

ELMWOOD SENIOR SCHOOL ADDITION

261 Buena Vista Rd. - Ottawa, ON - K1M 0V9

ISSUE FOR SITE PLAN CONTROL 17 APRIL, 2026

PROJECT OVERVIEW

Farrow Partners has been involved with Elmwood since 2017 when we developed a strategic facilities master plan for the school. Growing out of this master plan, this proposed addition to the existing Senior School building includes:

- A new front entrance court and lobby, with lounge and improved reception
- A flexible combination Performing Arts Center/Gymnasium with a seating capacity of 240, with lower-level support spaces including green room and dressing rooms
- A ground level flexible fitness/athletics room overlooking the North playing field
- Lower level athletics office and change rooms accessible from the playing field
- Four new classrooms on the second level, overlooking the playing field
- Improvement of the arrival from Buena Vista Road by introducing a wide pavestone pathway, necessitating shifting of the parking exit lane further east and removal of 4 parking stalls

Guided by the school's Strategic Direction, this addition is a key step forward for the school's variety and quality of educational, artistic, and athletic opportunities. The new performing arts, athletics, and learning spaces are much needed by the current student body and faculty. Existing occupancy of the Senior School building includes 253 Students and 55 Staff. The project's intent is not to provide additional spaces for increased enrollment.

HERITAGE FACTORS

The proposed addition has been designed to sit sensitively within the Rockliffe Park Heritage Conservation District and pair harmoniously with the existing Tudor building to establish a new and coherent architectural character. Without attempting to falsely recreate the historic character of the existing Tudor Senior School (by timbering upper wall areas or adding gables, for example), the addition takes cues from the building's distinctive proportions, materiality, and timber ornamentation to establish a new architectural character that is coherent with the existing. Any interference with the front façade or the street frontage of the existing building has been avoided.

Following a Heritage Pre-Application Meeting on 3 November 2025, the City Heritage staff have been supportive of the design approach of the proposed addition. Several comments were returned and have been addressed in the current revision presented here.

FARROW PARTNERS

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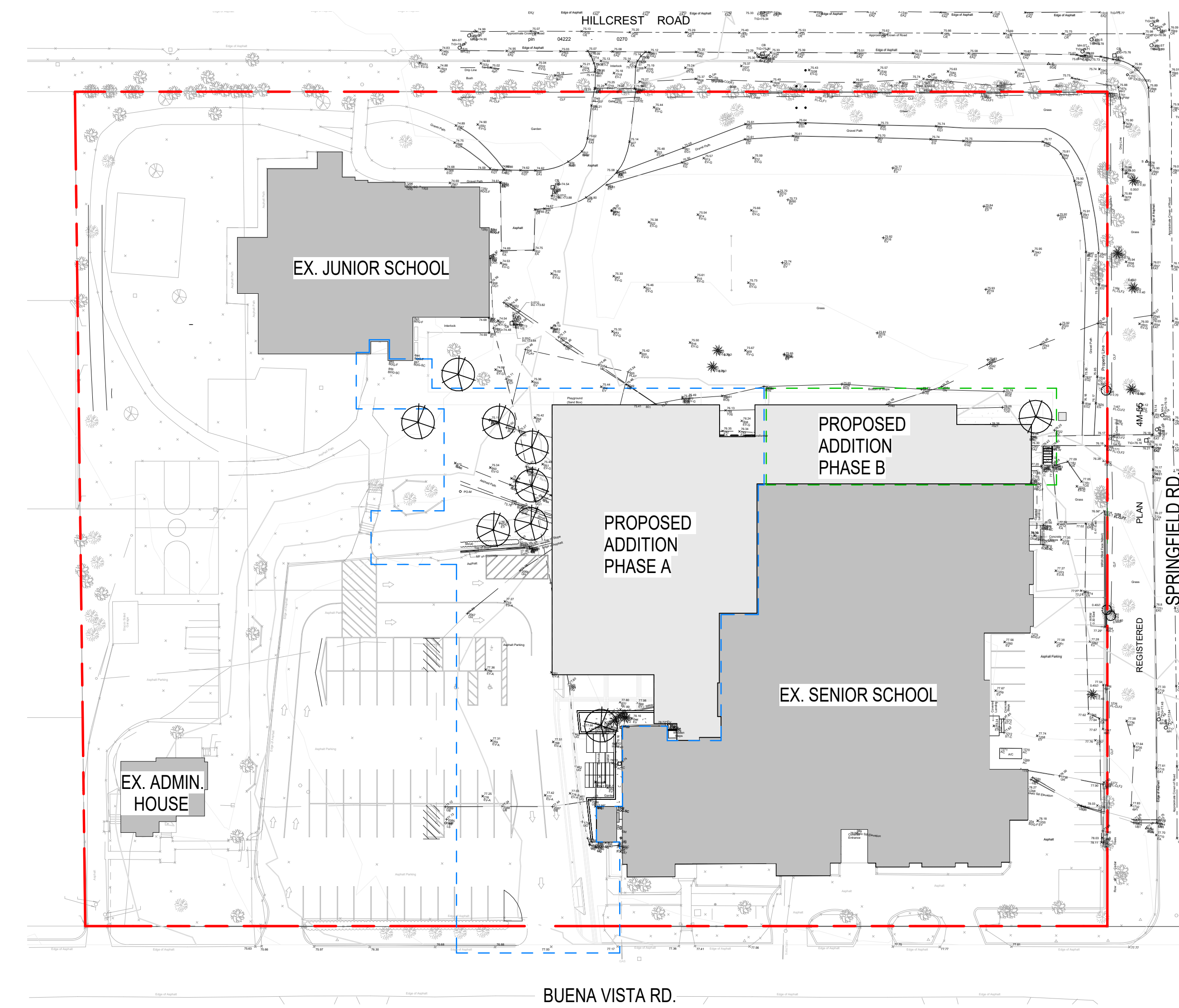
QUINN DESIGN ASSOCIATES

LANDSCAPE

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LIST OF DRAWINGS

- 1 A101_SPA DEMOLITION SITE PLAN
- 2 A102_SPA SITE PLAN
- 3 A103a_SPA PRELIMINARY CONSTRUCTION MANAGEMENT PLAN-PHASE A
- 4 A103b_SPA PRELIMINARY CONSTRUCTION MANAGEMENT PLAN-PHASE B
- 5 A201_SPA BASEMENT LEVEL PLAN
- 6 A202_SPA GROUND LEVEL PLAN
- 7 A203_SPA SECOND LEVEL PLAN
- 8 A204_SPA ROOF PLAN
- 9 A301_SPA EXISTING ELEVATIONS - DEMOLITION
- 10 A302_SPA BUILDING ELEVATIONS



1 SCOPE OF WORK

1 : 500



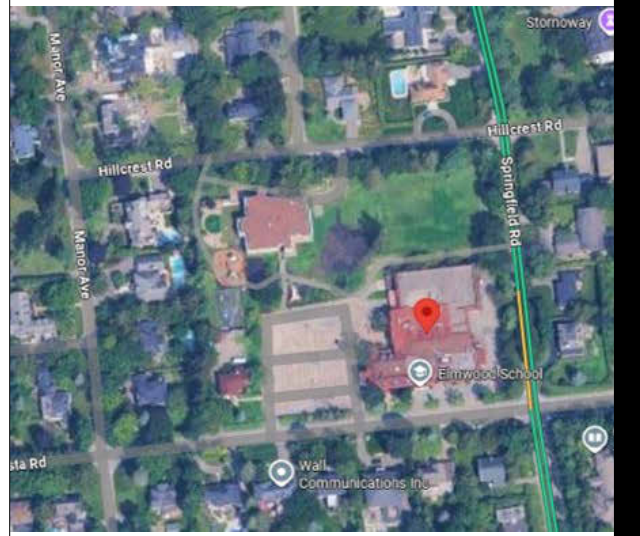
RENDER OF PROPOSED MAIN ENTRY



AERIAL VIEW OF EXISTING SITE AND BUILDINGS

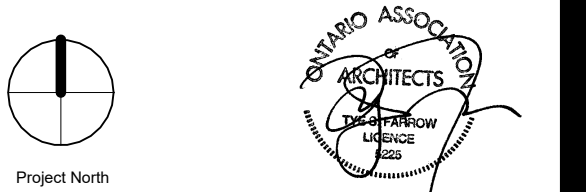
NO.	DATE	REVISION / ISSUANCE
1	2025 08 05	ISSUE FOR COORDINATION
2	2025 08 27	ISSUE FOR REVIEW
3	2025 10 07	ISSUE FOR COSTING
4	2025 12 01	ISSUE FOR SITE PLAN CONTROL - PRE-CONSULTATION
5	2026 01 15	ISSUE FOR SITE PLAN CONTROL
6	2026 04 17	ISSUE FOR SPA

KEY PLAN



LEGEND

- PROPERTY LINE
- AREA OF PHASE A PROPOSED WORK
- PROPOSED ADDITION
- EXISTING BUILDING



The architect noted above has exercised responsible control with respect to design services. The architect was a member of the architect's OAC (Building Code Designation Number).

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Ottawa Association of Architects COP #5388

ELMWOOD SCHOOL

ELMWOOD SENIOR SCHOOL ADDITION
261 BUENA VISTA RD. - OTTAWA, ON K1M 0V9

Project Number: 17002
Prepared by: YE / KO
Reviewed by: CB
Scale: As Indicated
Drawing title: COVER PAGE

Sheet no. **A000_SPA**



PROPOSED ADDITION BEHIND EXISTING SCHOOL - VIEWED FROM BUENA VISTA RD.



PROPOSED MAIN ENTRY



PROPOSED REAR FACADE - VIEWED FROM NORTH



PROPOSED MAIN ENTRY - VIEWED FROM WEST



PROPOSED REAR FACADE - VIEWED FROM NORTH EAST



PROPOSED REAR FACADE - VIEWED FROM NORTH WEST

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3	2025 10 07	ISSUE FOR COSTING
4	2025 11 20	ISSUE FOR HERITAGE PERMIT
5	2025 12 03	ISSUE FOR SITE PLAN CONTROL PRE CONSULTATION
6	2026 03 13	ISSUE FOR SITE PLAN CONTROL
7	2026 03 23	ISSUE FOR 10% I.D.O
8	2026 04 17	ISSUE FOR SPA



The architect noted above has exercised responsible control with respect to design services. The architect was awarded to the architect's OACN (Building Code Designation Number)

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ELMWOOD SENIOR SCHOOL ADDITION
 261 BUENA VISTA RD. - OTTAWA, ON K1M 0V9

Project Number: 17002
 Prepared by: YC
 Reviewed by: CB
 Scale:
 Drawing title:

EXTERIOR RENDERS

Sheet no.

A003_SPA



PROPOSED FLEXIBLE GYMNASIUM LOOKING NORTH



PROPOSED FLEXIBLE GYMNASIUM LOOKING WEST



PROPOSED FLEXIBLE PERFORMANCE SPACE LOOKING NORTH



PROPOSED FLEXIBLE PERFORMANCE SPACE LOOKING SOUTH

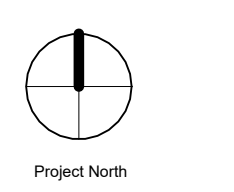


PROPOSED FLEXIBLE FITNESS STUDIO SPACE CONNECTING TO EXISTING GYMNASIUM

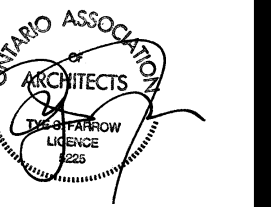


PROPOSED LOUNGE SPACE DURING THE WINTER

NO.	DATE	REVISION / ISSUANCE
1	2025 08 05	ISSUE FOR COORDINATION
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3	2025 10 07	ISSUE FOR COSTING
4	2025 11 20	ISSUE FOR HERITAGE PRESENT
5	2025 12 03	ISSUE FOR SITE PLAN CONTROL, PRE-CONSULTATION
6	2026 03 13	ISSUE FOR SITE PLAN CONTROL
7	2026 03 23	ISSUE FOR 10% IDO
8	2026 04 17	ISSUE FOR SPA



Project North



The architect above has exercised responsible control with respect to design services. The architect was awarded to the architect's OACN (Building Code Designation Number).

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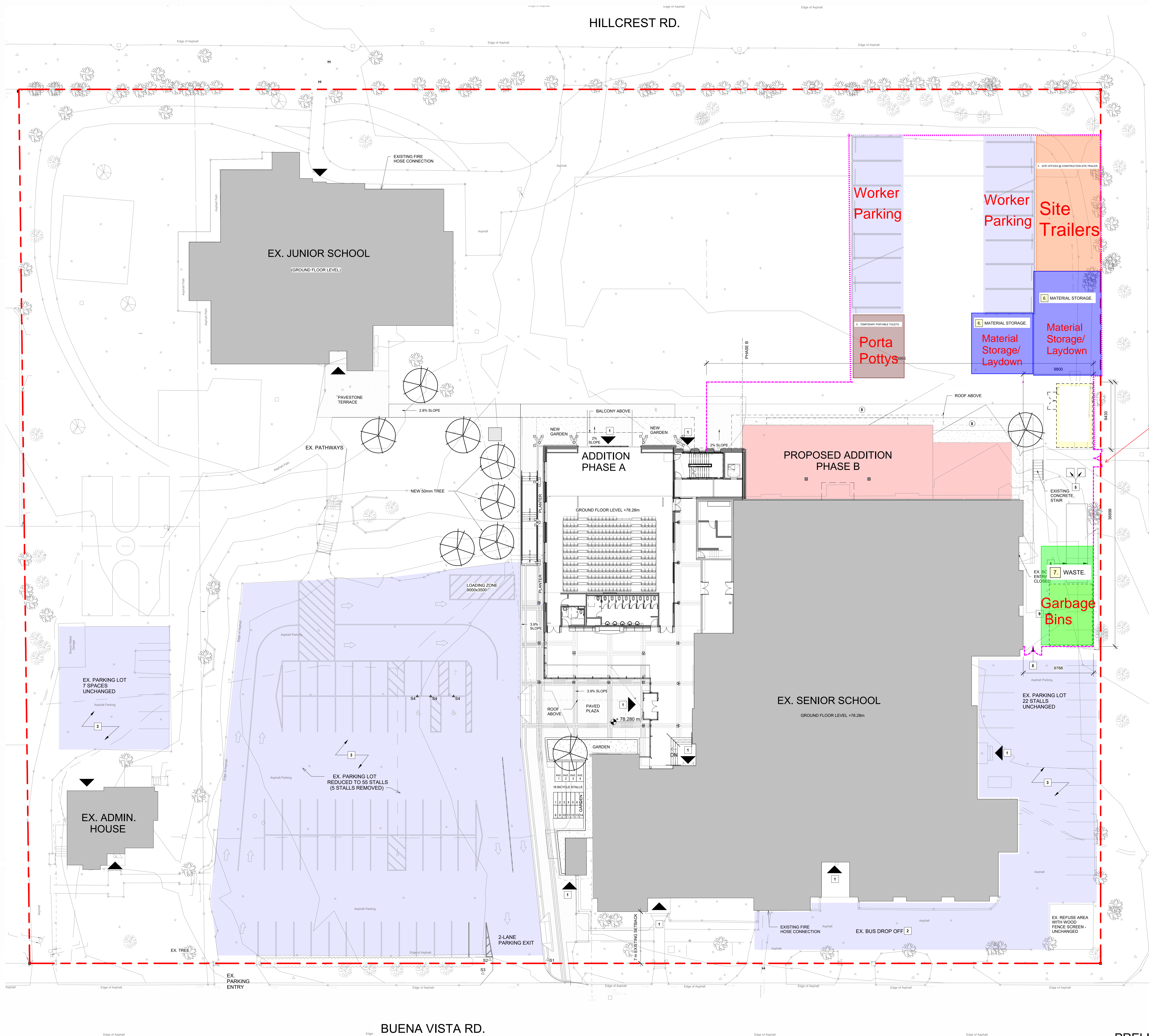
ELMWOOD SENIOR SCHOOL ADDITION
261 BUENA VISTA RD. - OTTAWA, ON K1M 0V9

Project Number: 17002
Prepared by: YC
Reviewed by: CB
Scale:
Drawing title:

INTERIOR RENDERS

Sheet no.

A004_SPA



1 PROPOSED SITE PLAN - PHASE B
1 : 200

Gate 1

SPRINGFIELD RD.

2 PART GROUND PLAN DEMOLITION - PHASE B
1 : 200

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN - SECTION 2

1. Will construction require the temporary detour of a bus route?
NO
2. Will this work block a bike lane?
NO
3. Will this work block a sidewalk?
NO
4. Will this work require a lane of traffic to be closed?
NO

NO.	DATE	REVISION / ISSUANCE
1	2024-03-11	ISSUED FOR SITE PLAN CONTROL
2	2024-04-17	ISSUED FOR SPA

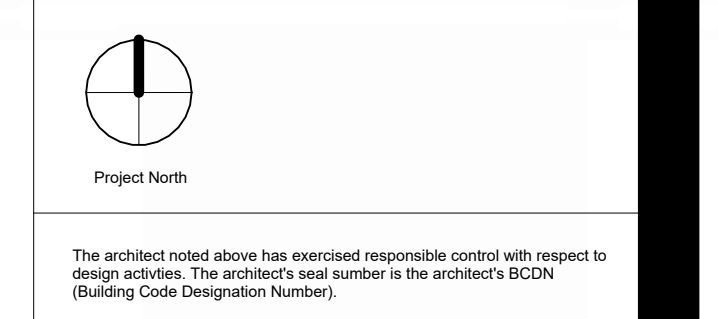
LEGEND

- PROPERTY LINE
- EXISTING ITEM TO REMAIN
- CONSTRUCTION FENCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED ADDITION FOOTPRINT - PHASE B
- PROPOSED PAVING
- GARDEN BED
- EXISTING TREE
- PROPOSED TREE
- EXISTING UTILITY LINE
- EXISTING WATER VALVE
- EXISTING MAINTENANCE HOLE (STORM SEWER)
- EXISTING MAINTENANCE HOLE (SANITARY)
- EXISTING UNDERGROUND STORM SEWER
- EXISTING UNDERGROUND SANITARY SEWER
- EXISTING UNDERGROUND WATER
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND GAS
- EXISTING OVERHEAD BELL
- EXISTING OVERHEAD WIRES
- EXISTING CATCH BASIN
- EXISTING GAS METER
- △ EXISTING SIGN
- WRW EXISTING WOODEN RETAINING WALL
- SRW EXISTING STONE RETAINING WALL
- LS EXISTING LIGHT STANDARD
- △ S1 EXISTING RELOCATED DIRECTIONAL AND EXIT SIGNS, REFER TO DETAIL D100
- △ S2 EXISTING RELOCATED "DO NOT ENTER" SIGN, REFER TO DETAIL D101
- △ S3 EXISTING RELOCATED "NO STOPPING" SIGN, REFER TO DETAIL D102
- △ S4 NEW "ACCESSIBLE PARKING" SIGNS, REFER TO DETAIL D103
- ▼ ACTIVE SCHOOL ENTRANCE

- GENERAL NOTES**
- NOTES AS INDICATED BY SYMBOL (X) →
1. EXISTING SITE ENTRANCES TO REMAIN IN USE, UNLESS NOTED OTHERWISE.
 2. BUS LOOP TO REMAIN IN USE.
 3. VISITOR AND STAFF PARKING TO REMAIN AS NOTED.
 4. SITE OFFICES @ CONSTRUCTION SITE TRAILER.
 5. TEMPORARY PORTABLE TOILETS.
 6. MATERIAL STORAGE.
 7. BINS FOR WASTE.
 8. GATE.
 9. AREA FOR ADDITIONAL CONSTRUCTION STORAGE IF REQUIRED, PROVIDE CONSTRUCTION FENCING.

- PHASE B - NOTES**
- NOTES AS INDICATED BY SYMBOL (X) →
1. PHASE B STARTS WHEN PHASE A IS COMPLETE.
 2. EXISTING EXTERIOR HALL TO REMAIN.
 3. REFER TO THE PROPOSED BASEMENT PLAN. EXCAVATION BEGINS.
 4. PROVIDE UNDERGROUND SERVICES.
 5. DEMOLISH THE EXISTING EXTERIOR FULL HEIGHT WALL - BUMP OUT.
 6. DEMOLISH ITEMS NOTED ON THE PART - DEMOLITION PLAN 21A103B AND THE NORTH ELEVATION - DEMOLITION 1A301.
 7. COMPLETE PROPOSED WORK AT THE EXTERIOR ELEVATION. REFER TO THE PROPOSED ELEVATION SHOWN ON DRAWING SHEET A302.
 8. COMPLETE ALL SITE WORK IN THIS AREA - NEW GARDEN AND NEW PATHWAY. REFER TO LANDSCAPE DRAWINGS.

- HOARDING NOTES**
- A. EXACT LOCATION OF HOARDING TO BE DETERMINED ON SITE WITH GENERAL CONTRACTOR, CONSULTANT AND OWNER.
 - B. COORDINATE ANY WORK OUTSIDE OF HOARDING REQUIRED FOR RELOCATION OF SERVICES WITH CONSULTANT AND OWNER.

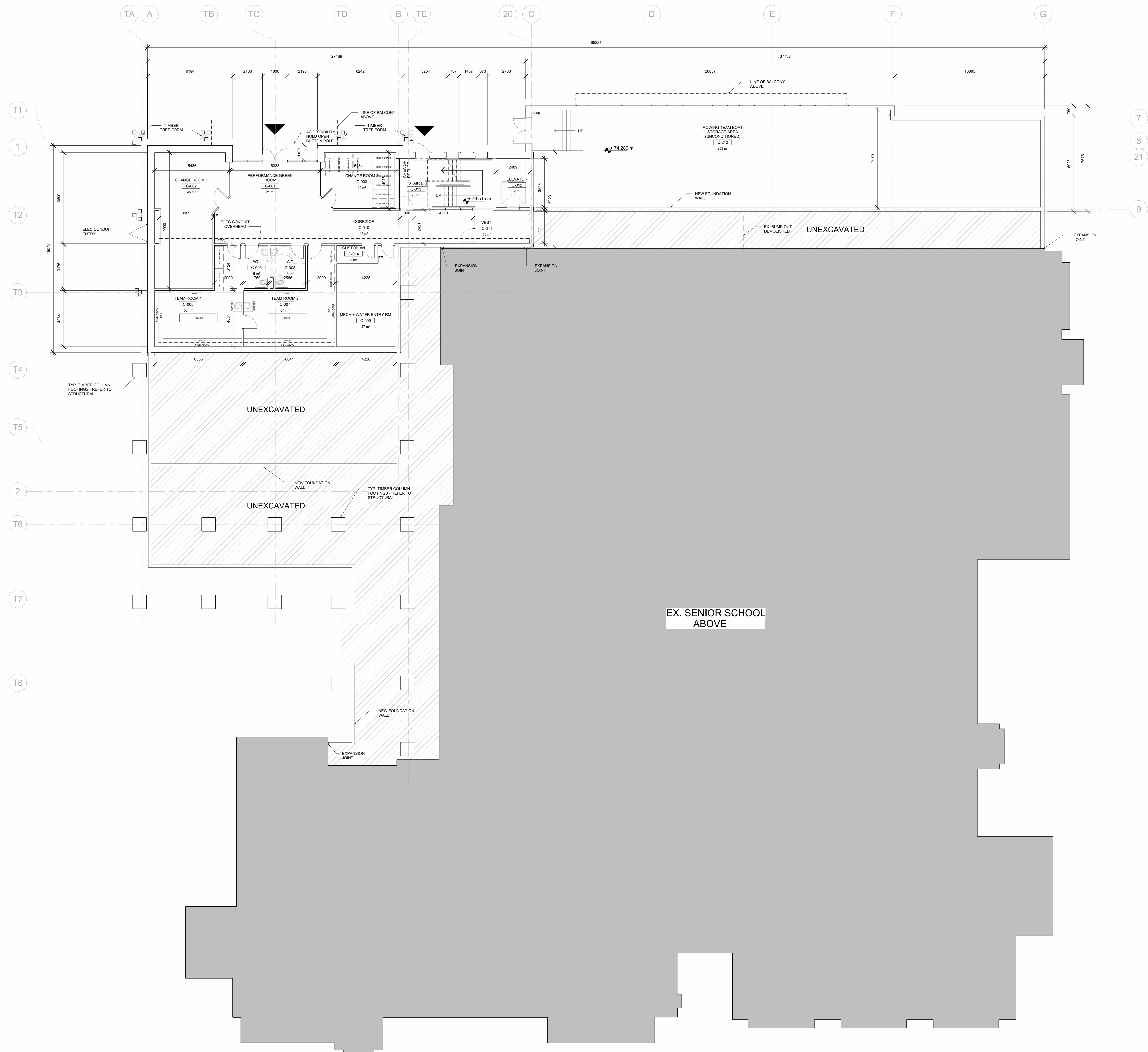


The architect noted above has exercised responsible control with respect to design matters. The architect is not liable for the architect's OCEC (Building Code Designation Number).



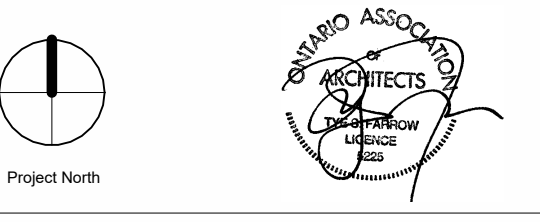
ELMWOOD SENIOR SCHOOL
261 BUENA VISTA RD. - OTTAWA, ON K1M 0V9

Project Number	17022
Prepared by	KO
Reviewed by	CB
Scale	As Indicated
Drawing title	PRELIMINARY CONSTRUCTION MANAGEMENT PLAN-PHASE B
Sheet no.	A103b_SPA



NO.	DATE	REVISION / ISSUANCE
1	2025 08 05	ISSUE FOR COORDINATION
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3	2025 03 11	ISSUED FOR SITE PLAN CONTROL
4	2024 04 17	ISSUED FOR SPA

- LEGEND**
- PROPOSED ADDITION
 - PROPOSED PAVING
 - EXISTING BUILDING AREAS TO BE RENOVATED
 - EXISTING BUILDING
 - TIMBER TREE FORM (SHAPE VARIES), REFER TO STRUCTURAL DRAWINGS
 - WALL MOUNTED FIRE EXTINGUISHER
 - FIRE EXTINGUISHER RECESSED CABINET
 - FLOOR DRAIN
 - 150mm DEPTH - FLOOR AIR VENT
 - AUTOMATIC DOOR OPERATOR



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 261 BUENA VISTA RD. - OTTAWA, ON K1M 0V9

Project Number: 17002
 Prepared by: KO
 Reviewed by: CB
 Scale: As Indicated
 Drawing title: BASEMENT LEVEL PLAN

Sheet no. **A201_SPA**

GROUND LEVEL OCCUPANT LOAD

Flexible Gymnasium and Performance Hall

Seating: 240 persons

Stage: $130m^2 \times 0.75m/person = 174$ persons

Total: 414 Persons

Flexible Fitness Studio Space

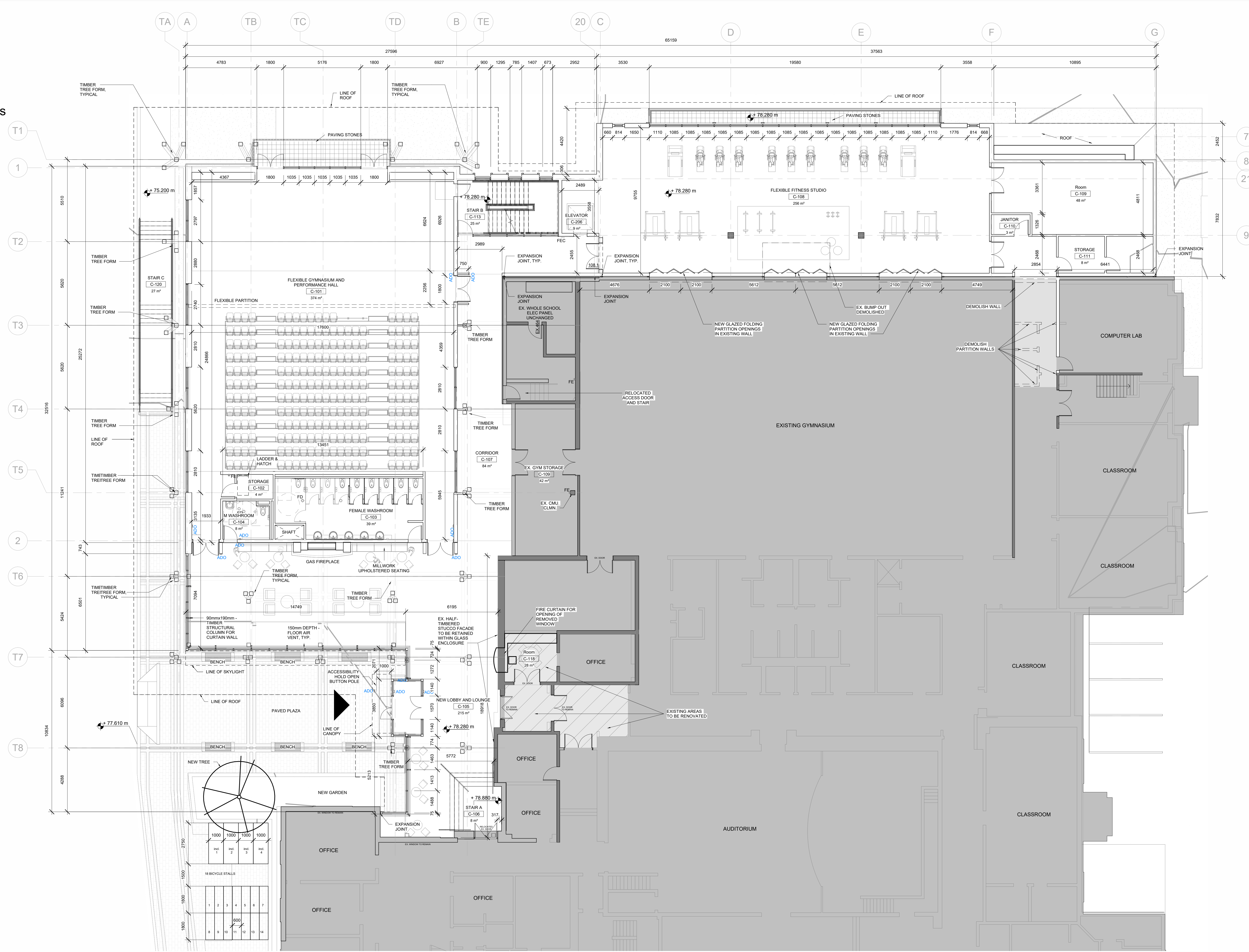
$275m^2 \times 1.85m^2/person = 149$ persons

EXIT WIDTH CALCULATION

Total Occupant Load: $414 + 149 = 563$ persons

Exit Width Required: $563 \times 6.1mm = 3434.3mm$

Exit Width Provided: 6461mm



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- LEGEND**
- PROPOSED ADDITION
 - PROPOSED PAVING
 - EXISTING BUILDING AREAS TO BE RENOVATED
 - EXISTING BUILDING
 - TIMBER TREE FORM (SHAPE VARIES); REFER TO STRUCTURAL DRAWINGS
 - WALL MOUNTED FIRE EXTINGUISHER
 - FIRE EXTINGUISHER RECESSED CABINET
 - FLOOR DRAIN
 - 150mm DEPTH - FLOOR AIR VENT
 - AUTOMATIC DOOR OPERATOR

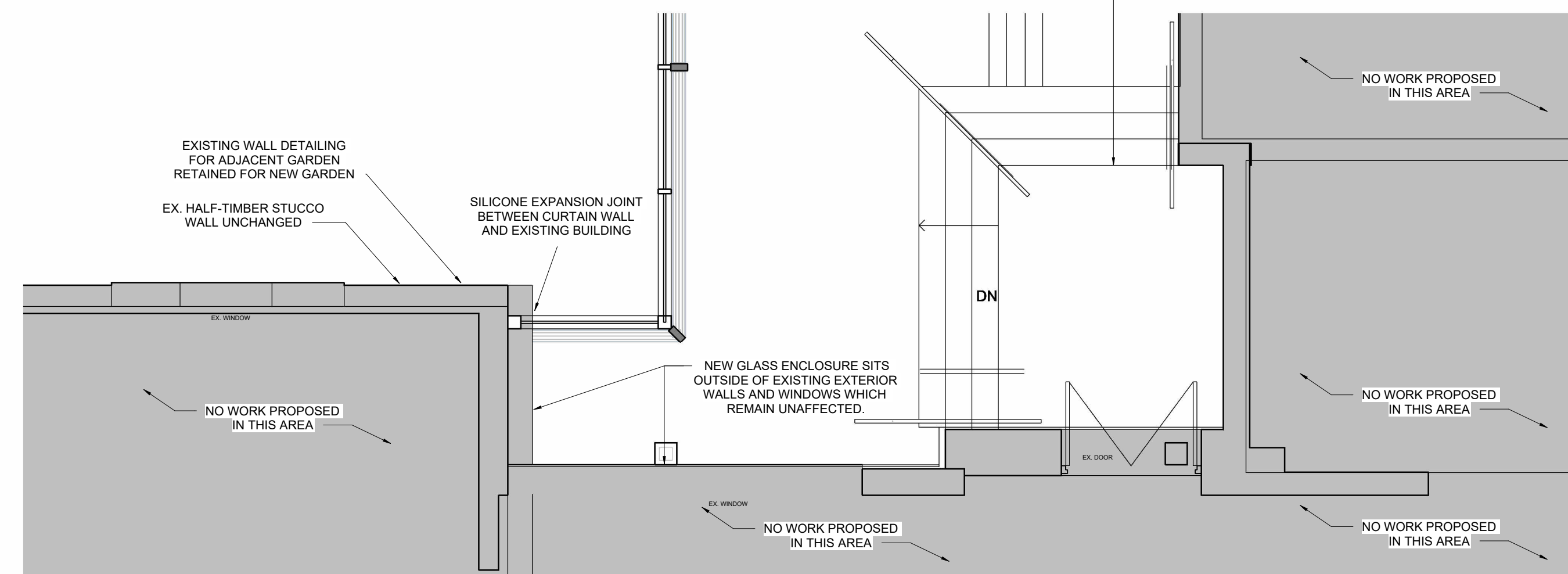
1 Ground Level
1 : 100

CONNECTION OF ADDITION TO EXISTING BUILDING

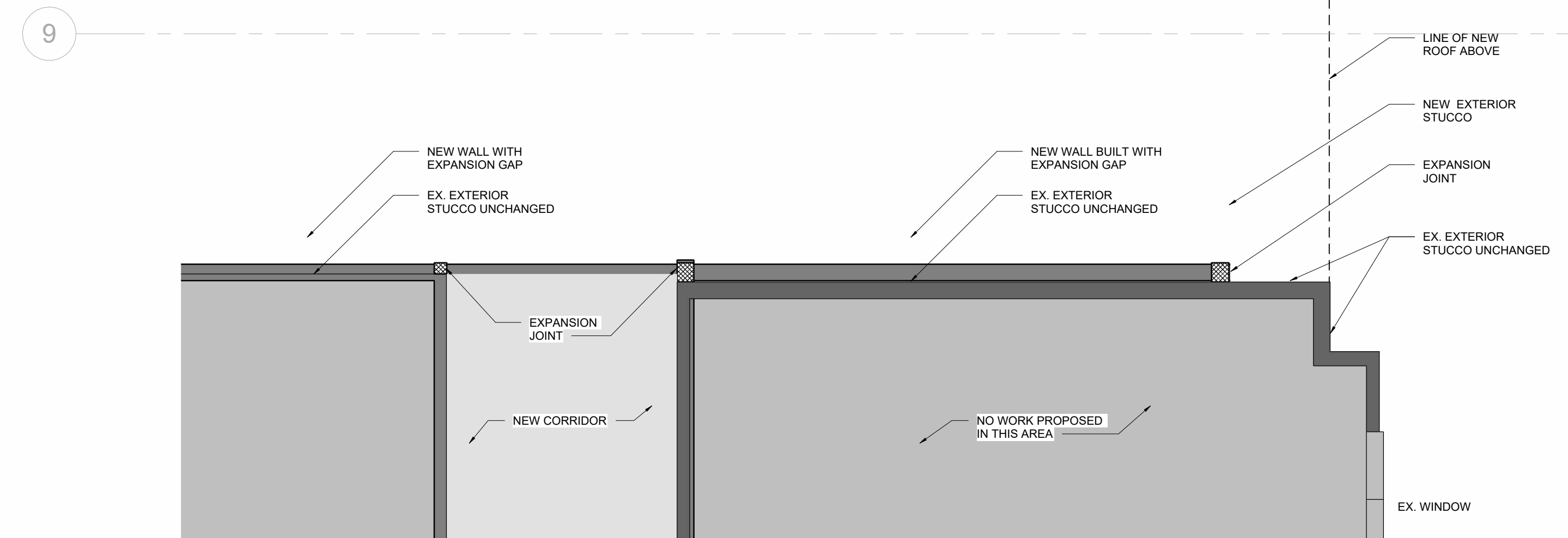
The West half-timbered stucco facade is to be retained within the new glass enclosure of the lobby, both preserving the character of the existing building and lending the lobby a unique indoor-outdoor atmosphere.

The East half-timbered stucco facade is to be retained and unchanged, and connected to the stucco East facade of the addition by expansion joint.

The North Facade, which is not original to the building, is to be completely disguised by the new addition, which is structurally independent and is joined to the existing building by expansion joints along its length.



2 Connection to Existing Building A
1 : 50



3 Connection to Existing Building B
1 : 50

Project North

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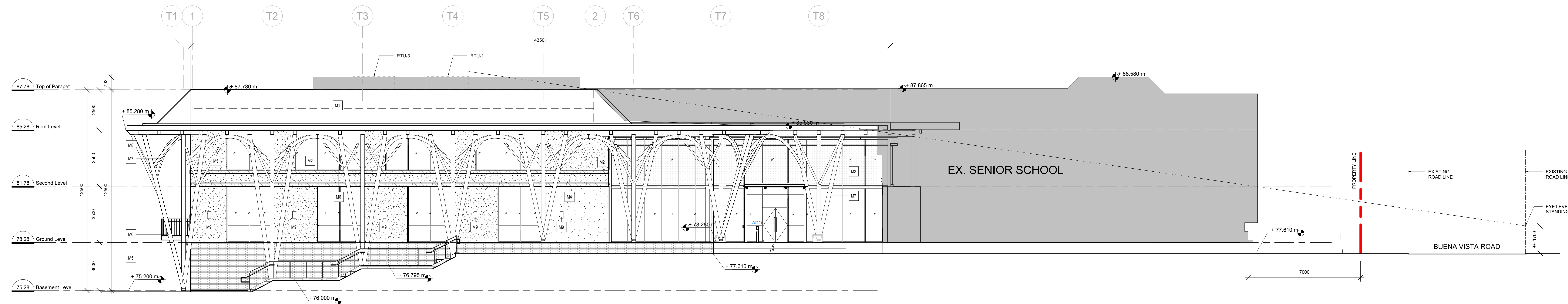
ELMWOOD SCHOOL
ELMWOOD SENIOR SCHOOL ADDITION
261 BUENA VISTA RD. - OTTAWA, ON K1M 0V9

Project Number: 17020
Prepared by: YC
Reviewed by: Christopher Blackwell
Scale: As Indicated
Drawing title: GROUND LEVEL PLAN
Sheet no.: A202_SPA

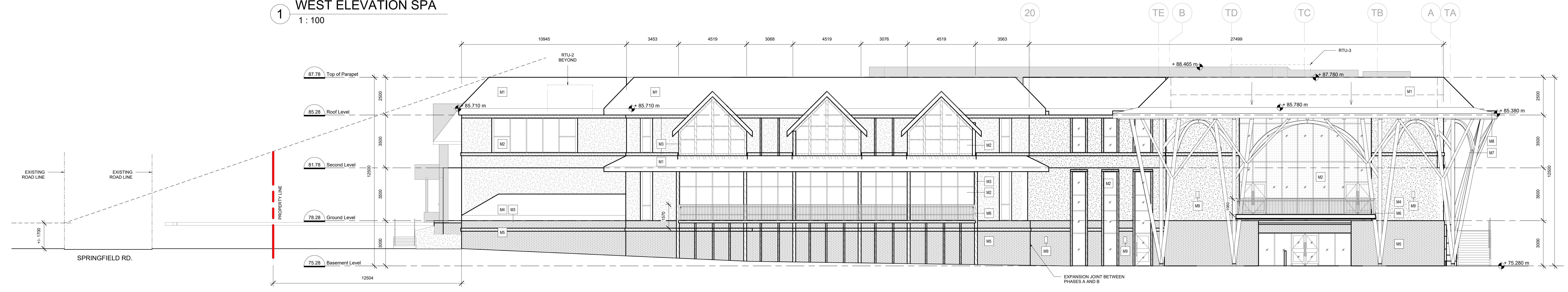
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4	2024 04 17	ISSUED FOR SPA

EXTERIOR MATERIALS LEGEND

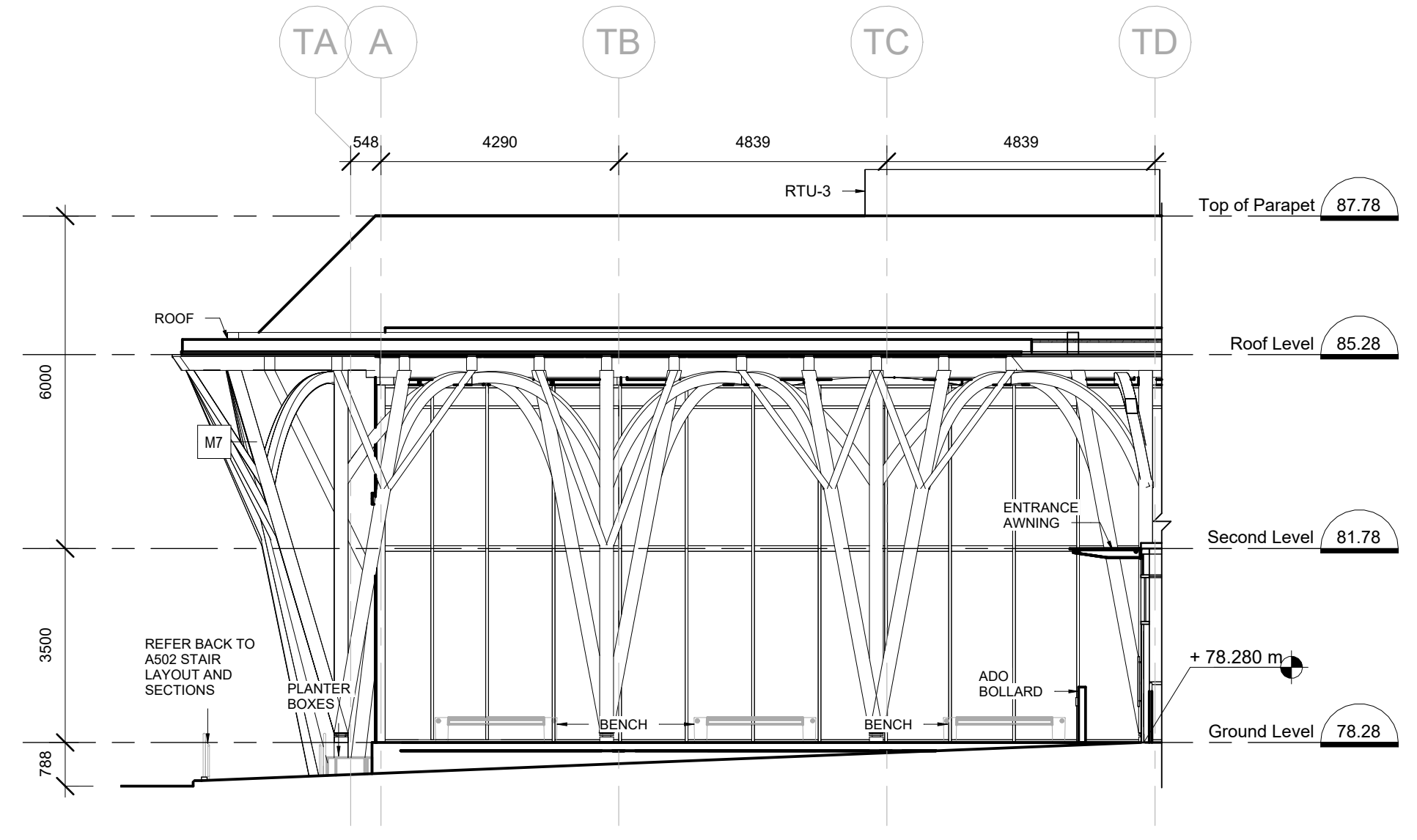
- M1 ROOF SHINGLES: RED TO MATCH EXISTING
- M2 VISION GLASS - WITH EXTERNAL VISUAL MARKERS FOR BIRD SAFETY AS REQUIRED
- M3 WOODEN TRIM, DARK STAINED TO MATCH EXISTING TIMBERING
- M4 PLASTER STUCCO IVORY TO COMPLEMENT EXISTING
- M5 BRICK TO COMPLEMENT EXISTING IN JUNIOR SCHOOL
- M6 RAL-COATED HOLLOW METAL WINDOW-WALL FRAMES
- M7 MASS TIMBER STRUCTURE, STAINED TO COMPLEMENT EXISTING TIMBERING
- M8 STEEL FASCIA
- M9 WALL-MOUNT EXTERIOR LIGHTING - IESNA FULL CUT-OFF CLASSIFICATION



1 WEST ELEVATION SPA
1 : 100











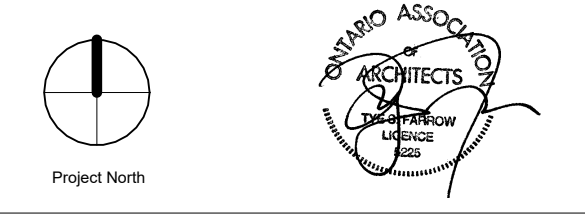
2 NORTH ELEVATION SPA
1 : 100



3 NORTH ELEVATION AT PAVED PLAZA
1 : 100

EXTERIOR MATERIAL PALETTE

<p>M1 ROOF SHINGLES: RED TO MATCH EXISTING</p> 	<p>M2 VISION GLASS</p> 	<p>M3 WOODEN TRIM, DARK STAINED TO MATCH EXISTING TIMBERING</p> 	<p>M4 IVORY PLASTER STUCCO</p> 	<p>M5 BRICK TO COMPLEMENT EXISTING IN JUNIOR SCHOOL</p> 	<p>M6 RAL-COATED HOLLOW METAL WINDOW-WALL FRAMES</p> 	<p>M7 MASS TIMBER STRUCTURE, STAINED TO COMPLEMENT EXISTING TIMBERING</p> 	<p>M8 STEEL FASCIA</p> 
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The architect herein has exercised responsible control with respect to design services. The architect was awarded to the architect's OACN (Building Code Designation Number).

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ELMWOOD SENIOR SCHOOL ADDITION
261 BUENA VISTA RD. - OTTAWA, ON K1M 0V9

Project Number: 17002
Prepared by: YC
Reviewed by: Christopher Blackwell
Scale: As Indicated
Drawing title: BUILDING ELEVATIONS

Sheet no. **A302_SPA**

