

**SITE PLAN CONTROL APPLICATION  
DELEGATED AUTHORITY REPORT  
MANAGER, DEVELOPMENT REVIEW, WEST**

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Site Location: 480 Cope Drive

File No.: D07-12-19-0200

Date of Application: December 3, 2019

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This SITE PLAN CONTROL application submitted by David Lacelle, Ottawa-Carleton District School Board, on behalf of Ottawa-Carleton District School Board, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A001, prepared by N45 Architecture Inc., dated August 1, 2019, revision 3 dated 20 Mar 20.
2. **Elevations**, A201a, prepared by N45 Architecture, dated August 1, 2019, revision 2 dated 20 Feb 20.
3. **Elevations**, A201b, prepared by N45 Architecture, dated August 1, 2019, revision 2 dated 20 Feb 20.
4. **Landscape / Planting Plan**, L-01, prepared by Ruhland & Associates Ltd., dated November 1, 2019, revision 4 dated 2020/05/06.
5. **Plant List / Details**, L-02, prepared by Ruhland & Associates Ltd., dated November 1, 2019, revision 4 dated 2020/05/06.
6. **Legend**, C01, prepared by Jp2g Consultants Inc., dated December 2019, revision 4 dated 2020-05-01.
7. **Legend**, C02, prepared by Jp2g Consultants Inc., dated December 2019, revision 2, dated 2020-05-01.
8. **Servicing Tables**, C03, prepared by Jp2g Consultants Inc., dated December 2019, revision 4 dated 2020-05-01.
9. **Site Servicing Plan**, C04, prepared by Jp2g Consultants Inc., dated December 2019, revision 4 dated 2020-05-01.
10. **Site Grading and Drainage, Erosion and Sediment Control Plan**, C05, prepared by Jp2g Consultants Inc., dated December 2019, revision 4 dated 2020-05-01.
11. **Details**, C06, prepared by Jp2g Consultants Inc., dated December 2019, revision 4 dated 2020-05-01.
12. **Details**, C07, prepared by Jp2g Consultants Inc., dated December 2019, revision 1

dated 2020-05-01.

13. **Storm Drainage Plan**, SD1, prepared by Jp2g Consultants Inc., dated December 2019, revision 4 dated 2020-05-01.

And as detailed in the following report(s):

1. **Fernbank Elementary School, 480 Cope Drive At Cop Drive and Rouncey Road, Ottawa Site Servicing Report Brief – Revised as per City Comments on March 13<sup>th</sup> 2020**, prepared by Jp2g Consultants Inc., dated May 1, 2020.
2. **Stormwater Management Report Fernbank Elementary School, 480 Cope Drive, Ottawa, ON**, prepared by Jp2g Consultants Inc, revised May 1<sup>st</sup>, 2020.
3. **Ottawa-Carleton District School Board Geotechnical Investigation**, Proposed Fernbank Public School, prepared by EXP Services Inc., dated May 20, 2020.
4. **Phase I – Environmental Site Assessment, 5431, 5441, 5465, 5505 and 5571 Fernbank Road Ottawa, Ontario**, prepared by Paterson Group, dated January 23, 2018
5. **Fernbank Public School – 480 Cope Drive Noise Impact Study**, prepared by Swallow Acoustic Consultants Ltd., dated Oct 29, 2019.
6. **480 Cope Drive Fernbank Public School Transportation Impact Assessment**, prepared by Novatech Engineers, Planners & Landscape Architects, dated November 2019, revised February 2020.

And subject to the following General and Special Conditions:

### **General Conditions**

#### **1. Execution of Agreement Within One Year**

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

## **2. Permits**

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development.

## **3. Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development.

## **4. Water Supply For Fire Fighting**

The Owner shall provide adequate water supply for fire-fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

## **5. Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

## **6. Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Infrastructure and Economic Development.

## **7. Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Infrastructure and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

## **8. Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

## **9. Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Infrastructure and Economic Development, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Infrastructure and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

## **Special Conditions**

### **10. Permanent Features**

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan.

### **11. Site Lighting Certificate**

- a) In addition to the requirements contained in clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:

- (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or

IES);

- (ii) and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
  
- b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Infrastructure and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

## **12. Snow Storage**

In addition to the requirements of Clause 17 of Schedule "C" of this Agreement, the Owner further acknowledges and agrees that any portion of the subject lands which is intended to be used for snow storage shall not interfere with the servicing of the subject lands. The Grading and Drainage Plan shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

## **13. Waste and Recycling Collection (Standard Collection)**

The Owner acknowledges and agrees that waste collection and recycling collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for waste collection and recycling collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for waste and/or recycling collection.

## **14. Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved report referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

## **15. Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Infrastructure and Economic

Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

#### **16. Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

#### **17. Site Dewatering**

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

#### **18. Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to

check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Public Works and Environmental Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Public Works and Environmental Services when such repairs have been completed.

#### **19. Roadway Modifications – delayed process**

The Owner acknowledges and agrees that the road modification detailed design review and acceptance by the City is required for the road modification works associated with the proposed Site Plan, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

The Owner acknowledges and agrees that the Owner may be subject to other additional fees and agreement addendum due to the delayed road modification detailed design process. The Owner agrees to submit required drawings for the aforementioned road modification detailed design. Further, the Owner agrees to be responsible for all costs associated with the public roadway modifications and provide required securities to the City, all to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

The Owner acknowledges and agrees that the required roadway modifications, must be complete prior to the Owner requesting or allowing occupancy of the building.

#### **20. Transportation Study**

The Owner has undertaken a Transportation Impact Assessment for this site, which Brief and Addendum are referenced in Schedule "E" herein, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the TIA, are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

#### **21. Noise Study**

The Owner agrees to prepare and implement a noise study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner shall implement the noise control attenuation measures recommended in the approved noise study.

## **22. Certification Letter for Noise Control Measures**

- (a) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the Noise Impact Assessment Study referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the General Manager, Planning, Infrastructure and Economic Development (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
- (b) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:
  - (i) Actual site visits, inspection, testing and actual sound level readings at the receptors;
  - (ii) Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City's Environmental Noise Control Guidelines; and
  - (iii) Non-conditional final approval for release for occupancy.
- (c) All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development, and shall be to his satisfaction.

## **23. Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Noise Impact Study, referenced in Schedule "E" of this Agreement, as follows:



- (d) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216 entitled Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.
- (e) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria;
- (f) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in paragraph 24 below.

#### **24. Notice on Title – Noise Control Attenuation Measures**

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

##### Type C – Forced Air Heating System and Ducting

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the Purchaser/Lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria.”

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216 entitled Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.”

#### **25. Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevation Plans, referenced in Schedule “E” herein. The Owner further acknowledges and agrees that any subsequent

proposed changes to the approved Elevation Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

**26. Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Cope Drive, Rouncey Road, and Continental Avenue, in accordance with City Specifications, and the Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

October 26, 2020

\_\_\_\_\_  
Date



\_\_\_\_\_  
Erin O'Connell  
(A) Manager, Development Review, West  
Planning, Infrastructure and Economic  
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-19-0200

### SITE LOCATION

The site is municipally known as 480 Cope Drive. It is located along the south side of Cope Drive, between Continental Avenue and Rouncey Road, as shown on Document 1.

### SYNOPSIS OF APPLICATION

The subject site is a rectangular parcel with an approximate area of 28,365 square metres, and frontage along three streets – Cope Drive, Continental Avenue, and Rouncey Road. There is approximately 101.1 metres of frontage along Cope Drive, 153 metres along Continental Avenue, and 104.5 metres along Rouncey Road. The site is currently vacant as it was set aside as a future school block through Mattamy's Blackstone South plan subdivision. Surrounding the site are future developments, which are to be developed with a variety of housing types.

The development proposal includes the construction of a two-storey elementary school, with an associated daycare facility within the same building. The total gross floor area (GFA) of the proposed building is 4,441 square metres, of which 4,174 square metres will be used for the elementary school, and 267 square metres will be used as a daycare.

The school building is situated in the northeast corner of the site, at the intersection of Cope Drive and Rouncey Road, and features a Library façade that is visible from both streets. The main entrance of the school building is located on Cope Drive and has been designed to be pedestrian friendly. The daycare is located at the back of the building and is accessible from a separate entrance at the rear of the building. A total of 114 vehicle parking spaces, including three (3) barrier free spaces, are provided as surface parking in the northwest corner of the site. A total of 56 bicycle parking spaces are also provided to the south of the parking lot. The parking lot, bicycle parking area, and daycare entrance are all accessible from Continental Avenue. Parent drop-off areas and a bus loop are provided along Continental Avenue and Rouncey Road, respectively, to facilitate student pick-up and drop-off.

### DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the General Urban Area designation of the Official Plan;

- The proposal conforms to all relevant provisions of the Zoning By-law, including those specific to the I1A zone;
- Conditions of approval have been included in this report in order to ensure the proposed development is constructed in conformity with City policies and guidelines;
- The applicant has adequately resolved the comments received during the technical review process; and,
- The proposed development provides a conveniently located institutional use to serve the surrounding residential communities and represents good planning.

## **ROAD MODIFICATIONS**

There are road modifications associated with this site plan control application, as detailed in the attached Road Modifications Report.

## **CONSULTATION DETAILS**

### **Councillor's Concurrence**

Councillor Glen Gower was aware of Staff's recommendation. Councillor has concurred with the proposed conditions of approval.

### **Public Comments**

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

#### Comment

Concerns with the location of the vehicular access on Continental Avenue.

#### Response

From a traffic and safety perspective, it is preferred to locate vehicular accesses off of Cope Drive, which is an arterial road. Further, it is preferable to align private and/or public intersections to allow for better sightlines and to prevent conflicts between vehicles making left-turn movements.

#### Comment

Concerns that setbacks provided for nearby homes on local streets are not adequate given the expected traffic volumes resulting from the proposed school.

## Response

The required setbacks for surrounding homes were established through zoning and are outside the scope of this application.

## **Technical Agency/Public Body Comments**

### Canada Post

The applicant has been provided with comments, which are to be addressed directly with Canada Post.

### Bell Canada

The applicant has been provided with comments, which are to be addressed directly with Bell Canada.

### Enbridge Gas Inc.

The applicant has been provided with comments, which are to be addressed directly with Enbridge Gas Inc.

### Hydro Ottawa

The applicant has been provided with comments, which are to be addressed directly with Hydro Ottawa.

## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to delays resulting from the COVID-19 pandemic.

**Contact:** Colette Gorni, Tel: 613-580-2424, ext. 21239, fax 613-580-2576 or e-mail: Colette.Gorni@ottawa.ca

# Document 1 – Location Map



	
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REVISION / RÉVISION - 2019 / 12 / 9	

LOCATION MAP / PLAN DE LOCALISATION  
SITE PLAN / PLAN D'EMPLACEMENT



**480 prom. Cope Dr.**

