

NEW STITTSVILLE HIGH SCHOOL

PLANNING RATIONALE & DESIGN BRIEF



PREPARED BY:
EDWARD J. CUHACI AND ASSOCIATES ARCHITECTS, INC.



FOR:
OTTAWA-CARLETON DISTRICT SCHOOL BOARD



SUBMITTED TO: THE CITY OF OTTAWA
DATE: AUGUST 2019



PLANNING RATIONALE & DESIGN BRIEF

PROJECT: NEW STITTSVILLE HIGH SCHOOL
700 COPE DRIVE
OTTAWA, ONTARIO K2S 1S3

CLIENT: OTTAWA-CARLETON DISTRICT SCHOOL BOARD
(OCDSB)
133 GREENBANK ROAD
NEPEAN, ONTARIO K2H 6L3



SECTION 1 - PLANNING RATIONALE

INTRODUCTION:

EDWARD J. CUHACI AND ASSOCIATES ARCHITECTS, INC. (EJC) WAS RETAINED BY OTTAWA CARLETON DISTRICT SCHOOL BOARD (OCDSB) TO PROVIDE PROFESSIONAL SERVICES TO DESIGN A NEW STITTSVILLE HIGH SCHOOL PROJECT, INCLUDING PREPARATION OF THE SITE PLAN CONTROL APPLICATION, AND A PLANNING RATIONALE IN SUPPORT OF THE APPLICATION FOR SITE PLAN CONTROL OF THE FOLLOWING PROPERTY:

LEGAL DESCRIPTION:

PART OF LOTS 27 AND 28, CONCESSION 10, GEOGRAPHIC TOWNSHIP OF GOULBOURN, CITY OF OTTAWA.

THE OWNER, OTTAWA DISTRICT SCHOOL BOARD, WISHES TO CONSTRUCT A NEW SECONDARY SCHOOL, COMPLETE WITH ASSOCIATED SITE DEVELOPMENT, WHICH WILL SERVE GRADES 7 TO 12. THE ASSOCIATE SITE DEVELOPMENT WILL INCLUDE SURFACE PARKING, STUDENTS' PLAY/HEALTHY LIVING AREAS, AND SPORTS FIELDS.

SITE INFORMATION:

THE SUBJECT SITE IS A CORNER LOT THAT FACES ROBERT GRANT AVENUE TO THE EAST AND COPE DRIVE TO THE NORTH. THE SOUTH SIDE OF THIS FUTURE EDUCATIONAL CAMPUS WILL FACE A FUTURE NEW STREET. THE WEST SIDE IS ZONED FOR RESIDENTIAL DEVELOPMENT.

LOT AREA: 65.633 M²

FRONTAGE ALONG ROBERT GRANT AVE.: 223.871 M

FRONTAGE ALONG COPE DRIVE: 250.745 M

FRONTAGE ALONG FUTURE ROAD (SOUTH): 254.987 M



PLANNING RATIONALE & DESIGN BRIEF

OVERALL VISION STATEMENT & GOALS FOR THE PROPOSAL:

THE PROPOSED LOCATION OF THE NEW SECONDARY SCHOOL BUILDING WILL HELP TO CREATE AN URBAN STREET FRONT AT THE INTERSECTION OF ROBERT GRANT AVENUE AND COPE DRIVE. THE URBAN DESIGN AND BUILDING MASSING WILL STRIVE TO REFLECT THE FOLLOWING URBAN DESIGN AND BUILDING MASSING PRINCIPLES:

- GATEWAY FOR THE NEIGHBOURHOOD: MAIN ENTRANCE AND SCHOOL SIGN VISIBLE FROM BOTH STREETS (ROBERT GRANT AVENUE AND COPE DRIVE)
- NEW SCHOOL BUILDING FEATURES WILL BUILD UPON RICH HISTORY OF OTTAWA'S PUBLIC SCHOOLS AND THE SITE'S RURAL HERITAGE
- ACTIVE 21ST CENTURY LEARNING ZONES WILL BE VISIBLE FROM THE STREETS
- MATERIALITY OF THE BUILDING WILL REFLECT THE "DIGNITY OF THE PUBLIC BUILDING" AS WELL AS YOUTHFUL, ENERGETIC, PROGRESSIVE IMAGE APPROPRIATE FOR MIDDLE/HIGH SCHOOLS. "BIOPHILIC" DESIGN INFLUENCES WILL BE INCORPORATED INTO THE DESIGN VOCABULARY.
- THE BUILDING AND THE SITE WILL BE FULLY ACCESSIBLE.

SUSTAINABILITY MEASURES:

SCHOOL WILL BE DESIGNED TO SUPPORT CERTIFIED ONTARIO ECO SCHOOLS PROGRAM AND WILL BE A "TEACHING TOOL" FOR STUDENTS. HIGH PERFORMANCE BUILDING ENVELOPE AND EFFICIENT MECHANICAL/ELECTRICAL SYSTEMS AS WELL AS SOLAR/WIND ORIENTATION WILL ACHIEVE ENERGY USE REDUCTION.



PLANNING CONTEXT/RESPONSES TO CITY DOCUMENTS:

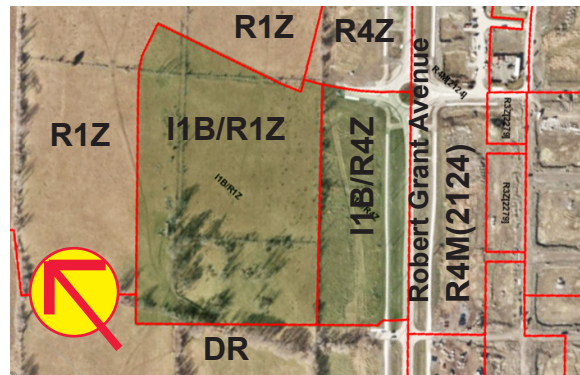
1. ZONING:

INFORMATION IS SUMMARIZED AND ILLUSTRATED AS FOLLOWS:

CITY OF OTTAWA ZONING BY-LAW 2020

THE SCHOOL PROPERTY IS LOCATED IN I1B/R1Z AND I1B/R4Z SUBZONE OF MINOR INSTITUTIONAL ZONE, AREA C - SUBURBAN (AS PER SCHEDULE 1 OF THE ZONING BY-LAW), WARD 6 - STITTSVILLE (COUNCILLOR: MR. GLEN GOWER), ABUTTING RESIDENTIAL ZONES. THE ZONE INCLUDES SCHOOLS AS ONE OF THE PERMITTED USES.

NORTH: R4M [2124]
 NORTHEAST: R4M [2124]
 EAST: R4M [2281]
 SOUTHEAST: DR
 SOUTH: DR
 SOUTHWEST: R1Z
 WEST: R1Z
 NORTHWEST: R1Z+R4Z



ZONING MAP

ZONING PROVISIONS:

TABLE 170B - I1B SUBZONE PROVISIONS (BY-LAW 2017-303)

I Zoning Mechanisms	II Provisions	Subject Site
(a) Minimum Lot Width (m)	30	Compliant
(b) Minimum Lot Area (m ²)	1000	Compliant
(c) Minimum Front Yard Setback (m)	6	Compliant
(d) Minimum Rear Yard Setback (m)	7.5	Compliant
(e) Minimum Interior Side Yard Setback (m)		
(f) Minimum Corner Side Yard Setback (m)		
(g) Maximum Height (m)	18	Compliant

THE PROPOSED NEW SECONDARY SCHOOL DEVELOPMENT IS IN COMPLIANCE WITH THE I1B AND I1B/R42 SUBZONE PROVISIONS. PLEASE ALSO REFER TO ATTACHED DRAWINGS.

PLANNING CONTEXT/RESPONSES TO CITY DOCUMENTS:

2. 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”

RESPONSE:

THE PROPOSED BUILDING IS SET AT THE CORNER OF THE PROPERTY, CLOSE TO THE INTERSECTION OF ROBERT GRANT AVENUE AND COPE DRIVE. THE BUILDING LOCATION ON SITE, THE ARCHITECTURAL FORMS, USE OF COLOURS, AND BUILDING MATERIALS WILL ANIMATE THE INTERSECTION AND FORM A “GATEWAY” FEATURE. THREE/FOUR STOREYS MASSING WILL BE COMPATIBLE WITH MULTI-STOREY RESIDENTIAL BUILDINGS LOCATED ACROSS ROBERT GRANT AVENUE AND COPE DRIVE.

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

PLANNING CONTEXT/RESPONSES TO CITY DOCUMENTS:

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.”

RESPONSE:

THE SCHOOL WILL BE DESIGNED AS A “BUILDING BLOCK OF THE COMMUNITY”.

EXTERIOR AND INTERIOR SOCIAL AND PHYSICAL 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.
- SEVERAL LEARNING AREAS AND OUTDOOR FACILITIES WILL BE DESIGNED TO ENHANCE COMMUNITY USE. PLEASE ALSO SEE THE ATTACHED DRAWINGS.

3. SECONDARY PLAN: FERNBANK COMMUNITY DESIGN PLAN (“CDP”)

THE SCHOOL PROPERTY IS LOCATED WITHIN THE FERNBANK COMMUNITY. THE FERNBANK COMMUNITY DESIGN PLAN (“CDP”) POLICIES DIRECT THAT COMPREHENSIVE LAND USE AND INFRASTRUCTURE PLANNING BE CONDUCTED PRIOR TO DEVELOPMENT PROCEEDING.

THE ABOVE REFERENCED DOCUMENT PROVIDES SPECIFIC DIRECTION (THROUGH GUIDELINES) ON THE ARCHITECTURAL EXPECTATIONS OF DEVELOPMENT IN THIS PART OF OTTAWA. TO THIS END, THE PROPOSED HIGH SCHOOLSITE IS SUBJECT TO THE FOLLOWING SECTIONS OF THE FERNBANK COMMUNITY DESIGN PLAN: SECTIONS 6.35 GATEWAYS, 6.4.1 COMMUNITY CENTRAL SPINE, AND 6.6.5 SCHOOLS. THE FOLLOWING EXAMINES HOW THE PROPOSED HIGH SCHOOL SITE PLAN COMPLIES WITH THESE GUIDELINES.

6.3.5 GATEWAYS: TO PROVIDE A SENSE OF IDENTITY AND ARRIVAL, GATEWAY FEATURES SHOULD BE LOCATED AT MAJOR ROADWAY ACCESSSES INTO THE COMMUNITY AND NEIGHBOURHOODS FROM THE SURROUNDING ROADWAYS AND THE CENTRAL SPINE ROAD (NORTH-SOUTH ARTERIAL/TRANSITWAY).

TWO TYPES OF THE GATEWAYS CAN BE IDENTIFIED IN THIS COMMUNITY. A



PLANNING RATIONALE & DESIGN BRIEF

PLANNING CONTEXT/RESPONSES TO CITY DOCUMENTS:

COMMUNITY GATEWAY IS WHERE AN ARTERIAL ROAD MEETS ANOTHER ARTERIAL ROAD, WHILE A NEIGHBOURHOOD GATEWAY IS DEFINED AS WHERE AN ARTERIAL ROAD INTERSECTS WITH A MAJOR COLLECTOR ROAD OR A SELECTED MINOR COLLECTOR ROAD.

THE GATEWAY FEATURES SHOULD INCLUDE THE COMBINATION OF STREET ORIENTED AND WELL ARTICULATED ARCHITECTURAL DESIGN AND BUILT FORM, HIGH QUALITY LANDSCAPE DESIGN ALONG THE ROADWAY ENTRANCE OR AROUND GREENSPACE OR A STORMWATER POND ABUTTING THE GATEWAY WITH POSSIBLE INCORPORATION OF PUBLIC ARTS. GATEWAY FEATURES SHALL HAVE REGARD TO THE CITY'S GATEWAY AND DESIGN FEATURES GUIDELINES.

RESPONSE:

THE PROPOSED HIGH SCHOOL IS ENVISIONED TO BE A SIGNIFICANT LANDMARK FOR THE FAST GROWING FERNBANK COMMUNITY; ITS LOCATION WILL FORM A NEIGHBOURHOOD "GATEWAY". THIS SCHOOL IS DESIGNED TO SUPPORT THE 21ST CENTURY LEARNING AND IS ORGANIZED AROUND THE INDOOR ATRIUM AND OUTDOOR AREAS, WHICH WILL ACT AS "SOCIAL SPACES" FOR STUDENTS AND THE COMMUNITY. SPECIAL ATTENTION IS PAID TO THE DEVELOPMENT OF THE ACTIVE INDOOR/OUTDOOR LEARNING AREAS AND THE "GARDENS" WHICH WILL PROMOTE HEALTHY LIVING.

THE SCHOOL IS SET AT THE CORNER OF THE PROPERTY, CLOSE TO THE INTERSECTION OF ROBERT GRANT AVENUE AND COPE DRIVE. THE MAIN ENTRANCE IS VISIBLE FROM BOTH STREETS AND IS ACCENTUATED BY THE EXTENSION OF THE LIBRARY AND BUILDING'S MAIN STAIRS. THE BUILDING LOCATION ON SITE, THE ARCHITECTURAL FORMS, USE OF COLOURS, AND BUILDING MATERIALS WILL ANIMATE THE INTERSECTION OF ROBERT GRAND AVENUE AND COPE DRIVE AND WILL FORM A NEIGHBOURHOOD GATEWAY. THE TRANSPARENT CORNER FACADES WILL "REVEAL" THE LIFE OF THE BUILDING WHILE CREATING AN ACTIVE "URBAN STREET EDGE". THE "ENTRANCE PLAZA" WILL BE LOCATED IN FRONT OF THE MAIN ENTRANCE OF THE SCHOOL. THE SCHOOL BUILDING AND THE ENTRY PLAZA WILL BE INTEGRATED WITH HIGH QUALITY LANDSCAPING AND CREATE THE "COMMUNITY FOCAL POINT".

6.4.1 COMMUNITY CENTRAL SPINE: DEVELOPMENTS ADJACENT TO ARTERIAL ROAD/RAPID TRANSIT CORRIDOR *GUIDELINES:*

- DEVELOPMENT LOCATED ALONG THE ARTERIAL ROAD/TRANSIT CORRIDOR SHOULD BE DEVELOPED TO REDUCE POTENTIAL CONFLICTS WITH VEHICLES AND PEDESTRIANS BY MINIMIZING THE CROSSING OF PEDESTRIAN WALKWAY AND VEHICULAR ROUTES

PLANNING CONTEXT/RESPONSES TO CITY DOCUMENTS:

- HIGHER DENSITY DEVELOPMENT SHALL BE ENCOURAGED TO LOCATED ADJACENT TO TRANSIT STATIONS
- DEVELOPMENT WITHIN 600 METRES OF A RAPID TRANSIT STATION SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA'S TRANSIT-ORIENTED DEVELOPMENT GUIDELINES.
- THE MAIN ENTRY OF THE RESIDENTIAL DWELLING UNITS OR NON-RESIDENTIAL BUILDINGS ADJACENT TO THE ARTERIAL ROAD/TRANSIT CORRIDOR SHOULD BE LOCATED TOWARDS THE CORRIDOR.
- DRIVEWAYS AND GARAGES SHOULD BE LOCATED AT THE SIDE OR REAR OF THE RESIDENTIAL DWELLING UNITS, ACCESSIBLE FROM A REAR LANE.

RESPONSE:

THE NEW SCHOOL BUILDING IS SET AT THE CORNER OF THE PROPERTY, CLOSE TO THE INTERSECTION OF ROBERT GRANT AVENUE AND COPE DRIVE. THE BUILDING'S ENTRANCE FORMS AN "ARCHITECTURAL FEATURE". FACADES FACING THE FLANKING STREETS ARE ARTICULATED THROUGH THE PLAYFUL USE OF FULL HEIGHT WINDOWS, CORNER WINDOWS, AND THE "OVERSIZED WINDOWS" WITH COLOURFUL SUN SHADES.

THE ARCHITECTURAL FORMS, BUILDING MATERIALS, AND COLOURS OF THE ELEVATIONS FACING THE STREET ARE DEVELOPED TO FORM AN "URBAN EDGE". THE BUILDING HAS A FRONT YARD SET BACK OF 12.97 M, AND A CORNER SIDE YARD SET BACK OF 20.39 M. THIS IS TO COMPLY WITH THE CITY OF OTTAWA ZONING BYLAW MINOR INSTITUTIONAL FRONT YARD SETBACK OF 7.5 METRES. THE PEDESTRIAN WALKWAYS LEADING TO THE "ENTRY PLAZA" ARE COORDINATED WITH EXISTING PEDESTRIAN CROSSINGS.

SITE CIRCULATION/ACCESS:

DRIVEWAYS AND PARKING AREAS ARE LOCATED ON THE SIDE OF THE PROPERTY AND ARE SCREENED BY LANDSCAPING, AND ACCESSIBLE FROM COPE DRIVE. THE BUS LOOP CONNECTION WILL BE LOCATED CLOSE TO THE SOCCER FIELD AND WILL BE ACCESSIBLE FROM THE FUTURE STREET LOCATED TO THE SOUTH OF THE PROPERTY.

6.6.5 SCHOOLS: GUIDELINES:

- SCHOOL BUILDINGS SHOULD BE LOCATED CLOSE TO THE PUBLIC STREET WITH MAIN ENTRANCES VISIBLE FROM THE STREET
- WHERE PRACTICAL, GATHERING OR PLAZA AREAS SHOULD BE INCLUDED IN FRONT OF THE MAIN ENTRANCE OF THE SCHOOL



PLANNING CONTEXT/RESPONSES TO CITY DOCUMENTS:

- PARKING AREAS ARE DISCOURAGED FROM BEING LOCATED AT THE FRONT OF THE MAIN ENTRANCE OF THE SCHOOL
- SCHOOL ELEVATIONS SHOULD BE DESIGNED WITH A HIGH LEVEL OF ARCHITECTURAL CHARACTER AND MATERIALS
- BUS DROP-OFF AREAS SHOULD BE LOCATED AWAY FROM THE MAIN ENTRANCE OF THE SCHOOL, PREFERABLY AT THE SIDE OF THE BUILDING TO AVOID CONFLICT WITH OTHER VEHICLES.
- BUS DROP-OFF AREAS FOR ELEMENTARY SCHOOLS MAY ALSO BE LOCATED ON LOCAL STREETS, WHERE APPROPRIATE.
- PEDESTRIAN CONNECTIONS SHOULD BE PROVIDED FROM SIDEWALKS, PARKING AREAS, AND BUS LOADING AREAS TO SCHOOL BUILDINGS.
- LIGHTING FOR SCHOOL BUILDINGS AND PARKING AREAS TO BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
- SERVICE AREAS SHOULD BE SCREENED FROM PUBLIC VIEW
- SIGNAGE SHOULD BE INTEGRATED INTO THE LANDSCAPE TREATMENTS OR BUILDING ARCHITECTURE.
- WHERE POSSIBLE, UTILITY ELEMENTS AND EQUIPMENT SHOULD BE LOCATED AWAY FROM PUBLICLY EXPOSED VIEWS, AND ARE DISCOURAGED FROM BEING LOCATED IN THE FRONT YARD OR FLANKAGE YARD OF A CORNER LOT. WHERE UTILITIES ARE REQUIRED TO BE LOCATED IN THE FRONT OR FLANKAGE YARDS, THE UTILITIES SHOULD BE LOCATED IN A DISCREET AREA OR SCREENED FROM PUBLIC VIEW THROUGH LANDSCAPING OR OTHER SCREENING MECHANISMS.

RESPONSE:

THE NEW SCHOOL “CAMPUS” IS DESIGNED TO BE IN COMPLIANCE WITH THE SCHOOL DESIGN GUIDELINESS INCLUDED IN THE FERNBANK COMMUNITY DESIGN PLAN. THE SCHOOL BUILDING WILL BE SET AT THE CORNER OF THE PROPERTY, TO FORM A NEIGHBOURHOOD “GATEWAY”.

THE BUILDING FACADES WILL BE FACING BOTH STREETS. AN ENTRY PLAZA WILL BE INCLUDED IN FRONT OF THE MAIN ENTRANCE TO THE SCHOOL. THE EXTERIOR “COURTYARD” WILL BE DESIGNED TO BE AN OUTDOOR SOCIAL SPACE AND TEACHING AREA.

PARKING AREAS ARE LOCATED AT THE SIDE OF THE PROPERTY, ARE WELL LIT, AND ARE SCREENED BY THE LANDSCAPING. THE BUS LOOP AND BUS DROP-OFF AREAS ARE LOCATED AWAY FROM THE MAIN ENTRANCE OF THE SCHOOL, ON THE SIDE OF THE BUILDING. THE FUTURE BUS LOOP CONNECTION WILL BE ACCESSIBLE FROM THE STREET



PLANNING RATIONALE & DESIGN BRIEF

PLANNING CONTEXT/RESPONSES TO CITY DOCUMENTS:

LOCATED SOUTH OF THE PROPERTY.

THE NETWORK OF PEDESTRIAN CONNECTIONS ARE DESIGNED TO PROVIDE A SAFE AND EFFICIENT CIRCULATION OF STUDENTS FROM BUS AND CAR DROP-OFF AREAS, STREETS AND THE OUTDOOR TEACHING SPACES. THE LANDSCAPING IS DESIGNED TO REINFORCE THE CREATION OF THE “OUTDOOR ROOMS”, TO PROVIDE SHADE, AND TO SUPPORT THE CERTIFIED “ECO-SCHOOLS” CURRICULUM. LIGHTING FOR SCHOOL BUILDINGS AND PARKING WILL BE DIRECTED AWAY FROM ADJACENT PROPERTIES. SERVICE AREAS ARE LOCATED CLOSE TO THE BACK OF THE BUILDING AND ARE WELL SCREENED. THE UTILITIES SUCH AS THE TRANSFORMER WILL BE SCREENED FROM PUBLIC VIEW THROUGH LANDSCAPING.

THE SIGNAGE WILL BE INTEGRATED INTO THE BUILDING DESIGN AND INTO THE DESIGN OF THE LANDSCAPE PLAZA. THE OVERALL VISION OF THE PROJECT IS TO DESIGN AN INNOVATIVE SCHOOL CAMPUS WHICH WILL FOSTER THE INTERDISCIPLINARY AND COLLABORATIVE EDUCATIONAL ENVIRONMENT, WILL INSPIRE STUDENTS TO BE CREATIVE AND WILL SERVE AS A COMMUNITY HUB, WITHOUT COMPROMISING STUDENTS’ SAFETY AND THE OPERATIONS OF THE SCHOOL BOARD.

CONCLUSION

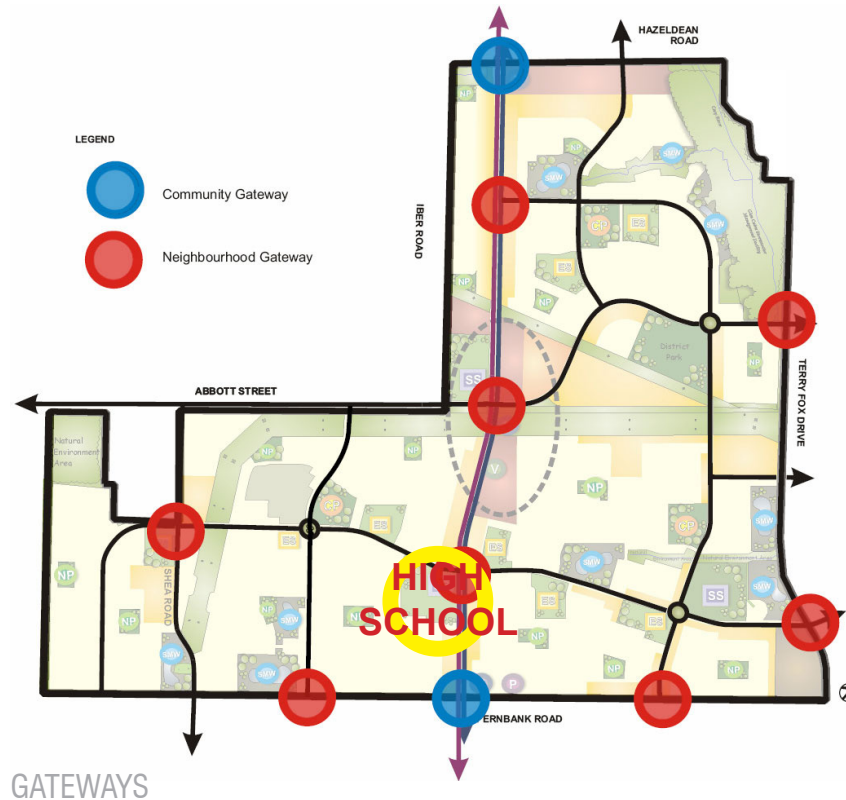
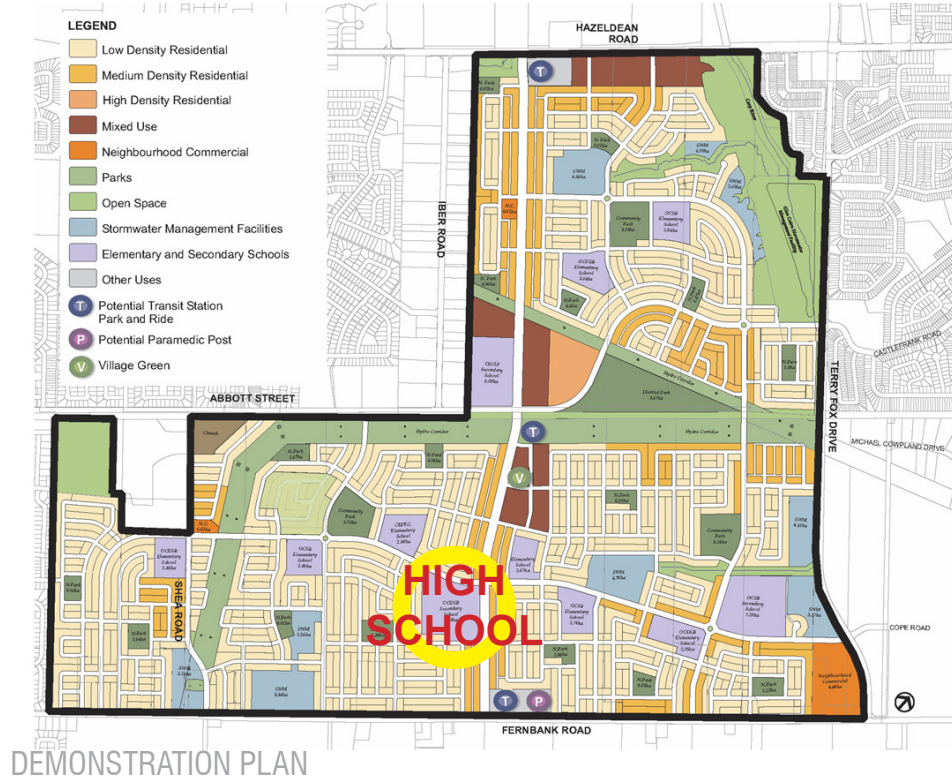
THE PROPOSED DEVELOPMENT CONFORMS TO THE GENERAL URBAN AREA POLICIES OF THE OFFICIAL PLAN WHICH PERMITS SUCH A USE. THE PROPOSED DEVELOPMENT CONFORMS TO THE APPLICABLE LAND USE AND DESIGN POLICIES OF THE FERNBANK COMMUNITY DESIGN PLAN.

APPLICABLE DIAGRAMS/GRAPHICS FROM THE “FERNBANK COMMUNITY DESIGN PLAN” (CDP) AND DESIGN PROPOSAL’S RESPONSES TO “CDP” POLICIES ARE INCLUDED ON THE FOLLOWING PAGES.

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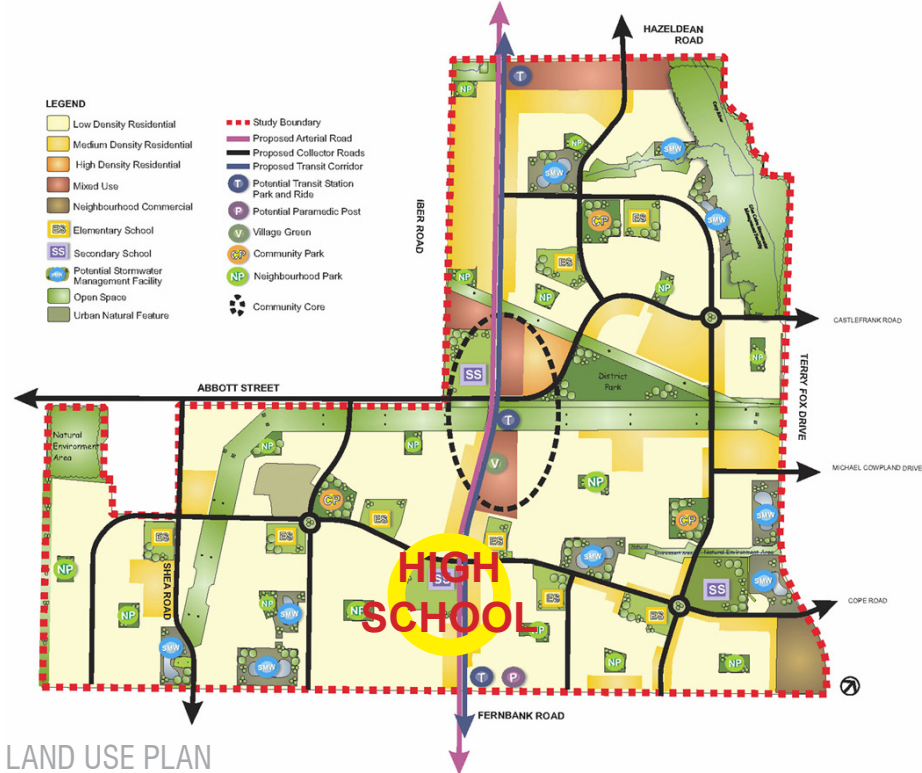
FERNBANK COMMUNITY DESIGN PLAN



NEW STITTVILLE HIGH SCHOOL

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FERNBANK COMMUNITY DESIGN PLAN



LAND USE PLAN



5 MINUTE WALKING DISTANCE PLAN

NEW STITTVILLE HIGH SCHOOL



OTTAWA-CARLETON
DISTRICT SCHOOL BOARD

PLANNING RATIONALE & DESIGN BRIEF

FERNBANK COMMUNITY DESIGN PLAN

LEGEND

- 10-minute Walking Distance
- Potential Transit Station Park and Ride
- Village Green
- Community Park
- Neighbourhood Park
- Open Space



10 MINUTE WALKING DISTANCE PLAN

LEGEND

- Existing Off-Road Pathways
- Proposed Off-Road Pathways
- Proposed On-Road Pathways
- Potential Transit Station Park and Ride
- Village Green
- Community Park
- Neighbourhood Park
- Elementary School
- Secondary School
- Potential Stormwater Management Facility
- Open Space



GREENSPACE PLAN



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PLANNING RATIONALE & DESIGN BRIEF

ILLUSTRATION OF CONTEXTUAL ANALYSIS

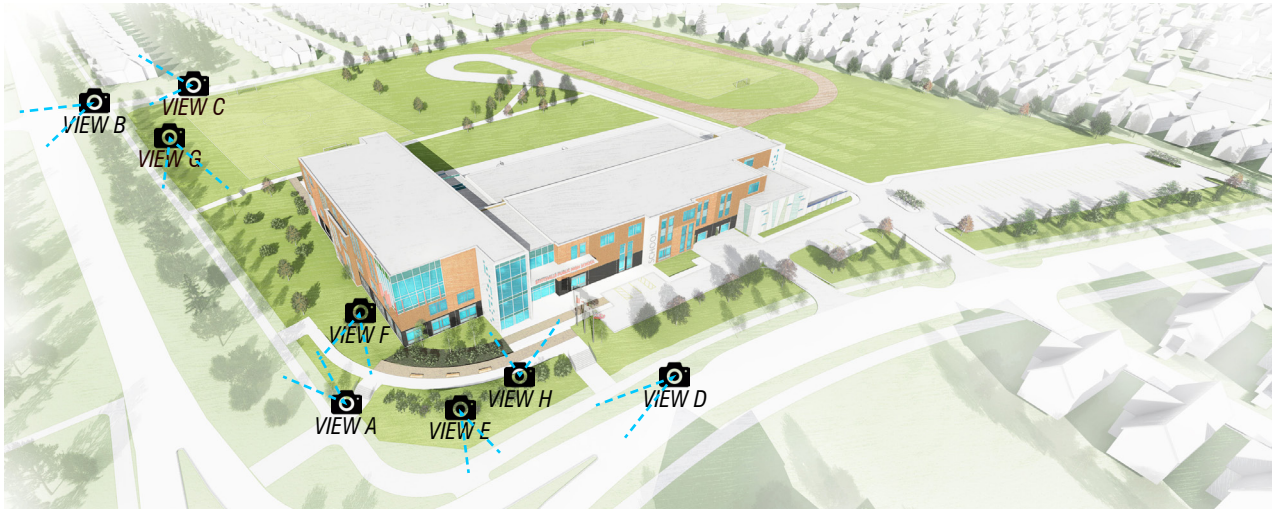




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ILLUSTRATION OF CONTEXTUAL ANALYSIS



PHOTOGRAPHS OF EXISTING SITE CONDITIONS AND CONTEXT



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



VIEW G



VIEW H



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PLANNING RATIONALE & DESIGN BRIEF

SITE PLAN/SITE ACTIVITY ZONES/SUSTAINABILITY DESIGNED TO SUPPORT ONTARIO CERTIFIED ECOSCHOOLS AND HEALTHY ACTIVE LIVING



- ▶ Entrance
- Future Addition Areas

Eco-Activity Zones

- ① Rain Water Harvesting
- ② Science Garden + Butterfly Garden
- ③ "Central Park" - Natural Plan/Meditation/Jogging
- ④ Rock Garden
- ⑤ Arts Terrace + Garden Courtyard
- ⑥ Outdoor Classroom

Healthy Living Zones

- ① Dining Commons + Food Lab
- ② Kitchen Gardens
- ③ Fruit Tree Orchard
- ④ Compost Demonstration
- ⑤ Indoor Cafe
- ⑥ Outdoor Dining + Garden Classroom

Physical Activity Zones

- ① Pavers + Grass Piazza
- ② Gymnasia + Sports Fields
- ③ Outdoor Social/Activity Court
- ④ Open Play Area + Grass Surface
- ⑤ Social/Community Space
- ⑥ Social/Community Space for Grades 7/8
- ⑦ Bicycle Parking

urban design & building massing

- compact site/4 storey educational building
- gateway for the community main entrance and school signs visible from both streets
- active 21st century learning zones visible from the streets
- materiality of the building will reflect the permanence of public building as well as youthful, energetic, progressive image appropriate for secondary school
- future additions can be planned for both grade 7/8 and grade 9-12 educational areas

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
- designed as the "teaching tool"
- efficient mechanical/electrical system
- high performance building envelope
- building orientation to take advantage of wind, solar and natural lighting possibilities

SECTION 2 - DESIGN BRIEF

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.

RESPONSE:

DESIGN BRIEF:

THE PROPOSED 158,000 SQ. FT. (14680 M²) FOUR-AND-THREE STOREYS BUILDING LOCATED ON A 65,633 M² SITE IS ENVISIONED TO BE A SIGNIFICANT LANDMARK FOR THE FAST GROWING STITTSVILLE/FERNBANK COMMUNITY AND WILL FORM A “GATEWAY” FOR THE NEIGHBOURHOOD. THE EDUCATIONAL ACTIVITIES WITHIN THE BUILDING WILL BE REVEALED BY LOCATING LIBRARY/LEARNING COMMONS, CAFETORIUM AND ATRIUM AT THE CORNER OF THE INTERSECTION OF ROBERT GRANT AVENUE AND COPE DRIVE AS WELL AS ADJACENT TO OUTDOOR SOCIAL/ACTIVITY COURT.

OCDSB AND COMMUNITY ENGAGEMENT: DURING THE PLANNING AND DESIGN PROCESS THE DESIGN TEAM WORKED WITH STAKEHOLDERS GROUPS TO IDENTIFY THE CORE OCDSB AND COMMUNITY DESIRE FOR A VARIETY OF LEARNING AND SOCIAL SPACES IN WHICH STUDENTS CAN EXPERIENCE “STEAM EDUCATION” (SCIENCE, TECHNOLOGY, ENGINEERING, ART AND MATH). THE COLLABORATIVE DESIGN PROCESS WILL CREATE A SENSE OF JOINT OWNERSHIP.

THE BUILDING AND THE SITE FACILITIES WILL BE FULLY ACCESSIBLE.



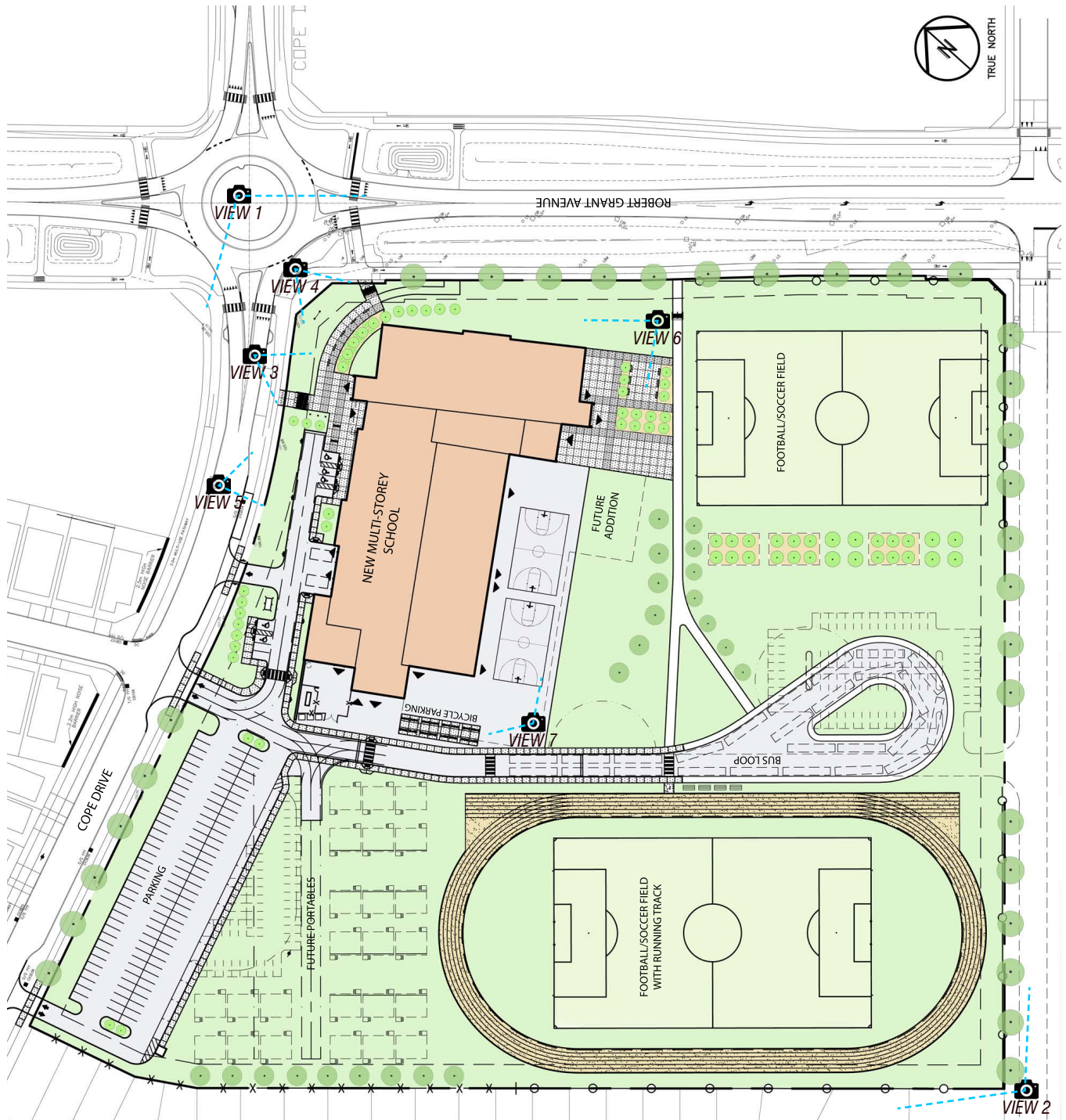
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PLANNING RATIONALE & DESIGN BRIEF

BUILDING MASSING: PROPOSED SITE PLAN AND LOCATIONS OF 3D-PERSPECTIVE VIEWS



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PLANNING RATIONALE & DESIGN BRIEF

BUILDING MASSING: VIEW 1

AERIAL VIEW SHOWN WITH CURRENT AND PROPOSED/FUTURE CONTEXT



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BUILDING MASSING: VIEW 2

AERIAL VIEW SHOWN WITH CURRENT AND PROPOSED/FUTURE CONTEXT





NEW STITTSVILLE HIGH SCHOOL

PLANNING RATIONALE & DESIGN BRIEF

PUBLIC REALM: VIEW 3

VIEW OF THE FRONT ENTRANCE FROM THE CORNER OF ROBERT GRANT AVENUE AND COPE DRIVE



NEW STITTSVILLE HIGH SCHOOL



OTTAWA-CARLETON
DISTRICT SCHOOL BOARD

PLANNING RATIONALE & DESIGN BRIEF

PUBLIC REALM: VIEW 4

VIEW OF THE FRONT ENTRANCE FROM THE CORNER OF ROBERT GRANT AVENUE AND COPE DRIVE



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NEW STITTSVILLE HIGH SCHOOL

PLANNING RATIONALE & DESIGN BRIEF

PUBLIC REALM: VIEW 5

FRONT ENTRANCE VIEW FROM FRONT COPE DRIVE





NEW STITTSVILLE HIGH SCHOOL

PLANNING RATIONALE & DESIGN BRIEF

PUBLIC REALM: VIEW 6

VIEW OF CAFETERIA AND STUDENT PLAZA FROM ROBERT GRANT AVENUE



BUILDING MASSING: VIEW 7 *VIEW OF GYMNASIUM*



PLANNING RATIONALE & DESIGN BRIEF

“EDUCATIONAL CAMPUS” DESIGN PROPOSAL:

THE SCHOOL WILL BE COMPLETELY OUTFITTED FOR 21ST CENTURY LEARNING CURRICULUM. THIS CURRICULUM IS AN ACTIVE, PROJECT, AND PROBLEM SOLVING BASED LEARNING AND TEACHING WHICH ENABLES STUDENTS TO ACQUIRE, IN ADDITION TO CORE SUBJECTS, NEW EDUCATIONAL SKILLS SUCH AS 4 C'S: CREATIVITY, CRITICAL THINKING, COMMUNICATION AND COLLABORATION, AS WELL AS LIFE AND CAREER SKILLS AND INFORMATION TECHNOLOGY SKILLS. A NEW LEARNING ENVIRONMENT WILL BE NEEDED TO SUPPORT MULTIPLE MODES OF LEARNING AND TO FOSTER A SENSE OF COMMUNITY IN WHICH STUDENTS WOULD FEEL SUPPORTED AND THRIVE.

TO ACCOMPLISH THIS, THE SCHOOL'S EDUCATIONAL PROGRAM WILL BE ORGANIZED AROUND THE “ATRIUM” WHICH WILL ACT AS A “MAIN STREET”. THE SCHOOL'S EDUCATIONAL PROGRAMS SPECIFICALLY TAILORED TO GRADES 7/8 AND 9/12 WILL BE ORGANIZED AS “SCHOOL WITHIN A SCHOOL” TO FOSTER A SENSE OF SAFETY AND SECURITY.

SAFETY AND SECURITY:

TO FIT THE SCHOOL AND FUTURE ADDITIONS ON THE PROPOSED SITE, THE NEW BUILDING WILL BE DESIGNED TO BE A MOSTLY FOUR-AND-THREE STOREYS STRUCTURE. THE ATRIUM WILL PROVIDE DAYLIGHT TO ALL LEVELS. ORGANIZING ACADEMIC PROGRAMS INTO A THREE-AND-FOUR-STOREYS BUILDING BLOCK WILL ALLOW FOR THE MAXIMIZATION OF OUTDOOR LEARNING SPACE, COURTYARD QUAD AND WILL CREATE A SPACE BUFFER FROM MULTI- STOREY RESIDENTIAL BUILDINGS.

FLEXIBILITY AND FUTURE-PROOFING:

FLEXIBLE EDUCATIONAL AND SOCIAL SPACES WILL BE DESIGNED FOR MULTIPLE TYPES OF LEARNING USING FURNITURE, MOVABLE WALLS AND TECHNOLOGY. TECHNOLOGY, ART AND ENGINEERING LABS/STUDIOS WILL BE DESIGNED AS “MAKER SPACES” TO SUPPORT “STEAM” LEARNING AND TO HELP PRACTICE CREATIVE AND HANDS-ON SKILLS. PRESENCE OF VARIED LEARNING SPACES, COUPLED WITH VISIBILITY AND ACCESS WILL ENCOURAGE LEARNING AND COLLABORATION TO HAPPEN EVERYWHERE.

COMMUNITY USE:

SOCIAL AND PHYSICAL ACTIVITY SPACES AND OUTDOOR FACILITIES WILL BE DESIGNED FOR A STRONG COMMUNITY PRESENCE.



PLANNING RATIONALE & DESIGN BRIEF

URBAN DESIGN AND MASSING:

THE MASSING AND MATERIALITY OF THE BUILDING IS FULLY DEFINED. THE BRICK VENEER, WHICH FORMS THE MAJORITY OF THE FACADES, FACES THE STREETS TO REFLECT A GREATER PERMANENCE AND TO BE COMPATIBLE WITH THE NEIGHBOURING DEVELOPMENTS. THE USE OF THE COLOURED CONCRETE WITH BIOPHILIC FORMS WILL HELP THE BUILDING TO PROJECT A YOUTHFUL AND PROGRESSIVE IMAGE WHICH IS APPROPRIATE FOR A SECONDARY SCHOOL.

THE BUILDING LOCATION ON SITE, ARCHITECTURAL FORMS, USE OF COLOURS AND BUILDING MATERIALS WILL ANIMATE THE INTERSECTION OF ROBERT GRANT AVENUE AND COPE DRIVE, AND WILL FORM A NEIGHBOURHOOD GATEWAY FEATURE. EXTERIOR FINISH WILL INCLUDE LOAD-BEARING INSULATED TILT-UP PANELS, WHICH WILL BE FACING THE SCHOOL'S OUTDOOR GREEN AND SOCIAL SPACES. THEY WILL BE FINISHED WITH THIN-SET BRICK VENEER AS WELL AS CONCRETE PANELS WITH SCULPTURAL RELIEF.

FACADES FACING THE FLANKING STREETS WILL BE ARTICULATED THROUGH THE PLAYFUL USE OF FULL HEIGHT WINDOWS, CORNER WINDOWS, AND "OVERSIZED WINDOWS" WITH COLOURFUL WINDOW SHADES. THE ARCHITECTURAL FORMS, BUILDING MATERIALS AND COLOURS OF THE ELEVATIONS FACING THE STREET WILL BE DEVELOPED TO FORM AN "URBAN EDGE".

TILT-UP PANELS WHICH WILL BE FACING SCHOOL GREEN AND "SOCIAL" SPACES WILL BE FINISHED WITH COLOURED CONCRETE WITH REVEALS BASED ON "BIOPHILIC DESIGN": THE COLOURS AND SHAPES WILL REFLECT THE FORMS AND COLOURS PRESENT IN NATURE AND WILL REFLECT UPON THE SITE'S RURAL HERITAGE.

THE EXTERIOR GLAZING WILL BE INSULATED GLASS UNITS, WITH LOW-EMISSIVE COATING.

LANDSCAPE ARCHITECTURE:

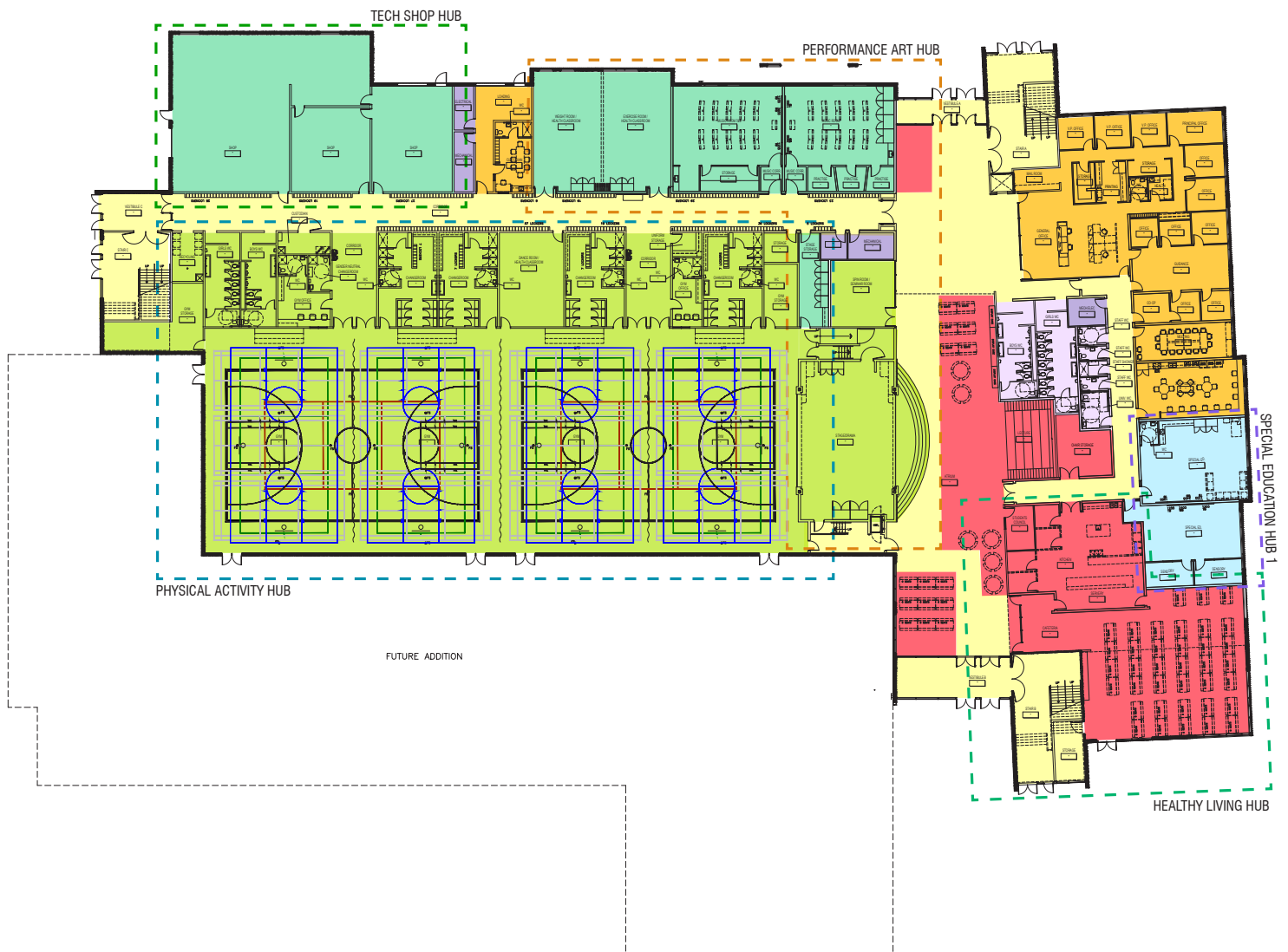
THE LANDSCAPE DESIGN WILL LINK THE BUILDING WITH THE SURROUNDING ECOLOGY. THE SCHOOL "CAMPUS" IS DESIGNED AROUND THE LANDSCAPED OPEN SPACES SUCH AS: LANDSCAPED ENTRY PLAZA, OUTDOOR LEARNING AND SOCIAL SPACES, AND SPORTS FIELDS TO PROMOTE HEALTHY LIVING.

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PLANNING RATIONALE & DESIGN BRIEF

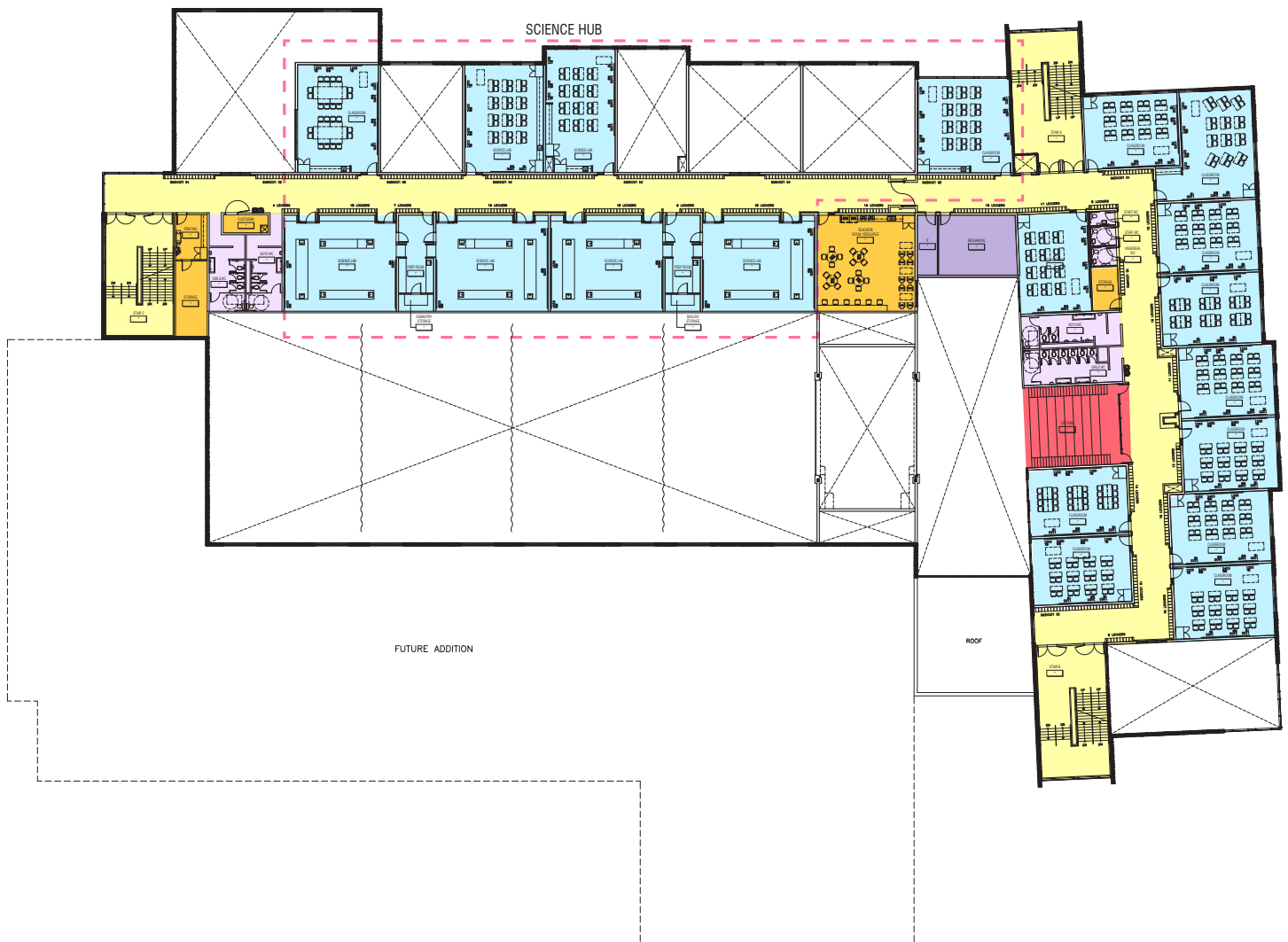
PROPOSED FIRST FLOOR

- Gathering and Multi-Use Spaces
- Staff and Administrative Areas
- Circulation
- Washrooms
- Mechanical/Electrical
- Classrooms, Science Labs and Special Ed.
- Music, Arts and Technology Labs
- Exercise and Recreation



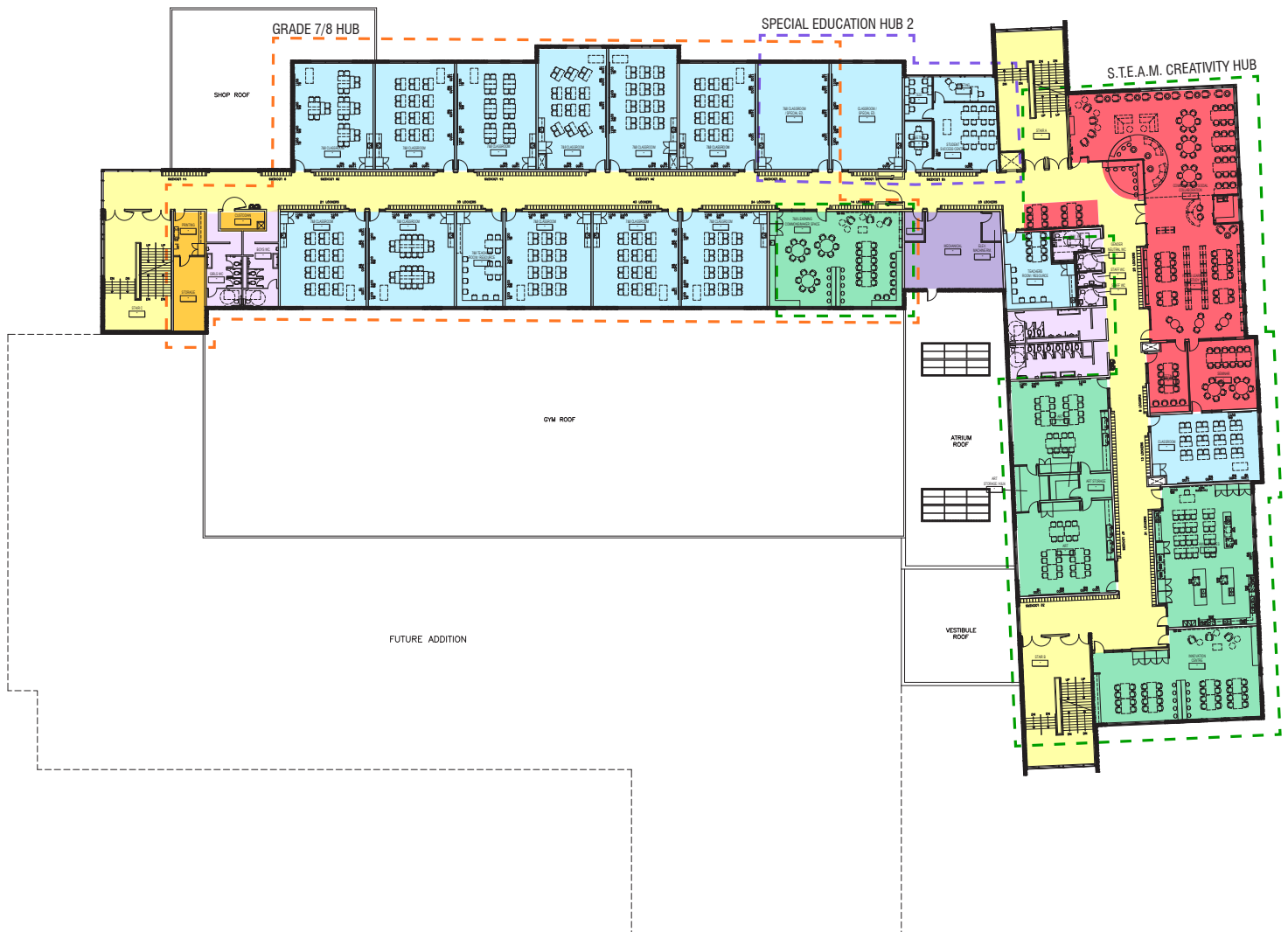
PROPOSED SECOND FLOOR

- Gathering and Multi-Use Spaces
- Staff and Administrative Areas
- Circulation
- Washrooms
- Mechanical/Electrical
- Classrooms, Science Labs and Special Ed.
- Music, Arts and Technology Labs
- Exercise and Recreation



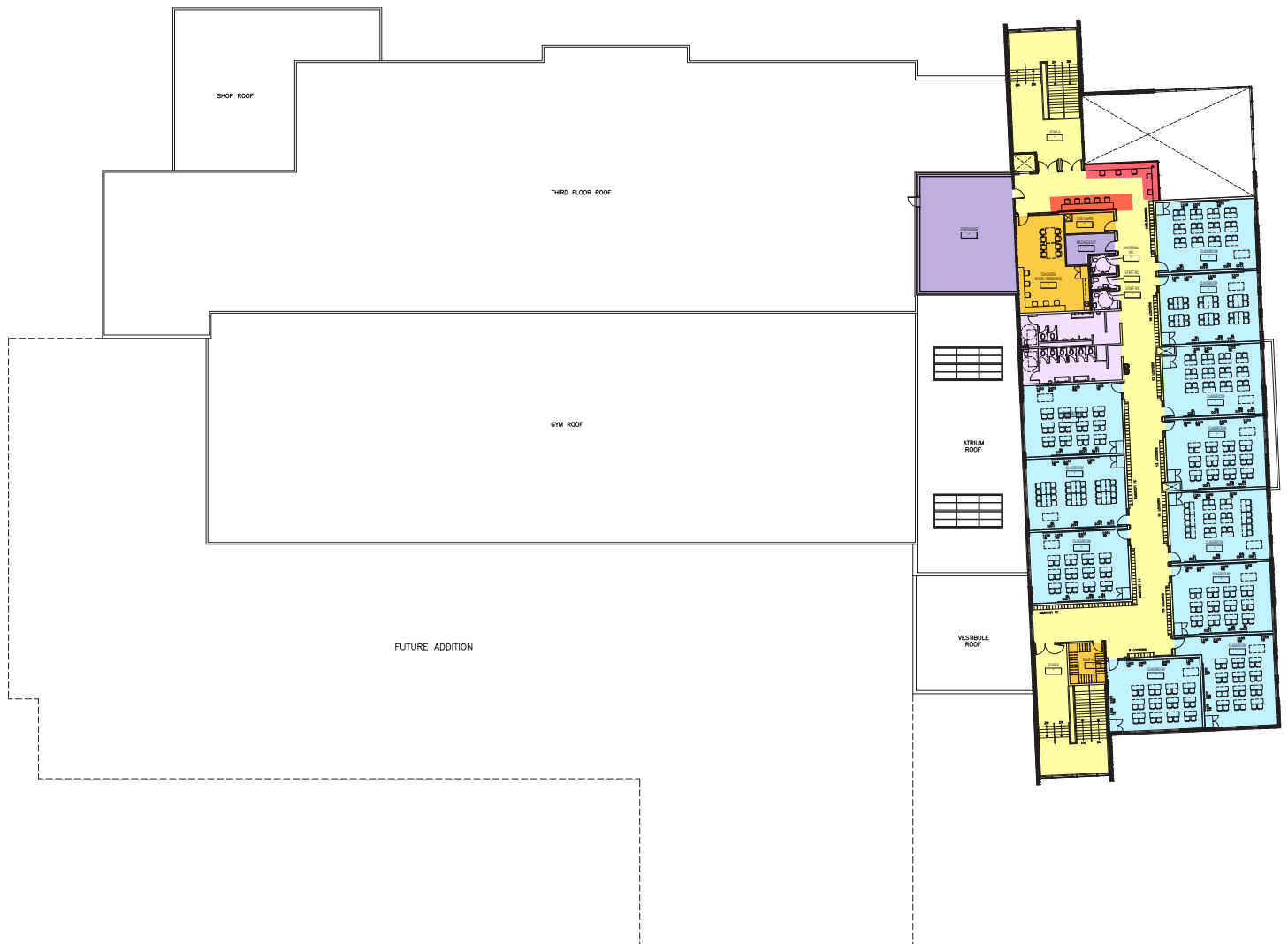
PROPOSED THIRD FLOOR

- Gathering and Multi-Use Spaces
- Staff and Administrative Areas
- Circulation
- Washrooms
- Mechanical/Electrical
- Classrooms, Science Labs and Special Ed.
- Music, Arts and Technology Labs
- Exercise and Recreation



PROPOSED FOURTH FLOOR

- Gathering and Multi-Use Spaces
- Staff and Administrative Areas
- Circulation
- Washrooms
- Mechanical/Electrical
- Classrooms, Science Labs and Special Ed.
- Music, Arts and Technology Labs
- Exercise and Recreation

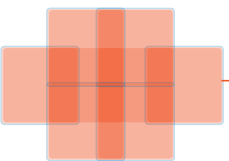
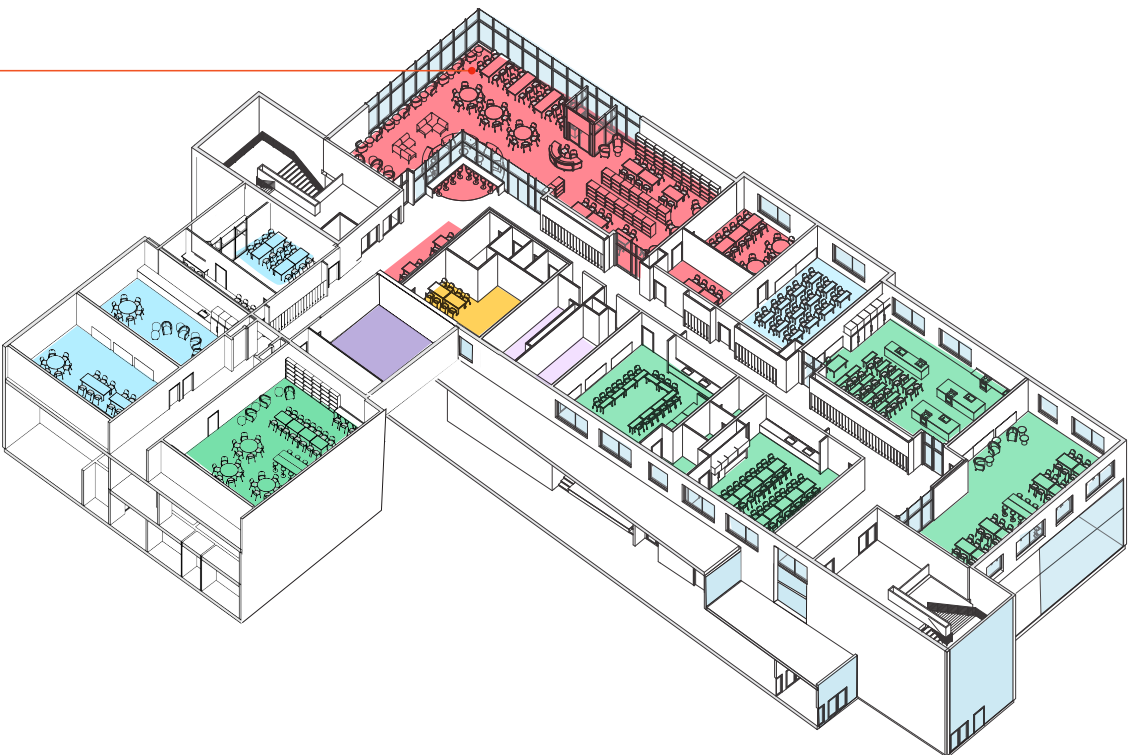




NEW STITTSVILLE HIGH SCHOOL

PLANNING RATIONALE & DESIGN BRIEF

21ST CENTURY LEARNING ENVIRONMENTS: THIRD FLOOR



active

21st Century Learning environment
(project and problem based learning)
spaces that support multiple modes of learning interconnected, mutually reinforcing efficient use of space and resources leverages technology as a means to collaborate, communicate and learn

Key Plan: Third Floor



NEW STITTSVILLE HIGH SCHOOL



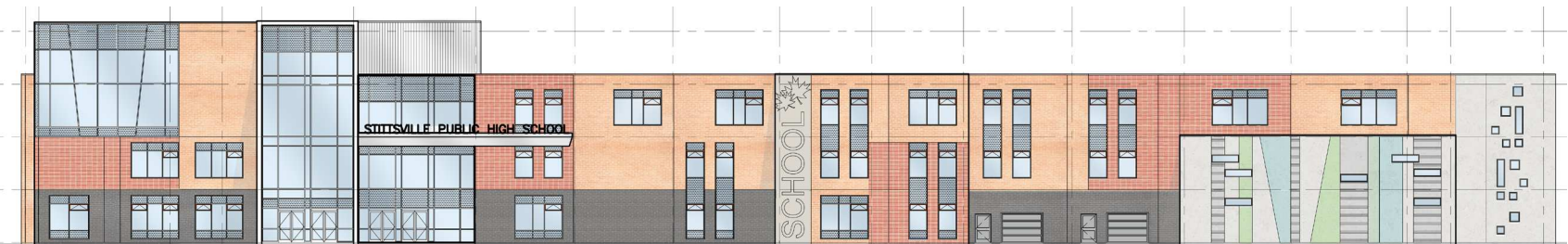
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PLANNING RATIONALE & DESIGN BRIEF

ELEVATIONS



EAST ELEVATION (ROBERT GRANT AVENUE)

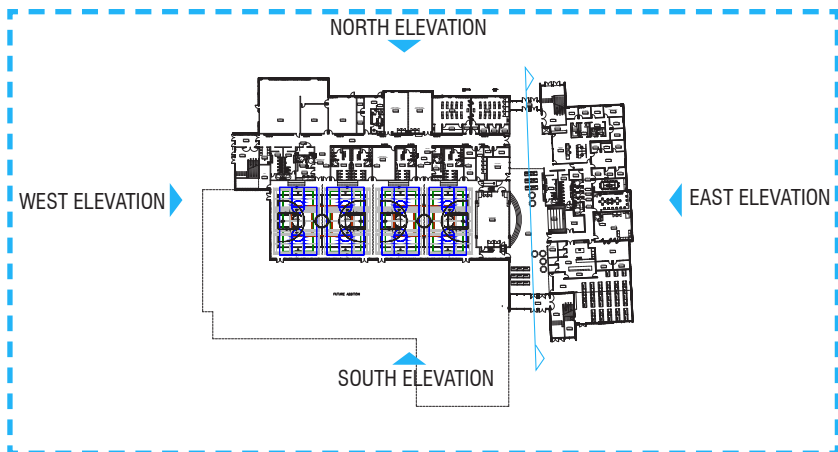


NORTH ELEVATION (COPE DRIVE)

LEGEND:

	TILT-UP TEXTURED CONCRETE PANELS
	TILT-UP LIGHT GRAY CONCRETE PANELS
	TILT-UP LIGHT BLUE CONCRETE PANELS
	TILT-UP LIGHT AQUA CONCRETE PANELS
	TILT-UP LIGHT GREEN CONCRETE PANELS
	TILT-UP LIGHT LIME-GREEN CONCRETE PANELS
	TILT-UP SALMON CONCRETE PANELS
	TILT-UP PANEL WITH BRICK VENEER: COLOUR 1
	TILT-UP PANEL WITH BRICK VENEER: COLOUR 2
	TILT-UP PANEL WITH BRICK VENEER: COLOUR 3
	COMPOSITE ALUMINUM PANEL CANOPIES
	PREFINISHED METAL SIDING - VERTICAL INSTALLATION
	SPANDREL GLAZING WITH INSULATED BACK PAN BEHIND IN ALUMINUM CURTAIN WALL
	VISION INSULATED GLASS UNITS IN ALUMINUM CURTAIN WALL
	OPERABLE WINDOW WITH INSULATED GLASS UNITS

KEY PLAN:



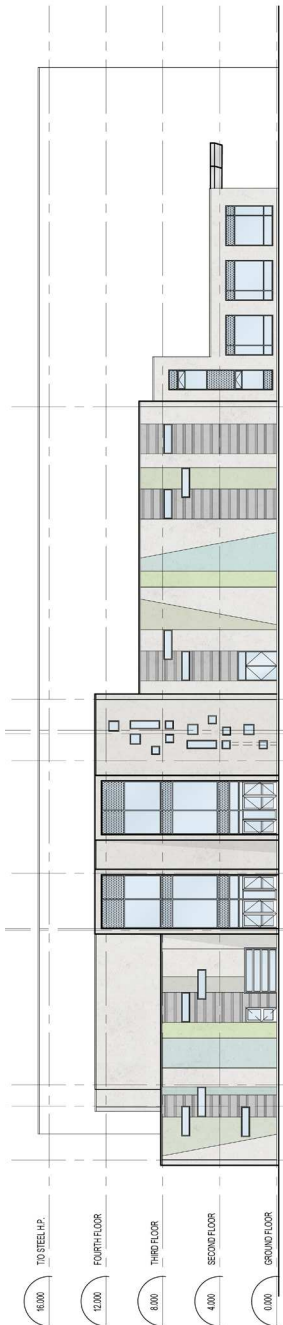
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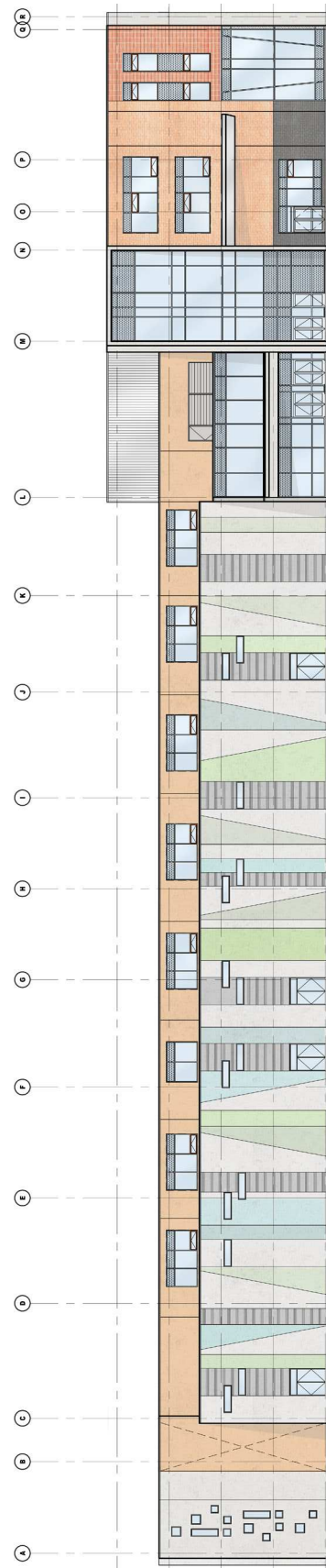
ELEVATIONS



WEST ELEVATION



WEST ELEVATION WITH SECTION THROUGH ATRIUM



SOUTH ELEVATION



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