

**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 700 Spring Valley Drive

File No.: D07-12-24-0171

Date of Application: December 13, 2024

This SITE PLAN CONTROL application submitted by Barry Boyd, on behalf of OCDSB (Ottawa Carleton District School Board), is APPROVED upon resolution of the conditions stated in this report:

And the following plans are approved:

1. Site Plan and Details, Drawing No. A001A, prepared by N45 Architecture Inc., dated FEB 2025, Revision 2 dated 06MAR25.
2. Landscape Plan, Drawing No. L-01, prepared by Ruhland and Associates Ltd., dated December 6, 2024, Revision 3 dated 25/04/14.
3. Landscape Soil Volumes / Details, Drawing No. L-02, prepared by Ruhland and Associates Ltd., dated 20205-02-25, Revision 3 dated 25/04/14.
4. Landscape Details, Drawing No. L-03, prepared by Ruhland and Associates Ltd., dated 20205-02-25, Revision 3 dated 25/04/14.
5. Landscape Details, Drawing No. L-04, prepared by Ruhland and Associates Ltd., dated 20205-02-25, Revision 3 dated 25/04/14.
6. Details, Notes and Schedules, Drawing No. C3, prepared by Jp2g Consultants Inc., Revision 5 dated 2025-04-07.
7. Northern Retaining Wall – General Notes, Drawing No. SK1, prepared by D+M Structural Engineering, dated 25/03/11.
8. Northern Retaining Wall – Typical Section, Drawing No. SK1, prepared by D+M Structural Engineering, dated 25/03/11.
9. Functional Design / Proposed Pavement Marking and Signage Plan, Drawing No. 124091-FD, prepared by Novatech, dated December 03 2024 (Approved with Changes Noted by Transportation Engineering Services March 11 2025).

And as detailed in the following report(s):

1. Environmental Impact Study, prepared by BCH Consulting, dated November 21, 2024.
2. Transportation Impact Assessment, prepared by Novatech, dated September 2024.
3. Phase I – Environmental Site Assessment – Spring Valley Drive at Joshua Street, prepared by CM3 Environmental Inc., dated January 2025.
4. Phase II – Environmental Site Assessment – Spring Valley Drive at Joshua Street, prepared by CM3 Environmental Inc., dated November 25, 2024.
5. Global Slope Stability Analysis Memo, prepared by EXP Services Inc., dated 03/17/25, stamped 03/14/25.
6. Geotechnical Investigation – Proposed Spring Valley Trails Elementary School, prepared by EXP Services Inc., dated November 26th, 2024.
7. Servicing and Stormwater Management Report – 700 Spring Valley Road, prepared by Jp2g Consultants Inc., Revision No. 1.1, dated March 11th, 2025.

Plans and studies received:

1. Site Plan and Details, Drawing No. A001, prepared by N45 Architecture Inc., dated APRIL 2025, Revision 5 dated 02APR25.
2. Site Servicing Plan, Drawing No. C1, prepared by Jp2g Consultants Inc., dated Sept 2024, Revision 5 dated 2025-04-07.
3. Site Grading, Erosion and Sediment Control Plan, Drawing No. C2, prepared by Jp2g Consultants Inc., dated Sept. 2024, Revision 5 dated 2025-04-07.
4. Tree Conservation Report – 700 Spring Valley Drive, Ottawa, prepared by Ruhland & Associates Ltd., dated December 9, 2024.
5. Noise Impact Study, 700 Spring Valley Drive, prepared by Thornton Tomasetti, dated January 15, 2025.

And subject to the following General and Special Conditions:

General Conditions

1. Lapsing of Approval

The Owner shall enter into this Site Plan Control Agreement and/or Letter of Undertaking, 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/or Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. **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, Development and Building Services.

3. **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.

4. **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, Development and Building Services.

5. **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, Development and Building Services.

6. **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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services 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, Development and Building Services, 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

7. Update to Plans and Reports

The Owner acknowledges and agrees, prior to the preparation of the Site Plan Agreement or issuance of a Commence Work Notification, to update the list of required plans and studies listed below to address the comments from the formal review letter dated March 12, 2025, to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further 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, Development and Building Services Department prior to preparation of the Site Plan Agreement or the issuance of a Commence Work Notification:

- i) Site Plan
- ii) Grading Plan
- iii) Tree Conservation Report
- iv) Servicing Plan
- v) Noise Impact Study

8. The Owner Acknowledges and agrees, prior to registration, to provide a revised Tree Conservation Report, Grading Plan, and Servicing Plan that allow for retention of tree numbers 95 –107, 110, 112- 120 to the satisfaction of the General Manager, Strategic Initiatives.

9. The Owner acknowledges and agrees to transplant the City-owned tree (noted on the Landscape Plan) to the satisfaction of the General Manager of the Strategic Initiatives or his/her designate. Transplanting will be completed by a qualified contractor with appropriate equipment when the tree is in a dormant state. The applicant is responsible for watering and maintenance for the full duration of warranty for all trees planted as part of the approved Landscape Plan (Landscape Plan, prepared by Ruhland & Associates Ltd, dated 2024/12/06). Should the transplanted tree fail or decline in condition during the warranty period the applicant is responsible for its replacement within the Right of Way, including all associated costs.

10. Maintenance and Liability Agreement for Lay-Bys

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City for the lay-bys to be constructed in the City's Road and Road rights-of-way, as shown on the approved Site Plan

referenced in Schedule “E” herein, including all sidewalks, concrete curbs, asphalt and appurtenances installed as part of the lay-bys. 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.

11. The Owner acknowledges and agrees that the City will clear snow along Findlay Creek Drive close to the curb leaving a windrow of snow across the entire length of the school lay-by. 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.
12. The Owner agrees to provide and install signs along the length of the school lay-by as shown on the approved Site Plan indicating no parking will be permitted. Furthermore, the Owner agrees to assign a school staff member to ensure no vehicles park within the lay-by along Findlay Creek Drive at any time during regular school hours and special school activities.

13. **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 Spring Valley Trails Elementary School (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services 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, Development and Building Services.

14. **Retaining Wall and Slope Stability Memo (Dated 2025-03-17)**

Prior to issuance of a building permit, the Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details, “Northern Retaining Wall - General Notes - SK1” and “Northern Retaining Wall - Typical Section - SK2”.

15. **Protection of City Sewers**

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

- (i) obtain a video inspection of the City Sewer System within Spring Valley Drive and Joshua Street as well as the storm and sanitary sewer stubs left off Spring Valley Drive at the start of construction to determine the condition of the existing stubs and to provide said video inspection to the General Manager, Planning, Development and Building Services.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
 - (i) obtain a video inspection of the City Sewer System within Spring Valley Drive and Joshua Street as well as of the storm and sanitary sewer from the school site connecting to Spring Valley Drive to determine if the storm and sanitary sewers sustained any damages as a result of construction on the lands; and
 - (ii) assume all liability for any damages caused to the City Sewer System within Spring Valley Drive and Joshua Street as well as the storm and sanitary sewer from the school site connecting to Spring Valley Drive and compensate the City for the full amount of any required repairs to the City Sewer System within the City Right-of-Way.

16. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, 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, Development and Building Services, and all associated costs shall be the Owner's responsibility.

17. **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, Development and Building Services 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.

18. **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 Servicing & Stormwater Management Report - 700

Spring Valley Road, 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.

19. **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, Development and Building Services 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.

20. **Fully Supervised Sprinkler System**

The Owner acknowledges and agrees to establish and maintain a fully private supervised sprinkler system, which will include water flow and control valve alarm service as per approved (Servicing and Stormwater Management Report – 700 Spring Valley Road). The Owner further acknowledges and agrees that he will provide a confirmation letter /memo issued by a professional engineer that the Owner has complied with all the recommendations and provisions of the Report / Memo to the satisfaction of the General Manager, Planning, Development and Building Services Department (PDBS).

Private Systems

21. **Water Plant**

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further 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.

Site Lighting

22. **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); and
 - (ii) 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, Development and Building Services, 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.

Roads Right-of-Way and Traffic

23. Pavement Markings and Signage

The Owner agrees that it is responsible to contact Traffic Investigations & Surveys, Public Works Department directly, 90 days prior to school opening day to make arrangements for the City to provide, install, and maintain all permanent signage, as identified in the Pavement Marking and Signage Plan referenced in Schedule "E" hereto, and as further identified as required by the City within the public right-of-way. Further, the Owner agrees to be responsible for all costs associated with the pavement markings and signage to be installed within the public right-of-way.

24. 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.

Waste Collections

25. 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.

26. Noise Control Attenuation Measures

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

- (a) this development is to be equipped with central air conditioning;
- (b) 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. A letter shall be prepared by a qualified professional and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;
- (c) 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 Noise Impact Study referenced in Schedule "E" hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (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, Development and Building Services.

27. 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 D – Central Air Conditioning

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this development has

been supplied with a central air conditioning system which 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."

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."

CONVEYANCES TO CITY

28. Corner Sight Triangle

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, unencumbered overlapping corner sight triangles measuring 15 metres x 5 metres each at the intersection of Joshua Street and Spring Valley Drive. The exact location and area of the corner sight triangles must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review 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.

April 22, 2025

Date



Allison Hamlin
Manager - Acting, Development
Review All Wards, Planning,
Development and Building Services
Department

Enclosure: Site Plan Control Application approval – Supporting Information\

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0171

SITE LOCATION

700 Spring Valley Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The subject site is vacant and is located at the northeast corner of Spring Valley Drive and Joshua Street within the East Urban Community of Orléans. Abutting to the east of this school site is a city park.
- The surrounding context is largely low-lying residential.
- This is a Site Plan Control approval is for the construction of a two-storey elementary school with daycare for Ottawa Carleton District School Board (OCDSB).
- The new elementary school will serve grades kindergarten to 8, along with a daycare. The proposed GFA is approximately 67,000 square feet. The associated site development will include a parking lot, bus loop, student play areas, outdoor classrooms, and a sports field. There will be 117 parking spaces, including five Barrier Free stalls, and 120 bicycle spaces. The Library facade will face both adjacent streets.
- The proposed school is a linear shaped building fronting both streets and addressing the major intersection. Main entrance is located on Spring Valley Drive but it is also accessible from Joshua Street due to its proximity to the corner of the school. The daycare has been located away from the main hub of the school.
- The parking lot is located on Spring Valley Drive with lay-bys on both Spring Valley Drive and Joshua Street. Since the parking lot is located away from the front entrance, the students utilizing the parking lot will be entering the school either from the south entrance or walk up to the main entrance. Due to distance of the parking lot to front entrance, barrier-free parking and visitor parking have been provided with a direct paved path to the closer building entrance. Signage will be integrated into the landscaping. A sports field has been placed in the south-east corner of the property closer to the property line in order to maximize the grass play areas. The field is oriented north-south in order to minimize the possibility of players being blinded by the sun.
- Given the rate of expansion of Chapel Hill South, OCDSB is planning for future portables to accommodate a new student population. Because of the unpredictability and current lack of funding by the Province for capital projects, the site has been planned to accommodate 18 future portables, in order to absorb future population pressures, until the funding for a new school can be secured.

- Pedestrian connections have been provided from sidewalks of both streets and lead directly to the play yard (from parking, lay-bys, and bus loop). The pedestrian and vehicular access and circulation within the property are designed to provide safe and well-defined routes. The school “campus” is designed around the landscaped open spaces such as: entry plaza, outdoor courtyard, outdoor teaching areas, sports fields and community gardens to promote healthy living. Future play structure (drainage provided as part of this project) and community garden are two projects that are being developed with the parent council and wider community and will be implemented after the school has been constructed and the school is occupied. The school is designed to be the certified “ECOSCHOOL” and sustainability will form an important part of the curriculum.
- This school building is to be opened to the community and students by September 2026.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The existing zoning is I1F - Minor Institutional Zone. The proposal is in conformity with the provisions of this zone.
- Though there are outstanding issues regarding the Noise Impact Study, Tree Conservation Report and associated revisions to the servicing and grading plans, staff believe these concerns can be addressed through the attached conditions.
- Subject to the above conditions, the site design represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

CONSULTATION DETAILS

Councillor’s Comments

Councillor Catherine Kitts is aware of the application related to this report and has provided the following comments:

I recognize the importance of building a much-needed English elementary school to serve the growing community of Bradley Estates. The proposal will provide a modern learning environment for over 1000 students, including a daycare, sustainability-focused

curriculum, and future community-oriented space. While I welcome the much-needed addition of this English school, I urge staff and the applicant to address critical transportation challenges before approval.

The Transportation Impact Assessment (TIA) identifies that the school is anticipated to generate over 400 vehicle trips during peak hours at drop-off and pick up, traffic delays and long queue lengths will worsen, particularly at key intersections such as Renaud/Joshua/Percifor and Navan/Renaud. The TIA acknowledges that some traffic may be “displaced to alternative routes,” yet we know from experience that this can result in increased congestion and unsafe conditions on nearby residential streets.

Additionally, with 64 private driveways directly abutting boundary roads, there is high potential for parking conflicts, blocked driveways, and unsafe pick-up/drop-off practices.

No pedestrian crossings (PXOs) or all-way stops were included in the design, which seems to negate incentive for walkability.

I have been critical of the City’s approach to transportation issue mitigation adjacent to newly constructed schools in car-centric areas. Lived experience at recently built schools in wards like mine have proved that the assumption that parents/guardians will self-regulate to avoid these issues is unrealistic, and mitigation measures must be strengthened. We cannot afford to continue approving developments that exacerbate South Orléans’ infrastructure deficits without clear, effective, effective solutions in place

Response to Councillor Comments

The intersection of Navan and Renaud is identified on the City's DC background study list for future intersection control measures and is monitored by City staff. Regarding the greater transportation network, numerous projects within the study area are listed within the Transportation Master Plan. It is important to note that Transportation Planning is currently assessing candidate projects as part of the TMP update. The TMP Update will result in project prioritization and the corresponding timelines for implementation. The TMP Update is anticipated to be completed in summer 2025.

All-way stop-controlled intersections are implemented only when they are warranted. Traffic services (Public Works) use 'existing' traffic volumes to determine warrants, not 'forecast' volumes. Nearby intersections can be assessed by Public Works for all-way-stop-control once new traffic patterns emerge following the school opening.

Regarding pick-up and drop-offs at the school, the site plan proposes a hard-scaped boulevard as drop-off areas along both Joshua and Spring Valley to allow for parents to drop off children curbside. Prior to school opening day, the study area will be reviewed by a Traffic Assessment Specialist with Traffic Services (Public Works) and stopping/parking restrictions will be assigned as required. Should vehicles blocking private driveways occur, this would be an enforcement issue.

Public Comments

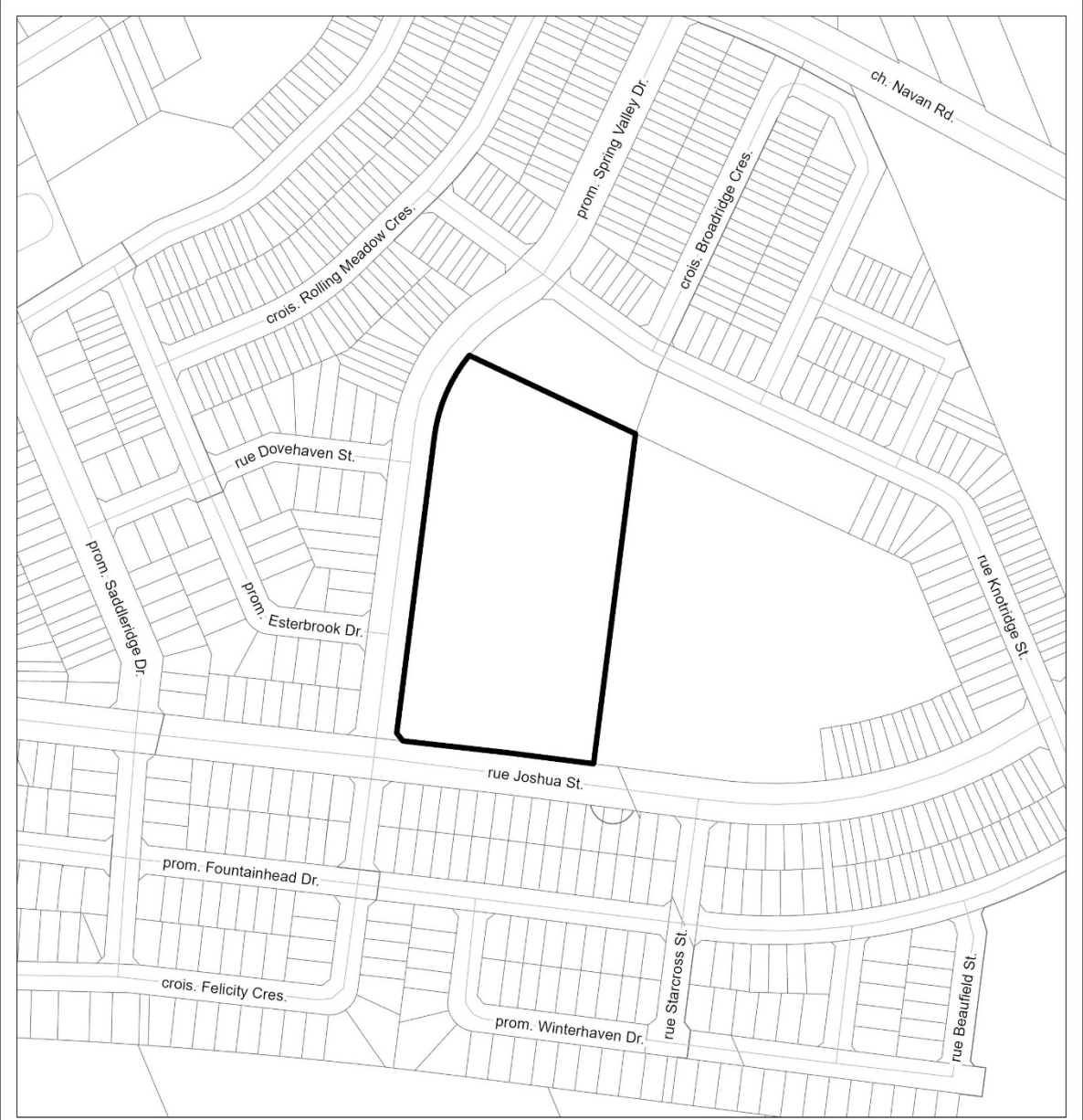
This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.


APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the complexity of updating plans and reports.

Contact: Shoma Murshid Tel: 613-580-2424, ext. 15430 or e-mail:
Shoma.Murshid@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-24-0171	25-0038-E	<div><div></div><div>700 prom. Spring Valley Dr.</div></div>	
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