



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

Site Location: 150 Abbeyhill Drive

File No.: D07-12-25-0062

Date of Application: May 05, 2025

This SITE PLAN CONTROL application submitted by Edward J. Cuhaci and Associates Architects Inc., on behalf of the 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**, A001SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated 2024/11/21, revision 6 dated 2025/08/01.
2. **Partial Site Plan**, A002SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated 2024/11/21, revision 6 dated 2025/08/01.
3. **Site Plan Details**, A003SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated 2024/11/21, revision 6 dated 2025/08/01.
4. **Site Plan Details**, A004SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated 2024/11/21, revision 6 dated 2025/08/01.
5. **Site Plan Details**, A005SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated 2025/02/24, revision 5 dated 2025/08/01.
6. **Elevations**, A200SP, prepared by Edward J. Cuhaci & Associates Architects Inc., dated 2024/11/21, revision 4 dated 2025/08/01.
7. **Tree Conservation Report & Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated 07/25/2024, revision 17 dated 07/31/2025.
8. **Removals Plan**, R1, prepared by Jp2g Consultants Inc., dated 2024-11-21, revision 6 dated 2025-07-31.
9. **Site Servicing Plan**, C1, prepared by Jp2g Consultants Inc., dated 2024-11-21, revision 6 dated 2025-07-31.
10. **Site Grading Plan**, C2, prepared by Jp2g Consultants Inc., dated 2024-11-21, revision 6 dated 2025-07-31.

11. **Details and Notes**, C3, prepared by Jp2g Consultants Inc., dated 2024-11-21, revision 6 dated 2025-07-31.
12. **Stormwater Management, Erosion and Sediment Control Plan**, C4, prepared by Jp2g Consultants Inc., dated 2024-11-21, revision 6 dated 2025-07-31.
13. **Predevelopment Drainage Plan**, Fig. 1, prepared by Jp2g Consultants Inc., dated 2024-11-21, revision 6 dated 2025-07-31.
14. **Post Development Drainage Plan**, Fig. 2, prepared by Jp2g Consultants Inc., dated 2024-11-21, revision 6 dated 2025-07-31.
15. **Fire Hydrant Coverage Areas**, Fig. 3, prepared by Jp2g Consultants Inc., dated 2024-11-21, revision 6 dated 2025-07-31.
16. **Electrical Site Plan – Demolition Work**, E1, prepared by Goodkey Weedmark Consulting Engineers, dated 2025-04-17, revision 2 dated 2025-06-13.
17. **Electrical Site Plan – New Work**, E2, prepared by Goodkey Weedmark Consulting Engineers, dated 2025-04-17, revision 2 dated 2025-06-13.
18. **Site Lighting Calculation**, E3, prepared by Goodkey Weedmark Consulting Engineers, dated 2025-04-17, revision 2 dated 2025-06-13.

And as detailed in the following report(s):

1. **Environmental Noise Assessment R1 A. Y. Jackson S.S. Building Addition Ottawa, ON**, prepared by State of the Art Acoustik Inc., dated 2025-04-14.
2. **Phase One Environmental Site Assessment 150 Abbeyhill Drive Kanata, Ontario**, prepared by CM3 Environmental Inc., dated July 16th, 2024.
3. **Phase Two Environmental Site Assessment 150 Abbeyhill Drive Kanata, Ontario**, prepared by CM3 Environmental Inc., dated September 27, 2024.
4. **Geotechnical Investigation Proposed Addition – AY Jackson High School, 150 Abbey Hill Drive, Ottawa, ON**, prepared by EXP Services Inc., revision 3 dated August 6, 2025.
5. **Servicing & Stormwater Management Final, AY Jackson Secondary School Addition 150 Abbeyhill Drive, Ottawa, Ontario**, prepared by Jp2g Consultants Inc., dated July 31, 2025.
6. **150 Abbeyhill Drive Excavation and Contingency Plan for Sanitary Forcemain Proximity**, prepared by Jp2g Consultants Inc., dated April 3, 2025.
7. **A.Y. Jackson Secondary School (OCDSB) Transportation Impact Assessment (TIA) Report**, prepared by PARSONS, dated February 11, 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. Reinstatement of City Property

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

5. 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.

6. 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, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

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, Development and Building Services.

8. **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.

9. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

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, Development and Building Services Department, 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, Development and Building Services Department, 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, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

11. **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.

12. **Transit Pads and Shelters**

The Owner shall locate, design and construct, at no cost to the City, paved transit passenger standing areas/shelter pads and shelters to the specifications of the City.

13. **Noise Control Attenuation Measures**

The Owner covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to ensure that the recommendations of the Environmental Noise Assessment, 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 professional engineer that the Owner has complied with all recommendations and provisions of the Environmental Noise Assessment, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

14. **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 Addition AY Jackson High 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.

15. **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.

16. **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.

17. **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 prepared by Jp2g Consulting Inc., 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.

18. **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.

19. **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.

20. **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) 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
- (b) 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, Development and Building Services.

21. **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, Infrastructure and Water 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, Infrastructure and Water Services when such repairs have been completed.

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.

23. **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.

24. **Mississippi Valley Conservation Authority**

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the Mississippi Valley Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies

of such approvals and/or permits with the General Manager, Planning, Development and Building Services.

A handwritten signature in black ink, appearing to read "Jeff McEwen", with a long horizontal flourish extending to the right.

August 26, 2025

Date

Jeff McEwen
Manager, Development Review
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0062

SITE LOCATION

150 Abbeyhill Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site has an area of 80,873 square metres, with 139 metres of frontage on Abbeyhill Drive, and is occupied by a two-storey high school, 16 portables, a soccer field, a baseball diamond, and a parking lot. Located on the south side of Abbeyhill Drive, the site is within the Glen Carin neighbourhood in Kanata South. The site is located within a low-rise residential neighbourhood; there are institutional uses within the area, commercial uses north and south, and light industrial uses to the southeast of the site. The Greenbelt is located further north.

The proposed development is a two-storey addition of approximately 3,365 square metres of gross floor area south of the existing high school. The addition will include 13 classrooms, a gymnasium, a music room, and a drama room. Additionally, 42 parking spaces will be added to the existing parking lot. Interior alterations on the south side of the school will be carried out as part of the proposed works. The site is designed to accommodate portables in the future.

The addition is comprised of brick veneer, masonry, aluminium panels and spandrel panel glazing. The site is to be serviced by an on-site storm sewer, sanitary sewer and water main connecting to existing City's infrastructure.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Official Plan policies in the Suburban Transect Policy Area and with policies in the Neighbourhood Overlay designation which contemplate institutional uses.

- The proposal conforms with the Zoning By-law; all zoning performance standards are met as per the I1A zone.
- The report includes conditions of approval to ensure the proposed development is constructed in conformity with City policies and guidelines.
- The proposal represents good planning as the site design is appropriate under the current policy framework.

PARKLAND DEDICATION

The amount of parkland dedication that will be required is to be calculated as per the City of Ottawa Parkland Dedication By-law 2022-280.

Section 11(2-f) of the By-law states that no conveyance of land or payment of cash-in-lieu is required in the case of development or redevelopment of a school as defined by subsection 1(1) of the Education Act, where the school provides for the students' outdoor recreational needs on-site at the time of development and maintains sufficient outdoor recreational space on-site at the time redevelopment.

The proposed school addition proposes to retain the following students' outdoor recreation amenities:

- 2x full-sized soccer/sports fields
- 1x running track
- Access to the softball diamond on Hope Cloutier Park

Therefore, this proposal is being considered exempt from a parkland dedication requirement.

CONSULTATION DETAILS

Councillor's Comments

Councillor Allan Hubley was aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Summary of public comments and responses

Comment:

Please clarify whether the washrooms would be gender neutral.

Response:

The applicant has indicated there will not be gender neutral washrooms

Comment:

Will there be solar panels on the roof of the addition?

Response:

There are no solar panels on the addition.

Technical Agency/Public Body Comments

N/A

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline has been met.

Contact: Sole Soyak Tel: 613-315-1597 or e-mail: sole.soyak@ottawa.ca

Document 1 – Location Map

