

EARL OF MARCH SECONDARY SCHOOL ADDITION 2024

URBAN DESIGN BRIEF

PREPARED BY

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ASSOCIATES ARCHITECTS INC.

FOR

OTTAWA-CARLETON DISTRICT
SCHOOL BOARD

July 2024



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 Earl of March Secondary School.

Municipal Address: 4 The Parkway, Kanata
Ottawa, Ontario

Legal Description: Part of Lot 3, Concession 3,
Geographic Township of
March, City of Ottawa

Earl of March 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 3,160 square metres (34,002 square feet) of gross floor area, located to the north 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

Jerzy Jurewicz, OAA
Vice President



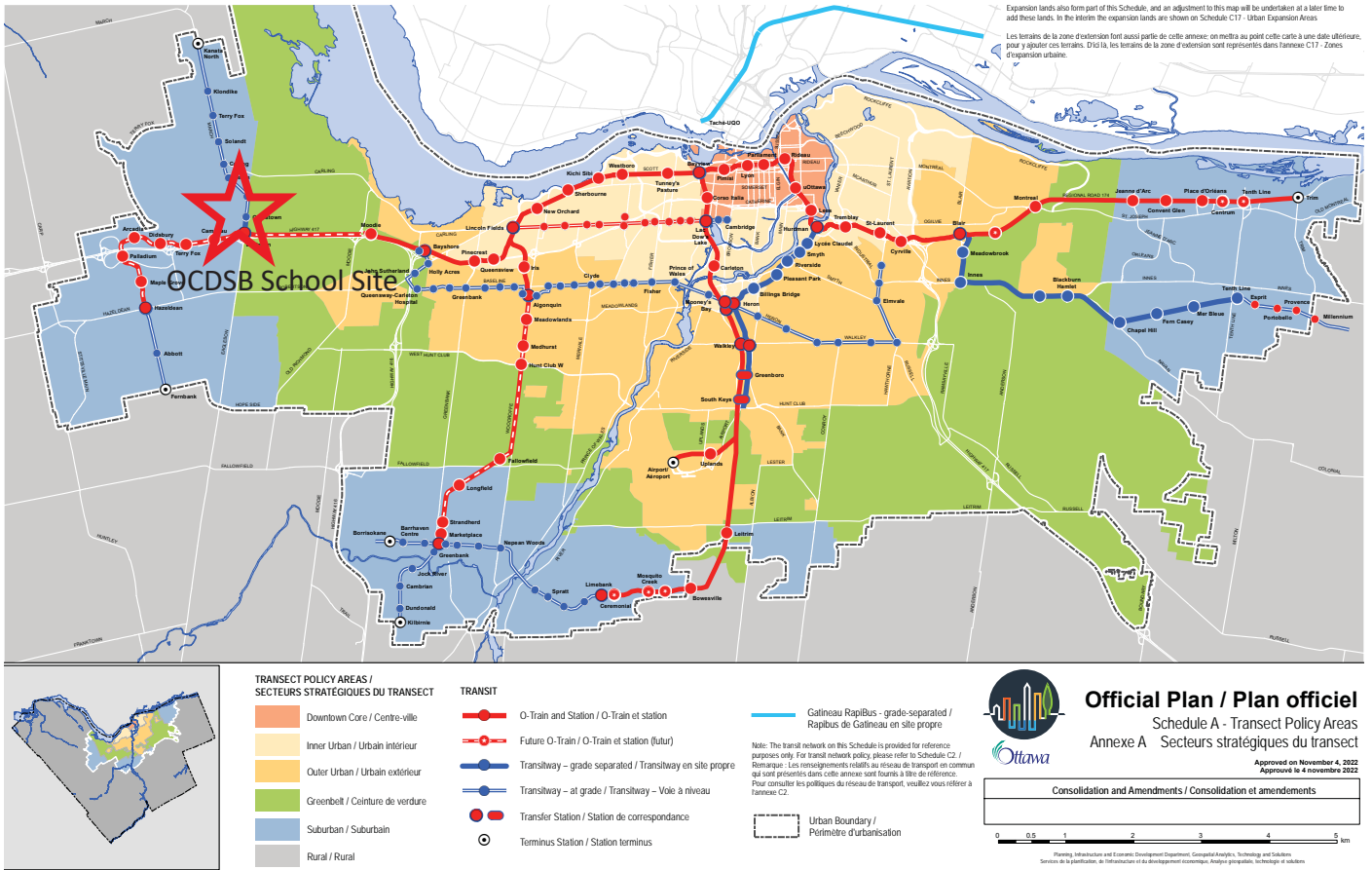


Figure 1.1: City of Ottawa New Official Plan Schedule A

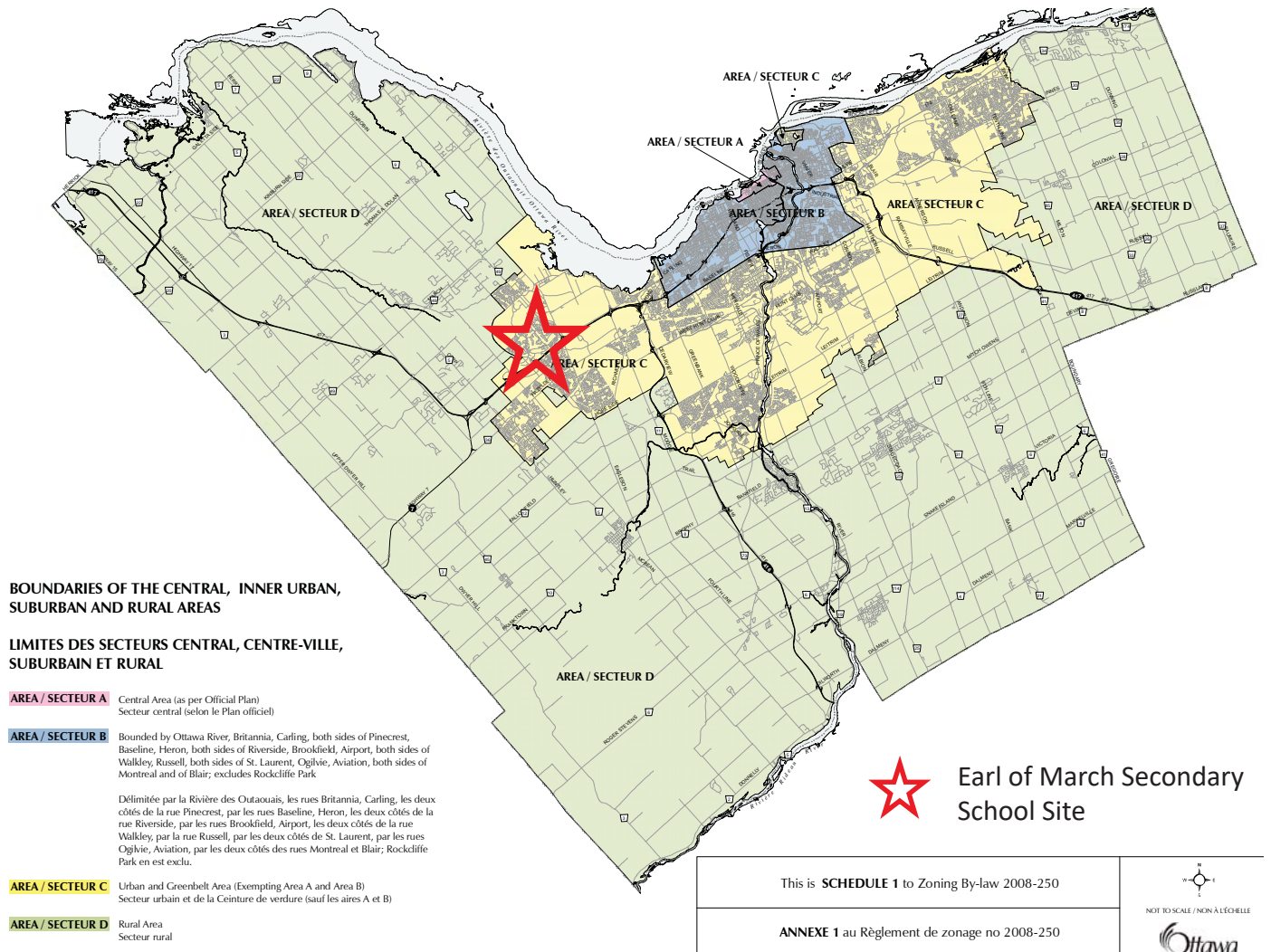


Figure 1.2: City of Ottawa Schedule 1 Zoning By-Law

2.0 Site & Context Analysis

2.1 Existing Context

Earl of March Secondary School is situated north of Campeau Drive and south of The Parkway. The lot area of “L”-shaped property is approximately 97,419.03 square meters, with 186 meters of frontage on Campeau Drive and roughly 375 meters on The Parkway. The school is accessible from both streets

Zoning Designation of the site is Minor Institutional Zone I1A with a maximum height limit of 15m. The proposed 2 storey addition is to be constructed to the north of the existing 2 storey school. Surrounding land uses include the following:

EAST Existing multi storey residential buildings

NORTH Sandwell Green Park and residential single family houses

SOUTH Existing multi storey residential buildings

WEST Existing John G. Mlacak Community Centre and multipurpose sports field

Photographs of the context:

- 1 Looking north from the southern parking lot at the 2015 addition next to Campeau Drive
- 2 2015 addition east entrance and existing bicycle parking
- 3 View of the existing parking lot and existing school
- 4 View of the multi storey residential building to the east of school property
- 5 View of the existing school and portable classrooms
- 6 A Multi-Use-Path that runs parallel to The Parkway
- 7 Existing Sports Field
- 8 View of the public library and John G. Mlacak Community Centre

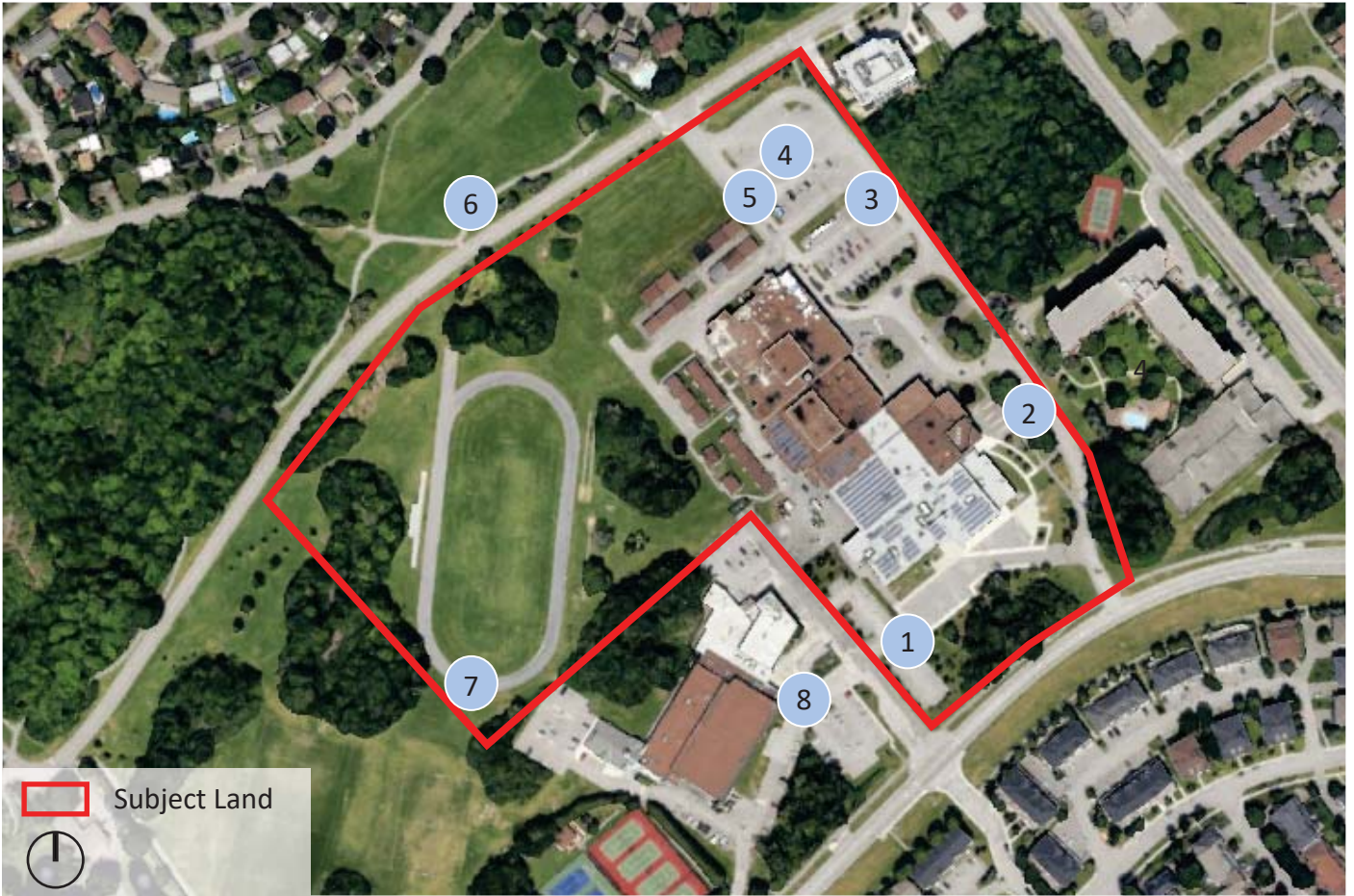


Figure 2.1: Aerial view of the Subject Land within the context



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 north of Campeau Drive and south of The Parkway. Campeau Drive is designated as an east-west arterial road on the Transportation Master Plan Map 6, Road Network – Urban. The Parkway is classified as an east-west collector road. Both roads operate as two-way, two-lane undivided urban cross-sections, with posted speed limits of 60 km/h on Campeau Drive and 40 km/h on The Parkway.

The school is situated along two well-served transit corridors, including Teron Road and Campeau Drive. Multiple local bus routes have stops close to school site. School route #664 drops off students in front of the school in the morning and picks them up in the afternoon.

A 3-meter wide, multi-use pathway is provided on the north side of Campeau Drive along the school site and also on the north side of The Parkway Access. East of the Parkway Access, a degraded pathway exists on the south side of The Parkway. Pathways are also provided internally on the school property from Campeau Drive to both the south entrance of 2015 addition and the front main entrance of the high school. Currently, no active transportation facilities are provided from The Parkway to the school.



Figure 2.4: Official Plan Schedule E - Urban Road Network

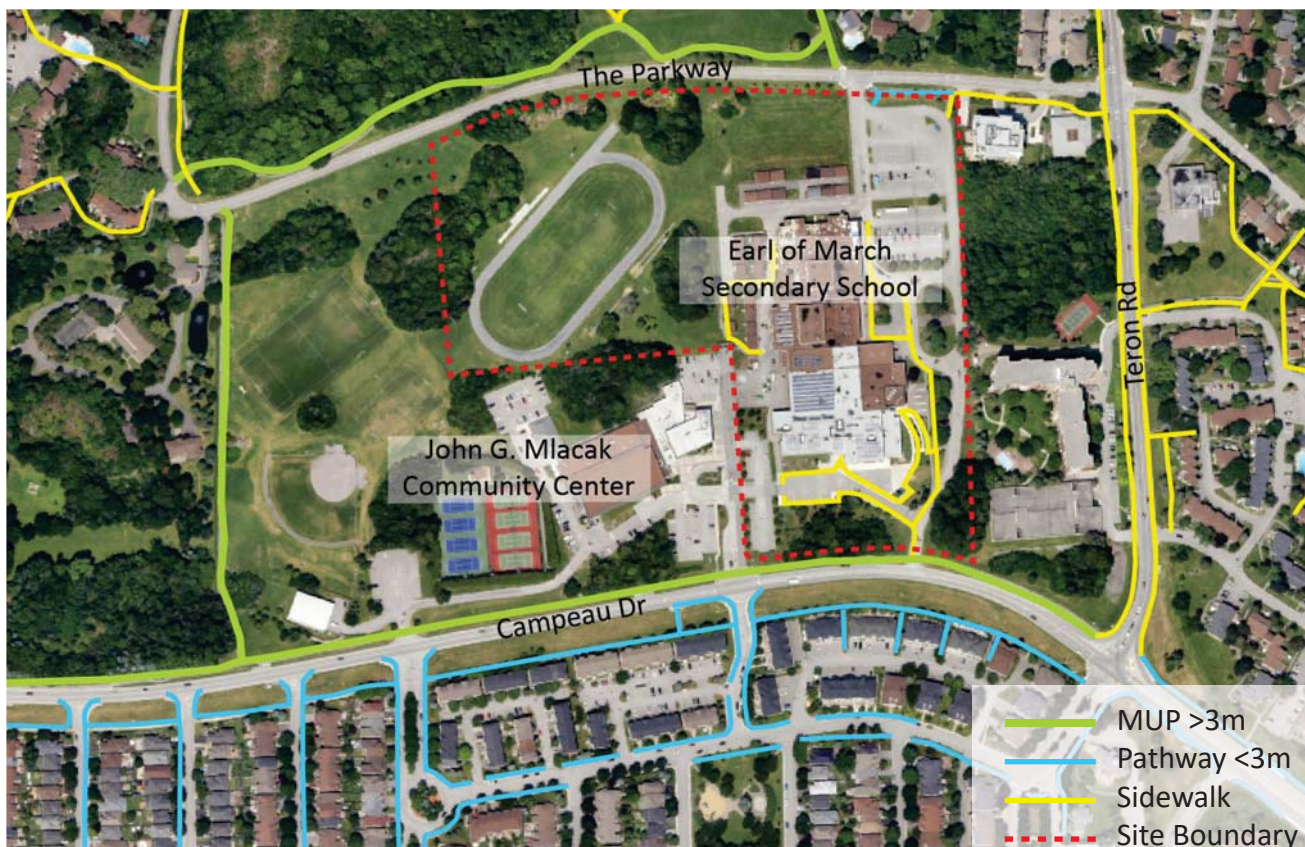


Figure 2.5: Pedestrian Map



Legend

- Bus Stop
- School Route #664 Bus Stop
- 62 Bus Route
- 63/64 Bus Route
- 168/110 Bus Route (peak hours)
- 265/ 285 Bus Route (peak hours)
- - - Site Boundary

Figure 2.6: Transit Map

2.2 Existing Earl of March Secondary School

The original two-story school was constructed in the early 1970s. In 2015, an elementary school addition was built to the south of the school for grade 7 and 8 students. The school has been expanding rapidly in recent years, with the fast-growing community in Kanata. There are currently 31 portable classrooms on the school property.

The 24-acre school property has plenty green spaces. The bedrock profile on the site is shallow, with unpredictable elevations and visible rock outcrops in several locations. Consultants have investigated the challenging geotechnical conditions and incorporated these findings into the routing and design of the site servicing and foundation of the new addition.

The building envelope of the original school is characterized by a combination of red bricks and beige colour precast panels. Most of the existing classroom windows are small, with strips of continuous windows installed at high elevations. The 2015 addition includes a separate entrance for grade 7 and 8 students, featuring large windows and glazed curtain wall systems.

Photographs of the existing school:

- 1 Existing Main Entrance of High School
- 2 Walkway and Entrance of 2015 School Addition
- 3 One of the rock outcroppings by the portables
- 4 North Facade of the school



Figure 2.7 : Photographs of existing school

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:

Earl of March Secondary School is one of the first high schools constructed in Kanata, serving a large catchment area. It is well served by roads and sidewalks with neighbouring communities. The school can be accessed either from The Parkway to the north, or from Campeau Drive to the south. The addition constructed in 2015 brought the school closer to Campeau Drive with a designated secondary entrance and parking lot. Sidewalks were also provided connecting the secondary entrance to Campeau Drive and looped around the east of the existing school and extended to the main entrance.

The proposed new addition will connect to the existing school to the north, and provide two secondary entrances closer to The Parkway.

Upon completion of construction, 19 existing portable classrooms will be eliminated. New sidewalks will connect the welcoming entrance of the addition to the existing sidewalk on The Parkway and aligning with the multi-use pathway (MUP) across The Parkway, creating a complete pedestrian network from The Parkway on the north, through the school site, to Campeau Drive on the south. Currently, there is a narrow and deteriorated asphalt sidewalk along The Parkway from the school site’s north access to the existing multi-story residential building. This section will be replaced with a new, 2-meter-wide concrete sidewalk.

Additional bike parking will also be incorporated next to the entrance of the addition to encourage active transportation. The location of the bike racks is convenient and easy for supervision.

Designated bus lay-bys and bulbout at the north access intersection will further enhance the safety for pedestrians. Speed humps will also be provided.

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

Comment:

Earl of March Secondary School is located east of the John G. Mlacak Community Centre, which has an ice rink, halls and is also home of the Beaverbrook Library, Kanata Art Gallery and Kanata Seniors Centre. The centre offers a wide variety of recreation programs. School site also borders Sandwell Green Park, Alice Wilson Woods and Beaverbrook Park to the north and northwest, interconnected to neighbouring residential communities through various sidewalks, multi-purpose paths and trails.

Section 4.10.3 Make trees an important component of a school’s outdoor space

Comment:

Trees will be planted to the north of the addition and between the new parking lot and The Parkway, serving as a visual buffer and providing shade for occupants. 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.

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 geometry, 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 early 1970s. An elementary school addition, built in 2015 to the south of the school, includes a separate entrance and parking lot for grade 7 and 8 students. Currently, there are 31 portable classrooms on site.

The proposed 3,160 sqm two-story addition will be located to the north 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 new secondary entrances to The Parkway. Designated bus laybys and traffic calming measures, such as road

bulbouts and speed humps will further enhance pedestrian safety.

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 community. The addition will feature two new entrances, while two existing entrance staircases will remain unchanged. These entrances will provide convenient access to the sports field and portables to the west, bus drop-offs and parking to the east, and bicycle and barrier-free parking to the north. Site development will include 13 new parking spaces (two of which are barrier-free), 36 new bicycle parking spaces, one additional 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 colors, natural light, and high-quality building materials and finishes will enliven the space. The design will also provide opportunities for interaction and learning outside the classrooms.

The new addition will include the following programs:

- **Educational Programs:** 25 classrooms
- **Student Activities Spaces:** Student Commons, Collaboration Spaces
- **Common Use Spaces:** Washrooms, Storage
- **Building Services:** Shipping & Receiving, Mechanical Rooms, IT Rooms, Electrical Rooms, Janitor Rooms



John G. Mlacak
Community Center

Legend

- | | |
|-----------------------------|---|
| 1. Existing High School | 9. Elementary School Entrance |
| 2. Proposed Addition | 10. Existing Sports Field |
| 3. Fire Route | 11. Wooded Area/ Rock Outcrop |
| 4. Existing Portables | 12. New Sidewalk extension to The Parkway |
| 5. Bus Lay-Bys | 13. Existing MUP |
| 6. High School Entrance | 14. Proposed Upgraded Sidewalk 2m width |
| 7. Existing Parking Lot | 15. Existing Sidewalk along Campeau Drive |
| 8. Proposed New Parking Lot | |

Figure 4.1: Proposed site plan



Legend







-  Vehicular Entrance/Exit
-  Bike Racks
-  Pedestrian Circulation
-  Loading Area
-  Vehicular Movement
-  Landscape

Figure 4.2: Site Plan showing vehicular movement and pedestrian circulation

4.3 Building Form and Material Consideration

The original school’s exterior features red bricks and beige precast panels. Most of the existing classroom windows are small, with strips of windows installed at high elevations.

The new two-story school addition will adopt a rectangular geometry, matching the height of the existing school. Its compact footprint will minimize bedrock excavation and enhance energy efficiency. Comprising 25 classrooms, the addition includes a centrally located, two-story Student Common area between the new and existing building, providing students with invaluable opportunities for interaction and collaboration. A skylight above the atrium will bring natural light into the atrium and the classrooms in the center of the addition.

The addition’s exterior will feature high-quality, durable construction materials: bricks, pre-finished concrete masonry units, and insulated curtain wall glazing system. The façade will incorporate large windows, allowing natural light into the classrooms and creating visual connections between the interior and exterior. The open concept, transparency of the

design will also improve supervision and safety for the occupants and enhance the sense of community. Inclusive public washrooms will be centrally located on both floors of the addition.

The new parking lot will be situated north of the addition, buffered from The Parkway by landscaping. Among the 13 new parking spaces, two will be designated for handicapped parking, providing convenient access to the addition. New bicycle parking will be placed near 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 summer.

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



Figure 4.3: Perspectives of the proposed school addition



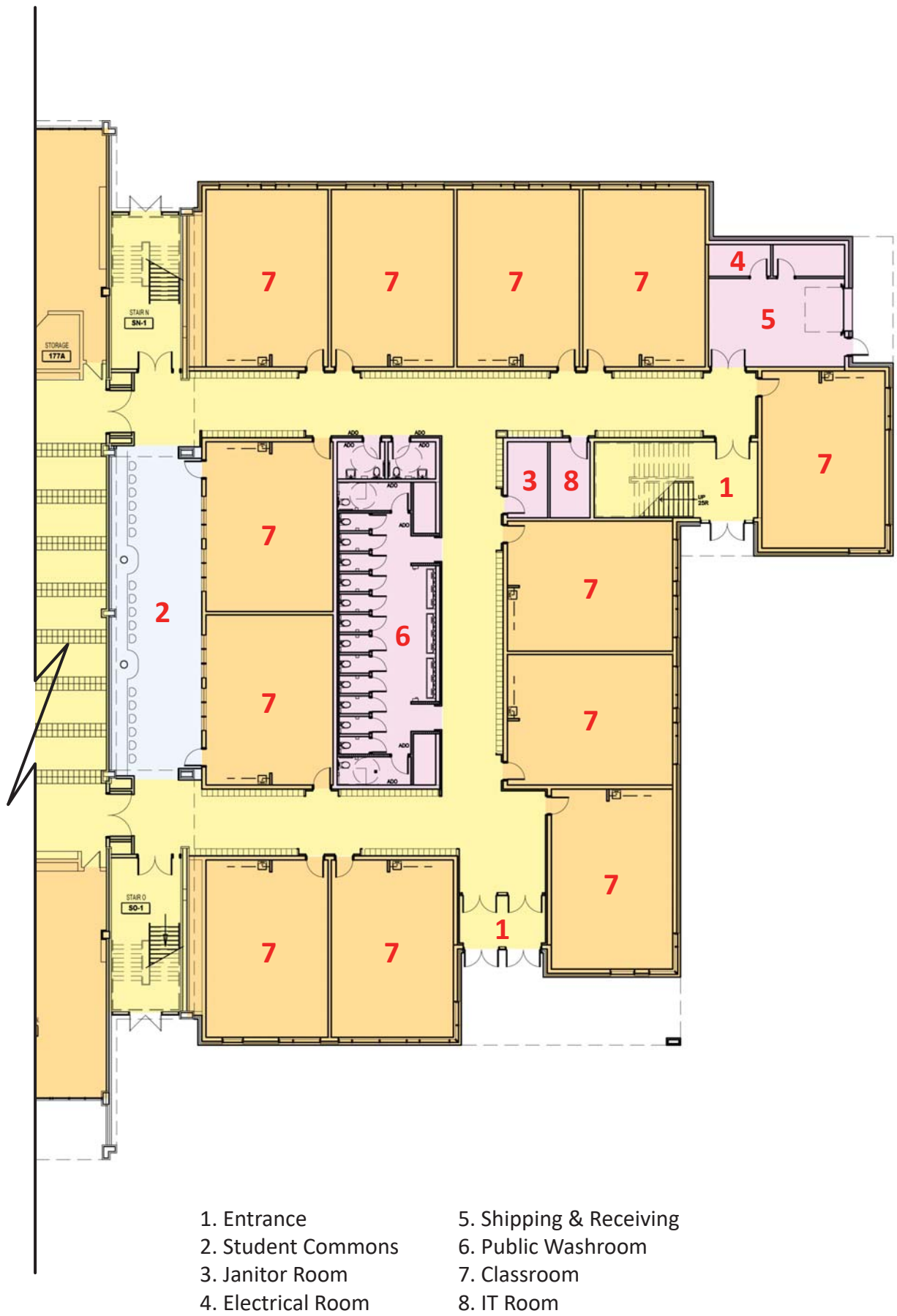
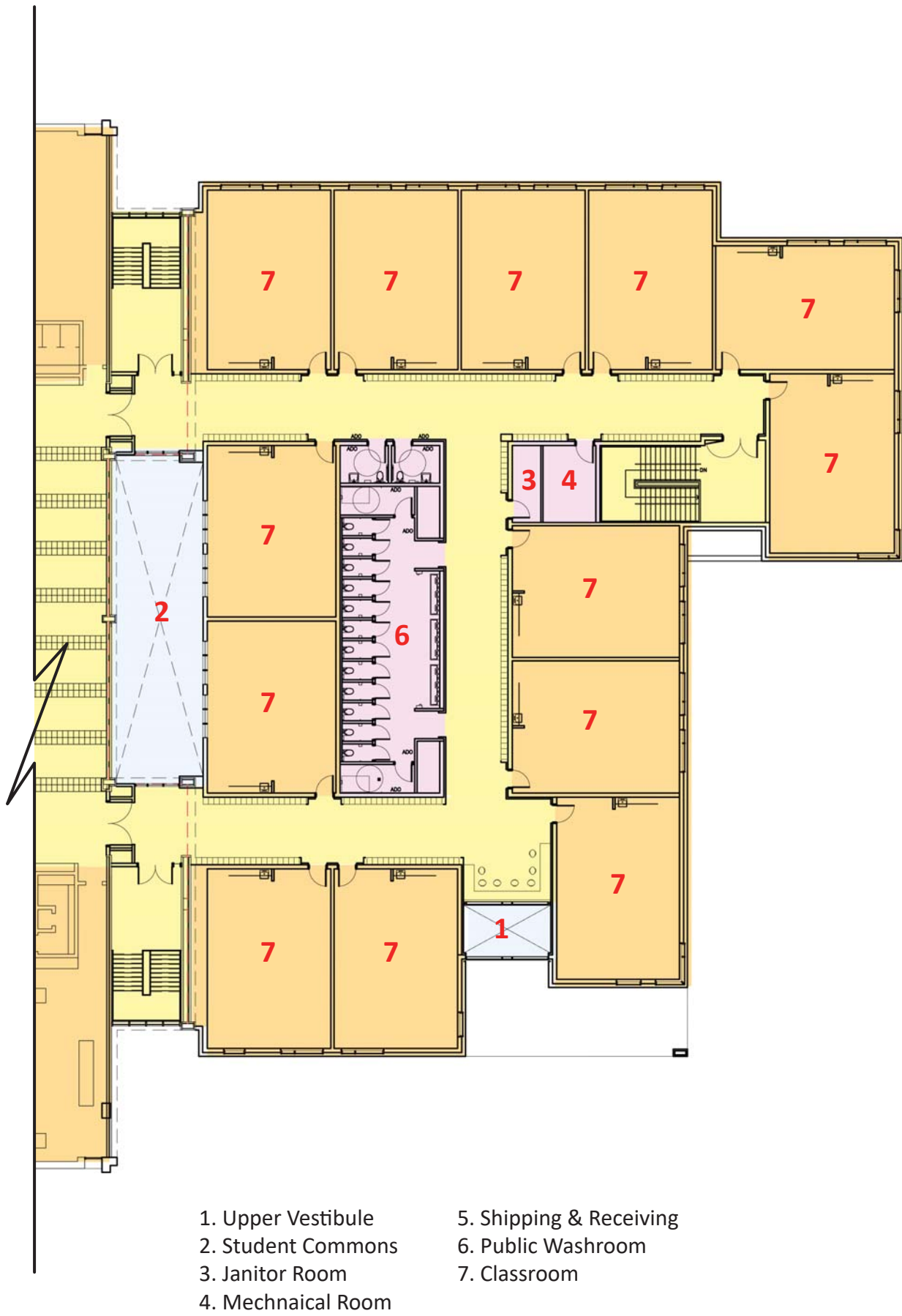


Figure 4.4: Ground Floor Plan



- 1. Upper Vestibule
- 2. Student Commons
- 3. Janitor Room
- 4. Mechanical Room
- 5. Shipping & Receiving
- 6. Public Washroom
- 7. Classroom

Figure 4.5: Second Floor Plan

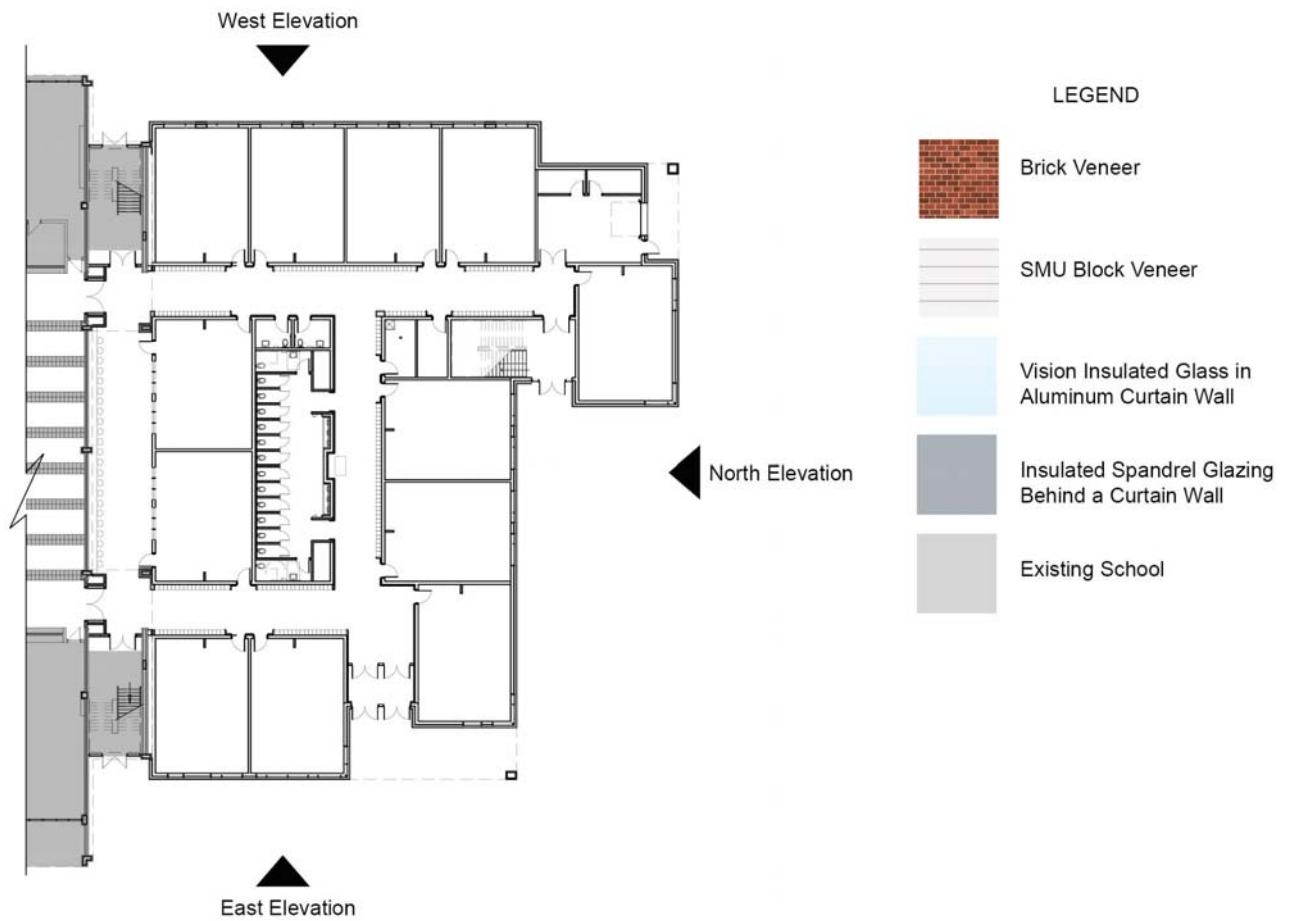


Figure 4.6: Elevations and ground floor plan of the proposed school addition



Figure 4.7: Perspectives of the proposed school addition

5.0 CONCLUSION

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 neighborhood. The proposed site plan aligns with the City of Ottawa Official Plan's School Facilities guidelines as detailed in this report.