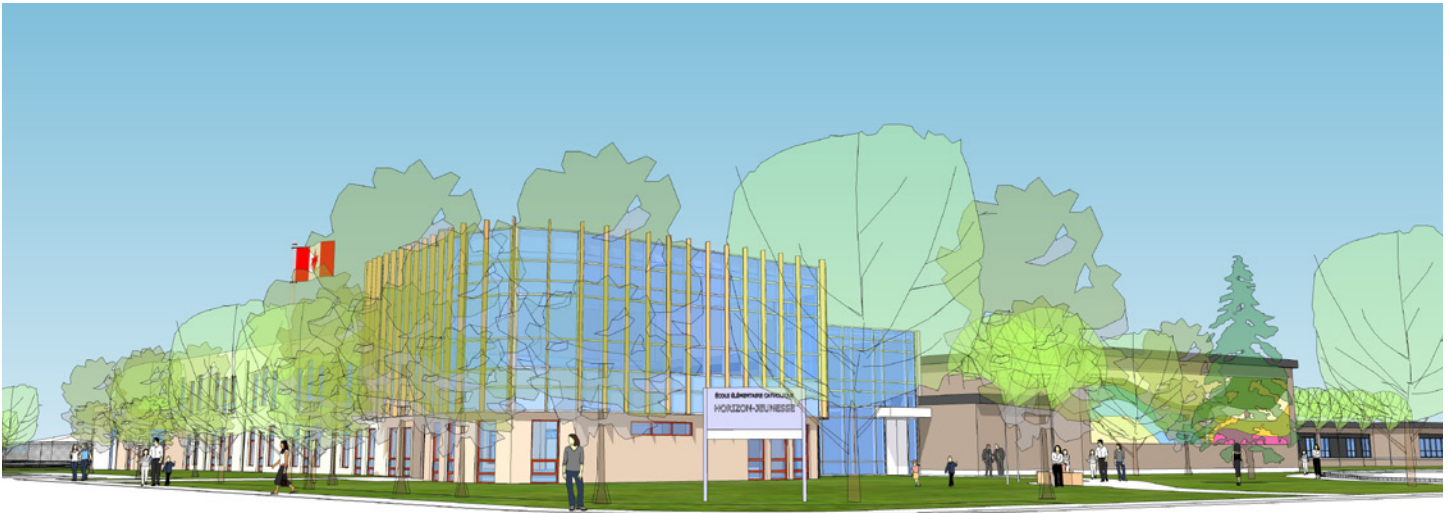


# ÉCOLE ÉLÉMENTAIRE CATHOLIQUE HORIZON-JEUNESSE - *RECONSTRUCTION* PLANNING RATIONALE & *DESIGN BRIEF*



PREPARED BY:



EDWARD J. CUHACI AND  
ASSOCIATES ARCHITECTS INC.

FOR:



CONSEIL DES ÉCOLES  
CATHOLIQUE DU CENTRE-EST

MAY 19, 2016



## PLANNING RATIONALE & DESIGN BRIEF

PROJECT: ÉCOLE ÉLÉMENTAIRE CATHOLIQUE HORIZON-JEUNESSE  
349 OLMSTEAD STREET, OTTAWA, ONTARIO K1L 1B1

CLIENT: CONSEIL DES ÉCOLES CATHOLIQUE DU CENTRE-EST  
4000 LABELLE STREET, OTTAWA, ONTARIO K1J 1A1



## SECTION 1

### INTRODUCTION:

THE CONSEIL DES ÉCOLES CATHOLIQUE DU CENTRE-EST (CECCE) HAS COMMISSIONED THE DESIGN TEAM LEAD BY EDWARD J. CUHACI AND ASSOCIATES ARCHITECT INC. TO PROVIDE PROFESSIONAL SERVICES TO DESIGN THE ÉCOLE ÉLÉMENTAIRE HORIZON-JEUNESSE RECONSTRUCTION PROJECT, INCLUDING PREPARATION OF THE SITE PLAN CONTROL APPLICATION AND PLANNING RATIONALE IN SUPPORT OF THE APPLICATION FOR SITE PLAN CONTROL AND PREPARATION OF DOCUMENTS FOR SITE PLAN AGREEMENT OF THE FOLLOWING PROPERTY:

PIN: 042400002

LEGAL DESCRIPTION: PLAN 381 LOT D TO LOT 1; RP5R - 11869

PART 1 KNOWN AS: ÉCOLE ÉLÉMENTAIRE CATHOLIQUE: VISION JEUNESSE

THE OWNER, CONSEIL DES ÉCOLES CATHOLIQUE DU CENTRE-EST (CECCE) WISHES TO DEMOLISH THE MAJORITY OF THE EXISTING ELEMENTARY SCHOOL BUILDING AND TO CONSTRUCT A NEW ELEMENTARY SCHOOL, COMPLETE WITH ASSOCIATED SITE DEVELOPMENT.

THE SITE IS COVERED BY I1A, AREA B ON SCHEDULE 1, ABUTTING R4 ZONES. THE EXISTING SITE CURRENTLY ACCOMODATES AN EXISTING ELEMENTARY SCHOOL, AN EXISTING TRAINING CENTRE, SURFACE PARKING, AND STUDENTS PLAY AREAS AND SPORT FIELDS.

### SITE INFORMATION:

THE SUBJECT PROPERTY IS A CORNER LOT THAT FACES JEANNE MANCE STREET TO THE NORTH, MCARTHUR AVENUE TO THE SOUTH AND OLMSTEAD STREET TO THE WEST WITH RESIDENTIAL DEVELOPMENT TO THE EAST. LOT AREA IS 56,187.3 m<sup>2</sup> (56,2 HECTARES)

FRONTAGE ALONG OLMSTEAD AVENUE: **205.7 m**

FRONTAGE ALONG MCARTHUR AVENUE: **152.3 m**

FRONTAGE ALONG JEANNE MANCE STREET: **176.6 m**

THE EXISTING ÉCOLE ÉLÉMENTAIRE HORIZON-JEUNESSE, INCLUDING THE EXISTING TRAINING CENTRE IS APPROXIMATELY: **11,408.63 m<sup>2</sup>**

## OVERALL VISION STATEMENT & GOALS FOR THE PROPOSAL:

- THE PROPOSED SITING OF THE NEW “REPLACEMENT” SCHOOL BUILDING WILL HELP TO CREATE AN “URBAN STREET FRONT” AT THE INTERSECTION OF OLMSTEAD STREET AND MCARTHUR AVENUE.
- THE PROPOSED SCHOOL BUILDING WILL BE AN IMPORTANT “BUILDING BLOCK” FOR THE COMMUNITY, VISIBLE FROM 3 STREETS.
- THE SELECTED DESIGN OPTION IS A VISION OF URBAN RENEWAL AND SUSTAINABILITY: BY USING PARTS OF THE EXISTING BUILDING AND SITE AMENITIES, REMOVING THE CONTAMINATED SUBSTANCES AND SAVING AS MUCH OF THE EXISTING LANDSCAPE AS POSSIBLE, THE NEW SCHOOL DEVELOPMENT WILL POSITIVELY CONTRIBUTE TO URBAN RENEWAL OF THE NEIGHBOURHOOD BY CREATING STREETScape, PLAY AREAS AND LANDSCAPE AREAS WHICH CAN BE USED BY THE COMMUNITY AND WILL BE FULLY ACCESSIBLE.
- ACTIVE 21ST CENTURY LEARNING ACTIVITIES SUCH AS THE LIBRARY LEARNING CENTRE WILL BE VISIBLE FROM BOTH STREETS.
- NEW ENERGY EFFICIENT MECHANICAL/ELECTRICAL SYSTEMS WILL “EXTEND” THE USABLE LIFE OF THE PORTION OF THE EXISTING STRUCTURE WHICH WAS BUILT OF DURABLE MATERIALS.
- MATERIALITY OF THE BUILDING WILL REFLECT THE HISTORY OF THE EXISTING SCHOOL (ORANGE/RED BRICK BUILDING) AS WELL AS CREATE A SUSTAINABLE, YOUTHFUL, PROGRESSIVE IMAGE APPROPRIATE FOR ELEMENTARY SCHOOL.

## SITE DESIGN CONCEPT

THE SELECTED DESIGN OPTION ENABLES THE PROPER ORGANIZATION OF THIS LARGE PROPERTY.

- NEW “REPLACEMENT” SCHOOL IS LOCATED ON THE EAST SIDE OF THE PROPERTY AND IS CONNECTED TO THE EXISTING GYM AND EXISTING CENTRE DE FORMATION. THE SCHOOL PLAY AREAS ARE LOCATED ON THE “QUIET” SIDE OF THE PROPERTY, ADJACENT TO RESIDENTIAL RUE JEANNE MANCE. THE NEW PARKING IS LOCATED AT THE CORNER OF OLMSTEAD STREET AND RUE JEANNE MANCE AND UTILIZES THE LOCATION OF THE EXISTING PARKING, THUS PRESERVING THE EXISTING TRAFFIC PATTERNS. THE PROPOSED BARRIER-FREE PARKING AND DROP-OFF AREAS ARE LOCATED ON OLMSTEAD STREET. THIS LOCATION IS CONSISTENT WITH THE LOCATION OF THE EXISTING BUS-LOOP/DROP-OFF AREAS. THE LANDSCAPE CONCEPT IS BASED ON THE DESIRE TO SAVE AS MUCH AS POSSIBLE OF THE EXISTING LANDSCAPE, INCLUDING THE MATURE TREES AT THE CORNER OF OLMSTEAD STREET AND MCARTHUR AVENUE.

### **EXISTING TRAINING CENTRE (CENTRE DE FORMATION)**

- ADDITIONAL PARKING IS PLANNED AT THE NORTH SIDE OF THE EXISTING CENTRE DE FORMATION. THIS PARKING REPLACES THE PARKING SPACES WHICH CECCE PRESENTALLY HAS TO LEASE FROM THE OWNERS OF THE NEIGHBOURING PROPERTY.

## PLANNING CONTEXT/RESPONSES TO CITY DOCUMENTS

### 1. CITY OF OTTAWA OFFICIAL PLAN

ACCORDING TO **SCHEDULE B** OF THE CITY OF OTTAWA OFFICIAL PLAN (“THE URBAN POLICY PLAN”), THE SUBJECT LAND IS LOCATED IN “GENERAL URBAN AREA”.

IN ACCORDANCE WITH **SECTION 3.6.1** OF THE CITY OF OTTAWA OFFICIAL PLAN, GENERAL URBAN AREA:

“THE GENERAL URBAN AREA DESIGNATION PERMITS THE DEVELOPMENT OF A FULL RANGE AND CHOICE OF HOUSING TYPES TO MEET THE NEEDS OF ALL AGES, INCOMES, AND LIFE CIRCUMSTANCES, IN COMBINATION WITH CONVENIENTLY LOCATED EMPLOYMENT, RETAIL, SERVICE, CULTURAL, LEISURE, ENTERTAINMENT AND INSTITUTIONAL USES. THIS WILL FACILITATE THE DEVELOPMENT OF COMPLETE AND SUSTAINABLE COMMUNITIES. A BROAD SCALE OF USES IS FOUND WITHIN THIS DESIGNATION, FROM GROUND-ORIENTED SINGLE-PURPOSE TO MULTI-STOREY MIXED-USE; FROM CORNER STORE TO SHOPPING CENTRE.”

POLICIES:

“3. WHEN CONSIDERING A PROPOSAL FOR RESIDENTIAL INTENSIFICATION THROUGH INFILL OR REDEVELOPMENT IN THE GENERAL URBAN AREA, THE CITY WILL:

A: RECOGNIZE THE IMPORTANCE OF NEW DEVELOPMENT RELATING TO EXISTING COMMUNITY CHARACTER SO THAT IT ENHANCES AND BUILDS UPON DESIRABLE ESTABLISHED PATTERNS AND BUILT FORM.”

## COMMENT:

THE PROPOSED NEW SCHOOL BUILDING IS LOCATED ON THE EXISTING EDUCATIONAL CAMPUS. THERE IS NO PROPOSED INCREASE IN SCHOOL POPULATION. THE PROPOSED SITE DEVELOPMENT WILL HAVE LITTLE OR NO IMPACT ON THE OPERATION OF NEARBY INTERSECTIONS AND THE ESTIMATED TRAFFIC GENERATED FOR THE PROPOSED SCHOOL CAN BE ACCOMMODATED ON THE EXISTING ROADWAYS.

THE PROPOSED REPLACEMENT BUILDING IS SET AT THE CORNER OF THE PROPERTY, CLOSE TO THE INTERSECTION OF MCARTHUR AVENUE AND OLMSTEAD AVENUE. THE BUILDING LOCATION ON SITE, THE ARCHITECTURAL FORMS, USE OF COLOURS AND BUILDING MATERIALS WILL ANIMATE THE INTERSECTION AND WILL FORM A “GATEWAY” FEATURE TWO STOREY MASSING WILL BE COMPATIBLE WITH ADJACENT RESIDENTIAL BUILDINGS AND WITH THE EXISTING TWO STOREY SCHOOL.

## SECONDARY PLAN:

THE SITE IS SUBJECT TO MONTREAL ROAD DISTRICT SECONDARY PLAN. IN ADDITION THE DESIGN WILL COMPLY WITH:

### 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.”

## COMMENT:

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. 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.

## COMPLIANCE WITH MONTREAL ROAD DISTRICT SECONDARY PLAN GOALS AND POLICIES

### 1. 1.1.1. THE MAIN GOALS FOR THE DISTRICT ARE TO:

4. PROVIDE OPEN SPACES OR OTHER AREAS FOR PUBLIC FUNCTIONS, PUBLICLY ACCESSIBLE LANDSCAPED OPEN SPACES AND PUBLIC ART THAT REFLECTS THE HISTORY OF THE DISTRICT.

## COMMENT:

THE CORNER OF THE PROPERTY AT THE INTERSECTION OF MCARTHUR AVENUE AND OLMSTEAD AVENUE IS DESIGNED AS A “POCKET PARK” ACCESSIBLE TO THE PUBLIC. THIS “POCKET PARK” IS CREATED BY UTILIZING THE EXISTING MATURE TREES AND NEW LANDSCAPING. BENCHES AND LIGHTS ARE PROPOSED. THIS “POCKET PARK” IS LOCATED IN PROXIMITY TO THE EXISTING MURAL WHICH WAS CREATED AS PUBLIC ART THAT REFLECTS THE HISTORY OF THE DISTRICT.

## 2. 1.1.2 POLICIES FOR THE DISTRICT:

11. DEVELOPMENT AND REDEVELOPMENT WILL INCLUDE STREETSCAPING AND THE PRESERVATION OF STREET TREES. NO NET LOSS OF STREET TREES WILL OCCUR AND ADDITIONAL STREETSCAPING ELEMENTS SUCH AS BENCHES AND PLATERS ARE ENCOURAGED.

## COMMENT:

THE PROPOSED DESIGN STRIVES TO PRESERVE THE EXISTING MATURE TREES. A “POCKET PARK” PROPOSED AT THE INTERSECTION OF MCARTHUR AVENUE AND OLMSTEAD AVENUE INCLUDE EXISTING, MATURE TREES, NEW LANDSCAPING AND BENCHES AND LIGHTS ACCESSIBLE TO THE PUBLIC.

## 3. 1.1.3 MCARTHUR AVENUE

THE SOUTH SIDE OF MCARTHUR AVENUE IS GENERALLY COMPRISED OF SMALLER LOTS WHERE CONVERSIONS OF RESIDENTIAL DWELLINGS TO COMMERCIAL OR OFFICE USES HAVE OCCURED. ALONG THE NORTH SIDE OF MCARHTHUR AVENUE, THE LOTS ARE GENERALLY LARGER IN SIZE AND CONTAIN A VARIETY OF OFFICE, RESIDENTIAL AND COMMERCIAL USES.

THE FOLLOWING POLICY APPLIES TO LOTS WITH FRONTAGE ON MCARTHUR AVENUE:

### POLICY

1. DEVELOPMENT AND REDEVELOPMENT WILL REDUCE THE NUMBER OF VEHICULAR ACCESSES AND WILL RELOCATE THESE ACCESSES TO IMPROVE PEDESTRIAN CONNECTIONS AND SAFETY. NO NET INCREASE TO THE NUMBER OF VEHICULAR ACCESS WILL BE PERMITTED ON MCARTHUR AVENUE.

## COMMENT:

THE PROPOSED DESIGN WILL NOT INCREASE THE NUMBER OF VEHICULAR ACCESS ON MCARTHUR AVENUE. THE PROPOSED DESIGN WILL PRESERVE THE EXISTING TRAFFIC PATTERN WHILE REDUCING THE OVERALL NUMBER OF VEHICULAR ACCESSES TO SITE BY 2 (TWO) ACCESSES.

## CITY OF OTTAWA ZONING BY-LAW

ACCORDING TO SCHEDULE 1 OF THE CITY OF OTTAWA ZONING BY-LAW, THE SUBJECT PROPERTY IS LOCATED IN AREA B, ABUTTING R4 ZONE

SITE IS ZONED **I1A** – MINOR INSTITUTIONAL ZONE: THAT ZONE INCLUDES SCHOOLS AS ONE OF THE PERMITTED USES. PERMITTED USE INCLUDES ALSO TRAINING CENTRE (EXISTING)

ZONING OF ADJACENT PROPERTIES IS AS FOLLOWS:

SOUTH: ABUTTING MCARTHUR AVENUE  
 WEST: ABUTTING OLMSTEAD AVENUE  
 EAST: ABUTTING RESIDENTIAL R4 ZONE  
 NORTH: ABUTTING JEANNE MANCE STREET

ZONING PROVISIONS:

| ZONING MECHANISMS                          |  | I1A    | SUBJECT SITE                        |
|--|--|--------|-------------------------------------|
| (a) Minimum lot area (m <sup>2</sup> )     |  | 400    | Compliant                           |
| (b) Minimum lot width (m)                  |  | 15     | Compliant                           |
| (c) Minimum front yard setback (m)         |  | 3      | Compliant                           |
| (d) Minimum rear yard setback (m)          | (i) abutting a residential use or zone | 7.5    | Compliant                           |
|  | (ii) all other cases                   | 4.5    | Compliant                           |
| (e) Minimum interior side yard setback (m) |  | 7.5    | Compliant                           |
| (f) Minimum corner side yard setback (m)   |  | 4.5    | Compliant                           |
| (g) Maximum principal building height (m)  |  | 15 m   | Compliant                           |
| (h) Maximum lot coverage (%)               |  | No Max |                                     |
| (i) Minimum landscaped area (%)            |  | 20     | Complied, see attached drawing A000 |

THE PROPOSED REPLACEMENT BUILDING IS IN COMPLIANCE WITH THE **I1A** ZONING PROVISIONS. PLEASE ALSO REFER TO ATTACHED DRAWINGS.

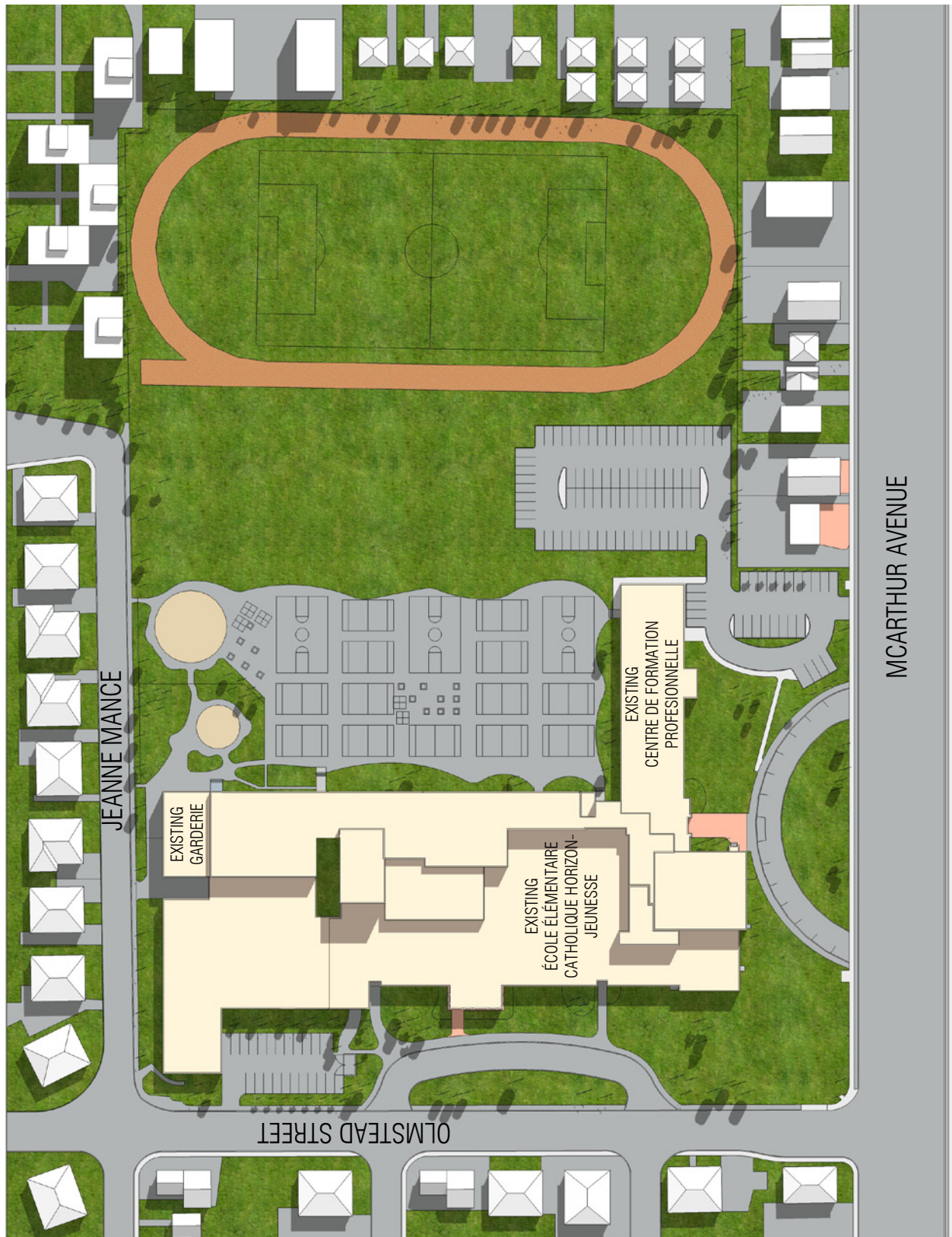
CONCEPTUAL ANALYSIS: PLEASE REFER TO ATTACHED DRAWINGS AND 3D VIEWS.



ILLUSTRATION OF CONTEXTUAL ANALYSIS



EXISTING ÉCOLE ÉLÉMENTAIRE CATHOLIQUE HORIZON-JEUNESSE  
& EXISTING TRAINING CENTRE CAMPUS





PHOTOGRAPHS OF THE EXISTING SITE CONDITIONS AND SURROUNDING CONTEXT



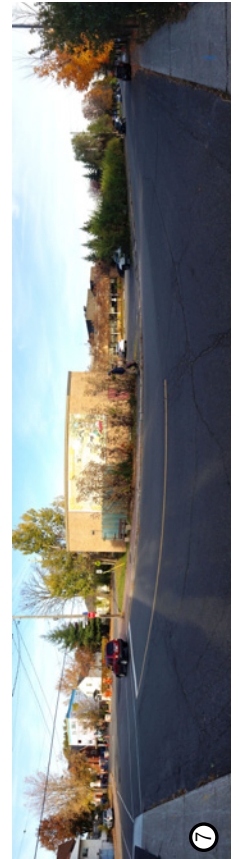
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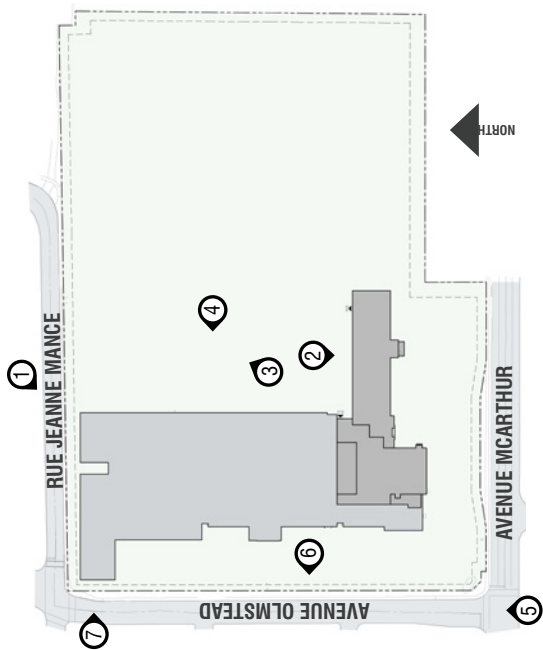
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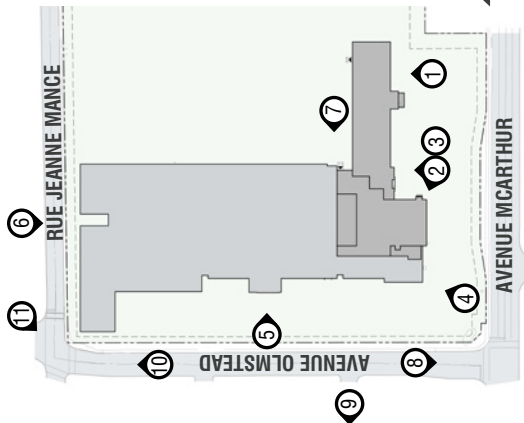
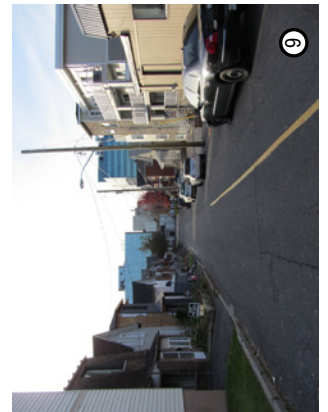
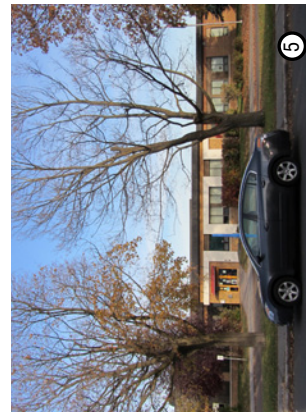
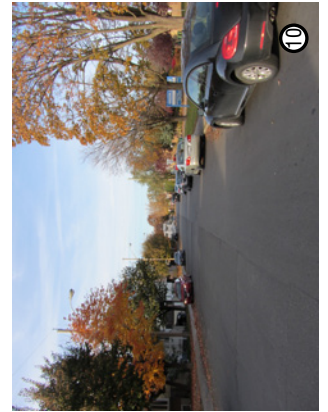
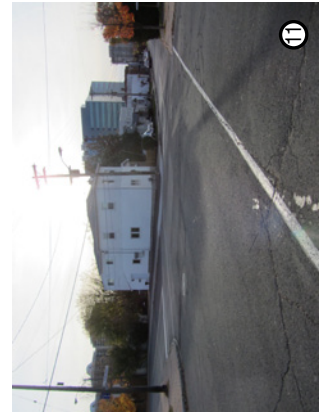
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PHOTOGRAPHS OF THE EXISTING SITE CONDITIONS AND SURROUNDING CONTEXT



## SECTION 2

### 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 COMPATIBILITY WITH ADJACENT BUILDINGS, USING 3-D MODELS, ILLUSTRATIONS, DIAGRAMS, PLANS, AND CROSS SECTIONS. REFERENCING OFFICIAL PLAN, SECTION 5.2.1; 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.

### COMMENT:

DESIGN BRIEF: THE PROPOSED 39,169 ft<sup>2</sup> (3,639 m<sup>2</sup>) TWO STOREY BUILDING LOCATED ON 56,187.3 m<sup>2</sup> SITE IS SET AT THE CORNER OF THE PROPERTY, CLOSE TO THE INTERSECTION OF MCARTHUR AVENUE AND OLMSTEAD AVENUE. 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 EXTENSION, UTILITIES, SIDEWALKS, PLAY AREAS AND LANDSCAPING.





## BUILDING MASSING:

### PROPOSED SITE PLAN - VIEW FROM OLMSTEAD AVENUE



## BUILDING MASSING:

### PROPOSED SITE PLAN - VIEW FROM MCARTHUR AVENUE





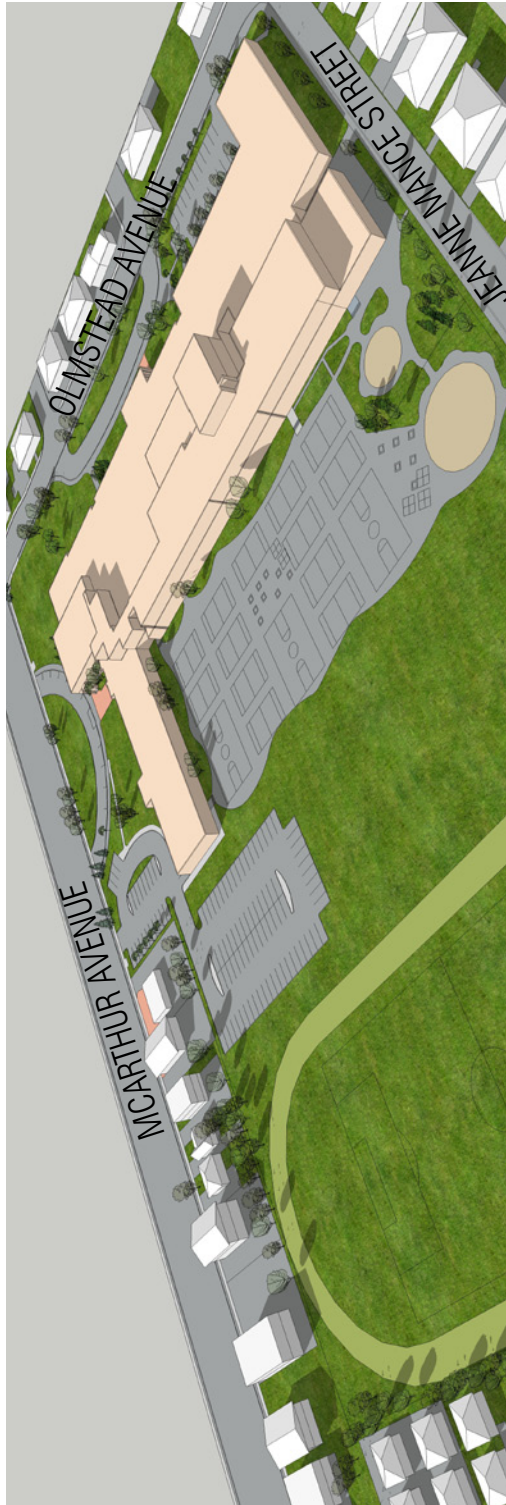
## BUILDING MASSING:

### EXISTING SITE - VIEW FROM MCARTHUR AVENUE

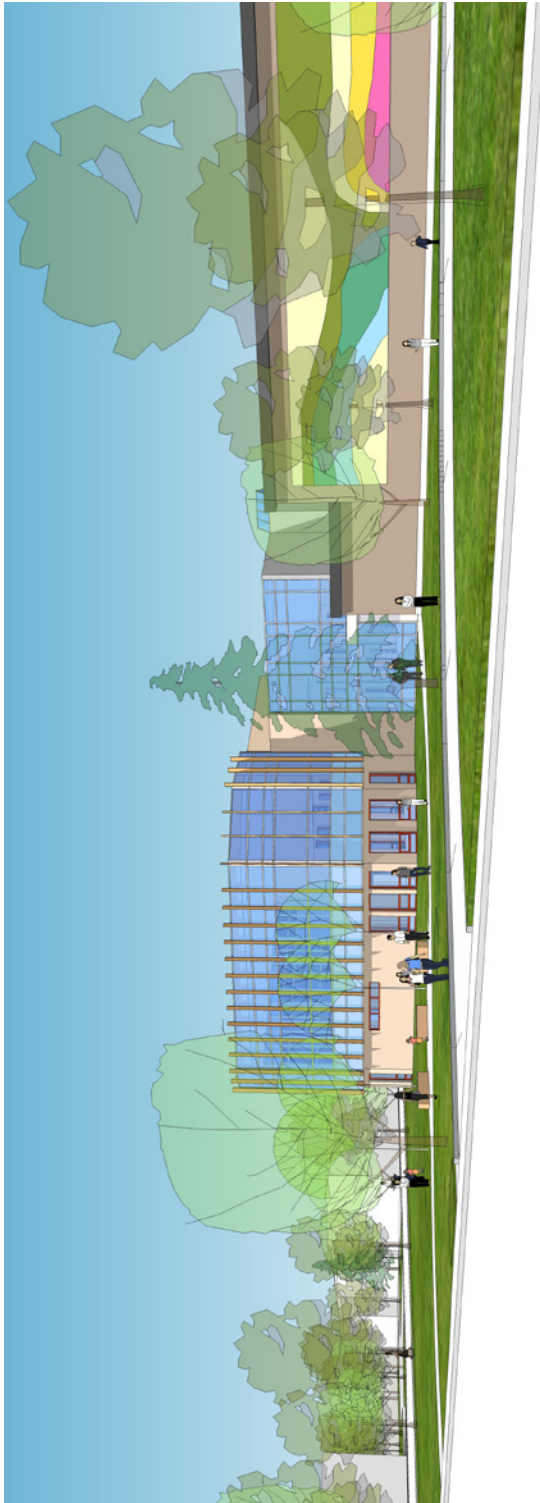




## VIEWS OF THE BUILDING: SHOWN WITH ITS CURRENT AND PROPOSED CONTEXT



**RELATIONSHIP TO THE PUBLIC REALM:**  
**THE “TOWER” AND “MAIN ENTRANCE” RELATIONSHIP; TWO STOREY RED BRICK MASSING & GATEWAY FOR THE COMMUNITY**





# SUSTAINABILITY:

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

### urban design & building massing

- gateway for the community main entrance visible from both streets
- active 21<sup>st</sup> century learning zones visible from the streets
- materiality of the building will reflect the legacy and permanence as well as youthful, energetic, and progressive image appropriate for Elementary/Middle School

### site circulation & access

- parking areas and drop-off areas are separated and screened by the landscape
- network of pedestrian connections provides a safe and efficient circulation
- zoning of activities creates the "learning environments"



### sustainability:

- designed to support certified **ecoschools** program
- designed to "LEED" standards
- building and site designed as "teaching tools"
- efficient mechanical/electrical system
- high performance building envelope
- building orientation to take advantage of wind, solar and natural lighting possibilities



### Proposed site plan - option

#### Physical Activity Zones

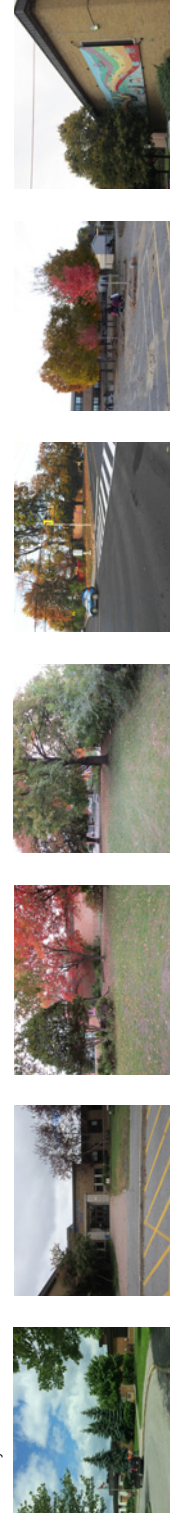
- 1 Gymnasium + Sports Fields
- 2 Outdoor Social/Activity Court
- 3 Open Play Area + Grass Surface
- 4 Social/Community Space
- 5 Play Areas

#### Healthy Living Zones

- 1 Kichenette
- 2 Future Kitchen Gardens
- 3 Potential Community "Cafe" - festival area
- 4 Outdoor Dining

#### Eco-Activity Zones

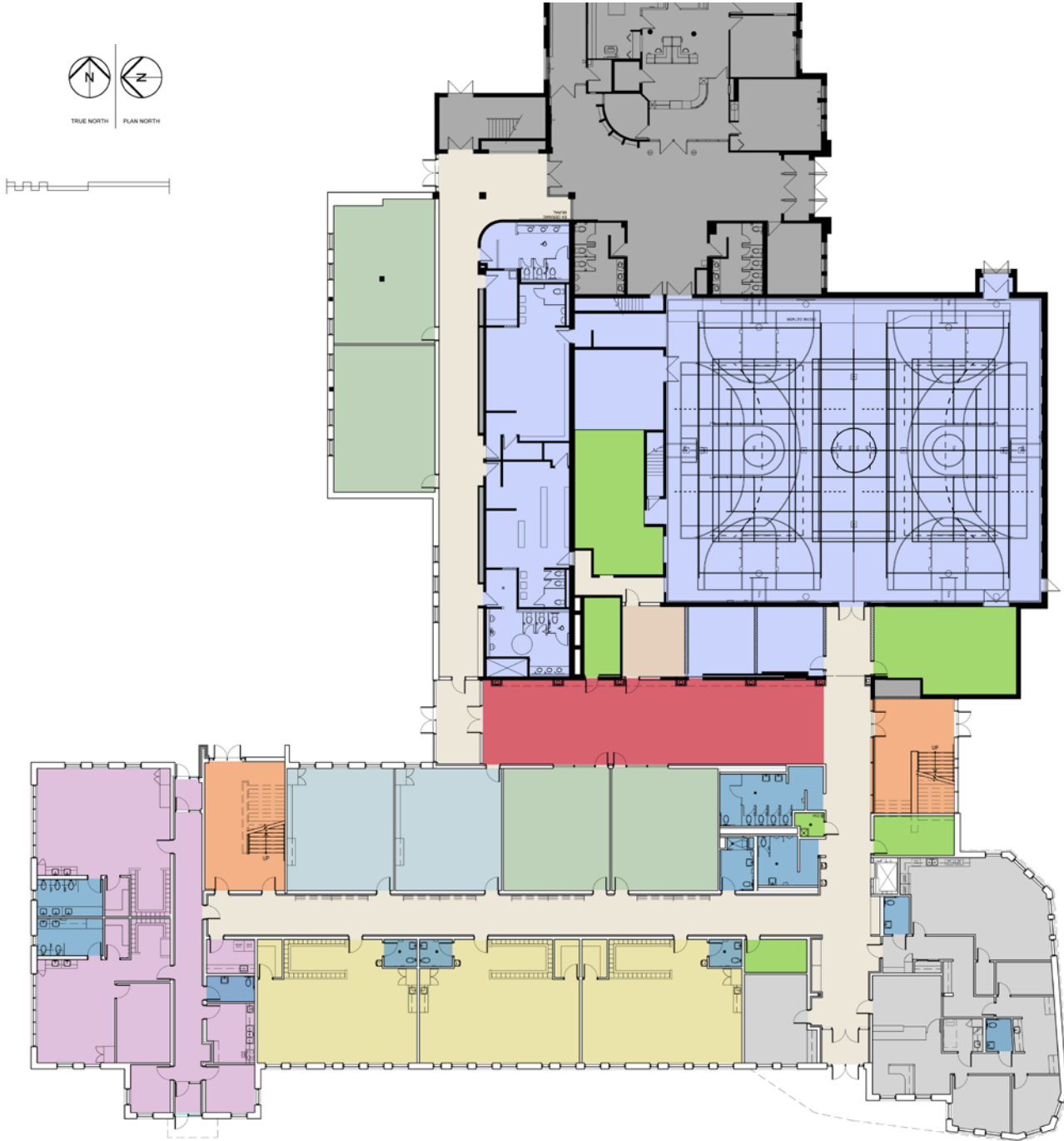
- 1 Rain Water Harvesting
- 2 "Central Park" - Natural Plant/Meditation/Jogging
- 3 Arts Terrace + Garden Classroom
- 4 Bicycle Parking Area





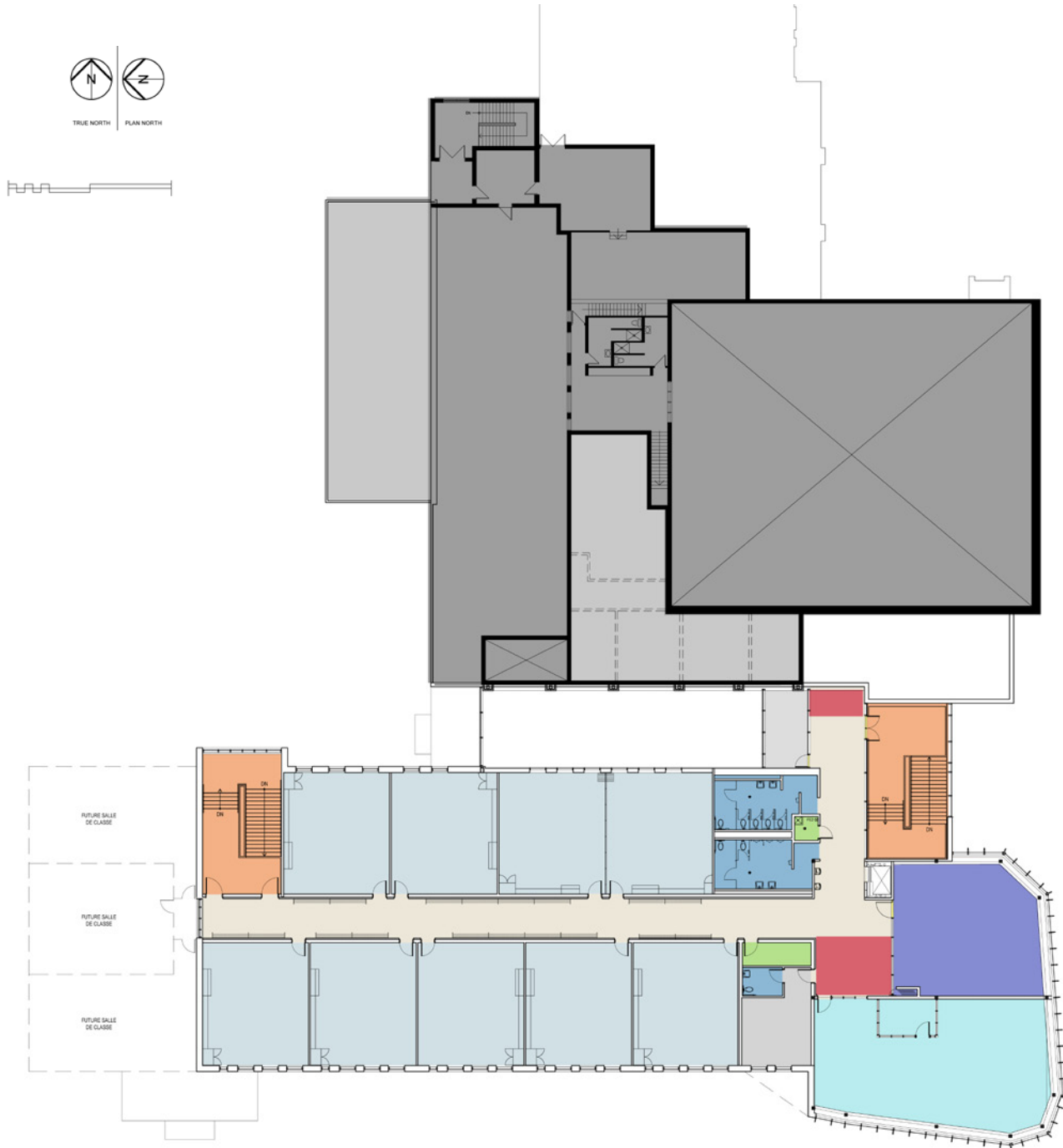
## HERITAGE:

**HERITAGE DESIGNATION IS NOT APPLICABLE TO THIS PROJECT**












## LÉGENDE - PREMIER ÉTAGE

- |  |  |  |                          |
|--|--|--|--------------------------|
|  | EED                                    |  | ESCALIERS                |
|  | CORRIDOR                               |  | GARDERIE                 |
|  | GYMNASE/VESTIARE                       |  | TOILETTES                |
|  | SALLE MÉCANIQUE/ÉLECTRIQUE/ENTREPÔT/IT |  | SALLE DE CLASSE          |
|  | CUISINE                                |  | PAJE                     |
|  | ATRIUM/ESPACE DE COLLABORATION         |  | ADMINISTRATION/RECÉPTION |



## LÉGENDE - DEUXIÈME ÉTAGE

- |   |                         |   |  |
|---|-------------------------|---|--|
|  | SALLE DE CLASSE         |  | BIBLIOTHÈQUE                           |
|  | ESCALIERS               |  | SALLE D'ART                            |
|  | CORRIDOR                |  | SALLE DU PERSONNEL/SALLE DE RESSOURCES |
|  | IT/ENTREPÔT             |   |  |
|  | TOILETTES               |   |  |
|  | ESPACE DE COLLABORATION |   |  |