



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

Site Location: 675 Borbridge Avenue

File No.: D07-12-25-0045

Date of Application: April 8, 2025

This SITE PLAN CONTROL application submitted by GRC Architects, on behalf of Conseil des Écoles Publiques de l'Est de l'Ontario, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan (A001)**, prepared by GRC Architects, dated March 28, 2025, revision #9 dated September 11, 2025.
2. **Site Plan Details (A002)**, prepared by GRC Architects, dated May 28, 2025, revision #8 dated September 11, 2025.
3. **Building Elevations (A201)**, prepared by GRC Architects, dated March 28, 2025, revision #11 dated September 11, 2025.
4. **Building Elevations (A202)**, prepared by GRC Architects, dated March 28, 2025, revision #10 dated September 11, 2025.
5. **Notes and Details (C000)**, prepared by GRC Architects & EXP Services, March 14, 2025, Rev #7 dated September 11, 2025
6. **Roof Plan - Overall (A103)**, prepared by GRC Architects & EXP Services, March 14, 2025, Rev #10 dated September 11, 2025
7. **Site Servicing Plan (C100)**, prepared by GRC Architects & EXP Services, March 14, 2025, Rev #7 dated September 11, 2025
8. **Site Grading Plan - Interim (C200-1)**, prepared by GRC Architects & EXP Services, March 14, 2025, Rev #7 dated September 11, 2025
9. **Site Grading Plan - Ultimate (C200-2)**, prepared by GRC Architects & EXP Services, March 14, 2025, Rev #7 dated September 11, 2025
10. **Sediment and Erosion Control Plan (C300)**, prepared by GRC Architects & EXP Services, March 14, 2025, Rev #7 dated September 11, 2025
11. **Post Development Site Catchments (C500)**, prepared by GRC Architects & EXP Services, March 14, 2025, Rev #7 dated September 11, 2025
12. **Landscape Plan (L.1)**, prepared by James B. Lennox & Associates, dated September 2024, Rev. 10 dated September 17, 2025

And as detailed in the following report(s):

1. **Phase I Environmental Site Assessment**, prepared by EXP Services, dated August 26, 2022
2. **Environmental Site Assessment Addendum**, prepared by EXP Services, dated May 21, 2025.
3. **Transportation Impact Assessment**, prepared by Dillon Consulting, dated March 13, 2025
4. **Transportation Noise Assessment (Report: GW24 – 229)**, prepared by Gradient Wind, dated February 10, 2025.
5. **Environmental Impact Statement**, prepared by Dillon Consulting, dated November 15, 2017.
6. **Tree Conservation Report Phase 1 (Project Number: EXP 1712.1)**, prepared by Kilgour & Associates, dated March 10, 2025
7. **Tree Conservation Report Phase 2 (Project Number: EXP 1712.1)**, prepared by Kilgour & Associates, dated June 25, 2025
8. **Geotechnical Investigation and Phase II Environmental Site Assessment Report**, prepared by EXP Services, dated June 27, 2025
9. **Site Servicing & Stormwater Management Report**, prepared by EXP Services, dated April 4, 2025, revision #2 dated September 11, 2025

And subject to the following Requirements, 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. **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.

7. **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

8. Roadway Modifications – Delayed Process

The Owner acknowledges and agrees that the road modification detailed design review and acceptance by the City is required for the road modification works associated with the proposed Site Plan, to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner agrees to pay the separate process fee of \$2,940.00 (plus HST) at the time of registration of this Site Plan Agreement. The Owner acknowledges and agrees that the Owner may be subject to other additional fees and agreement addendum due to the delayed road modification detailed design process. The Owner agrees to submit required drawings for the aforementioned road modification detailed design. Further, the Owner agrees to be responsible for all costs associated with the public roadway modifications and provide required securities to the City, all to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees that the required roadway modifications, must be complete prior to the Owner requesting or allowing occupancy of the building.

9. 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.

The Owner acknowledges and agrees that the City will clear snow along Borbridge Avenue and Brian Good Avenue 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.

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-bys at any time during regular school hours and special school activities.

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. **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 A – Increasing Roadway Traffic

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that noise levels due to increasing roadway may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

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.”

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 Report (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. **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.

15. **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.

16. **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 Site Servicing and Stormwater Management Report, referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

17. **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.

18. **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.

19. **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.

20. **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, an unencumbered corner sight triangle measuring overlapping 5m x 15m at the intersection of Borbridge Avenue and Brian Good Avenue. The exact location and area of the corner sight triangle 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.

21. **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.

22. **Ottawa Macdonald-Cartier International Airport – Zoning Regulations**

The Owner acknowledges and agrees that the Ottawa Macdonald-Cartier International Airport Zoning Regulations (AZR) apply to temporary construction equipment, such as cranes. The Owner further acknowledges and agrees that if a crane is intended for use on the site, the Owner will notify Transport Canada in Toronto a minimum of ninety (90) days in advance to determine if it will cause a safety hazard to pilots maneuvering in the area.

23. **Ottawa Macdonald-Cartier International Airport – Bird Attractions**

The Owner acknowledges and agrees that there will not be any present or future action, nor development undertaken, that may result in any bird attraction conditions and therefore a hazard to aircraft flying in the area. The Owner further acknowledges and agrees to maintain the site in a clean state and that any litter on the lands will be removed expeditiously. The Owner acknowledges and agrees to provide enclosed garbage areas and covered containers as shown on the approved Insert Plan Name, referenced in Schedule “E” herein.

The Owner acknowledges and agrees to only place on the lands plant/vegetation species that are not attractive as a food source to birds. If bird activity increases as a result of this development, the Owner shall be prepared to implement mitigation measures to address this operational hazard.



September 24, 2025

Date

Allison Hamlin
Manager, 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: D07-12-25-0045

SITE LOCATION

675 Borbridge Avenue, on the southeast corner of Borbridge Avenue and Brian Good Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The proposed development is a two-storey high school for 826 students with an approximate gross floor area of 9,391 sq. m. A designated area for 12 portables will be located behind the school and an area for future expansion has been identified in the site plan to meet growing demands.

Borbridge Avenue provides access to a parking lot situated in the north of the site. The parking lot will accommodate 88 vehicles, including four accessible parking spaces and a drop-off area. Buses will utilize the layby on Brian Good Avenue. All 93 bicycle parking spaces are in the courtyard.

The subject site is approximately 60,070 sq. m in area and is currently vacant of development and heavily wooded. Surrounding land uses are residential development comprised of single detached and townhouse dwellings in all directions, with future school sites also to the north and west.

The façade is a combination of metal panels, aluminum and glass. The site is to be serviced by a private watermain and a private storm sewer connection.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the policies of the Riverside South Secondary Plan.

- The proposal is consistent with the Official Plan policies in the Suburban Transect Policy Area and with policies in the Neighbourhood designation which contemplate institutional uses.
- The proposal conforms with the Zoning By-law; all zoning performance standards are met as per the I1A.
- 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

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. The Road Modification Report is to be finalized by Transportation Engineering Services (TES) team.

CONSULTATION DETAILS

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: Concern over the removal of existing trees on the property. Suggest the retention of trees in the eastern and southern parts of the property.

Response: The school board indicated that tree removal is required to accommodate grading for the running track and portable classrooms. Discussions with the applicant resulted in the submission of a revised Landscape Plan with additional tree planting in the eastern and southern parts of the property.

Comment: Concern that the addition of another new school will increase traffic, congestion and noise.

Response: The school land use is supported by the Official Plan and is permitted in the current zoning of the property. The Transportation Impact Assessment submitted with the application supports the proposed school.

Comment: Concern over potential non-compliance with parking and traffic rules – illegal parking, cycling on sidewalks and vehicles making U-turns.

Response: These are not planning matters and are covered by existing by-laws.

Technical Agency/Public Body Comments

Summary of Comments –Technical

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: James Ireland, Tel: 343-999-6367 or e-mail: james.ireland@ottawa.ca

Document 1 – Location Map



D07-12-25-0045

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REVISION / RÉVISION - 2025 / 07 / 17

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



675 av. Borbridge Ave.



NOT TO SCALE