



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

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Site Location: 1310 Chapman Mills Drive

File No.: D07-12-26-0003

Date of Application: January 19, 2026

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This SITE PLAN CONTROL application submitted by Carolyn Jones, Provencher\_Roy Architectes, 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. **Overall Site Plan – New Work**, A001, prepared by Provencher\_Roy, revision 7 dated April 24, 2026.
2. **Site Plan Demolition**, A002, prepared by Provencher\_Roy, revision 7 dated April 24, 2026.
3. **Site Plan – New Work**, A003, prepared by Provencher\_Roy revision7 dated April 24, 2026.
4. **Location Plan and Site Details**, A004, prepared by Provencher\_Roy, revision 5 dated March 23, 2026.
5. **Building Elevations – New Work**, A201, prepared by Provencher\_Roy, revision 5 dated March 23, 2026.
6. **Coloured Building Elevations – New Work**, A202, prepared by Provencher\_Roy, revision 5 dated March 23, 2026.
7. **Tree Conservation Report & Landscape Plan**, L001, prepared by James B. Lennox & Associated Inc., revision 9 dated May 5, 2026.
8. **Details and Existing Tree List**, L002, prepared by James B. Lennox & Associates Inc., revision 9 dated May 5, 2026.
9. **Erosion & Sediment Control Plan**, C101, prepared by LRL Engineering, revision 3 dated 2026.03.23.
10. **Grading & Drainage Plan**, C301, prepared by LRL Engineering, revision 3 dated 2026.03.23.
11. **Servicing Plan**, C401, prepared by LRL Engineering, revision 3 dated 2026.03.23.
12. **Pre-development Watershed Plan**, C701, prepared by LRL Engineering, revision 3 dated 2026.03.23.
13. **Post-development Watershed Plan (Pre-addition)**, C702, prepared by LRL Engineering, revision 3 dated 2026.03.23.

14. **Post-development Watershed Plan (Post-addition)**, C703, prepared by LRL Engineering, revision 3 dated 2026.03.23.
15. **Construction Details Plan**, C901, prepared by LRL Engineering, revision 3 dated 2026.03.23.

And as detailed in the following report(s):

1. **Geotechnical Desktop Review** Proposed Barrhaven High School Auditorium 1310 Chapman Mills Drive Ottawa, Ontario, prepared by Paterson Group, dated January 14, 2026.
2. **Phase 1 – Environmental Site Assessment Update** 1310 Chapman Mills Drive Ottawa, Ontario, prepared by Paterson Group, dated January 14, 2026.
3. **Site Servicing and Stormwater Management Report for Site Plan Control Application** ESP Pierre-de-Blois Auditorium Addition 1310 Chapman Mills Dr., Ottawa Ontario, prepared by LRL Engineering | Ingénierie, dated January 16, 2026.

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 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, 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. **Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between Conseil des écoles publiques de l'Est de l'Ontario and City of Ottawa, registered as Instrument No. OC2188751 on January 31, 2020, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supersede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

### 3. **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.

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, 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.

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, 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. 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.

### **9. Private Approach Detail**

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

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.

### **10. 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 Desktop Review (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.

### **11. 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.

12. **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.

13. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top 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.

14. **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.

15. **Water Servicing Redundancy**

The Owner acknowledges and agrees that the current water servicing configuration does not provide true redundancy from the City watermain to the building and does not fully satisfy the City's water servicing redundancy requirements. The Owner further acknowledges and agrees that, in the event of a water service interruption, maintenance activity, break, shutdown, or other disruption affecting the existing water service, the building may experience a loss of water service, including domestic water service and/or fire protection water supply.

The Owner acknowledges that the City has advised that a redundant watermain feed would be required to fully satisfy the City's redundancy requirements. Notwithstanding this, the Owner has requested to proceed with the current servicing arrangement due to existing site constraints and has accepted the associated risks and operational limitations.

The Owner shall be solely responsible for any impacts, costs, damages, losses, claims, or operational issues arising from the lack of a redundant water servicing connection and the City shall not be made liable or be involved in any kind of litigation resulting from the lack of a redundant water servicing connection.

16. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Building Elevations – New Work, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

17. **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.

May 15, 2026 \_\_\_\_\_  
Date

  
\_\_\_\_\_  
Solé Soyak  
Planner II, 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

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**File Number:** D07-12-26-0003

### **SITE LOCATION**

1310 Chapman Mills Drive, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The subject site is approximately 48,578 m<sup>2</sup> in area and slopes gradually from the Strandherd Road and Chapman Mills Drive intersection towards the south-west corner. It is currently occupied by a three-storey high school, a soccer field, a 100m racetrack, a basketball court, and a parking lot. Located at the southwest corner of Strandherd Drive and Chapman Mills Drive, the site is within the Stonebridge Community and is bounded by the Fraser-Clarke Creek and future Chapman Mills Bus Rapid Transit Corridor to the south. The site is surrounded by low-rise residential uses, Clarity Park to the east and commercial uses further west on Borrisokane Road and east on Jockvale Road.

The proposed development is a two-storey addition of approximately 808 square metres of gross floor area located on the building's south wing. The addition will accommodate an auditorium. Additional bicycle racks and the relocation of the partially underground waste containers are proposed as part of the development. No new parking spaces are proposed or required.

The addition is comprised of brick, metal panels, aluminum composite panels, clear glass, and glazed spandrel panels. The existing on-site watermain, sanitary sewer and stormwater network will accommodate the new addition.

### **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 Evolving Neighbourhood Overlay designation, which contemplate institutional uses.

- The proposal conforms with the zoning performance standards of both Zoning By-law 2008-250 and Zoning By-law 2026-50.
- 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.

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor David Hill was aware of the application related to this report.

### **Public Comments**

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

### **Technical Agency/Public Body Comments**

N/A

### **Advisory Committee Comments**

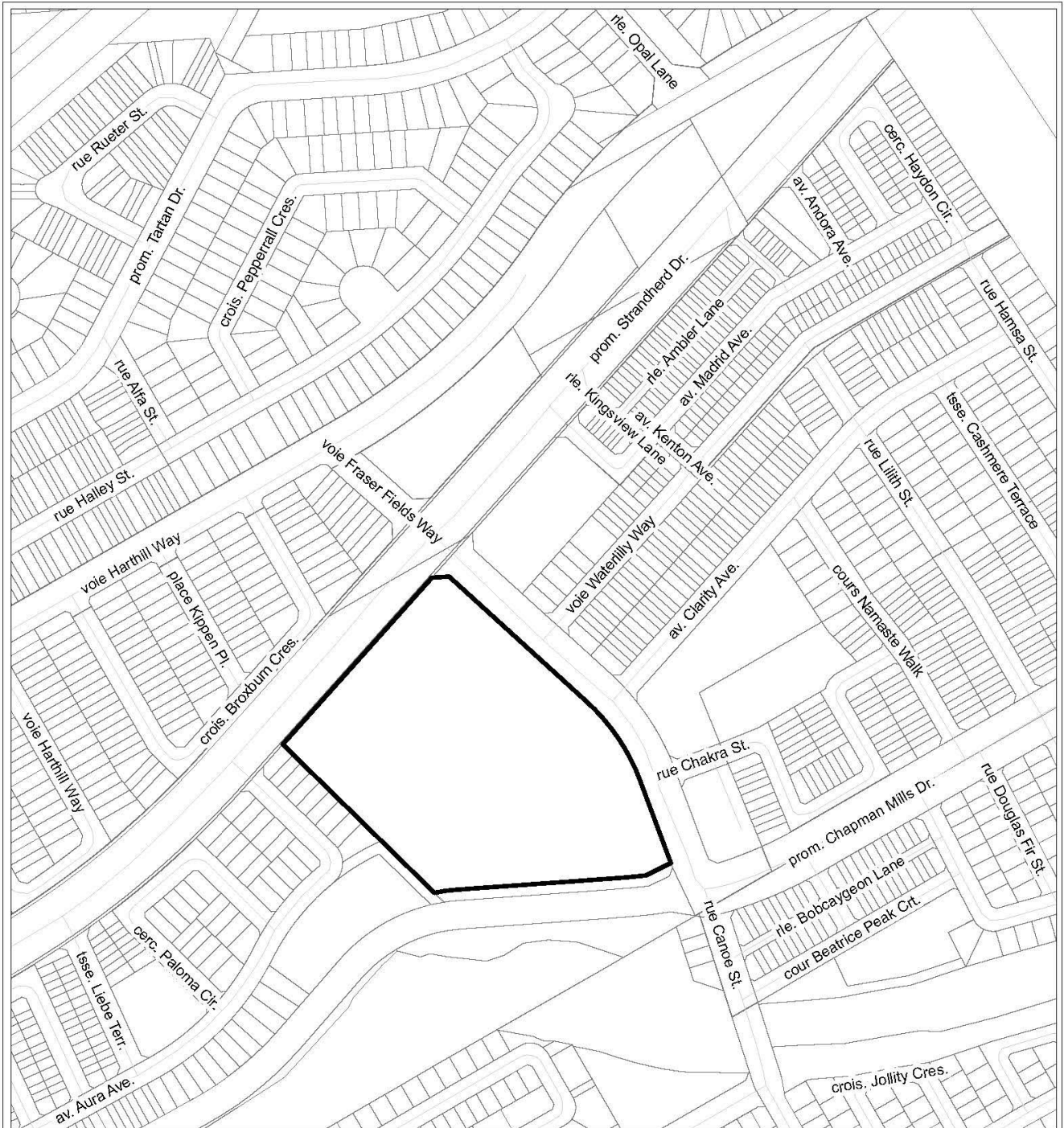
N/A

## **APPLICATION PROCESS TIMELINE STATUS**

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

**Contact:** Solé Soyak Tel: 613-315-1597 or e-mail: [Sole.Soyak@ottawa.ca](mailto:Sole.Soyak@ottawa.ca)


# Document 1 – Location Map





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REVISION / RÉVISION - 2026 / 01 / 21	

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

 **1310 prom. Chapman Mills Drive**

