

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

Site Location: 700 Cope Drive

File No.: D07-12-19-0144

Date of Application: August 1, 2019

This SITE PLAN CONTROL application submitted by Zofia Jurewicz, Edward J. Cuhaci & Associates Architects Inc., on behalf of the Ottawa-Carleton District School Board, is APPROVED as shown on the following plans:

1. **Site Plan**, New Stittsville High School, 700 Cope Drive, A001SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated July 31, 2019, Revision 5 dated June 24, 2020.
2. **Site Details**, New Stittsville High School, 700 Cope Drive, A002SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated July 31, 2019, Revision 3 dated June 24, 2020.
3. **Site Details**, New Stittsville High School, 700 Cope Drive, A003SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated July 31, 2019, Revision 3 dated June 24, 2020.
4. **Site Details**, New Stittsville High School, 700 Cope Drive, A004SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated July 31, 2019, Revision 3 dated June 24, 2020.
5. **Site Details**, New Stittsville High School, 700 Cope Drive, A005SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated July 31, 2019, Revision 3 dated June 24, 2020.
6. **Site Details**, New Stittsville High School, 700 Cope Drive, A006SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated July 31, 2019, Revision 3 dated June 24, 2020.
7. **Site Details**, New Stittsville High School, 700 Cope Drive, A007SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated July 31, 2019, Revision 4 dated June 24, 2020.
8. **Elevations**, New Stittsville High School, 700 Cope Drive, A200SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated July 31, 2019, Revision 2 dated December 9, 2019.

9. **Tree Conservation Report and Landscape Plan**, New Stittsville High School, 700 Cope Drive, L-1, prepared by James B. Lennox & Associates Inc., dated January 2019, Revision 4 dated September 12, 2019.
10. **Electrical Site Plan**, Stittsville High School, 700 Cope Drive, Plan E002SP, prepared by Edward J. Cuhaci & Associates Architects Inc. and Goodkey Weedmark & Associates Ltd., dated July 2019, Revision 1 dated December 9, 2019.
11. **Departure and Stopping Distance Sightlines**, Stittsville High School, 700 Cope Drive, Plan 001, prepared by Parsons, undated.
12. **Departure and Stopping Distance Sightlines**, Stittsville High School, 700 Cope Drive, Plan 002, prepared by Parsons, undated.
13. **Departure and Stopping Distance Sightlines**, Stittsville High School, 700 Cope Drive, Plan 003, prepared by Parsons, undated.
14. **Departure and Stopping Distance Sightlines**, Stittsville High School, 700 Cope Drive, Plan 004, prepared by Parsons, undated.
15. **Notes and Details**, New Stittsville High School, 700 Cope Drive, Plan C01, prepared by WSP, dated May 17, 2019, Revision 3 dated May 6, 2020.
16. **Servicing Design Tables**, New Stittsville High School, 700 Cope Drive, Plan C02, prepared by WSP, dated May 17, 2019, Revision 4 dated June 6, 2020.
17. **Grading Plan North West Sector**, New Stittsville High School, 700 Cope Drive, Plan C03, prepared by WSP, dated May 17, 2019, Revision 4 dated June 6, 2020.
18. **Grading Plan North East Sector**, New Stittsville High School, 700 Cope Drive, Plan C04, prepared by WSP, dated May 17, 2019, Revision 3 dated May 6, 2020.
19. **Grading Plan South East Sector**, New Stittsville High School, 700 Cope Drive, Plan C05, prepared by WSP, dated May 17, 2019, Revision 3 dated May 6, 2020.
20. **Grading Plan South West Sector**, New Stittsville High School, 700 Cope Drive, Plan C06, prepared by WSP, dated May 17, 2019, Revision 3 dated May 6, 2020.
21. **Site Servicing Plan North West Sector**, New Stittsville High School, 700 Cope Drive New Stittsville High School, 700 Cope Drive, Plan C07, prepared by WSP, dated May 17, 2019, Revision 4 dated June 4, 2020.
22. **Site Servicing Plan North East Sector**, New Stittsville High School, 700 Cope Drive, Plan C08, prepared by WSP, dated May 17, 2019, Revision 4 dated June 4, 2020.
23. **Site Servicing Plan South East Sector**, New Stittsville High School, 700 Cope Drive C09, prepared by WSP, dated May 17, 2019, revision 3 dated May 6, 2020.
24. **Site Servicing Plan South West Sector**, New Stittsville High School, 700 Cope Drive, Plan C10, prepared by WSP, dated May 17, 2019, Revision 3 dated May 6, 2020.

25. **Storm Drainage Area Plan**, New Stittsville High School, 700 Cope Drive, Plan C12, prepared by WSP, dated May 17, 2019, Revision 3 dated May 6, 2020.
26. **Storm Drainage Area Plan Roof**, New Stittsville High School, 700 Cope Drive, Plan C13, prepared by WSP, dated May 17, 2019, Revision 1 dated May 6, 2020.
27. **Erosion and Sedimentation Control Plan**, New Stittsville High School, 700 Cope Drive, Plan C14, prepared by WSP, dated May 17, 2019, Revision 3 dated May 6, 2020.

And as detailed in the following reports:

1. **New Stittsville High School Planning Rationale & Design Brief**, prepared by Edward J. Cuhaci & Associates Architects Inc., dated August 2019.
2. **Transportation Impact Analysis Report OCDSB – Stittsville High School 700 Cope Drive**, prepared by Parsons, dated December 4, 2019.
3. **New Stittsville High School, 700 Cope Drive, Ottawa Ontario, Servicing and Stormwater Management Report**, prepared by WSP, dated July 24, 2019 and revised May 2020.
4. **Noise Impact Study**, prepared by State of the Art Acoustik Inc., dated July 18, 2019.
5. **Ottawa-Carleton District School Board Geotechnical Investigation**, prepared by EXP Services Inc., dated August 1, 2019.

And subject to the following General and Special Conditions:

General Conditions

1. Execution of Agreement Within One Year

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. Permits

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development.

3. Barrier Curbs

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a

design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development.

4. Water Supply For Fire Fighting

The Owner shall provide adequate water supply for fire-fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

5. Reinstatement of City Property

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

6. Construction Fencing

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Infrastructure and Economic Development.

7. 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, Infrastructure and Economic Development.

8. Elevations

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevation Plans, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevation Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development 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.

Special Conditions

9. Permanent Features

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan.

10. Site Lighting Certificate

- a) In addition to the requirements contained in clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES);
 - (ii) and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Infrastructure and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

11. Maintenance and Liability Agreement for Landscaping

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for any plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Cope Drive and Robert Grant 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 and replacement responsibilities in perpetuity.

12. Snow Storage

In addition to the requirements of Clause 17 of Schedule "C" of this Agreement, the Owner further acknowledges and agrees that any portion of the subject lands which is intended to be used for snow storage shall not interfere with the servicing of the subject lands. The Grading and Drainage Plan 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.

13. Waste and Recycling Collection (Standard 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 at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for waste and/or recycling collection.

14. Installation of Signs on Private Property

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

15. Transportation Impact Assessment

The Owner has undertaken a Transportation Impact Assessment for this site, referenced in Schedule "E" herein, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the Transportation Impact Assessment are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

16. Noise Study

The Owner agrees to prepare and implement a noise study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner shall implement the noise control attenuation measures recommended in the approved noise study.

17. Certification Letter for Noise Control Measures

- 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, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the General Manager, Planning, Infrastructure and Economic Development (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.
- 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, and shall be to his satisfaction.

18. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Transportation Noise Assessment, referenced in Schedule "E" of this Agreement, as follows:

- a) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria;
- b) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in paragraph below:

"Owners/operators are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment."

19. 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 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.

20. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Infrastructure and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

21. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

22. Site Dewatering

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

23. Leak Survey

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5)

years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Public Works and Environmental Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Public Works and Environmental Services when such repairs have been completed.

August 28, 2020

Date



Erin O'Connell
A/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

File Number: D07-12-19-0144

SITE LOCATION

700 Cope Drive, as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located at the southwest corner of Cope Drive and Robert Grant Avenue in the first phase of CRT's Westwood Subdivision. The site is approximately 6.56 hectares in area and has 181 metres of frontage on Cope Drive and 215 metres on Robert Grant Avenue. The site is currently vacant. Lands north of Cope Drive are occupied by detached dwellings under construction. Lands on the east side of Robert Grant Avenue are vacant and zoned for mid-rise apartment buildings and commercial development. Lands to the west and south of the site are vacant and are intended for residential development in future phases of the Westwood subdivision.

The Ottawa Carleton District School Board proposes the development of the Stittsville High School, a three and four storey (18-metre) secondary school containing approximately 8,415 square metres of institutional space. This will include 64 classrooms, library/learning commons, labs, cafeteria and atrium together with an outdoor track, two football/soccer fields and an exterior courtyard designed to be an exterior teaching area and social space. Space has been reserved for future building additions and multiple portables. The school will serve grades 7 to 12.

The school is set at the corner of the two streets, forming an active urban edge with transparent corner facades and serving as a focal point and gateway for the community. The main entrance is visible from both streets and forms an architectural feature with an entrance plaza in front. The pedestrian walkways leading to the entry plaza are coordinated with the existing pedestrian crossings.

The parking lot is located at the west side of the property. The site would have three accesses onto Cope Drive and no access to Robert Grant Avenue. The most westerly access is inbound-only into the main parking lot; the middle access will be all-movement with access to the parking lot and bus loop; and the easterly access is outbound-only to primarily serve the accessible parking spaces. The development includes the provision of 118 surface parking spaces and a bus loop turn-around within the site. The bus loop connection will be accessible from the street that will be located on the south side of the property when it is built in a future phase of the Westwood subdivision. Bicycle parking in accordance with the by-law will also be provided. Extensive landscaping is proposed along both street frontages as well as the southern and western edges of the property.

A network of pedestrian connections will provide the safe and efficient movement of students from bus and car drop-off areas, the sidewalks on both streets and the outdoor teaching areas. An exterior courtyard will be designed to be an outdoor teaching area and social space. The landscaping is designed to reinforce the creation of outdoor rooms, to provide shade for students and support the certified eco-school curriculum.

The building will be primarily finished in brick with grey and light blue/green concrete panel accents. There are full-height, corner and oversize windows with colourful sun-shades. Lighting will be directed away from adjacent properties, and utilities such as transformers and service areas at the rear of the building will be well screened with landscaping.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to Official Plan policies, including those for Schools and Community Facilities and for development in the General Urban Area;
- The proposal conforms with all guidelines for schools specified in the Fernbank Community Design Plan, including the following:
 - Building located close to the street with visible main entrance plaza;
 - High level of architectural character and materials;
 - Bus drop-off and parking be located away from main entrance;
 - Pedestrian connections from sidewalks, bus area and parking lot; and
 - Service areas and utility equipment screened from public view;
- The proposed development conforms to all provisions of the Minor Institutional Zone (I1B) in the Zoning By-law.
- This proposal will provide a necessary educational institution in a developing area that is currently underserved. The proposal represents an appropriate site design under the current policy framework, and it represents good planning.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Glen Gower 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 was no public comment received online.

Technical Agency/Public Body Comments

Comments were received from technical agencies were addressed.

Advisory Committee Comments

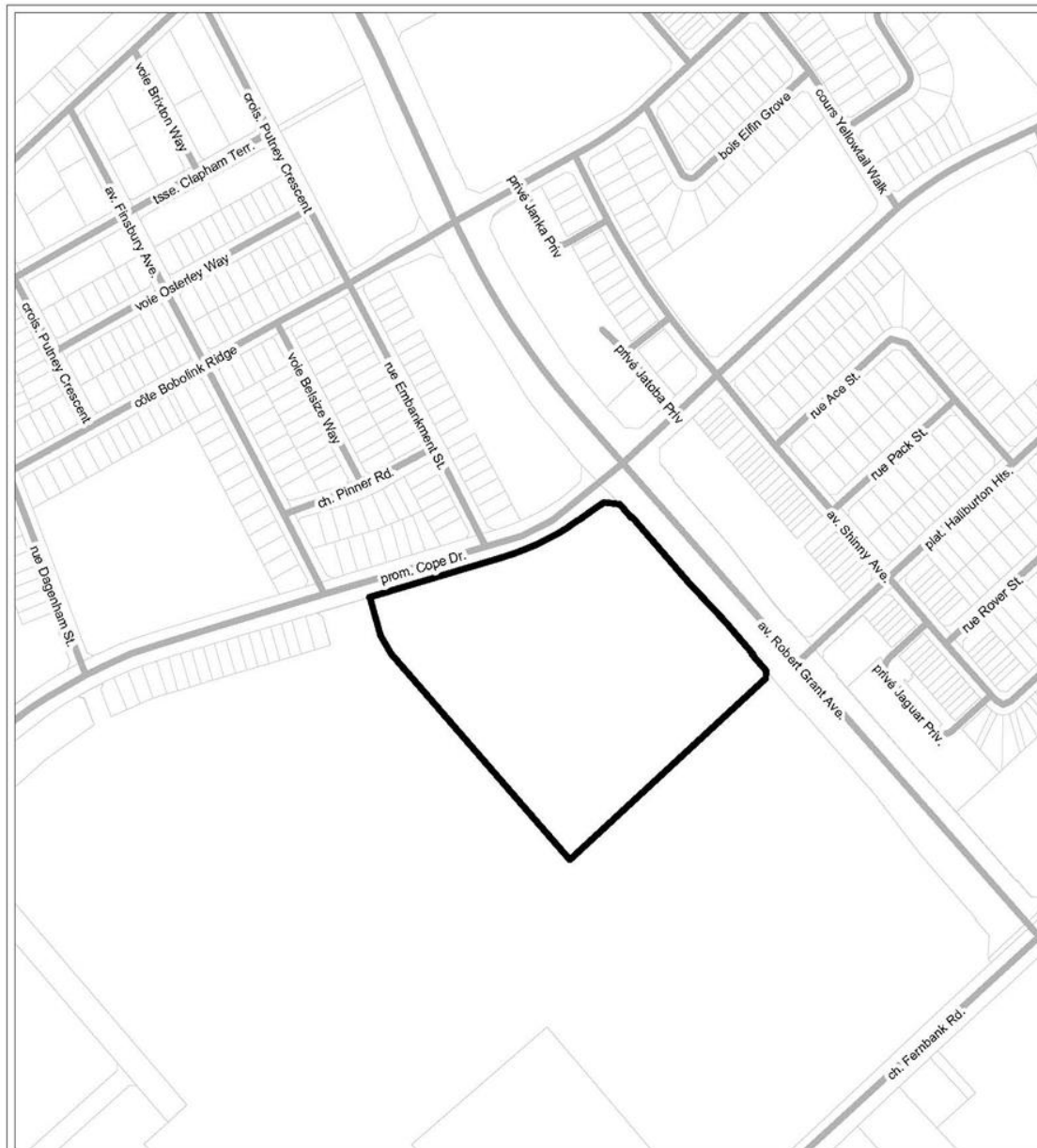
N/A

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. The application was on hold while technical comments were addressed.

Contact: Kathy Rygus Tel: 613-580-2424, ext. 28318, fax 613-580-2576 or e-mail: Kathy.rygus@ottawa.ca

Document 1 – Location Map



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REVISION / RÉVISION - 2019 / 08 / 8

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



700 prom. Cope Dr.



Document 2 - Conceptual Site Plan



Document 3- View from Cope Drive



