



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

Site Location: 675 Monardia Way

File No.: D07-12-23-0102

Date of Application: January 25, 2024

This SITE PLAN CONTROL application submitted by Said Menou, Conseil des écoles publiques de l'Ést de l'Ontario is APPROVED as shown on the following plans:

1. **Site Plan – 675 Monardia Way**, A001SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated June 2023, revision 2 dated 2024/01/17.
2. **Site Details – 675 Monardia Way**, A002SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated June 2023, revision 2 dated 2024/01/17.
3. **Site Details – 675 Monardia Way**, A003SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated June 2023, revision 2 dated 2024/01/17.
4. **Site Details – 675 Monardia Way**, A004SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated June 2023, revision 0 dated 2024/01/17.
5. **Elevations – 675 Monardia Way**, A200SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated June 2023, revision 1 dated 2024/01/17.
6. **Notes and Detail – 675 Monardia Way**, C01, prepared by WSP, dated January 2024, revision 0 dated 2024/01/17.
7. **Servicing Tables – 675 Monardia Way**, C02, prepared by WSP, dated January 2024, revision 0 dated 2024/01/17.
8. **Grading Plan – 675 Monardia Way**, C03, prepared by WSP, dated January 2024, revision 0 dated 2024/01/17.
9. **Servicing Plan – 675 Monardia Way**, C04, prepared by WSP, dated January 2024, revision 0 dated 2024/01/17.
10. **Storm Drainage Area Plan – 675 Monardia Way**, C05, prepared by WSP, dated January 2024, revision 0 dated 2024/01/17.

11. **Pre-development Drainage Area Plan – 675 Monardia Way**, C06, prepared by WSP, dated January 2024, revision 0 dated 2024/01/17.
12. **Erosion and Sediment Control Plan – 675 Monardia Way**, C07, prepared by WSP, dated January 2024, revision 0 dated 2024/01/17.
13. **Roof Drainage Area Plan – 675 Monardia Way**, C08, prepared by WSP, dated January 2024, revision 0 dated 2024/01/17.
14. **Site Plan – Electrical**, E100, prepared by WSP Canada Inc., dated 2024-01-17.
15. **Site Details – Electrical**, E101, prepared by WSP Canada Inc., dated 2024-01-17.
16. **Site Details – Electrical**, E102, prepared by WSP Canada Inc., dated 2024-01-17.
17. **Underground Services**, Sheet 2, prepared by Annis, O’Sullivan, Vollebekk Ltd., dated May 2, 2023.
18. **Tree Conservation Report and Landscape Plan**, L.1, prepared by James B Lennox & Associates Inc., June 2023, revision 8 dated 02/21/2024.

And as detailed in the following reports:

1. **Geotechnical Investigation – Proposed School Development 675 Monardia Way**, prepared by Paterson Group, dated December 20, 2023, revision 4.
2. **Phase I Environmental Site Assessment Update**, prepared by Paterson Group, dated January 16, 2024.
3. **Phase II Environmental Site Assessment Update**, prepared by Paterson Group, dated September 8, 2023.
4. **Roadway Traffic Noise Assessment**, prepared Gradient Wind Engineers & Scientists, dated November 27, 2023.
5. **Servicing and Stormwater Management Report**, prepared by WSP Canada Inc., dated January 17 2024.
6. **Traffic Impact Assessment and Road Modification Approval**, prepared by EXP Services Inc., dated 2024-01-17.
7. **Urban Design Brief**, prepared by Edward J. Cuhaci & Associates Architects Inc., dated September 2023.
8. **Zoning Confirmation Report**, prepared by Edward J. Cuhaci & Associates Architects Inc., dated September 2023.

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

Requirements

1. 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 changes or cancellation of the policy.

General Conditions

2. **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.

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, Real Estate 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, Real Estate 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, Real Estate and Economic Development.

7. **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.

8. **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, Real Estate and Economic Development.

9. **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, Real Estate and Economic Development, 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development 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, Real Estate and Economic Development, 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

10. **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.

Roads Right-of-Way and Traffic

11. Road Modifications

The Owner agrees to complete all road modifications required to accommodate this development, as identified in the road modification approval report referenced in Schedule "E" hereto, and further acknowledges and agrees that it is responsible for all costs associated with the public roadway modifications.

Access

12. 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.

Noise

13. Noise Control Attenuation Measures

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

- this development is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the 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;
- upon completion of the development and prior to occupancy and/or final building inspection, a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Roadway Traffic Noise Assessment referenced in Schedule "E" hereto. The Professional Engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Real Estate and Economic Development (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the

satisfaction of the General Manager, Planning, Real Estate and Economic Development.

14. Notice on Title – Noise Control Attenuation Measures

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type C – Forced Air Heating System and Ducting

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this development has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the purchaser/lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria.”

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the 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.”

Ending Paragraph

“The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

15. Stationary Noise Study

The Owner covenants and agrees that it shall retain the services of a Professional Engineer licensed in the Province of Ontario to undertake a Stationary Noise Study and acceptance of the report by the City is required. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development Department with confirmation issued by the Professional Engineer that the Owner has complied with all recommendations and

provisions of the Stationary Noise Report, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

ENGINEERING

Geotechnical Engineering and Soils

16. 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 – 675 Monardia Way (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development 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, Real Estate and Economic Development.

17. Geotechnical – Encroachments

The Owner acknowledges and agrees that the Geotechnical Investigation - Proposed School Development - 675 Monardia Way has noted that excavations may encroach onto the adjacent property. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the said Road, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Road, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the said Road.

Civil Engineering

18. Plans and Reports to be Updated

Prior to registration of this Agreement, the Owner acknowledges and agrees to update the Site Servicing Plan, Grading Plan and Design Brief to address the comments from the engineering review letter dated February 20, 2024, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Real Estate and Economic Development prior to registration of this Agreement or the issuance of a Commence Work Notification.

19. Protection of City Sewers

Prior to the issuance of a building permit, the Owner shall, at its expense:

- provide the General Manager, Planning, Real Estate and Economic Development with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Insert Road Name and Insert Road Name frontages (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls;
- obtain a legal survey acceptable to the General Manager, Planning, Real Estate and Economic Development and the City's Surveyor, showing the existing City Sewer System within Monardia Way and Jerome Jodoin Drive and Insert Road Name and the location of the proposed building and its footings in relation to the City Sewer System;
- obtain a video inspection of the City Sewer System within Monardia Way and Jerome Jodoin Drive prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Real Estate and Economic Development.

Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development:

- obtain a video inspection of the existing City Sewer System within Monardia Way and Jerome Jodoin Drive to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
- assume all liability for any damages caused to the City Sewer System within Insert Road Name and Insert Road Name and compensate the City for the full amount of any required repairs to the City Sewer System.

20. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

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, Real Estate 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. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required stormwater control devices, as recommended in the approved Servicing and Stormwater Management Report, referenced in Schedule “E” herein. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

23. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the City’s boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Real Estate and Economic Development confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

Private Systems

24. Watermain

The Owner 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.

25. 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 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
- 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, Real Estate and Economic Development.

Site Lighting

26. Site Lighting Certificate

- 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:
 - lighting 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
 - 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, Real Estate 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.

PLANNING AND OTHER

Planning and Design

27. 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 those elements which are to be located in the City’s Jerome Jodoin Drive, as shown on the approved Landscape

Plan referenced in Schedule “E” herein, including all plant and landscaping material such as ornamental grasses (except municipal trees). 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.

Waste Collections

28. Waste Collection

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner’s sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

Trees

29. Transplanting Trees from City’s Right-of-Way

The Owner acknowledges and agrees to transplant 15 trees from the City of Ottawa Right of Way, in advance of construction to a protected area of the property to complete site construction. Upon completion of construction, the trees will be transplanted to their final planting location. If any of the trees decline or die within 2 years of the final planting date, as shown in the Tree Conservation Report and Landscape Plan prepared by James B. Lennox & Associates Inc, dated January 24, 2024, compensation in the form of 1:1 replacement tree planting will be required. If decline or death occurs, the Owner shall prepare and submit an amended Landscape Plan prepared to the satisfaction of the Development Review Manager of the relevant Branch within the Planning, Real Estate and Economic Development Department, or his/her designate, showing the location, stock size, and species of tree being planted as a replacement(s).

Signs

30. Street Name and Signs

The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all regulatory traffic signage, in accordance with the City’s Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement and as shown on the approved Insert Plan Name (e.g. Site Plan), referenced in Schedule “E” herein.

CONVEYANCES TO CITY

31. Road Widening

The Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Mer Bleue Road frontage of the lands as identified Schedule C16 of the Official Plan. Conveyance will occur either at the time of development of the part of the parcel fronting Mer Bleu or at the time the City initiates the widening/realignment of Mer Bleue Road along the frontage of this property, whichever is sooner. The exact widening must be determined by legal survey. At the time of conveyance, the Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval 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.

32. Access Easement to City

The Owner acknowledges and agrees it shall grant to the City, at the Owner's expense, a Blanket Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City to enter on and to pass at any and all times, on, over, along and upon the lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Private Watermains, Private Service Posts and fire hydrants at the Owner's expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Solicitor. All costs shall be borne by the Owner.

March 21, 2024

Date



Geraldine Wildman
Manager,
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0102

SITE LOCATION

The subject site, addressed as both 2405 Mer Blue and 675 Monardia Way, is located to the west of Jerome Jodoin Drive, south of Monardia Way, and east of Mer Bleue Road within the Orléans South part of Ward 19 and as shown on Document 1.

SYNOPSIS OF APPLICATION

The proposed development is a two-storey elementary school with attached day-care of approximately 2,560.4 m² of gross floor area. The school building will be located at the intersection of Monardia Way (approximately 108 m of lot frontage) and Jerome Jodoin Drive (approximately 116 m of lot frontage), with two accesses to the parking lot located south of the building onto Jerome Jodoin Drive. Jerome Jodoin Drive is a collector road providing access to multiple residential local roads. Monardia Way is classified as a local road.

The full lot has an area of 40,483.9 m² and extends to Mer-Bleue Road. There is a detached residence known as 2405 Mer-Bleue Road on the west side of the property. The remainder of the property is vacant field. No development is proposed at this time for the area fronting on Mer-Bleue Road, which is an arterial road.

The school will be adjacent to Mattamy's Summerside West residential subdivision to the north and east. A neighbourhood park, measuring 8093.7 m² in area, is located across Monardia Way to the north. Lands to the south are planned for future residential development, and lands to the west contain a woodlot and a few detached dwellings.

The school's main entrance will face Monardia Way. The entrance to the daycare will be on the southern side of the building off the parking area, with four additional building entrances for the students and staff use within the interior of the site. Bus lay-bys are located along both Jerome Jodoin Drive to the east and Monardia Way to the north.

The building's faces will consist of a combination of bricks, prefinished masonry blocks, wood textured composite aluminum panels and a glazed curtain wall system. The site will contain a playground for the elementary school children, a soccer field, an outdoor classroom, and a fenced playground for the daycare. The site plan considers an addition to the school on the north-east portion of the building and space for 12 portable classrooms should future need exceed the school's current capacity.

The building's parking lot will be located to the south of the school off of Jerome Jordin Drive, with landscape buffers from the public road. The parking lot will have internal drop-off lanes, which will be completely separated from the school bus lay-bys on the street. There will be 49 motor vehicle parking spaces provided on site along with 54 bicycle parking spaces. Two parking spaces will be accessible with appropriate signage. Bike racks will be provided at both the north and south sides of the building in well-lit locations with sightlines to the public roads. Continuous sidewalks will provide safe access to various school entrances from the bus lay-bys, parking lot and areas of bike parking. One loading space is provided in the upper northern portion of the parking area next to the garbage enclosure (which includes three semi-buried garbage containers) and two storage sheds. The fire route access to the school will be to the front door off of Monardia Way.

The site is to be serviced by existing sanitary and storm maintenance holes located at the north-east corner of the site. The water service will connect to the existing watermain on Monardia Way.

Related Applications

The following applications are related to this proposed development:

- Lifting 30 cm Reserve – D07-02-23-0021

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed building is consistent with the policies related to the Neighbourhood designation in the Official Plan. The plan is also consistent with the Mer Bleue Developing Neighbourhood Secondary Plan.
- The proposal was designed to conform with the I1A [2530] zone in the Consolidated Zoning By-law 2008-250.
- This project consists of a two storey elementary school which meets the intent of the Building Better and Smarter Suburbs and Urban Design Guidelines for Greenfield Neighbourhoods.
- The site is to be developed on full municipal services. Building locations, landscaping and parking reflect good site plan design principles.

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 attached Road Modifications Report. The report is preliminary and requires concurrence from the Councillor, but has been provisionally approved by Transportation Services.

CONSULTATION DETAILS

Councillor's Comments

Councillor Catherine Kitts was aware of the application related to this report and has concurred with the proposed conditions of approval.

Councillor Catherine Kitts indicated the following comments:

I am increasingly concerned about the way we are planning mobility around school sites in our city. The transportation realities that we see in our communities often diverge from what's laid out on paper. Especially in the suburbs, post-pandemic shifts in work, life and travel patterns do not seem to be accounted for, with no plan to increase modal share in areas like Ward 19 beyond wishful thinking.

This school will host 403 students at full capacity, but transportation modelling in this report says only 20 of them will walk to school. The rest will take vehicles or school buses.

The projected volume of peak auto trips—220 at drop-off and 107 at pick-up—poses a serious challenge, especially considering the limited capacity of the internal loop for only approximately 20 vehicles at any given time. This situation will almost certainly lead to significant queuing, illegal parking, and potentially dangerous driving practices, as has been observed at other recently opened schools. Such issues not only disrupt the flow of traffic but compromise the safety of both pedestrians and drivers alike.

Despite the current installation of a four-way stop, the absence of a median refuge or pedestrian crossing officer (PXO) between Monardia and Arum doesn't promote the safe passage for pedestrians.

I feel that this is a failure of policy and that the direction provided in Building Better and Smarter Suburbs need to be revisited. We cannot ignore the gap between approved transportation impact assessments and the real-life experiences of residents living adjacent to these developments.

While the proposed elementary school and day-care facility are undoubtedly valuable additions to our community which I welcome, transportation planning must do better to meet the realities we are seeing in our communities.

Response to Councillor Comments

The school site is located on a designated collector street, consistent with the Secondary Plan. The approved Transportation Study indicates that there will be traffic volumes around the school in the morning and afternoon drop-off and pick-up periods. Volumes should be accommodated by the existing street network and the bus and car drop-off areas are separated. School buses will have on-street bus laybys. Cars are to be accommodated by an internal drop-off area that loops around the parking area. There are slip lanes and sufficient stacking located internally on the site to limit congestion spilling out onto the street. There are also opportunities for parents to drop off on the street. The intersection of Jerome Jodoin Drive and Monardia Way has a four-way stop,

which will allow for save pedestrian crossings.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There was only one inquiry about the timing of construction.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Comments were received from the representatives of a few utility companies and agencies, including Hydro One, Enbridge Gas, Ottawa Police (CPTED Unit) and the South Nation Conservation Authority, all of whom either provided comments and/or requested conditions be included in the conditions of site plan control approval.

Response to Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

The Conservation Authority and Urban Design had no comments on the plan. Police/CPTED indicated that the site appears to have good sight lines and would support traffic calming measure to avoid pedestrian and vehicle conflicts. Utilities indicated that there are services and plant located around the school. Services and plant will need to be maintained by the School Board throughout construction and operations.

Response to Comments – Advisory Committees

The applicant has provided one Type A and one Type B accessible parking space on the site, which is over the above Zoning requirements for one accessible space. Staff are also satisfied with the depressed curbs, tactile plates and signs provided on site for the accessible parking spaces that are noted on the site plan.

Staff encourage the applicant and school board to consider integrating accessible playground design into the site as the development progresses.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date.

Contact: Steve Belan Tel: 613-580-2424, ext. 27591 or email: steve.belan@ottawa.ca

Document 1 – Location Map



	
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REVISION / RÉVISION - 2023 / 12 / 22	

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

 **675 voie Monardia Way**



NOT TO SCALE

**SCHEDULE E
PLANNING, REAL ESTATE, AND ECONOMIC DEVELOPMENT**

**ROAD MODIFICATIONS APPROVAL (RMA)
 REPORTS UNDER DELEGATED AUTHORITY**

INTERNAL ROUTING CHECKLIST

UNIT: Transportation Engineering Services	FILE NUMBER: RMA-2023-TPD-068
RECOMMENDATIONS: Staff recommend road works at 675 Monardia Way to construct concrete sidewalks, bus lay-bys, and TWSIs as described in this report.	
LOCATION: 675 Monardia Way	

E

Revised Steps for the RMA			
	Office	<u>Approval</u>	
		Initials	Date
1.	Report Author	M. Vance	Jan 24, 2024
2.	Program Manager – Transportation Engineering Services	E.Murphy	Feb 15, 2024
Councilor Concurrence			
	Ward/Name	<u>Concurrence</u>	
		Verified By	Date
3.	Ward 19 – Councilor Catherine Kitts	J.Gervias	Mar 21, 2024
Final Review and Approval			
	Office	<u>Approval</u>	
		Initials	Date
4.	Program Manager – Transportation Engineering Services		

CITY OF OTTAWA

ROAD MODIFICATION
APPROVAL UNDER DELEGATED AUTHORITY

RMA-2023-TPD-068

DATE: March 7, 2024

RECOMMENDATIONS

- Staff recommend road works at 675 Monardia Way to construct concrete sidewalks, bus lay-bys, and TWSIs as described in this report.

LOCATION

- 675 Monardia Way, Ward 19, see Attachment 1.

BACKGROUND

- The road modifications are required to support a Site Application Plan for a new elementary school located on the east of Mer Bleue Road and west of Jérôme Jodoin Drive on the property municipally addressed as 2405 Mer Bleue Road in Orléans.
- The school and childcare facility is anticipated to open in 2024.
- The development concept identifies a parking lot with 51 parking spaces for staff and a dedicated on-site car drop-off lay-by for students. Included in the 51 parking spaces are 2 accessible parking spaces.
- Access to the parking lot is planned via two access driveways on Jérôme Jodoin Drive to enable convenient entry and exit for vehicles.
- The development concept proposed on-street school bus lay-bys on Jérôme Jodoin Drive and lay-bys on Monardia Way for school bus and parent drop-off/pick-up. Through discussions with the School Board, it is likely that the school will require five to seven buses to meet student demands.

COMPLIANCE WITH THE ROAD SAFETY ACTION PLAN

The recommendations summarized in this report will help achieve the following objectives from the City's 2023 Road Safety Action Plan (*Identify the existing RSAP objectives that apply to the proposed roadwork*)

Reduce collisions involving vulnerable users (pedestrians, cyclists, or motorcyclists) by implementing:

- Pedestrian safety enhancements: Implement low-cost measures to address pedestrian safety issues at one location.

Reducing collisions resulting from aggressive, impaired, or distracted driver behaviors by:

- Traffic calming in school areas: Implement engineered traffic calming measures in the vicinity of three schools.
- School zone flashing beacon update: Upgrade existing signage and flashing beacon lights to meet new provincial regulations.

MODIFICATION OUTCOMES - BENEFITS AND IMPACTS

The recommendations summarized in this report will help achieve the following objectives from the City's updated Transportation Master Plan:

Theme 2: Create a Healthier and More Equitable Transportation System

- Policy 2-2: Promote healthy communities through transportation planning
- Policy 2-3: Design streets for all people including equity-deserving groups

Theme 3: Advance Regional Competitiveness

- Policy 3-5: Create lively, people-friendly streets

Theme 4: Respond to Change

- Policy 4-3: Improve performance and adaptability of the transportation system

Theme 6: Maximize Walkability

- Policy 6-1: Address accessibility barriers and advance universal design
- Policy 6-2: Improve and expand the pedestrian network
- Policy 6-4: Make it easier to cross the road
- Policy 6-7: Improve the quality, security, and vibrancy of the pedestrian network

Theme 9: Provide Safe, Multimodal Streets

- Policy 9-1: Implement “complete streets” to create streets for everyone
- Policy 9-9: Reduce operating speeds through changes in street design

Potential Benefits

- The proposed sidewalk will allow easier pedestrian access to the school and encourage students and faculty to walk to the school.
- The proposed on-street lay-bys will allow for student pick-up and drop-off at peak times, without impeding the flow of through traffic.
- The proposed on-site parking lot lay-by for student drop-offs/pick-ups along with the two exit and entry driveways will prevent congestion and create a better flow for traffic on Jérôme Jodoin Drive.

Potential Impacts

- The new on-street lay-by facilities will require ongoing winter maintenance.

EXISTING ROAD CONDITIONS

- *Mer Bleue Road* is a north-south arterial road connecting Innes Road to Navan Road in Ottawa. The section adjacent to the proposed development is a two-lane rural road with a posted speed limit of 50 km/h. It has an existing right-of-way of 20 meters, however ROW protection to 37.5 meters is required per the Official Plan. This road is an emergency route.
- *Monardia Way* is an east-west municipal local road which extends from Willow Aster Circle to Jérôme Jodoin Drive with a two-lane cross-section and on-street parking. The road has an urban cross-section with sidewalk provided on both sides of the road and an unposted speed limit of 50 km/h.
- *Jérôme Jodoin Drive* is a north-south municipal collector road which extends from Sweetclover Way to Brian Coburn Boulevard with a two-lane cross-section and on-street parking in both directions. The road has an urban cross-section and an unposted speed limit of 50 km/h.
- *Arum Terrance* is an east-west municipal local road extending from Jérôme Jodoin Drive to Sweetclover Way with a two-lane urban cross-section and on-street parking. The unposted speed limit is 50 km/h.
- *Sweetclover Way* is an east-west municipal local road extending from Jérôme Jodoin Drive to Arum Terrace with a two-lane urban cross-section and on-street parking. The unposted speed limit is 50 km/h.

- The intersection of Jérôme Jodoin Drive and Sweetclover Way is an unsignalized three-leg intersection that is stop controlled on Sweetclover Way. All approaches are two-way two-lane and permit all movements.
- The intersection of Jérôme Jodoin Drive and Monardia Way is an unsignalized four-leg intersection that is stop controlled on Monardia Way and Arum Terrance. All approaches are two-way two-lane and permit all movements. From 2017-2022 there has been one collision on this intersection.
- OC Transpo Route 32 and 302 provide service along Jérôme Jodoin Drive. Route 32 only operates in the site on weekdays and Route 302 only operates on Tuesdays.

PROPOSED ROAD MODIFICATIONS

- It must be emphasized that the following road modifications (see Attachment 2) are conceptual and intended only to illustrate the proposed function. The approval of any detailed design of the road modifications stemming from this report will be subject to the City's detailed design review process.
- The detailed design review process will include requirements for roadside safety provisions, center medians, utility relocations, street lighting, drainage and other needs as deemed appropriate by the City.
- Any required easements or property requirements identified to implement the project as a result of the approved design review process will be the responsibility of the applicant to secure at their cost, to the satisfaction of the City of Ottawa.

Proposed Road Modifications:

- Realigned concrete sidewalk to be installed along the south side of Monardia Way and the west side of the Jérôme Jodoin Drive.
- New lay-bys along Jérôme Jodoin Drive and Monardia Way adjacent to the school property.
- New tactile walking surface indicators (TWSIs) to be installed at the intersection of Jérôme Jodoin Drive and Monardia Way.

FINANCIAL COMMENTS

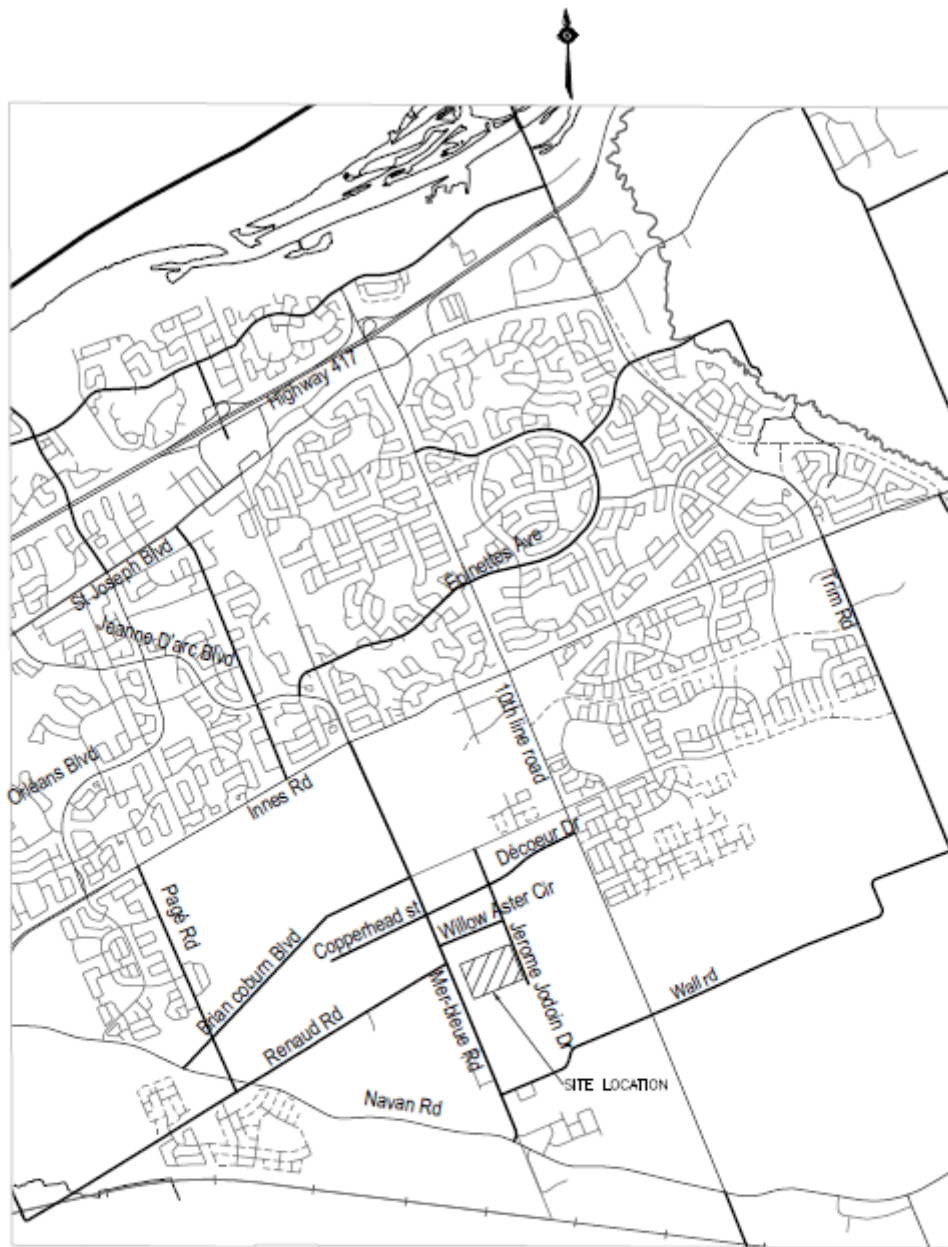
- Due to the minor nature of measures being recommended in the report, the impact to the operational costs for maintaining the street are expected to be minimal.
- The total estimated cost for the work is \$115,000. The Roadway Modification Authority Report will be included in the site plan legal agreement and securities will be held for the proposed road modifications.

CONSULTATIONS

- Preliminary approval received from Manager of Transportation Engineering Services on 15 February 2024.
- Posted on the City of Ottawa website for public consultation from February 22, 2024 to March 6, 2024.
- Concurrence received from Ward Councillor via ***** on [DATE].
- Final approval given on [DATE] by the Manager of Transportation Engineering Services, under the delegated authority of the Director of Transportation Planning.

ATTACHMENTS

- Attachment 1 – Key Plan
- Attachment 2 – Proposed Road Modifications



LEGEND:
PROPOSED SITE DEVELOPMENT

<p>PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT</p>	<p>KEY PLAN</p> <p>JEROME JODOIN DRIVE AND MONARDJA WAY - 2405 MER BLEUE ROAD</p> <p>RMA NUMBER: RMA-2023-TPD-068</p>	TRANSPORTATION & ENGINEERING SERVICES	
		Approved By:	Drawing No.: 2023-RMA-001
		Completed By:	Exp
		Scale: N.T.S	Date: NOVEMBER 2023

