



**SITE PLAN CONTROL APPLICATION  
DELEGATED AUTHORITY REPORT  
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

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Site Location: 1045 Kilbirnie Drive

File No.: D07-12-22-0060

Date of Application: April 12, 2022

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This SITE PLAN CONTROL application submitted by WSP Canada Inc., on behalf of Conseil des écoles publiques de l'Est de l'Ontario, is APPROVED as shown on the following plan(s):

1. **General Site Plan**, Drawing No. A1.0, prepared by Architecture49, revision 16 dated 23 NOV 2022.
2. **Landscape – Site Plan**, Drawing No. L100, prepared by Architecture49, revision 15 dated 23 NOV 2022.
3. **Landscape – Materials Plan**, Drawing No. L101, prepared by Architecture49, revision 14 dated 23 NOV 2022.
4. **Landscape – Layout Plan**, Drawing No. L102, prepared by Architecture49, revision 13 dated 23 NOV 2022.
5. **Landscape – Planting Plan**, Drawing No. L103, prepared by Architecture49, revision 14 dated 23 NOV 2022.
6. **Landscape – Enlargement Plans**, Drawing No. L104, prepared by Architecture49, revision 10 dated 26 SEP 2022.
7. **Landscape – Enlargement Plans**, Drawing No. L105, prepared by Architecture49, revision 10 dated 17 OCT 2022.
8. **Landscape – Landscape Details**, Drawing No. L200, prepared by Architecture49, revision 8 dated 26 SEP 2022.
9. **Landscape – Landscape Details**, Drawing No. L201, prepared by Architecture49, revision 9 dated 26 SEP 2022.

10. **Landscape – Landscape Details**, Drawing No. L202, prepared by Architecture49, revision 10 dated 26 SEP 2022.
11. **Exterior Elevations**, Drawing No. A5.0, prepared by Architecture49, revision 6 dated 21 MAR 2022.
12. **Notes and Details**, Drawing No. C01, prepared by WSP Canada Inc., Consultant's Project No. 219-00014-01, Revision #6, dated 23 NOV 2022.
13. **Details**, Drawing No. C02, prepared by WSP Canada Inc., Consultant's Project No. 219-00014-01, Revision #6, dated 23 NOV 2022.
14. **Grading Plan**, Drawing No. C03, prepared by WSP Canada Inc., Consultant's Project No. 219-00014-01, Revision #8, dated 23 NOV 2022.
15. **Servicing Plan**, Drawing No. C04, prepared by WSP Canada Inc., Consultant's Project No. 219-00014-01, Revision #6, dated 23 NOV 2022.
16. **Drainage Area Plan**, Drawing No. C05, prepared by WSP Canada Inc., Consultant's Project No. 219-00014-01, Revision #6, dated 23 NOV 2022.
17. **Erosion and Sediment Control Plan**, Drawing No. C06, prepared by WSP Canada Inc., Consultant's Project No. 219-00014-01, Revision #6, dated 23 NOV 2022.

And as detailed in the following report(s):

1. **Barrhaven-Sud Elementary School Transportation Impact Assessment**, prepared by WSP Canada Inc., dated September 9, 2022.
2. **Geotechnical Desktop Study – Block 261, Proposed School – Quinn's Pointe – Stage 2, 1045 Kilbirnie Drive - Ottawa**, prepared by Paterson Group, dated July 25, 2022.
3. **Geotechnical Review of Site Grading, Proposed School (Block 261) – Quinn's Pointe – Stage 2, 1045 Kilbirnie Drive - Ottawa**, prepared by Paterson Group, dated July 26, 2022.
4. **Servicing and Stormwater Management Report**, prepared by WSP Canada Inc., dated July 25, 2022.
5. **Update to Phase I Environmental Site Assessment – 1045 Kilbirnie Drive (Quinn's Pointe – Stage 2)**, prepared by Paterson Group, dated December 13, 2021.

And subject to the following Requirements, General and Special Conditions:

## **Requirements**

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

## **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, Real Estate 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.

10. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

11. **Development Charges – Instalment Option**

(a) The Owner acknowledges that for building permits issued after January 15, 2010, payment of non-residential development charges, excluding development charges for institutional developments, may be calculated in two (2) installments at the option of the Owner, such option to be exercised

by the Owner at the time of the application for the building permit. The non-discounted portion of the development charge shall be paid at the time of issuance of the building permit and the discounted portion of the development charge shall be payable a maximum of two (2) years from the date of issuance of the initial building permit subject to the following conditions:

- (i) a written acknowledgement from the Owner of the obligation to pay the discounted portion of the development charges;
  - (ii) no reduction in the Letter of Credit below the amount of the outstanding discounted development charges; and
  - (iii) indexing of the development charges in accordance with the provisions of the City's Development Charges By-law, as amended.
- (b) The Owner further acknowledges and agrees that Council may terminate the eligibility for this two (2) stage payment at any time without notice, including for the lands subject to this Agreement and including for a building permit for which an application has been filed but not yet issued.
- (c) For the purposes of this provision,
- (i) "discounted portion" means the costs of eligible services, except fire, police and engineered services, that are subject to 90% cost recovery of growth-related net capital costs for purposes of funding from development charges. The 10% discounted portion, for applicable services, must be financed from non-development charge revenue sources.
  - (ii) "non-discounted portion" means the costs of eligible services, fire, police and engineered services, that are subject to 100% cost recovery of growth-related net capital costs for purposes of funding from development charges.

## **Special Conditions**

### **12. 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 referenced in Schedule E" herein.

### **13. Transportation Impact Assessment**

The Owner has undertaken a Transportation Impact Assessment for this site, 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 Transportation Impact Assessment, are fully implemented, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

14. **Private Approach Detail**

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances Curb Return at a Private Entrance" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2013, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

15. **Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

16. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Site Servicing and Stormwater Management 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.

17. **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.

18. **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.

19. **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.

20. **Private Storm Sewer Connection to City Sewer System**

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and Record Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris.

21. **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.

22. **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.

23. **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 the decorative paving placed in the City's right-of-way along Kilbirnie Drive 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.

24. **Lay-by**

- (a) The Owner covenants and agrees to construct and install lay-by within the Kilbirnie Drive and Robin Easey Avenue right-of-ways shown on the



approved Site Plan referenced in Schedule "E" hereto and identified as Bus/Car Drop-Off (the "Lay-by"), at the Owner's expense, and to the satisfaction of the General Manager, Planning, Infrastructure and Development. The Owner covenants and agrees to be fully responsible for any additional maintenance resulting from the installation of the Lay-by. The Owner further covenants and agrees that any road cut permit required shall be in accordance with the relevant Road Cut By-law, as amended, of the City.

- (b) The Owner acknowledges and agrees that the use of the Lay-by for student bus drop off is intended for the exclusive benefit and Owner and its students.
- (c) The Owner covenants and agrees to carry out all required maintenance and replacement of the Lay-by in perpetuity, at its expense except winter maintenance as set out in paragraph (d) below, and in accordance with the City Standards and Specifications. The Owner acknowledges and agrees that it shall be responsible and liable for any damage caused to the Lay-by howsoever caused, including damages caused by the City's Road and Sidewalk Maintenance Operations. The Owner further acknowledges, covenants and agrees that in the event the Owner fails to maintain the Lay-by, the condition of which is such that the enjoyment and safety of any persons may be disrupted, the City shall give the Owner seven (7) days written notice to repair, alter or replace the Lay-by. In the event the Owner fails to make such repairs, alterations or replacements, the City may make the repairs, alterations or replacements and the Owner shall indemnify the City and shall pay to the City, as applicable, all costs associated with the repairs, alterations or replacements upon receipt of an invoice from the City.
- (d) Subject to paragraph (c) above, the Owner acknowledges and agrees that the City shall continue to be fully responsible for the same maintenance, including but not limited to winter maintenance, for which the City would have been responsible had the Lay-by not been constructed and installed. The Owner covenants and agrees that, in the event the Owner decides to conduct snow removal operations prior to the City doing so in its normal course of operations, such snow removal will be at the Owner's sole expense.
- (e) The Owner acknowledges and agrees that the City shall not be responsible for any incident which may occur as result of the use of the Lay-by.
- (f) The Owner shall maintain Commercial/General Liability Insurance on the Lay-by subject to limits of not less than (\$5,000,000) Five Million Dollars, inclusive, per occurrence for bodily injury, death and damage to property, including the loss of use thereof. The Commercial General Liability Insurance shall include the City as an additional named insured.
- (g) The Owner shall save harmless and indemnify the City from and against all manner of action, causes of action, claims, demands, loss, costs, suits, including legal costs of such suits that may arise, be sustained or prosecuted against the Transferor whatever and including, but without restricting the generality of the foregoing, any claim by a member of the public using the Lay-by.
- (h) The Owner acknowledges and agrees that if the placement or maintenance of any present or future utility requires the breaking out and replacement of

any of the Lay-by, the utility undertaking the work shall reinstate the Lay-by and the Kilbirnie Drive and Robin Easey Avenue right-of-ways in accordance with the relevant Road Cut By-law, as amended, of the City.

- (i) If any portion of the Kilbirnie Drive and Robin Easey Avenue right-of-ways shown on the approved Site Plan referenced in Schedule "E" hereto is required to accommodate roadway alterations or for other municipal purposes, the City may deliver to the Owner a ninety (90) days written notice to that effect and may remove at its expense the Lay-by, and the Owner shall not be entitled to any compensation for his costs incurred in installing or maintaining the Lay-by.

25. **Snow Storage – no interference with servicing**

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.

26. **Waste Collection**

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

27. **Installation of Signs on Private Property**

The Owner acknowledges and agrees it shall obtain approval from the Chief Building Official, Building Code Services prior to installation of any signs on the subject lands. The Owner further acknowledges and agrees that any such signs shall be installed in a location to the satisfaction of the Chief Building Official, Building Code Services and the General Manager, Planning, Real Estate and Economic Development, and in accordance with the City's Permanent Signs on Private Property By-law No. 2016-326, as amended.

28. **Road Widening**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening at the intersection of Kilbirnie Drive and future realigned Greenbank and extending along said streets as shown on the approved Site Plan. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference

plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

November 30, 2022



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Date

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Lily Xu  
Manager, Development Review, South  
Planning, Real Estate 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:** D07-12-22-0060

### SITE LOCATION

1045 Kilbirnie Drive, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The site is located within the Barrhaven South Community, within Ward 3 (Barrhaven West). The generally square site has a land area of approximately 24,318.3m<sup>2</sup> (2.43 hectares) and frontage along Robin Easey Avenue and Kilbirnie Drive.

The surrounding lands are currently being developed as residential blocks comprised of primarily single-detached and townhouse dwellings within the Quinn's Pointe – Phase 2 Subdivision.

The proposed development consists of a two-storey elementary school building with day-care incorporated. The school will serve the Barrhaven South neighbourhood and will be operated by Conseil des écoles publiques de l'Est de l'Ontario (CEPEO), this school site is in addition to another new Ottawa-Carleton District School Board (OCDSB) Half Moon Bay Elementary School at the southwest corner of River Mist Road and Kilbirnie Drive, opposite Guinness Park. The proposed CEPEO school will feature 20 regular classrooms in the main school building and 12 portable classrooms sited west of the school building. In total, the school will accommodate 475 students. The site also features an outdoor classroom including a shade canopy, natural seating, outdoor chalkboard and a tree interpretation sign. In addition to the school, the proposed development includes a day care located at the south side of the building which will have two enclosed playgrounds set back from the surfaced parking lot and buffered by trees.

To access the new school, there will be a two-way vehicular access from Robin Easey Avenue into the surface parking lot at the rear of the school building. In total, 61 parking spaces are being proposed (58 regular parking spaces and three barrier-free parking spaces). Bicycle parking racks will be incorporated at the north side of the school building along Kilbirnie Drive, close to the main building entrance. There will also be a drop-off lay-by along Kilbirnie Drive that will be used by buses, mini buses, and minivans. On Robin Easey Avenue, one drop-off lay-by is proposed for buses, mini buses and cars. The southern portion of the drop-off lay-by located on Robin Easey Avenue is a proposed car drop-off area, which is located by the daycare entrance. The waste collection area features in-ground waste bins that are screened by soft landscaping on two sides, the other two sides are used to access the bins.

Based on the current design for the future realigned Greenbank Road, additional road widening is required at the northwest corner of the property, along both Kilbirnie Drive and future realigned Greenbank, as shown on the Site Plan.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The subject site is designated as Neighbourhood with an Evolving overlay within the Suburban Transect in the City's new Official Plan. Policies of the Official Plan permit primary and secondary schools in all Urban designations, encourage locating school bus lay-bys in the right-of-way and co-locating schools with compatible land uses on-site like a child-care centre.
- The subject site is designated as School Site in the City's Barrhaven South Expansion Area Community Design Plan. The proposed development complies with all relevant CDP policies:
  - the building front is oriented to the street line;
  - the building is a multi-storey building;
  - the elevations are of high quality architectural design with highly articulated entries;
  - the site design utilizes bus lay-bys;
  - the large parking area is located to the side and rear of the building;
  - sufficient bicycle parking is being provided; and
  - trees have been incorporated into the design.
- The subject site is zoned I1A/R3YY[2527] (Minor Institutional, Subzone A / Residential Third Density Subzone YY with exception), which includes a school as a permitted use. The proposed development complies with all relevant provisions of Zoning By-law 2008-250.
- The proposed development complies with the City's applicable design and compatibility objectives of the City's Official Plan. The site layout and design is an efficient use of the land and creates a pedestrian friendly environment by connecting the internal walkways to the existing and future sidewalks. The use of large windows and varying material creates an architecturally pleasing building facade, which in combination with landscaped enhancements, will act as a gateway feature at the intersection of Kilbirnie Drive and Robin Easey Avenue.
- The site layout and design represent good planning.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

## **CONSULTATION DETAILS**

## **Councillor's Comments**

Councillor David Hill was aware of the application related to this report. 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.

### Summary of public comments and responses

- Lack of greenspace in the subdivision and an abundance of schools in the immediate area. The community would benefit more if this property be developed as a City park instead of a school.
  - o Response: The Barrhaven South Expansion Area Community Design Plan (CDP) took into consideration the parkland requirement for this area and the school boards requirements when it was approved in 2018. The location of this school follows the policies of the CDP.
- Seeking further information on timelines for the construction.
  - o Response: The school board intends to start the construction in late 2022-early 2023.
- Adding additional trees along the southern property line.
  - o The row of trees between the parking lot and the residential dwellings was extended westward to ensure a continuous row of trees along the southern property line.

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

### Summary of Comments –Technical

N/A

## **Advisory Committee Comments**

### Summary of Comments – Advisory Committees

N/A

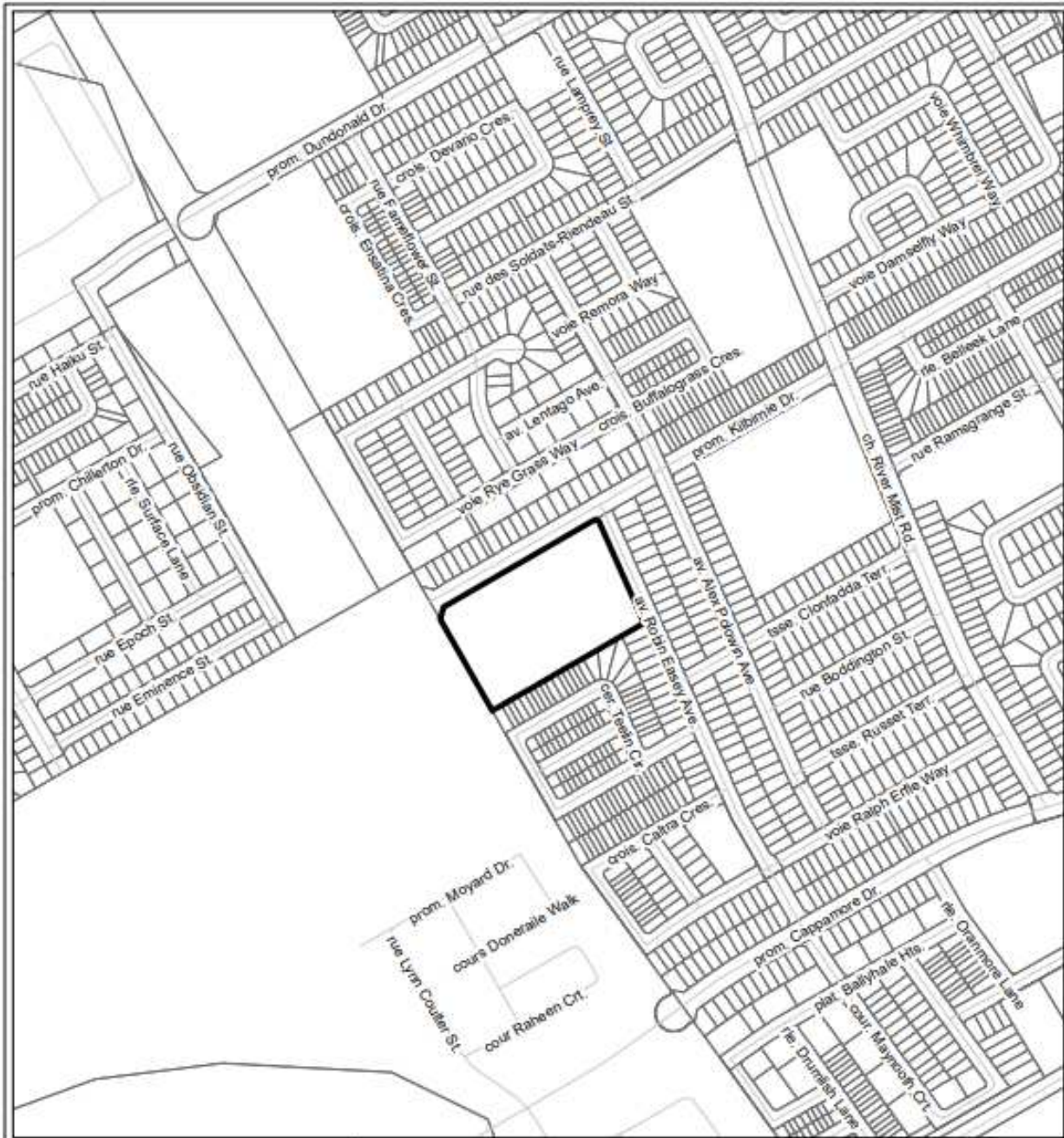
## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was processed by the On Time Decision Date.

**Contact:** Mélanie Gervais Tel: 613-580-2424, ext. 24025 or e-mail: [Melanie.Gervais@ottawa.ca](mailto:Melanie.Gervais@ottawa.ca)



# Document 1 – Location Map



		<b>LOCATION MAP / PLAN DE LOCALISATION</b> <b>SITE PLAN / PLAN D'EMPLACEMENT</b>	
D07-12-22-0060	22-0363-D		
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<b>REVISION / RÉVISION - 2021 / 04 / 22</b>			



