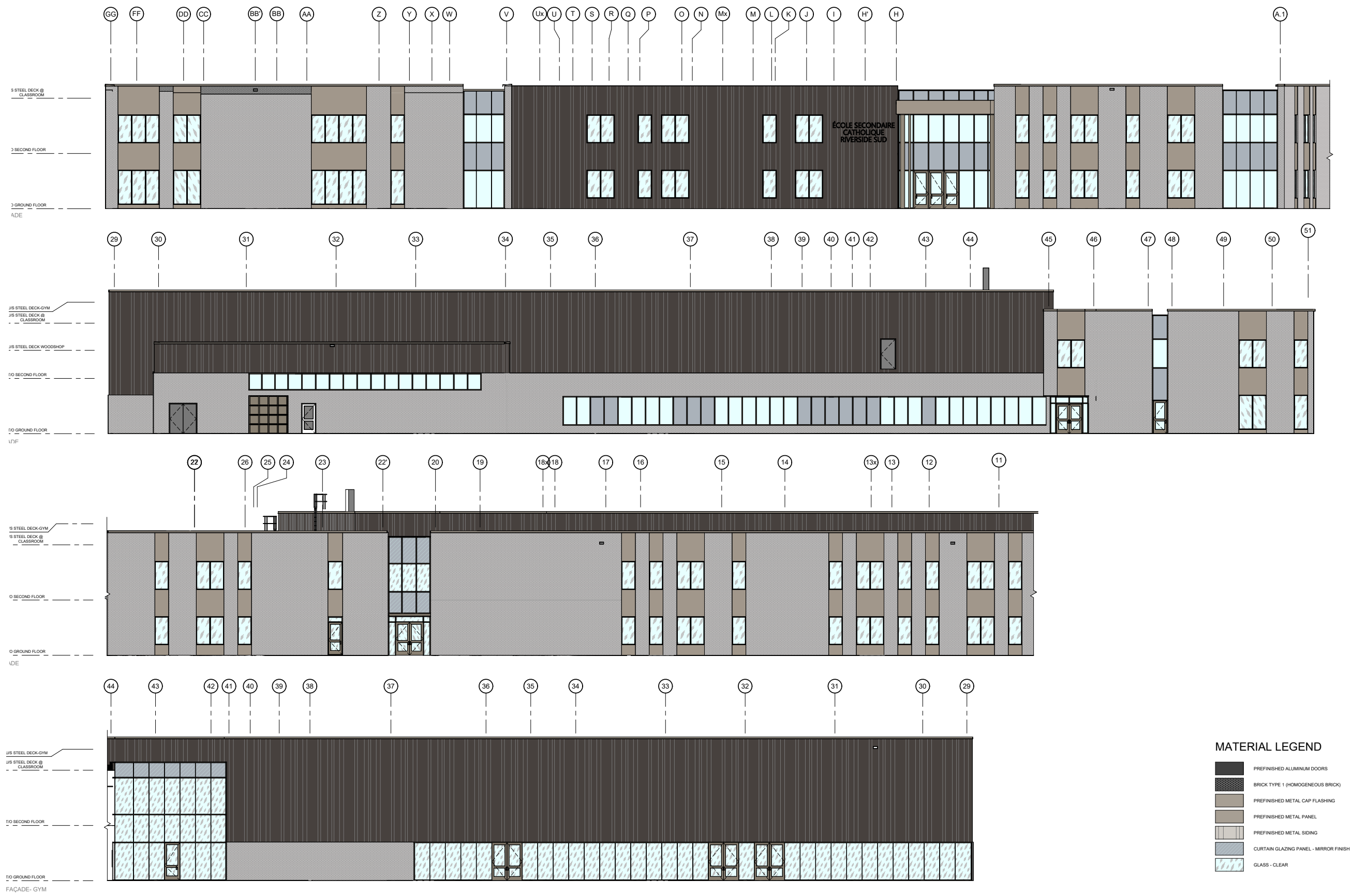


GROUND FLOOR PLAN



SECOND FLOOR PLAN

5.2 BUILDING ELEVATIONS



**grc architects**  
A PROVENCHER\_ROY COMPANY