



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

Site Location: 40 Granite Ridge Drive

File No.: D07-12-22-0167

Date of Application: December 05, 2022

This SITE PLAN CONTROL application submitted by Feng Xu, Edward J. Cuhaci & Associates Architects Inc., on behalf of Ottawa-Carleton District School Board, is APPROVED as shown on the following plan(s):

1. **Key Plan and Demolition Plan**, Drawing No. A1, prepared by Edward J. Cuhaci & Associates Architects Inc., dated 22/12/02, revision Revision 4 dated 23/06/14.
2. **New Plan and Details**, Drawing No. A2, prepared by Edward J. Cuhaci & Associates Architects Inc., dated 22/12/02, revision Revision 4 dated 23/06/14.
3. **Site Grading Plan**, Drawing No. C1, prepared by Edward J. Cuhaci & Associates Architects Inc., dated 2022-11-16, revision Revision 6 dated 23-06-14

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. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between the City of Ottawa and the Ottawa-Carleton District School Board, registered as Instrument No. OC429435 on February 1st, 2005, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede

and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

3. Construction Fencing

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

4. Construct Sidewalks

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

Special Conditions

5. Professional Engineering Inspection

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

6. 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, Real Estate and Economic Development.

The Owner agrees to pay the separate process fee of \$2,830.00 (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, Real Estate and Economic Development.

A Hamlin

January 15, 2024

Date

Allison Hamlin
(Acting) Manager, Development Review, West
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-22-0167

SITE LOCATION

40 Granite Ridge Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- There is an existing elementary school on the site and no changes are proposed on the school grounds.
- The proposal is to construct a pick-up and drop-off lane along Granite Ridge Drive.
- Continuous sidewalks will extend through the site accesses, but no changes to the location or width site accesses are proposed.
- A site plan agreement is required as the mechanism to collect securities for the project.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal pick-up and drop-off lane was approved by the Transportation Project Manager and Transportation Engineering Services.
- The proposed site design represents good planning.

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, as detailed in the accompanying Road Modifications Report.

CONSULTATION DETAILS

Councillor's Comments

Councillor Glen Gower was aware of the application related to this report.

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

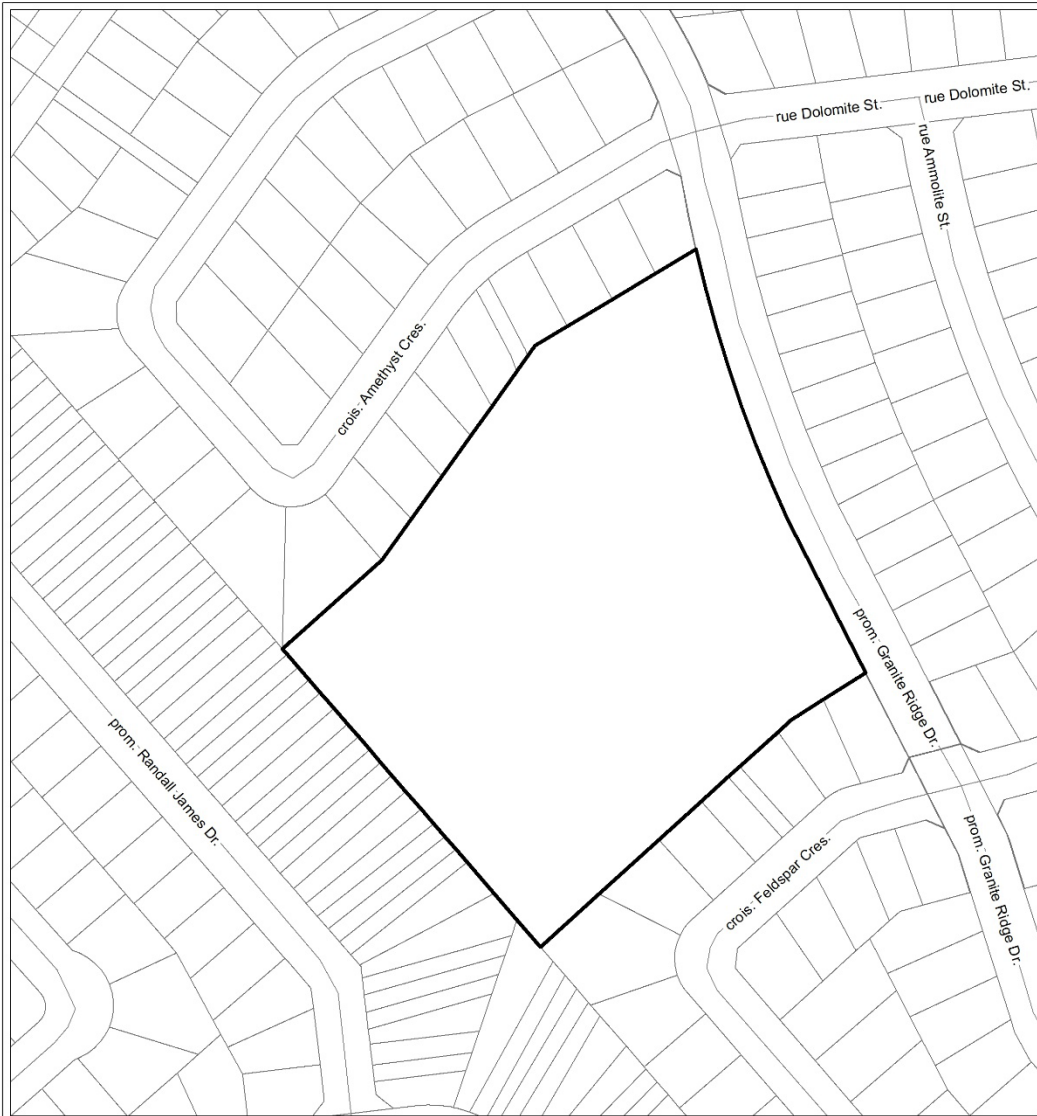
N/A




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the complexity of issues related to the lane design.

Contact: Alex Gatien Tel: 613-580-2424, ext. 26838 or e-mail: alex.gatien@ottawa.ca

Document 1 – Location Map



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|--|-----------|---|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT | |
| D07-12-22-0167 | 22-1237-K | | |
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| <small>©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.</small> | |  40 prom. Granite Ridge Dr. | |
| <small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPIENTAGE.</small> | | | |
| REVISION / RÉVISION - 2022 / 12 / 19 | |  <small>NOT TO SCALE</small> | |