



**SITE PLAN CONTROL APPLICATION
SITE PLAN APPROVAL REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 620 Triangle Street

File No.: D07-12-25-0131

Date of Application: October 9, 2025

This SITE PLAN CONTROL application submitted by Pye & Richards – Temprano & Young, on behalf of Ottawa Catholic School Board, is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

- ☐ **Site Plan**, Drawing A100, prepared by Pye & Richards – Temprano & Young, revision 5 dated September 22, 2025, revision 8 dated December 17, 2025.
- ☐ **Site Plan**, Drawing A101, prepared by Pye & Richards – Temprano & Young, revision dated September 22, 2025, revision 6 dated December 17, 2025
- ☐ **Elevations**, Drawing A201, prepared by Pye & Richards – Temprano & Young, dated April 04, 2025, revision 6 dated December 17, 2025.
- ☐ **Elevations**, Drawing A202, prepared by Pye & Richards – Temprano & Young, dated April 04, 2025, revision 6 dated December 17, 2025.
- ☐ **Landscape Plan** L01, prepared by James B. Lennox & Associates, dated September 23, 2025, revision 3 dated December 17, 2025
- ☐ **Servicing Plan**, Drawing No: 24093-S1, prepared by Robinson Land Development, revision 4, dated December 11, 2025.
- ☐ **Grading Plan**, Drawing No: 24093-GR1, prepared by Robinson Land Development, revision 4, dated December 11, 2025.
- ☐ **Ponding Area Plan**, Drawing No: 24093-PA1, prepared by Robinson Land Development, revision 3, dated December 11, 2025.
- ☐ **Storm Drainage Area Plan**, Drawing No: 24093-STM1, prepared by Robinson Land Development, revision 3, dated December 11, 2025..

- **Erosion and Sediment Control Plan**, Drawing No: 24093-ESC1, prepared by Robinson Land Development, revision 4, dated December 11, 2025.
- **Notes & Details**, Drawing No: 24093-N1, prepared by Robinson Land Development, revision 4, dated December 11, 2025.
- **Notes & Details**, Drawing No: 24093-N2, prepared by Robinson Land Development, revision 4, dated December 11, 2025..
- **Existing Conditions and Removals Plan**, Drawing No: 24093-R1, prepared by Robinson Land Development, revision 4, dated December 11, 2025.

And as detailed in the following reports:

- **Phase I Environmental Site Assessment - 620 Triangle Street**, prepared by Paterson Group, Report: PE6686-1R, dated June 17, 2025.
- **Servicing & Stormwater Management Report - Fernbank North OCSB - Elementary School - 620 Traingle Street**, prepared by Robinson Land Development, dated September 2025.
- **Geotechnical Investigation - Proposed School Development - 620 Triangle Street**, prepared by Paterson Group, Report: PG7249-1, dated September 9, 2024.
- **Geotechnical Review (Memo 1) - Additional Groundwater Levels - Proposed School Development - 620 Triangle Street**, prepared by Paterson Group, Report: PG7249-MEMO1, dated April 2, 2025.
- **Geotechnical Review of Grading Plans (Memo 3) - Proposed School Development - 620 Triangle Street**, prepared by Paterson Group, Report: PG7249-MEMO3, dated September 17, 2025.
- **Noise Impact Assessment**, prepared by WSP, stamped April 4, 2025
- **Transportation Impact Assessment Analysis Report**, prepared by Robinson Consultants, dated September 25, 2025.

And subject to the following General and Special Conditions:

General Conditions

1. Lapsing of Approval

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/or Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Agreement, and have the

corresponding building permit(s) issued within three (3) years 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, Development and Building Services.

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, Development and Building Services, 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, Development and Building Services.

6. **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, Development and Building Services.

7. **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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the

General Manager, Planning, Development and Building Services 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, Development and Building Services, 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

8. Maintenance and Liability Agreement for Lay-Bys

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City for the lay-bys to be constructed in the City's Road and Road rights-of-way, as shown on the approved Site Plan referenced in Schedule "E" herein, including all sidewalks, concrete curbs, asphalt and appurtenances installed as part of the lay-bys. 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.

The Owner acknowledges and agrees that the City will clear snow along Triangle Street and Honeylocust Avenue close to the curb leaving a windrow of snow across the entire length of the school lay-by. 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 allowance resulting from the Owner's snow removal operations.

The Owner agrees to provide and install signs along the length of the school lay-by as shown on the approved Site Plan indicating no parking will be permitted. Furthermore, the Owner agrees to assign a school staff member to ensure no vehicles park within the lay-bys at any time during regular school hours and special school activities.

9. 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, Development and Building Services.

The Owner agrees to pay the separate process fee of \$2,940.00 (plus HST) at the time of registration of this Site Plan Agreement. 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, Development and Building Services.

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

10. **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 – 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 covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to ensure that the recommendations of the Noise Impact Assessment, referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the professional engineer that the Owner has complied with all recommendations and provisions of the Noise Impact Assessment, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

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 - Proposed School Development - 620 Triangle Street (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services 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, Development and Building Services.

13. **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, Development and Building Services 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.

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 Fernbank North OCSB Elementary School - 620 Triangle Street - Servicing & 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.

15. **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.

16. **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, Development and Building Services.

17. **Corner Sight Triangle**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring 9 metres x 3 metres at the intersection of Cranesbill Road and Triangle Street, with the longer dimension along Cranesbill Road. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review 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.

18. **Bell Canada**

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.



January 8, 2026

Date

Allison Hamlin
Manager, Development Review All
Wards, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0131

SITE LOCATION

620 Triangle Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The proposed development is a one storey elementary school with an approximate gross floor area of 4,690m². A designated area for 18 portables will be located behind the school to accommodate growth.

Triangle Street provides access to a parking lot situated in the north of the site. The parking lot will accommodate 89 vehicles, including four accessible parking spaces. Buses will utilize laybys on Triangle Street and Honeylocust Avenue. A minimum of 48 bicycle parking spaces are provided.

The subject site is approximately 27,150 sq. m in area and is currently vacant of development. Surrounding land uses are single detached dwellings in all directions, with a park further west.

The site is to be serviced by a private watermain and a private storm sewer connection.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Official Plan policies in the Suburban Transect Policy Area and with policies in the Neighbourhood designation which contemplate institutional uses.
- The proposal is consistent with the policies of the Fernbank Community Design Plan.
- The proposal conforms with the Zoning By-law; all zoning performance standards are met as per the I1A zone.
- The report includes conditions of approval to ensure the proposed development is constructed in conformity with City policies and guidelines.

- The proposal represents good planning as the site design is appropriate under the current policy framework.

PARKLAND DEDICATION

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

ROAD MODIFICATIONS

There are road modifications associated with this site plan control application.

CONSULTATION DETAILS

Councillor's Comments

Councillor Glen Gower provided the following comments:

My concern is about safe pedestrian crossings for students:

- *Triangle @ Cranesbill*
- *Triangle @ Honey Locust*

Is the school board proposing any pedestrian safety/accessibility improvements in their plan? I would like to see a requirement that the school board provide enhanced safety and accessibility measures at these intersections, for example:

- *TWSIs to allow for safe crossings (and the ability to staff these intersections with a crossing guard)*
- *Raised intersections*
- *Bulb-outs*
- *Signalized PXO or AWSC at Triangle/Cranesbill*

Based on experience at elementary schools on Cope Drive, we're going to see a very high volume of kids walking to school and we're going to see conflicts with the high volume of vehicles that will use Cranesbill.

Response to Councillor Comments

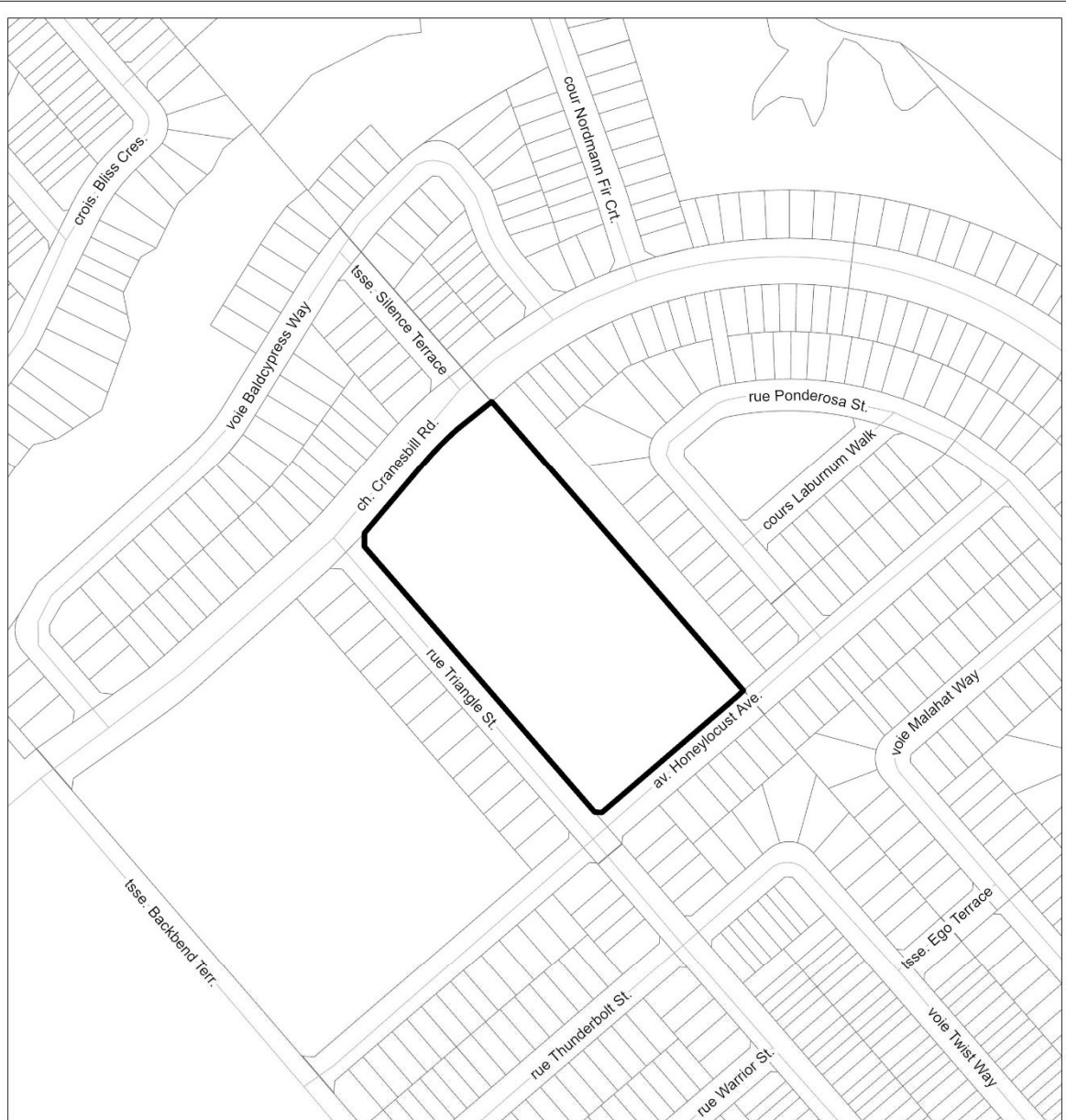
It has been confirmed that there are existing TWSIs at the intersections noted (Triangle at Cranesbill and Triangle at Honey Locust). The school board is not proposing any pedestrian safety/accessibility improvements in their plan. City staff recommended a PXO at Honeylocust and Triangle but the school board did not accept this recommendation.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline has been met.

Contact: James Ireland Tel: 343-999-6367 or e-mail: james.ireland@ottawa.ca

Document 1 – Location Map



D07-12-25-0131

25-1394-E

I:\CO\2025\Site\Triangle_620

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission.
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartiennent à Teranet Enterprises Inc. et
à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans
autorisation. Ceci N'EST PAS UN PLAN D'ARPENTAGE

REVISION / RÉVISION - 2025 / 10 / 23

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



620 rue Triangle St.



NOT TO SCALE