

# A.Y. JACKSON SECONDARY SCHOOL ADDITION

## URBAN DESIGN BRIEF

PREPARED BY

EDWARD J. CUHACI AND  
ASSOCIATES ARCHITECTS INC.

FOR

OTTAWA-CARLETON DISTRICT  
SCHOOL BOARD

June 2025



# 1.0 Introduction

Edward J. Cuhaci and Associates Architects Inc. (EJC) has been retained by Ottawa-Carleton District School Board (OCDSB) to provide professional services, including preparation of Site Plan Control Application, for a new addition to the existing A. Y. Jackson Secondary School.

Municipal Address: 150 Abbeyhill Dr, Kanata,  
Ontario

Legal Description: Part of Lot 32, Concession 11,  
Geographic Township of  
Goulbourn, City of Ottawa

A.Y. Jackson Secondary School is located within Suburban Transect of the Official Plan. The Owner, Ottawa-Carleton District School Board (OCDSB), plans to construct a 2 storey High School addition of approximately 3,365 square metres (36,207 square feet) of gross floor area, located to the south of the existing school, complete with associated site development.

This Urban Design Brief has been prepared in support of the Site Plan Control Application. Based on the review and analysis contained herein, we concluded that the proposal complies with the various planning and design policies of the City of Ottawa Official Plan.

## Our Approach

Edward J. Cuhaci and Associates Architects Inc., representing the Owner, has created this Urban Design Brief in alignment with the design vision. It demonstrates how the proposed development complies with the relevant policy guidelines for the subject property.

Should you have any questions or would like to discuss the brief in further detail, please do not hesitate to contact us.

Yours truly,



Xu Feng, OAA  
Principal

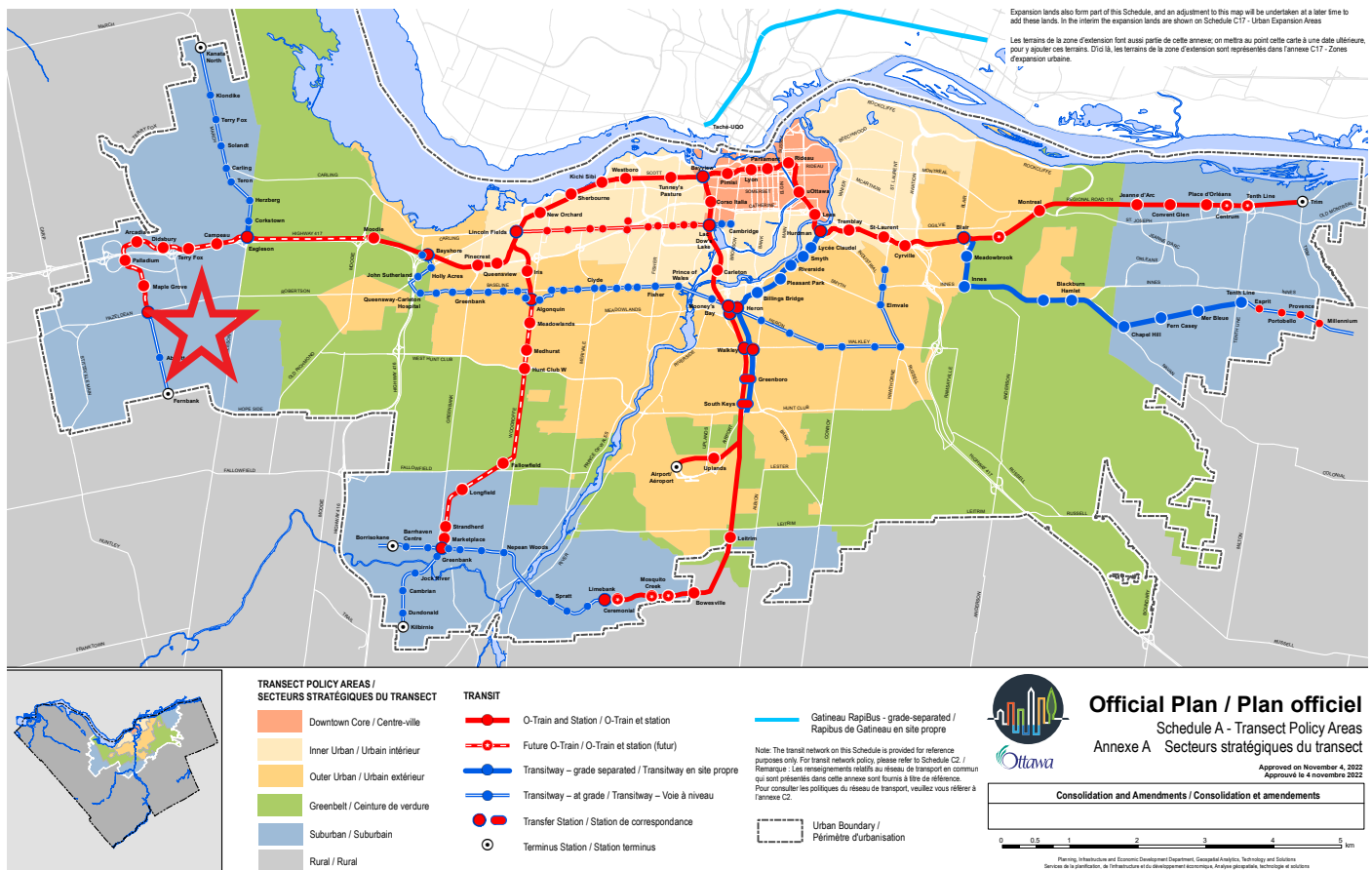


Figure 1.1: City of Ottawa New Official Plan Schedule A

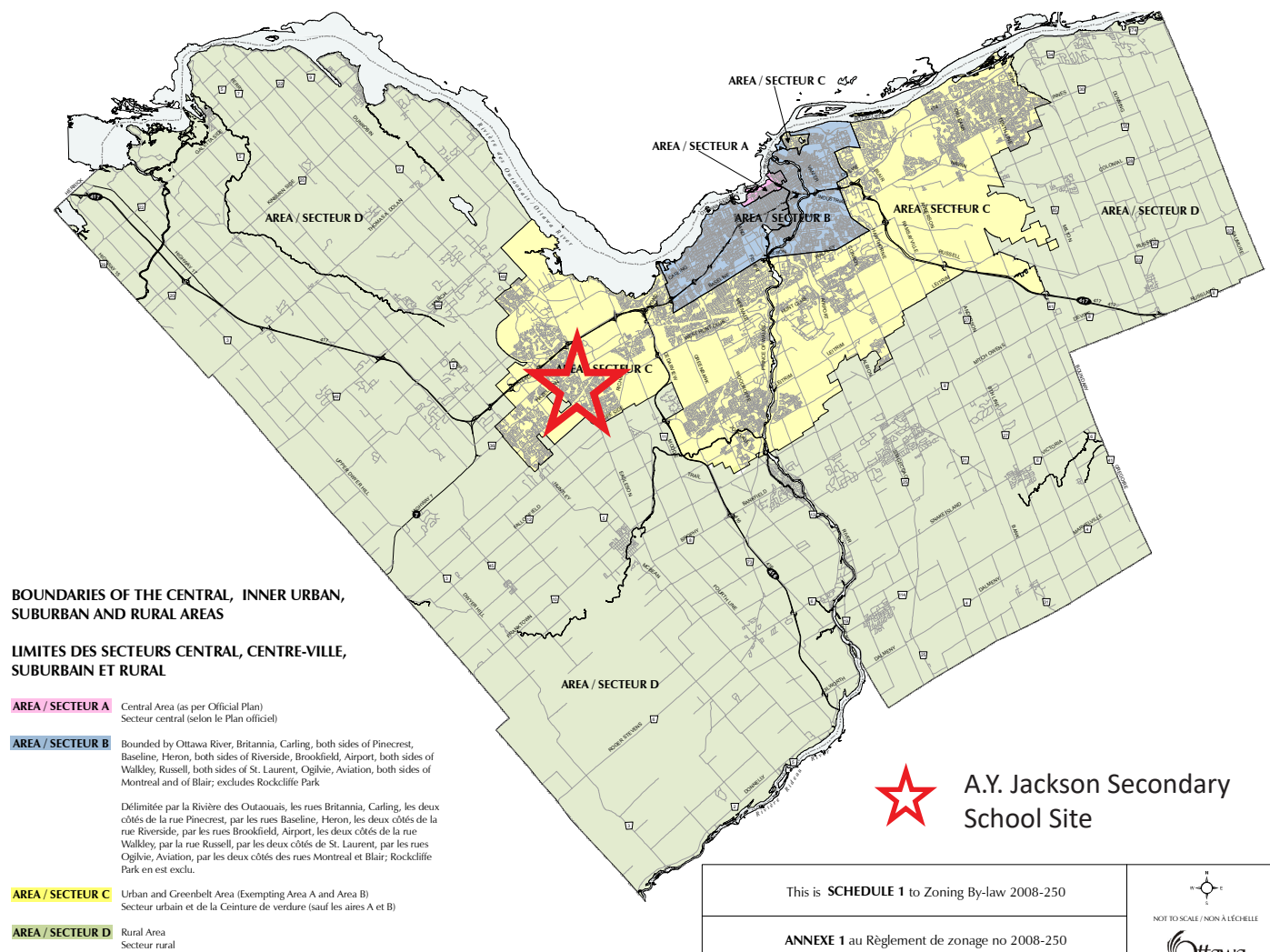


Figure 1.2: City of Ottawa Schedule 1 Zoning By-Law

## 2.0 Site & Context Analysis

### 2.1 Existing Context

A.Y. Jackson Secondary School is located at 150 Abbeyhill Drive, bordering the City's Hope Cloutier Park to the south. The lot area of the property is approximately 80,873.28 square meters, with 139 meters of frontage on Abbeyhill Drive. A local street, Paddock Way, provides secondary access to the school from the northeast of the property.

The site's zoning designation is Minor Institutional Zone I1A with a maximum height limit of 15 meters. The proposed 2 storey addition is to be constructed to the southeast of the existing 2 storey school. Surrounding land uses include the following:

**EAST** Existing single-family houses

**NORTH** Existing single-family houses

**SOUTH** Hope Cloutier Park with an existing baseball diamond

**WEST** Existing multi-family residential townhouses

Photographs of site context:

- 1 Existing sidewalk and depressed curb along Abbeyhill Dr.
- 2 View of the existing driveway and parking lot entrance on Abbeyhill Dr.
- 3 View of the main entrance of the existing high school.
- 4 View of the residential buildings to the southwest of school property, along the parking lot.
- 5 Existing Baseball diamond to be removed
- 6 View of the existing baseball diamond in Hope Cloutier Park
- 7 View of the residential buildings along Torcastle Way, facing the field.
- 8 View of the existing secondary entrance from Paddock Way.





Figure 2.1: Aerial view of the Subject Land within the context



Figure 2.2: Aerial 3D view of the context





Figure 2.3: Photographs of the context



## 2.1 Surrounding Roads and Transit Network

The school site is located along Abbeyhill Drive. Abbeyhill Drive is classified as a collector road on Schedule E - Urban Road Network, with the posted speed limit of 40 km/h. A municipal speed camera was installed recently near the northwest corner of the school property.

The school is serviced by OC Transpo bus route #161, which operates on weekdays between the hours of 6am and 12am at a rate of approximately once every 30 minutes. At the Abbeyhill/A.Y.Jackson bus stops, the nearest bus stops to the site, four additional buses provide additional services during morning and afternoon rush hours on every school day.

Route #267, provides a connection to LRT Line 1 and operates during weekday rush hours only. The nearest bus stops to the site are located at the intersection of Castlefrank/Abbeyhill, at a walking distance of approximately 200m from the School.

Six yellow school buses provide transportation for students on weekdays. The school buses enter the school via Abbeyhill Drive and loop around to the front entrance using the internal driveway.

Pedestrians and cyclist are expected to access the school from the sidewalks along Abbeyhill Drive and Paddock Way (using a restricted access gate that allows only pedestrians and bikes). There are no sidewalks along Paddock Way.

For detailed transportation analysis, please refer to Transportation Impact Assessment report prepared by Parsons.

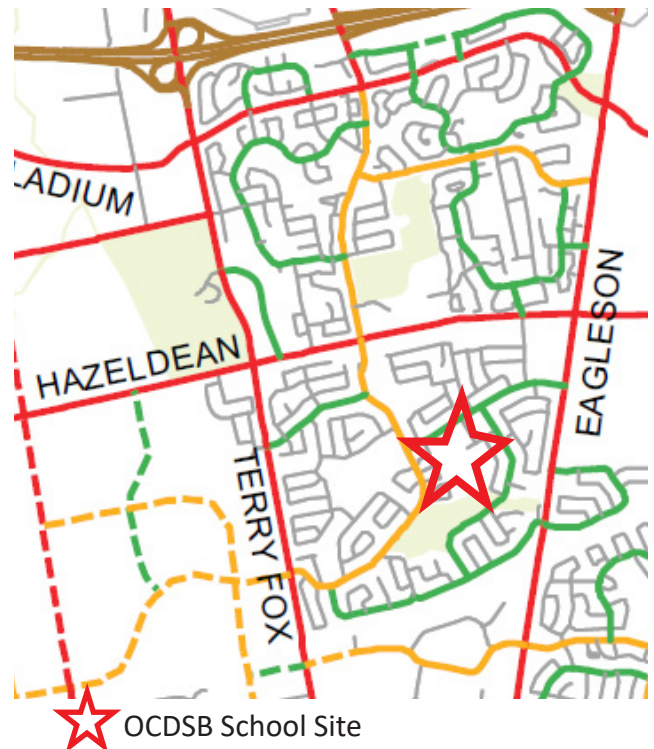


Figure 2.4: Official Plan Schedule E - Urban Road Network





## Legend

- MUP >3m
- Paved Shoulder
- Sidewalk
- - - Site Boundary

Figure 2.5: Pedestrian Map





## Legend

- Bus Stop
- School Bus Stop
- 161 Bus Route
- 267 Bus Route
- Site Boundary

Figure 2.6: Transit Map



## 3.0 Conformance to Policies and Design Directions

### 3.1 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 School Facilities. The following provides a commentary of how the proposal 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.

***Comment:***

A. Y. Jackson Secondary School is situated in the Glen Cairn neighborhood of Kanata, serving a large catchment area. It is well served by roads and sidewalks with neighboring communities. The school can be accessed either from Abbeyhill Drive to the north, or from Paddock Way to the east.

The proposed new addition will connect to the existing school to the south. It consists of 10 regular Classrooms, 1 Drama Room, 1 Music Room and 1 double Gymnasium. Upon completion of construction, 12 existing portable classrooms will be eliminated. The new addition will provide students with convenient access to outdoor sports fields. The condition of the existing sidewalks in front of the school along Abbeyhill Drive is deteriorated. This section of existing asphalt sidewalk will be replaced with a new, concrete sidewalk. New depressed curbs will be incorporated to provide a convenient and safe access for cyclists to the bike parking area. A new semi-mountable curb will facilitate fire-truck access to an existing fire department connection in front of the school. New sidewalk will also be provided and loop around the new addition, connecting Paddock Way to the east. Additional bike parking will be incorporated next to the new entrance of the addition to encourage active transportation. The location of the bike racks is convenient and easy for supervision.

**Section 4.10.2** Locate schools and other neighbourhood amenities and uses close together to provide convenient access for residents.

***Comment:***

The A.Y. Jackson Secondary School site is bordered to the south with Hope Cloutier Park and the Carp River. A multi-purpose path meanders along the riverbank, connecting Hope Cloutier Park with Frank MacDonald Ball Park, Clarence Maheral Park, and the Lion Dick Brule Community Centre to the east. This network of pathways and trails links the school property with neighbouring residential communities, promoting accessibility and connectivity.

To accommodate the planned school addition, the existing baseball diamond on school property will be removed.

**Section 4.10.3** Make trees an important component of a school's outdoor space.

***Comment:***

Trees will be planted between the new addition and the parking lot expansion as well as along the new access road to Paddock Way, serving as a visual buffer and providing shade for students and pedestrians. The landscaping will create several outdoor spaces of varying sizes to accommodate various activities.

Existing trees on the school property will be protected during construction.

## 2.2 Existing A.Y. Jackson Secondary School

The original two-story school was constructed in the mid 1970s, in the Glen Cairn neighbourhood of Kanata. The school has expanded rapidly in recent years, with the fast-growing community. Currently, there are 16 portable classrooms on the school property.

The 20-acre school property is surrounded by residential neighbourhoods on 3 sides and borders Hope Cloutier park to the southeast.

The building envelope of the original school is characterized by a combination of red-brown bricks and grey colour metal siding. The facade of the ground floor features continuous strip windows. Most of the classrooms on the second floor have only small vertical windows that bring limited natural light into the building.

### Photographs of the existing school:

- 1 Existing Main Entrance of High School.
- 2 Existing South Facade where addition is proposed.
- 3 Existing portables.
- 4 North Facade of the school library and existing bicycle parking.



Figure 2.7 : Photographs of existing school

## 4.0 Design Proposal

### 4.1 Overall Vision Statement

The proposed school addition responds to the growing demand in the rapidly expanding community of Kanata. The urban design and building massing will reflect the following principles:

- **Compatibility and Integration:** The design will fit and complement the existing planning patterns and network of the community.
- **Efficiency and Simplicity:** The compact and efficient floor plans, along with simple building forms, will reduce site development cost and maximize energy efficiency.
- **Modern Learning Environment:** The addition will be an active 21st-century learning facility that is welcoming, open-concept, and transparent, fostering a sense of community and identity.
- **Durable and Energetic Materiality:** The materials used for the addition will reflect both permanence and an energetic, progressive image suitable for a high school.
- **Accessibility:** The school addition and the site will be fully accessible.

### 4.2 Design Brief

The original two-story school was constructed in the mid 1970s. It offers program to students from grades 9 to 12. There are currently 16 portable classrooms on site.

The proposed 3,365 sqm two-storey addition will be located to the south of the existing school, connecting on both floors. This addition will significantly reduce the number of existing portable classrooms and facilitate active transportation by providing new sidewalks to connect with the Paddock Way entrance. Along the school's main access road, Abbeyhill Drive, the deteriorated asphalt sidewalks will be replaced with new concrete sidewalks.

A new concrete pad will also be installed for a shelter for the existing bus stop on Abbeyhill Drive. To facilitate fire truck access to the existing fire department connection, a semi-mountable curb will be incorporated.

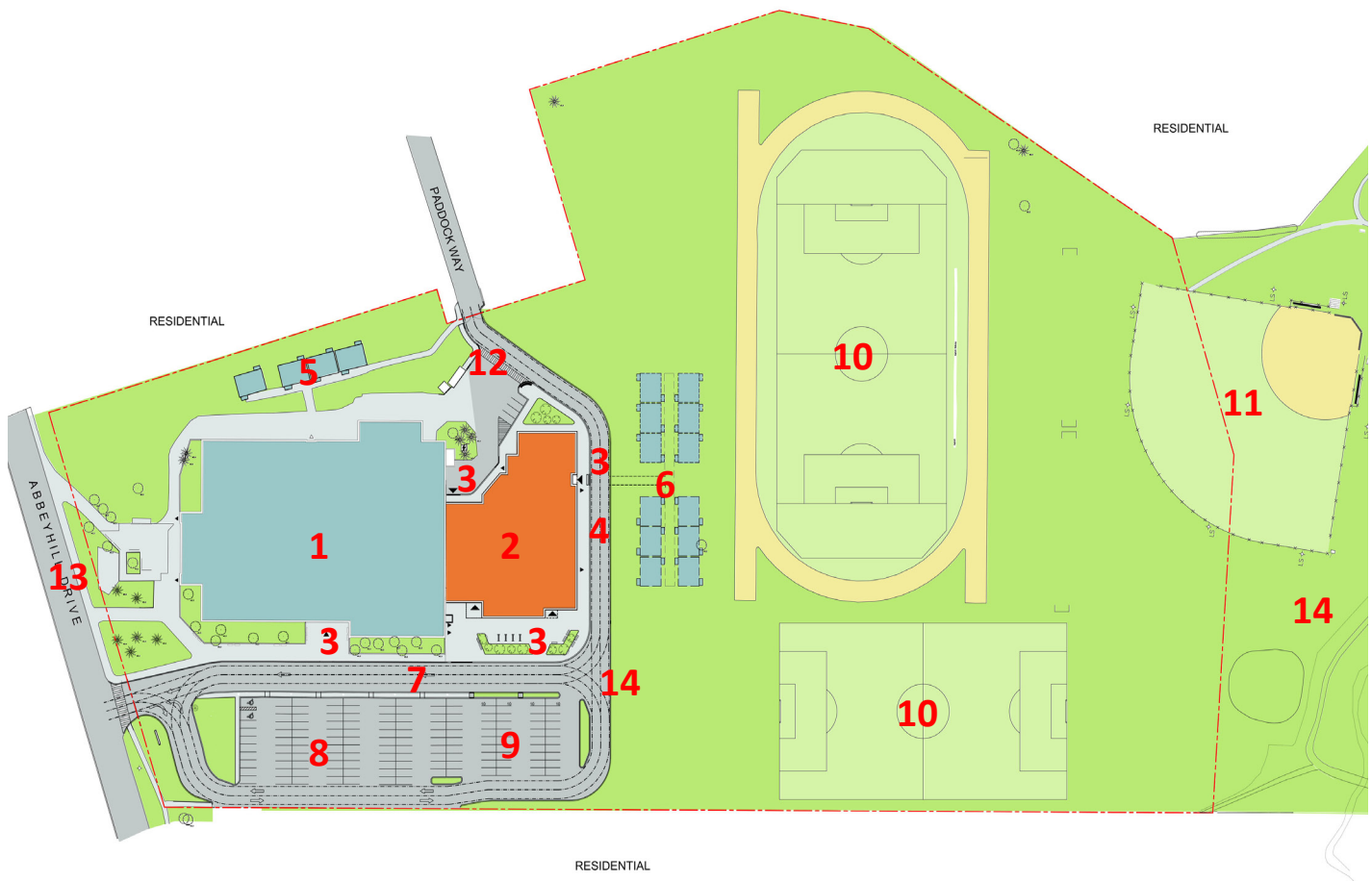
The architectural forms, elevations, and building materials of the addition will reflect the character of the existing building with a contemporary design, creating a fully accessible, welcoming, light-filled learning facility that fits and complements the context of the existing built environment. The addition will incorporate four new entrances which will provide convenient access to the bus drop-offs, sports field and portables. Bus drop-offs and parking will be extended towards the south. New bicycle parking will be provided in front of the new addition, and will be easily supervised from the school. Site development will include 138 parking spaces (6 of which are barrier-free), 36 new bicycle parking spaces, 2 loading space, utilities, sidewalks, and landscaping.

The new school addition will support 21st-century learning with various spaces designed to create an active learning environment. These spaces will accommodate project-based and problem-based learning, multiple modes of learning, and the use of technology for collaboration and communication. The use of colours, natural light, and high-quality building materials and finishes will enliven the space. The design will also provide opportunities for student interaction and invaluable learning environment outside the classrooms.

The new addition will include the following programs:

- **Educational Programs:** 12 Classrooms, 1 Gymnasium
- **Student Activities Spaces:** Student Commons, Collaboration Spaces
- **Common Use Spaces:** Washrooms, Storage
- **Building Services:** Mechanical Rooms, IT Rooms, Electrical Rooms, Janitor Rooms

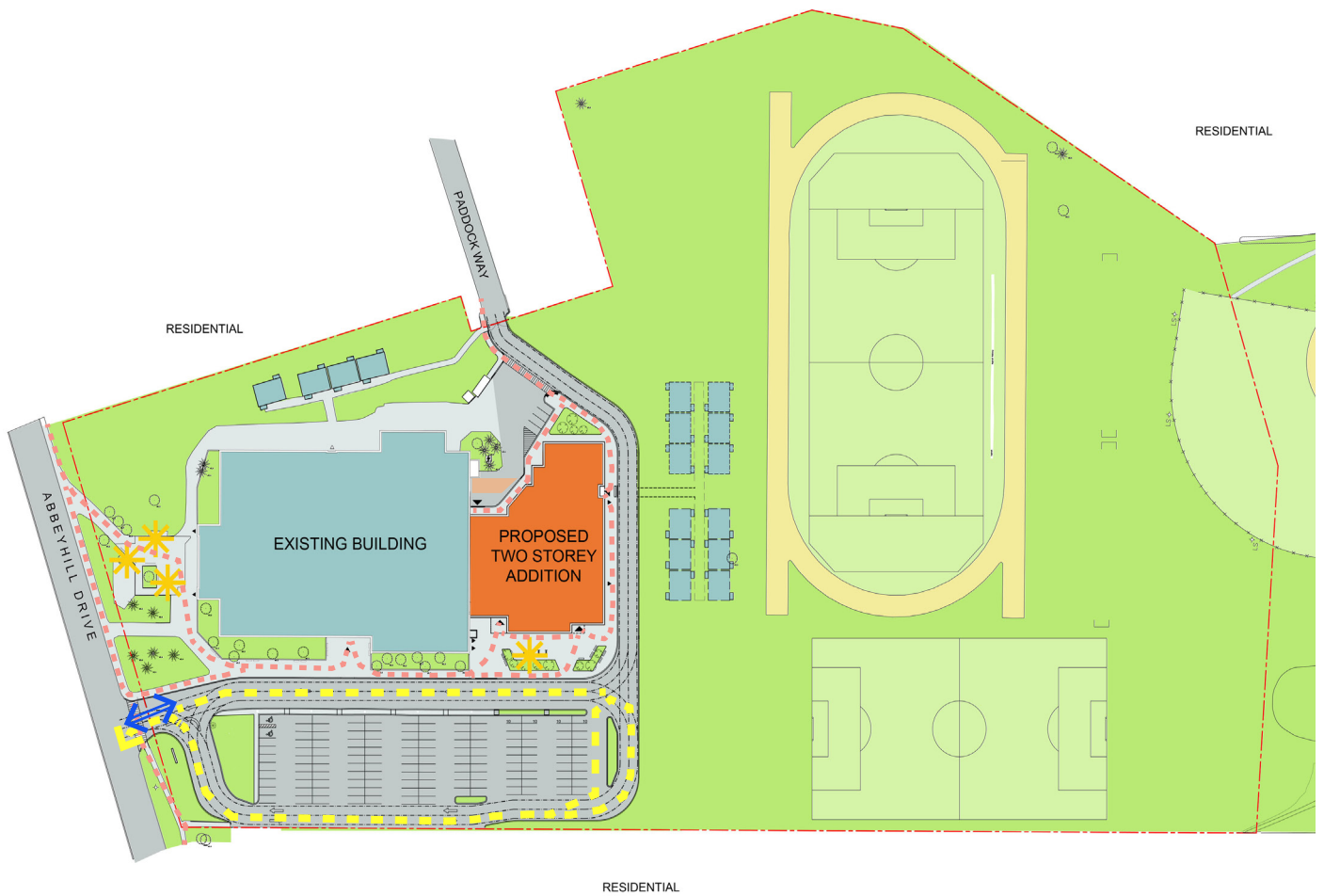




## Legend

- |                              |   |
|------------------------------|---|
| 1. Existing High School      | 9. Proposed New Parking Lot               |
| 2. Proposed Addition         | 10. Existing Sports Field                 |
| 3. School Entrance           | 11. Existing Baseball Diamond             |
| 4. Fire Route                | 12. New Sidewalk Extension to Paddock Way |
| 5. Existing Portables        | 13. Proposed Upgraded Sidewalk            |
| 6. Proposed Future Portables | 14. Hope Cloutier Park                    |
| 7. Bus Lay-Bys               |   |
| 8. Existing Parking Lot      |   |

Figure 4.1: Proposed site plan



## Legend

↔ Vehicular Entrance/Exit

✳ Bike Racks

--- Pedestrian Circulation

■ Loading Area

--- Vehicular Movement

■ Landscape - Park

Figure 4.2: Site Plan showing vehicular movement and pedestrian circulation

### 4.3 Building Form and Material Consideration

The original school building features an exterior of red-brown brick with grey metal siding. Most of the second-floor classroom windows are very small, while the facade of the ground floor features continuous windows.

The new two-story school addition will have a simple geometric form, matching the height of the existing building. Its compact footprint minimizes site excavation, reduces the heat island effect, and improves energy efficiency. The addition will bring the school closer to the outdoor sports field. It will include a centrally located, two-storey Student Commons, that connects the new addition to the existing building. This space will foster student interaction and collaboration. A skylight above the atrium will bring natural light into both the atrium and the interior classrooms.

The exterior of the addition will be constructed with durable, high-quality materials, including brick, pre-finished concrete masonry units, and insulated curtain wall glazing system. The facade will feature large windows, maximizing natural light

in the classrooms and enhancing visual connections between interior and exterior spaces. The open, transparent design improves supervision, safety, and the sense of community within the school. Centrally located, inclusive public washrooms will be accessible on both floors.

The new parking lot will be situated in front of the addition, buffered from the existing residential properties by landscaping. The total number of parking spaces will be reduced from 152 to 138. Four additional barrier free parking spots and new bicycle parking will be incorporated close to the entrances of the addition. The landscape design will offer diverse outdoor spaces for various activities, with trees planted in various locations to provide shade during the warmer months.

Below, and on the following pages, are several graphics and plans of the proposed new school addition:

Figure 4.3: Perspectives of the proposed school addition



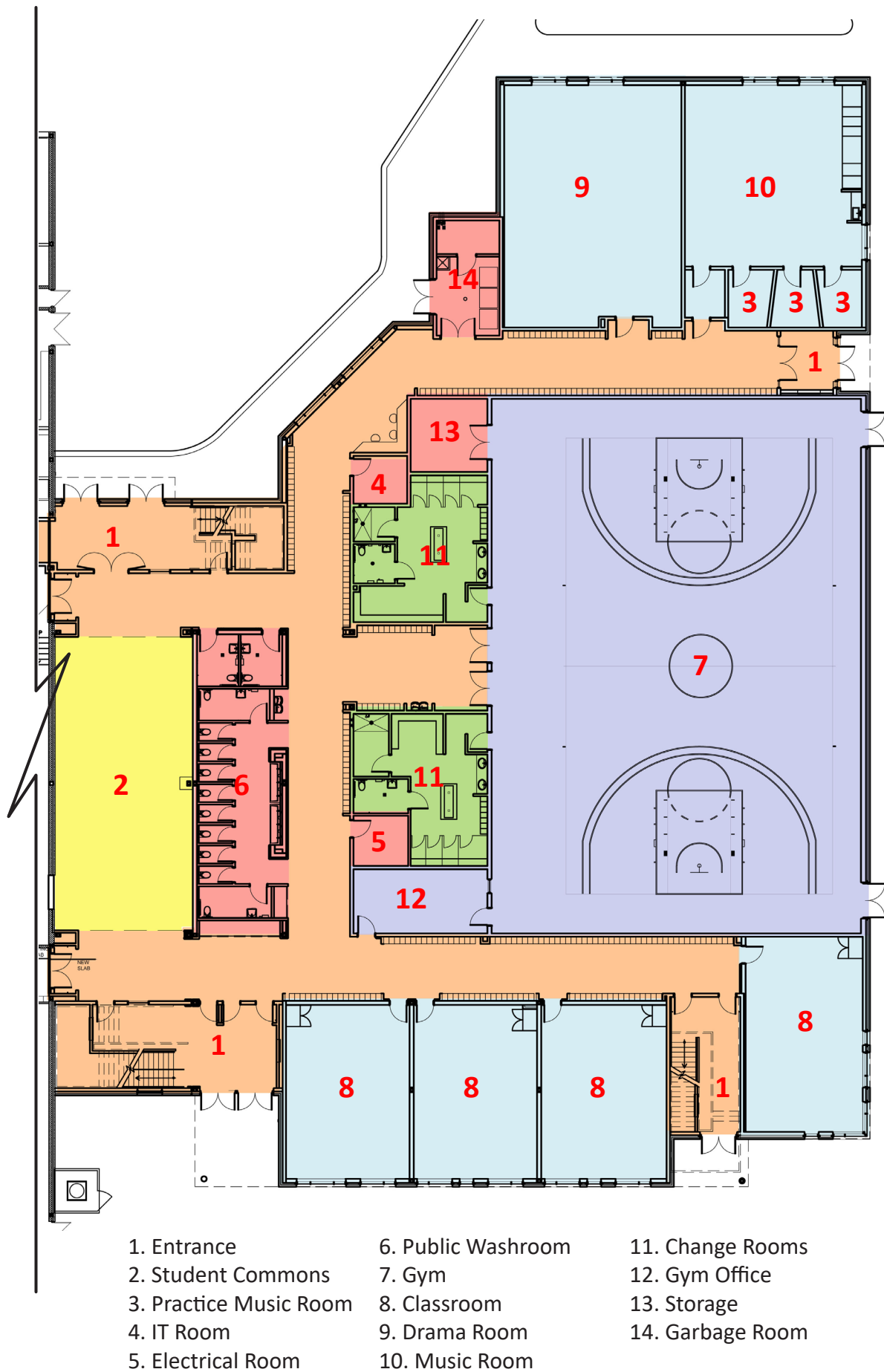


Figure 4.4: Ground Floor Plan



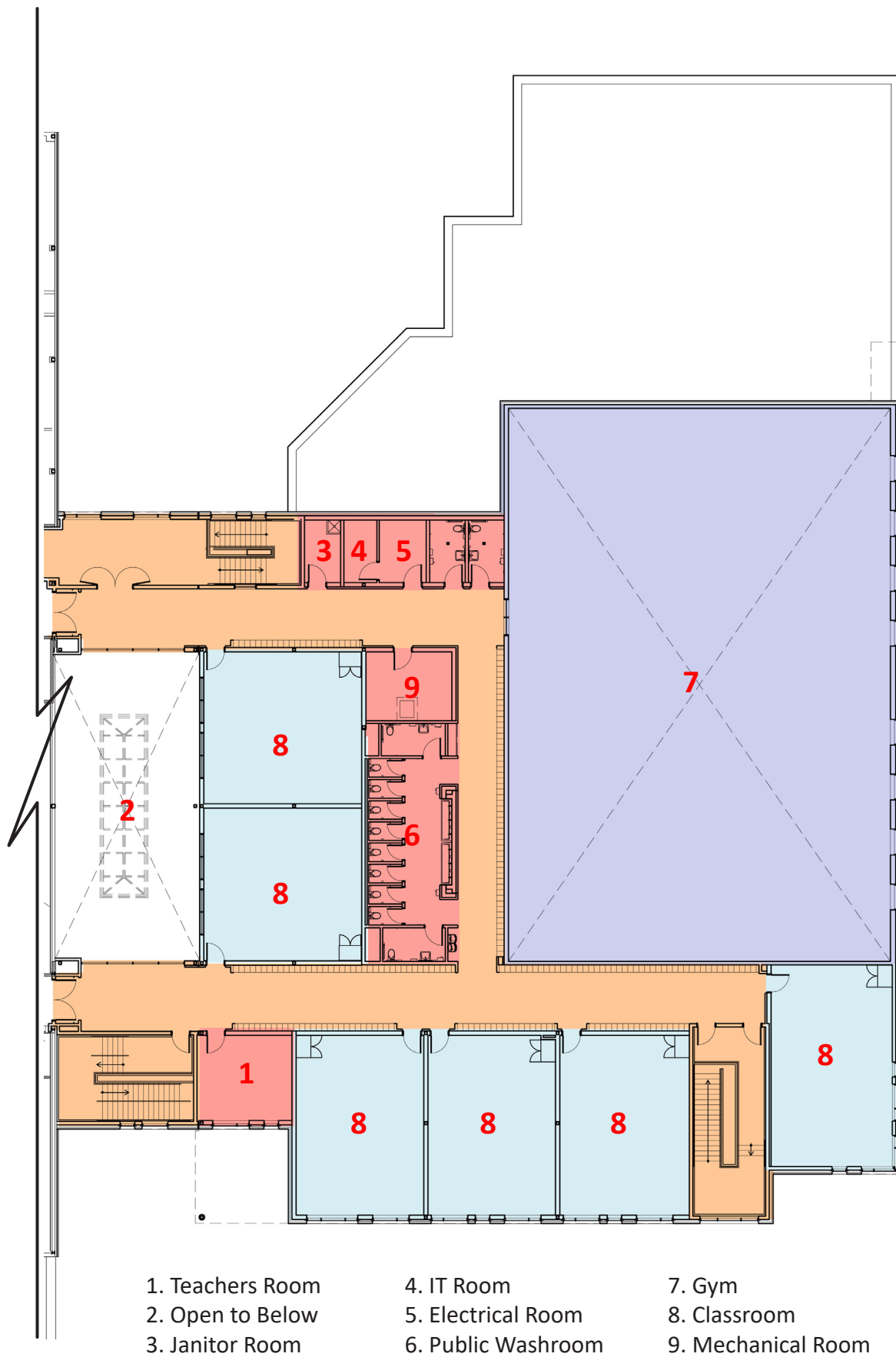


Figure 4.5: Second Floor Plan

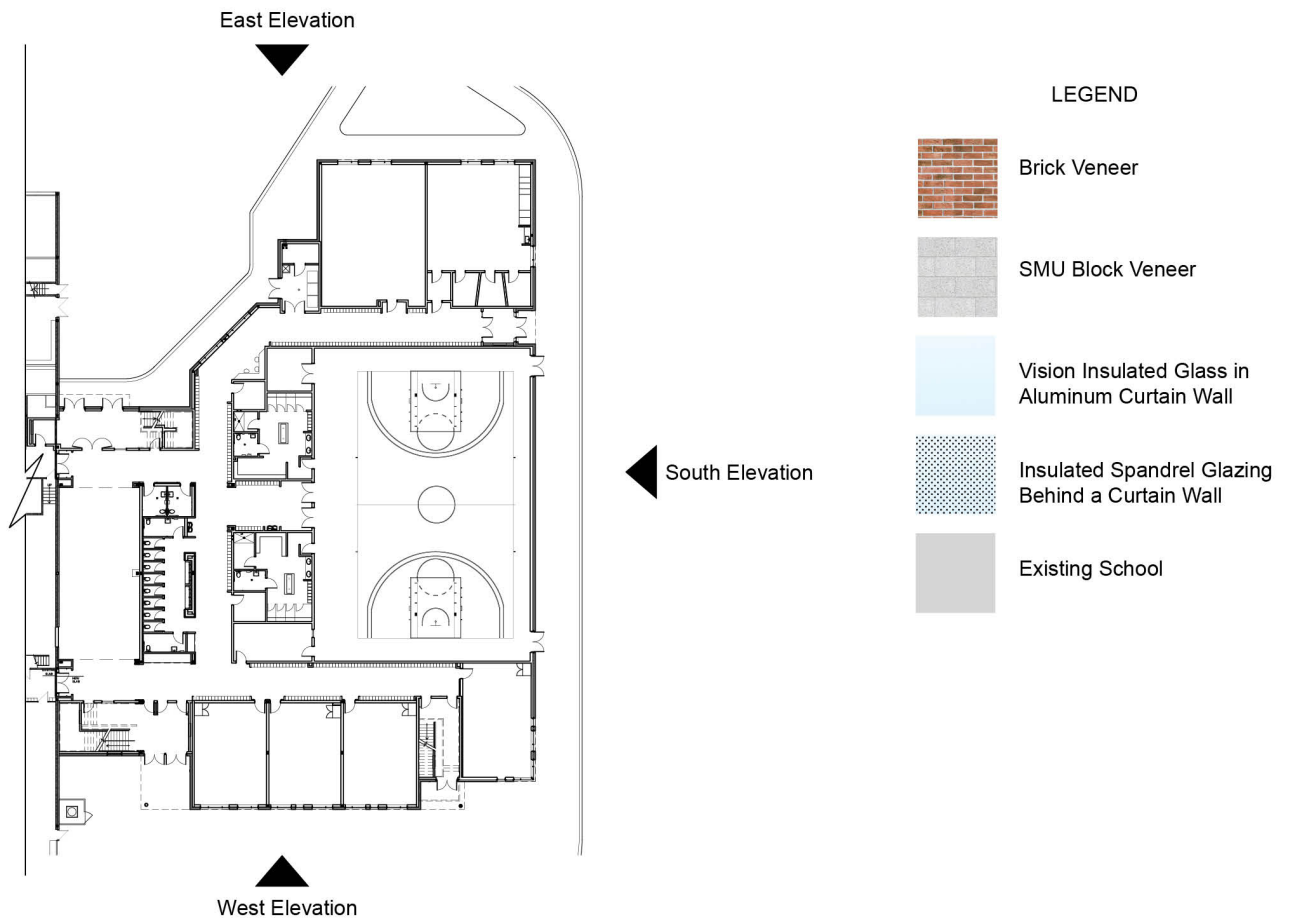


Figure 4.6: Elevations and ground floor plan of the proposed school addition





Figure 4.7: Perspectives of the proposed school addition

## 5.0 CONCLUSION

### 5.1 Conclusion

The proposed school addition will respect the characteristics of the existing school campus and community. It will be pedestrian-friendly, visually appealing, and harmonious with the existing school and surrounding neighbourhood. The proposed site plan aligns with the City of Ottawa's Official Plan for School Facilities, as outlined in this report.