



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

Site Location: 836 Solarium Avenue

File No.: D07-12-22-0145

Date of Application: October 11, 2022

This SITE PLAN CONTROL application submitted by Isabel Richer, Pye & Richards-Temprano & Young Architects Inc., on behalf of Ottawa Catholic School Board, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A100, prepared by Pye & Richards-Temprano & Young Architects Inc., revision 9 dated 8/MAR/2023.
2. **Site Details**, A101, prepared by Pye & Richards-Temprano & Young Architects Inc., revision 4 dated JAN/11/2023.
3. **Building Elevations**, A201, prepared by Pye & Richards-Temprano & Young Architects Inc., revision 4 dated JAN/11/2023.
4. **Building Elevations**, A202, prepared by Pye & Richards-Temprano & Young Architects Inc., revision 4 dated JAN/11/2023.
5. **Tree Conservation Report & Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated August 2022, revision 7 dated 03/06/2023.
6. **Site Servicing Plan**, C1, prepared by Jp2g Consultants Inc., revision 6 dated 2023-03-03.
7. **Site Grading, Erosion and Sediment Control Plan**, C2, prepared by Jp2g Consultants Inc., revision 6 dated 2023-03-03.
8. **Details, Notes and Schedules**, C3, prepared by Jp2g Consultants Inc., revision 6 dated 2023-03-03.

And as detailed in the following report(s):

1. **Site Servicing and Stormwater Management Report**, prepared by Jp2g Consultants Inc., Revision 3 dated March 3, 2023,
2. **OCSB Riverside South Elementary School Noise Impact Study**, prepared by WSP, dated May 1, 2023.
3. **Phase One Environmental Site Assessment**, prepared by EXP Services Inc., dated 2022-06-10.
4. **Transportation Impact Assessment**, prepared by Dillon Consulting Limited, dated October 2022.
5. **Geotechnical Investigation**, prepared by EXP, dated September 21, 2023.

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. 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, Real Estate and Economic Development.

3. 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.

4. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Real Estate 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.

5. 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, Real Estate and Economic Development.

6. 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, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

7. **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.

8. **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, Real Estate 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate 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, Real Estate 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

9. **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, Real Estate 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, Real Estate 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,

Real Estate 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, Real Estate and Economic Development.

10. **Private Approach Detail (Alternate #2)**

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 – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

11. **Noise Control Attenuation Measures**

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

- (a) the school is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (b) further to subsection (a) 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, dated 1993, and the 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.

12. **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", prepared by LRL Associates Limited, LRL File No. 200572, dated April 2021, Revision I dated April 2021 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate 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, Real Estate and Economic Development.

13. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development,

with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

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 "Site Servicing and Stormwater Management Report", prepared by Jp2g Consultants Inc., Revision 3 dated March 3, 2023, 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. **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, Real Estate 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.

16. **Water Demand for Fire Fighting**

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Real Estate and Economic Development confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

17. **Water Plant**

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical

infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

18. **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 As-built 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; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Real Estate and Economic Development.

19. **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, Infrastructure and Water 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, Infrastructure and Water Services when such repairs have been completed.

20. **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, Real Estate 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.

21. **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.

22. **Lay-by Agreement**

- (a) The General Manager, Planning, Real Estate and Economic Development has approved the installation of two (2) lay-bys within the surface area of the City's Brian Good Avenue and Solarium Avenue rights-of-way as shown on the approved Site Plan and Landscape Plan and detailed in the approved Road Modification Approval Report, all referenced in Schedule “E” herein, (the “Lay-bys”). The Owner acknowledges and agrees that the Lay-bys are intended for the exclusive benefit of the Owner and its students, and therefore the Owner shall be responsible for the installation, maintenance (except winter maintenance) and repair of the Lay-bys, including all costs associated thereto, and in accordance with City Standards or Specifications. The Owner further acknowledges and agrees that the City shall not be responsible, financial or otherwise, for any incident that may occur as a result of the use of the Lay-bys.

- (b) Further to subsection (a) above, the Owner acknowledges and agrees that the City will provide winter maintenance, in accordance with existing City Standards, for Brian Good Avenue and Solarium Avenue, the asphalt portion of the Lay-bys therein, and the associated sidewalks. The Owner acknowledges and agrees that all other forms of maintenance, and costs associated thereto, shall be the Owner's sole responsibility.
- (c) The Owner acknowledges and agrees that the City will clear the Lay-bys close to the curbs leaving a windrow of snow. The windrow will be removed by the City at a later time, in accordance with the timelines set out in the Council approved Maintenance Quality Standards. Should the Owner require windrows to be removed before the City's snow removal operation is complete, the Owner will do so at its sole expense and liability. Furthermore, it is noted that the Owner is responsible for damages caused to curbs and or sidewalks within the City's Road allowances resulting from the Owner's snow removal operations.
- (d) The Owner acknowledges and agrees that it shall enter into a Maintenance and Liability Agreement with the City for material, including but not limited to sidewalks, concrete curbs and asphalt, installed as part of the Lay-bys within the City's rights-of-way of Brian Good Avenue and Solarium 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, repair and replacement responsibilities associated with the surface area of the Lay-bys in perpetuity (with the exception of winter maintenance as described in subsections (b) and (c) hereinabove). All other municipal infrastructure, whether within the ordinary limits of the road allowance, save and except the Lay-by areas, or subsurface, remain the responsibility of the City.

May 8, 2023

Date



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

File Number: D07-12-22-0145

SITE LOCATION

836 Solarium Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located at northwest corner of the intersection of Solarium Avenue and Brian Good Avenue. The vacant site is 27,422 square metres. The surrounding lands are currently under construction with residential dwellings, comprised primarily of detached dwellings and townhouse dwellings. Atrium Park is located to the north of the site.

The proposed development consists of a single storey elementary school for the Ottawa Catholic School Board with 16 classrooms, 6 kindergarten classrooms and a childcare centre. The proposed school is planned to accommodate up to 524 students and 40 childcare spaces, with a potential future expansion of up to 18 portables. To access the new school, there will be one vehicular access from Solarium Avenue into the surface parking lot at the west side of the school building. A total of 59 parking spaces (including 3 barrier free spaces) is proposed with a further 28 spaces for the future. Bicycle parking racks are proposed at the east and south sides of the school building, close to the school yard entrances. The proposal features a school bus lay-by along Brian Good Avenue and a layby along Solarium Avenue to accommodate parent drop off. Outdoor seating areas and a mini soccer field are also proposed. Space for a future addition or 18 portables is allocated in the play yard.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is designated as Neighbourhood 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 co-locating schools with compatible land uses on site like a child-care centre.

- The subject site is designated as School in the City's Riverside South Community Design Plan. The proposed development complies with all relevant CDP policies:
 - Building fronts should be oriented to the street line.
 - Walkways should be used to connect entries to parking areas, bus loading areas and to the public sidewalk.
 - Parking areas are to be located at the rear or sides of buildings, preferably in view from the street. Consistent with BBSS directions, bus loading will be provided through laybys within road ROW's. Where this cannot be achieved, bus loading areas may be located in the front or flankage side yard where necessary.
 - Buildings on corner sites should be located close to the corner to reinforce the street edge.
 - Elevations should be of high-quality architectural design.
 - Entries should be highly articulated.
 - Elevations facing a parking area should have windows to allow casual surveillance.
- The subject site is zoned I1A/R4Z (Minor Institutional, Subzone A / Residential Fourth Density Subzone Z), which includes 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 Brian Good Avenue and Solarium Avenue.
- The proposed site design represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval.

CONSULTATION DETAILS

Councillor's Comments

Councillor Steve Desroches 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

One resident had questions on the expected construction completion date and possible enrollment.

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

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0145	22-1027-K	 836 av. Solarium Ave.	
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REVISION / RÉVISION - 2022 / 10 / 24		 <small>NOT TO SCALE</small>	