



File No. D07-12-18-0026

September 14, 2018

CECCE  
4000 Labelle Street  
Ottawa, ON, K1J 1A1

VIA EMAIL: [paqueda@ecolecatholique.ca](mailto:paqueda@ecolecatholique.ca)

Attention: Daniel Paquette  
Applicant/Project Manager

Dear: Mr. Paquette:

**Subject: Site Plan Control Application  
5315 Abbott Street East**

The City has approved the Site Plan Control application received on February 21, 2018, subject to Owner of the subject lands entering into a Site Plan Agreement.

It is important to note that this Site Plan Control Approval will lapse if certain requirements are not fulfilled by September 10, 2019. Specific details of the requirements will be provided to you once it has been indicated that the Owner is prepared to enter into an agreement with the City. These requirements may include, but are not limited to the following:

- Agreement is signed.
- Security in the form of a Letter of Credit – in the City's standard format and wording, certified cheque or bank draft is provided.
- Certificate of Liability Insurance provided.
- Any required fees are paid

Please note that the documents referred to above, if not submitted in the City's required format(s), will be returned, resulting in a delay issuing a building permit and/or a commence work order.

The Owner of the subject lands is required to enter into a Site Plan Agreement with the City. Please arrange for legal representation as soon as possible to review this Site Plan Approval and the title to the subject lands. Please note that the City will require that all Agreement(s) entered into with the City shall require postponement(s) of any

encumbrance(s) on title at the time of registration of the Agreement(s) with the City on the subject lands, and any lands to be conveyed to the City as a condition of Site Plan Approval are required to be conveyed free and clear of any encumbrance(s) on title.

Also enclosed is a copy of the approved plan(s). We will retain the original site plan(s).

If you have any questions or concerns, please contact Mary Dickinson by telephone at 613-580-2424, extension 13923 or by e-mail at [mary.dickinson@ottawa.ca](mailto:mary.dickinson@ottawa.ca).

Sincerely,



Mary Dickinson  
Planner  
Development Review

c.c. Councillor Shad Qadri  
Justin Armstrong, Infrastructure Approvals Project Manager, PIED (include 1 set of approved/signed mylars)  
[Matthew.Wilson@ottawa.ca](mailto:Matthew.Wilson@ottawa.ca), Development Inspections  
[John.Buck@ottawa.ca](mailto:John.Buck@ottawa.ca), Building Inspections  
[Patrick.kennedy@ottawa.ca](mailto:Patrick.kennedy@ottawa.ca), Program Manager - Permit Approvals (include all final/consolidated approved Geotechnical and/or Slope Stability studies)  
[Mike.levasseur@ottawa.ca](mailto:Mike.levasseur@ottawa.ca), Zoning Plan Examiner  
[Wendy.Hickson@ottawa.ca](mailto:Wendy.Hickson@ottawa.ca), Development Agreement Officer  
[Joumana.Tannouri@ottawa.ca](mailto:Joumana.Tannouri@ottawa.ca), Finance  
[city@ottawascene.com](mailto:city@ottawascene.com), OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5 (no attachments)  
[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com), Alice Coleman, Enbridge Gas Distribution  
[noddie@mvc.on.ca](mailto:noddie@mvc.on.ca), Niall Oddie, MVCA  
[timothyoommen@hydroottawa.com](mailto:timothyoommen@hydroottawa.com), Timothy Oommen, Hydro Ottawa



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

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Site Location: 5315 Abbott Street East

File No.: D07-12-18-0026

Date of Application: February 21, 2018

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This SITE PLAN CONTROL application submitted by Daniel Paquette, on behalf of CECCE, is APPROVED as shown on the following plan(s):

1. Site Plan, Drawing No. A001, prepared by Edward J. Cuhaci & Associates Inc., dated July 2017, revision 9 dated August 24, 2018.
2. Enlarged Site Plan, Drawing No. A002, prepared by Edward J. Cuhaci & associates Inc., dated July 2017, revision 11 dated August 24, 2018.
3. Drainage Area Plan Sediment and Erosion Control Plan, Drawing No. C001, prepared by WSP, dated October 13, 2017, revision 9 dated August 20, 2018.
4. Grading Plan, Drawing No. C002, prepared by WSP, dated October 13, 2017, revision 9 dated August 20, 2018.
5. Servicing and Removals Plan, Drawing No. C003, prepared by WSP, dated October 13, 2017, revision 9 dated August 20, 2018.
6. New Servicing Plan North Sector, Drawing No. C004, prepared by WSP, dated October 13, 2017, revision 9 dated August 20, 2018.
7. New Servicing Plan South Sector, Drawing No. C005, prepared by WSP, dated October 13, 2017, revision 9 dated August 20, 2018.
8. Tree Conservation Report & Landscape Plan, Drawing No. L.1, prepared by James B. Lennox & Associates Inc., dated March 8, 2018, issue number 6 dated August 27, 2018.

And as detailed in the following report(s):

1. Servicing and Stormwater Management Report, 5315 Abbott Street, Ottawa, Ontario, Report Number 17M-02044-00, dated February 5, 2018, revision 3 dated July 20, 2018.

And subject to the following Standard and Special Conditions:

### **Standard Conditions**

1. Execution of Site Plan Agreement within One Year  
The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. Prior Site Plan Agreements  
The Owner acknowledges and agrees that all terms and conditions of the existing site plan agreements are confirmed and are in full force and effect except as otherwise varied or amended by this approval.

### **Special Conditions**

3. Amendment of Existing Easement  
The owner acknowledges and agrees that prior to registration, an amendment to the easement wording within the existing stormwater management facility easement registered as OC1668721 is required, at the owners sole cost and expense, and to the satisfaction of the General Manager, Planning Infrastructure and Economic Development Department, with the intention to remove the references to the running track, which are found in clauses 11 and 12 of the easement document, and replace them with reference to a stone dust pathway.
4. Site Plan Features Requiring Future Approval  
The Owner acknowledges and agrees that any feature which does not currently exist and which are being shown in background on drawings through a lighter pen weight are shown for the sole purpose of the Owner's own assessment of his site disposition. The Owner agrees that these features have not been reviewed by the City as it relates to the adequacy of their design from a technical standpoint and as it relates to such things as, but not limited to, design, layout and location.
5. Vehicular Access to Future Extension of Robert Grant  
(a)The City acknowledges the Owner's desire to make a future connection to Robert Grant Avenue to accommodate a bus loop on the school property, as is

conceptually shown on the approved site plan (File No. D07-12-13-0234).

(b) The Owner agrees that 5315 Abbott does not currently have frontage on Robert Grant Avenue and that any design of any proposed connection to Robert Grant Avenue will need to be reviewed against all the applicable City and Provincial Standards and Guidelines in effect once Robert Grant has been extended and the owner makes application to construct the access. Within the parameters set out through applicable policies and guidelines, the City will work with the Owner, as best as possible, to implement an additional access. The owner acknowledges that any future access to Robert Grant Avenue will be limited to right in right out access only.

#### 6. Transplanted Trees

The owner acknowledges and agrees to transplant trees in accordance with the approved Tree Conservation Report and Landscape Plan. Any transplanted trees that do not survive the relocation shall be replaced with a new tree, which shall be planted in the same location and be the same or similar species as the original transplant.

#### 7. Private Waste 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. The Owner shall consult a private contractor regarding any access requirements for waste and/or recycling collection.

#### 8. Tree Protection

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Tree Conservation Report and Landscape Plan, referenced in this report, shall be protected in accordance with the City's required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

- (a) Erect a fence at the critical root zone (CRZ) of trees, defined as ten (10 cm) centimetres from the trunk for every centimetre of trunk DBH (i.e.,  $CRZ = DBH \times 10cm$ );
- (b) Do not place any material or equipment within the CRZ of the tree;
- (c) Do not attach any signs, notices or posters to any tree;
- (d) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development Department;

- (e) Tunnel or bore when digging within the CRZ of a tree;
- (f) Do not damage the root system, trunk or branches of any tree; and
- (g) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.



September 10, 2018

Date

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Derrick Moodie  
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: D07-12-18-0026

**SITE LOCATION**

5315 Abbott Street East, and as shown on Document 1.

**SYNOPSIS OF APPLICATION**

The subject property is located at the northwest corner of Abbott Street and Robert Grant Avenue in the Fernbank community, and is the location of Paul Desmarais High School. The site is approximately 6 hectares in area, with the school located at the southeast quadrant of the property, parking lot to the west of the school, and sports fields and outdoor space at the north end of the site.

West of the property are industrial lands, which front onto Iber Road, to the south of the property beyond Abbott Street East is a hydro corridor and residential community. North and east of the subject property is currently vacant. A draft subdivision application is under review by the city for these lands (File No. D07-16-16-0020). The northern end of Robert Grant Avenue currently terminates at Abbot Street East, and there are plans for this street to extend further north to Hazeldean Road, as the adjacent subdivision lands are eventually built out and the community continues to grow. The construction of the extension of Robert Grant Avenue will result in the school site becoming a corner lot, with additional road frontage along the eastern property line.

This site plan approval is for the construction of a new 23 metre tall air supported sports dome in the northwestern quadrant of the school site. The dome is approximately 10,000 square metres in area, with a 550 square metre entrance pavilion attached to the south end of the structure. The dome is a partnership between the school board and the Ottawa Sooners football club, and will be primarily used for football by both parties. The school board has also indicated that the facility will be available for use by the community.

In order to accommodate the sports dome on the property, the school board will be removing an existing running track, and reorienting an existing soccer field farther east on the property.

Although not part of this approval, the school board has expressed a need for an additional access to the property, off of the future extension of Robert Grant Avenue, once it's constructed. This additional access was contemplated at a conceptual level through the site plan approval for the school itself in 2015. Although approval of the additional access is considered premature at this time, a

conceptual location for the desired access is shown on this site plan, and the city acknowledges the school's access needs and will work with the school board once Robert Grant has been extended.

Both the proposed location of the dome at the back western corner, as well as the proposed tree planting along the eastern property line, which will eventually abut Robert Grant Avenue, work towards mitigating the impact of the large building on both the existing and future context.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposed development conforms to the policies set out in the Official Plan. By locating the dome at the northwest corner of the property, and requiring significant tree planting along the property edge nearest the future arterial mainstreet, the visual impact of the dome will be mitigated as the trees mature. As this mainstreet develops and evolves over time, there will be an opportunity for buildings to be constructed which front the arterial mainstreet, which would serve to further screen the dome.
- A Zoning By-law Amendment was approved by Council on May 23, 2018 to permit an increase in the maximum height from 15 metres to 23.5 metres to accommodate the proposed air supported sports dome. This amendment is in full force and effect.
- Conditions of approval have been included in this report in order to ensure the development is constructed in accordance with applicable city policies and guidelines.

## **CONSULTATION DETAILS**

Councillor Qadri has concurred with the proposed conditions of approval.

### **Public Comments**

#### Summary of Comments - Public

This application was circulated in accordance with all applicable requirements. In addition, the applicant presented the proposal at a Stittsville Village Association meeting on April 11, 2018. Below is a summary of comments received from members of the public.

Comment:

Concern was raised with the loss of the current outdoor running track that will result



from the project.

Response:

Decisions relating to the type of athletic facilities provided on site is at the discretion of the school board. This comment was passed along to the school board for their information.

Comment:

The dome seems well placed on the property and the extensive tree planting is appreciated. Planting of larger calliper trees is preferred to reduce the amount of time it will take for the trees to be of a size to effectively screen the dome.

Response:

The Landscape Plan proposes a significant number of transplants within the site, which will result in larger calliper plantings than is typical when exclusively new stock is used. It is acknowledged, though, that it will take a number of years before the full benefit of the landscape screening will be realized.

Comment:

A gentle colour should be used for the dome as opposed to stark white as it will help the dome blend with its surroundings.

Response:

The school board has selected a shade of white as the colour for the dome. The dome is not intended to have air conditioning, therefore the white colour will maintain the coolest temperatures during hotter weather. White is considered a neutral colour which is not expected to adversely impact more than any other material colour.

Comment:

Air supported structures require noisy air compressors that could have adverse impact on future sensitive uses surrounding the school site.

Response:

Mechanical equipment is located at the south end of the dome in a location that is not adjacent to other properties.

Comment:

Permitting almost an additional 8 metres of height above the permitted height of 15 metres is a lot in the Stittsville area and there is a desire that this approval not set a precedent for future development.

Response:

The recommendation for the additional height is specific to the sports dome, and acknowledges that the dome necessitates the height in order to accommodate the intended function. As with this request, any future requests for additional height will be assessed based on their own merits, and will take into consideration the community character.

Comment:

Concerns were raised about the aesthetic impact of the dome on the adjacent undeveloped lands, which may include commercial or residential uses.

Response:

The school board has worked with the city to find the most unobtrusive location on the property for the structure. The current orientation at the north-western corner of the site will result in the least amount of impact on the property to the north. The school board will be implementing significant tree planting along the eastern property line to screen the structure from the future extension of Robert Grant Avenue. This information has been provided to the property neighbours who originally provided the comment, and they have stated their satisfaction with the school board's response.

Comment:

There is a storm sewer easement along the westerly property line and there is concern that the location of the proposed structure may impede access for maintenance purposes.

Response:

The school board will be required to respect the easement and will not be permitted to construct within it, save and except for a stone dust pathway. Access to the easement is also being maintained.

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

### Summary of Comments –Technical

Comments which were received from technical agencies were passed along to the

applicant to deal directly with the commenting agency.

### **Advisory Committee Comments**

#### Summary of Comments – Advisory Committees

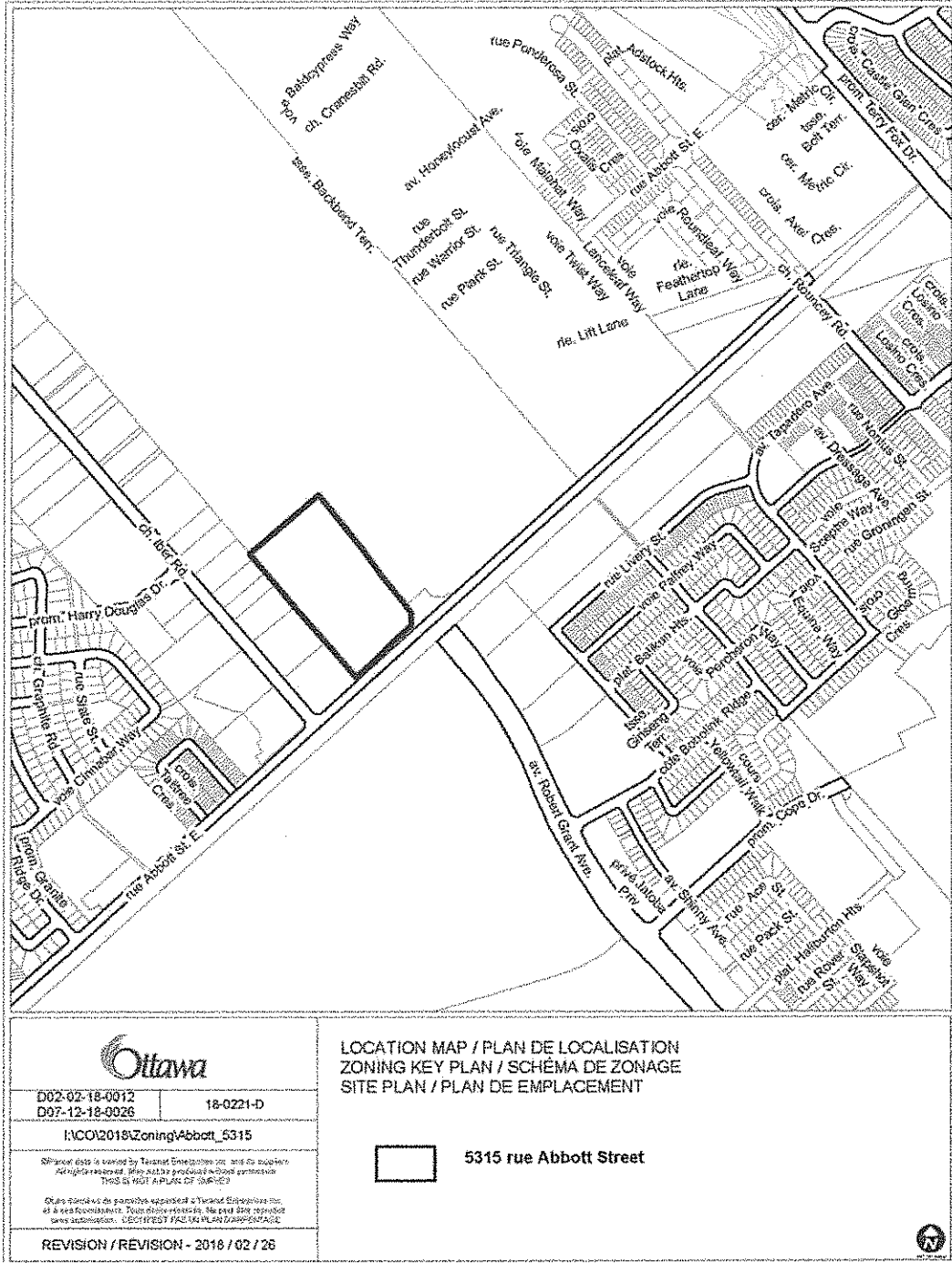
N/A

### **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 complexities of the file which required a significant amount of discussion in order to come to a resolution.

**Contact:** Mary Dickinson Tel: 613-580-2424, ext. 13923, fax 613-580-2576 or e-mail: [mary.dickinson@ottawa.ca](mailto:mary.dickinson@ottawa.ca)

**Document 1 - Location Map**



D02-02-18-0012  
D07-12-18-0026

18-0221-D

INCO/2018/Zoning/Abbott\_5315

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REVISION / REVISION - 2016 / 02 / 26

LOCATION MAP / PLAN DE LOCALISATION  
ZONING KEY PLAN / SCHEMA DE ZONAGE  
SITE PLAN / PLAN DE EMPLACEMENT



5315 rue Abbott Street

