



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

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Site Location: 925 Ralph Hennessy Avenue

File No.: D07-12-18-0104

Date of Application: June 29, 2018

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This SITE PLAN CONTROL application submitted by Dave Mungall of PYE & Richards Architects, on behalf of CECCE, is APPROVED as shown on the following plan(s):

1. **Site Plan**, 925 Ralph Hennessy Ave., A01.1, prepared by PYE & Richards Architects Inc., revision 8 dated 22 Oct 2018.
2. **Site Details**, 925 Ralph Hennessy Ave., A01.2, prepared by PYE & Richards Architects Inc., revision 4 dated 19 Oct 2018.
3. **Building Elevations Window Types**, 925 Ralph Hennessy Ave., A04, prepared by PYE & Richards Architects Inc., revision 4 dated 19 Oct 2018.
4. **Landscape Plan**, 925 Ralph Hennessy Ave., L.1, prepared by James B. Lennox & Associates Inc., revision 5 dated 10/19/2018.
5. **Site Servicing Plan**, Ralph Hennessy Ave., C1, prepared by Jp2g Consultants Inc., revision 3 dated 19/10/2018.
6. **Grading and Drainage, Erosion and Sediment Control Plan**, Ralph Hennessy Ave., C2, prepared by Jp2g Consultants Inc., revision 3 dated 19/10/2018.
7. **Lay-by Pavement Markings, Lay-by Signs**, 925 Ralph Hennessy Ave., A01.3, prepared by PYE & Richards Architects Inc., revision 2 dated 5 nov 2018.

And as detailed in the following report(s):

1. **Geotechnical Investigation – Proposed New Riverside South Catholic Elementary School**, prepared by EXP Services Inc., dated June 27, 2018, revised August 28, 2018.

2. **Site Servicing Report – Riverside South Elementary School**, prepared by Jp2g Consultants Inc., dated September 20, 2018.
3. **Stormwater Management Report, Riverside South Elementary School**, 925 Ralph Hennessy, Ottawa, ON, prepared by Jp2g Consultants Inc., dated October 19, 2018.
4. **Environmental Noise Assessments**, Riverside South Elementary School, prepared by Gradient Wind Engineering Inc., dated October 25, 2018.
5. **Phase One Environmental Site Assessment**, 925 Ralph Hennessy Avenue, prepared by EXP Services Inc., dated September 18, 2018.
6. **Phase Two Environmental Site Assessment**, 925 Ralph Hennessy Avenue, prepared by EXP Services Inc., dated October 16, 2018.
7. **Transportation Impact Assessment**, Proposed Elementary School, 925 Ralph Hennessy Avenue, by Dillon Consulting, dated July 2018.

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

### **Standard Conditions**

1. **Agreement**  
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. **Certification of Insurance**  
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.
3. **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 Department.
4. **Extend Internal Walkways**  
The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

5. **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 approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.

6. **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.

7. **Construct Sidewalks**

The Owner shall be responsible for ensuring the design and construction 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 Department. Such sidewalk(s) shall be constructed to City Standards.

8. **Reinstatement of City Property**

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

9. **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 Department.

10. **Maintenance and Liability Agreement**

The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

11. **Snow Storage**

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

**12. Exterior Lighting**

All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans referenced herein unless otherwise approved in writing by the General Manager, Planning, Infrastructure and Economic Development Department. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning, Infrastructure and Economic Development Department, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.

**Special Conditions**

**13. Transportation**

The Owner has undertaken a Transportation Impact Assessment for this site, prepared by Dillon Consulting, Project No. 18-7887, dated July 2018, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure, that the recommendations of the Transportation Study are fully implemented, to the satisfaction of the General Manager, Planning and Planning, Infrastructure and Economic Development Department.

**14. Transit Passenger Standing Area/Shelter Pad and Shelter**

The Owner shall be responsible for ensuring the locate, design and construction, at no cost to the City of Ottawa, of the paved transit passenger standing area and shelter pad to the specifications of the City of Ottawa.

**15. Lay-bys**

The Owner acknowledges and agrees that the City will clear the lay-by close to the curb 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 allowance resulting from the Owner's snow removal operations.

**16. Pavement Markings and Signage**

The Owner acknowledges and agrees it shall provide for and install, at its own expense, all pavement markings and regulatory traffic signage as shown on the approved Lay-by Pavement Markings and Lay-by Signs Plan.

**17. Permanent Features**

No permanent features will be permitted above and below-grade within the widened right-of-way or corner triangle, including commercial signage.

**18. 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 approved Geotechnical Investigation, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department 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 Department.

**19. Waste and Recycling 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.

**20. Noise Control Attenuation Measures**

The Owner shall implement the following noise control attenuation measures as recommended in the approved Environmental Noise Assessment.

- a) The building shall 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 and Climate Change's Publication NPC-216 entitled Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands;
- c) Prior to issuance of building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound level criteria

**21. Noise Control Attenuation Measures – Warning Clause**

The Owners acknowledges and agrees that the following warning clause shall be required on all Lease and Purchase and Sale Agreements:

“Purchasers/tenants are advised that sound levels due to increasing roadway traffic may occasionally interfere with some outdoor activities as the sound levels may exceed the sound level limits of the City and the Ministry of the Environment, Conservation and Parks.”

and

“Purchasers/tenants are advised that due to the proximity of the airport, noise from the airport and indical aircraft may at times interfere with outdoor or indoor activities”

and

“The transferee covenants with the transferor, and the lessee covenants with the lessor, that the above clause’s, verbatim, shall be included in all subsequent agreements of purchase and sale, lease agreements, and Transfers/Deeds conveying the lands described herein, which covenant shall run with the said lands and is for the benefit of the owner of the adjacent road.”

**22. Noise Control Attenuation Measures – Certification Letter**

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

- c) All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development Department, and shall be to his satisfaction.

**23. Site Lighting Certificate**

- a) 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); and
  - ii. it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

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 Department, 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.

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

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

**25. 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. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department 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.

**26. Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

**27. Ottawa Macdonald-Cartier International Airport-Zoning Regulations**

The Owner acknowledges and agrees that the Ottawa Macdonald-Cartier International Airport Zoning Regulations (AZR) apply to temporary construction equipment, such as cranes. The Owner further acknowledges and agrees that if a crane is intended for use on the site, the Owner will notify Transport Canada in Toronto a minimum of ninety (90) days in advance to determine if it will cause a safety hazard to pilots manoeuvring in the area.

**28. Ottawa Macdonald-Cartier International Airport-Bird Attractions**

- a. The Owner acknowledges and agrees that there will not be any present or future action, nor development undertaken, that may result in any bird attraction conditions and therefore a hazard to aircraft flying in the area. The Owner further acknowledges and agrees to maintain the site in a clean state and that any litter on the lands will be removed expeditiously. The Owner acknowledges and agrees to provide enclosed garbage areas and covered containers as shown on the approved Site Plan.
- b. The Owner acknowledges and agrees to only place on the lands plant/vegetation species that are not attractive as a food source to birds. If bird activity increases as a result of this development, the Owner shall be prepared to implement mitigation measures to address this operational hazard.

**29. Hydro Ottawa**

The Owner is advised that there is proposed medium voltage underground infrastructure along the North and West side of the property.

- a. Prior to the commencement of any excavation, the Owner shall arrange for an underground cable locate by contacting Ontario One Call at 1-800-400-2255, not less than seven (7) working days prior to excavating. There shall be no mechanical excavation within one and a half meters (1.5m) of any Hydro Ottawa underground plant unless the exact position of plant is determined by hand digging methods.
- b. The Owner shall ensure that any landscaping or surface finishing does not encroach into existing or proposed Hydro Ottawa overhead or underground assets or easement. When proposing to plant trees in proximity of existing power lines, the Owner shall refer to Hydro Ottawa's free publication "Tree Planting Advice" which can be found at <https://hydroottawa.com/outages/safety/safety-outside/planting-trees>. The shrub or tree location and expected growth must be



considered. If any Hydro Ottawa related activity requires the trimming, cutting or removal of vegetation, or removal of other landscaping or surface finishing, the activity and the re-instatement shall be at the owner's expense.

**30. Hydro Ottawa**

The Owner shall be responsible for all costs for feasible relocations, protection or encasement of any existing Hydro Ottawa plant.

**31. Hydro Ottawa**

The Owner is advised that there is limited capacity to service the proposed development at this time. The Owner may be responsible for a Capital Contribution payment(s) towards a distribution system expansion if the proposed development requires electrical servicing greater than can be provided by the existing distribution system in the vicinity, either in capacity or in extension limit. This amount shall be in accordance with Hydro Ottawa's Contributed Capital Policy and Conditions of Service.

**32. Hydro Ottawa**

The Owner shall convey, at their cost, all required easements as determined by Hydro Ottawa.

**33. Hydro Ottawa**

The Owner shall enter an Installation and Service agreement with Hydro Ottawa.

**34. Hydro Ottawa**

The Owner shall comply with Hydro Ottawa's Conditions of Service and thus should be consulted for the servicing terms. The document, including referenced standards, guidelines and drawings, may be found at <http://www.hydroottawa.com/residential/rates-and-conditions/conditions-of-service/>. The Owner should consult Hydro Ottawa prior to commencing engineering designs to ensure compliance with these documents.

**35. Enbridge**

The Owner shall contact Enbridge Gas Distribution's Customer Connections department by emailing [SalesArea60@enbridge.com](mailto:SalesArea60@enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

**36. Enbridge**

The Owner acknowledges and agrees that if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner.

37. **Enbridge**

The Owner acknowledges and agrees that in the event that easement(s) are required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost.

38. **Bell Canada – Easements**

The Owner acknowledges and agrees to grant to Bell Canada any easements that may be required for telecommunication services at the Owner's sole cost and expense. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements at the Owners sole cost and expense

39. **Bell Canada - Communication and Telecommunication**

The Owner acknowledges and agrees that, prior to commencing any Work on the subject lands, it shall confirm with Bell Canada that sufficient wire-line communication and telecommunication infrastructure is currently available within the subject lands to provide communication and telecommunication service to it. The Owner acknowledges and agrees that, in the event that such infrastructure is not available, the Owner shall be required to pay for the connection to and/or extension of the existing communication and telecommunication infrastructure. If the Owner elects not to pay for such connection and/or extension of the existing communication/telecommunication infrastructure, it shall provide evidence satisfactory to the General Manager, Planning, Infrastructure and Economic Development Department, that sufficient alternative communication and telecommunication facilities are available on the subject lands to enable, at a minimum, the effective delivery of communication and telecommunication services for emergency management services, such as 911 emergency services.

Nov 19, 2018

\_\_\_\_\_  
Date



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Don Herweyer  
Manager,  
Development Review, South  
Planning, Infrastructure and Economic  
Development Department

**SITE PLAN CONTROL APPROVAL APPLICATION  
SUPPORTING INFORMATION**

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**File Number:** D07-12-18-0104

**SITE LOCATION**

The site, known as 925 Ralph Hennessy Avenue, is located on the south-east corner of Ralph Hennessy Avenue and Mount Nebo Way, as shown on Document 1.

**SYNOPSIS OF APPLICATION**

The site has an area of 20,055m<sup>2</sup> (4.95 acres), is rectangular in shape and will front onto Ralph Hennessy Avenue and Mount Nebo Way. The site is currently vacant, generally flat and contains no trees. To the north, east, west and south is a recently registered residential subdivision.

The proposed development is a two-storey elementary school and child care centre with a total gross floor area of 4,106 square metre. The parking lot will contain 44 spaces and will have its entrance off of Ralph Hennessy Avenue opposite Dreamcatcher Place. An on-site garbage enclosure will be provided; screened and landscaped. A mini soccer field is proposed at the southeast corner of the site, and wood chip areas are provided for future play structures. A bus lay-by accommodating 8 buses will be provided within the Ralph Hennessy Avenue right-of-way which enables the building to be brought closer to the street and frame the corner of Ralph Hennessy Avenue and Mount Nebo Way. A smaller short-term parking lay-by within the Mount Nebo Way right-of-way is also proposed.

A low berm and tree planting is proposed along the south property line to screen the parking lot from the residential lots.

The school will be clad in two colours of brick, accent architectural block and composite aluminum panels and metal cladding as design features. The main entrance will include a canopy clad in composite aluminum panelling. Landscaping around the building will enhance and compliment the building.

**DECISION AND RATIONALE**

This application is approved for the following reasons:

- The subject site is designated as General Urban Area in the City's Official Plan, which permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural,

leisure, entertainment and institutional uses. The proposed development conforms with the relevant policies of the Plan.

- 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 :
  - the building front is oriented to the street line;
  - the walkways connect entries to the parking area, bus loading area and to the public sidewalk;
  - the parking area is located at the side of the building in view from the street. Consistent with BBSS directions, the bus loading is provided through a layby within the road allowance;
  - the building is located close to the corner to reinforce the street edge;
  - the elevations are of high quality architectural design with highly articulated entries; and
  - the child care centre has windows facing a parking area to allow casual surveillance.
- The subject site is zoned I1A/R4Z (Minor Institutional, Subzone A / Residential Fourth Density Subzone Z), 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 Ralph Hennessy Avenue and Mount Nebo Way.
- The site layout and design represent good planning.

## **CONSULTATION DETAILS**

Michael Qaqish has concurred with the proposed conditions of approval.

### **Public Comments**

#### Summary of Comments - Public

The Riverside South Community Association provided comments which touched upon the following topics: use of native species, possible amenities (i.e. gazebo, benches), screening of garbage enclosure, possibility of a water hook-up for outdoor winter ice and the possibility of benches along the perimeter of the site.

A future adjacent homeowner inquired on the reasons why the trees along the southern property line were changed to Skyline Honey Locust.

#### Response to Comments – Public

Concerning native species, as per the City's Official Plan policies, native species should be used and as such species on the Landscape Plan have been modified to respect this policy. The garbage enclosure comprised of the 2.2m high wood boards will be screened with a mix of Cutleaf Staghorn Sumac and Little Devil Ninebark which are two varieties of shrubs.

The school board also indicated that they usually don't have much site furniture due to lack of budget other than sometimes a bench in the schoolyard. Concerning the ice surface for skating, although there is usually a water connection on one of the walls of the school, this is not for the purpose of making an ice surface.

The trees along the southern and eastern property lines were changed to respect the City's Trees in Clay Soils policy.

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

##### Summary of Comments – Technical

The Ottawa International Airport reviewed the plans and reports. They requested changes to the Landscape Plan to remove any bird attractive species and additional information in the Environmental Noise Assessment for aircraft noise. They are now satisfied with the plans.

#### **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 established for the processing of an application that has Manager Delegated Authority.

**Contact:** Mélanie Gervais; Tel: 613-580-2424, ext. 24025; fax 613-580-2576 or e-mail: [Melanie.Gervais@ottawa.ca](mailto:Melanie.Gervais@ottawa.ca)

