



**SITE PLAN CONTROL APPLICATION  
DELEGATED AUTHORITY REPORT  
STAFF, DEVELOPMENT REVIEW, CENTRAL**

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Site Location: 1635 Lycée Place

File No.: D07-12-22-0022

Date of Application: February 07, 2022

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This SITE PLAN CONTROL application submitted by FOTENN CONSULTANTS INC. c/o TIMOTHY BEED, on behalf of LYCÉE CLAUDEL, is APPROVED as shown on the following plan(s):

1. **Site Plan - Construction**, A.101, prepared by Figurr Architects Collective, dated 07/16/2021, revision 3 dated 05/12/22.
2. **Construction Plan - Ground Level Sector 'A'**, A.121A, prepared by Figurr Architects Collective, dated 05/18/18, revision 5 dated 05/12/22.
3. **Construction Plan - Ground Level Sector 'B'**, A.121B, prepared by Figurr Architects Collective, dated 07/16/21, revision 5 dated 05/12/22.
4. **Detail Sheet 1**, Detail Sheet 1, prepared by McKintosh Perry Consulting Engineers Ltd., dated 02/01/22.
5. **Detail Sheet 2**, Detail Sheet 2, prepared by McKintosh Perry Consulting Engineers Ltd., dated 02/01/22.
6. **Detail Sheet 3**, Detail Sheet 3, prepared by McKintosh Perry Consulting Engineers Ltd., dated 05/19/22.
7. **Engineering Plan**, C.101, prepared by McKintosh Perry Consulting Engineers Ltd., dated 10/15/21, revision 2 dated 01/07/22.
8. **Site Servicing Plan**, C.102, prepared by McKintosh Perry Consulting Engineers Ltd., dated 10/15/21, revision 7 dated 05/10/22.
9. **Landscape Plan**, L.1, prepared by GJA Inc., dated 09/25/21, revision 8 dated 04/25/22.
10. **Removals, Lot Grading, Drainage, Sediment and Erosion Control Plan**. C.101, prepared by McKintosh Perry Consulting Engineers Ltd., dated 10/15/21, revision 8 dated 05/26/22.

And as detailed in the following report(s):

1. **Servicing & Stormwater Management Report, 1633/1635 Lycée Claudel-Spa**, prepared by McKintosh Perry Consulting Engineers Ltd., dated 01/07/22, revised 05/10/22.

**2. Tree Conservation Report For 1635 Lycée Place (Lycée Claudel)**, prepared by IFS Associates, 01/10/22.

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

**General Conditions**

1. The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.

**2. Permits**

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Real Estate and Economic Development.

**3. Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Real Estate and Economic Development.

**4. Water Supply For Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

**5. Reinstatement of City Property**

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

**6. Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Real Estate and Economic Development.

**7. Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the

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

## **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, Real Estate and Economic Development, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

## **Special Conditions**

### Roads Right-of-Way and Traffic

## **9. Permanent Features**

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage.

### Access

## **10. 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 Curb Return at a Private Entrance" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2013, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

## **11. Private Access**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

## **ENGINEERING**

### **Geotechnical Engineering and Soils**

## **12. Slope Stability**

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Analysis Report and the Approved Retaining Wall Plan.

## **13. Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, currently 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, Infrastructure and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

## **14. Soil Management**

The Owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks.

## **15. Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Infrastructure and Economic Development, prior to the construction of the retaining wall, details of the retaining walls which are greater than one metre in height, as shown on the approved Civil/ Landscape Plan referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The Owner shall provide confirmation to the General Manager, Planning, Infrastructure and Economic Development that the Professional Structural Engineer has inspected and confirmed that the retaining

walls have been constructed in accordance with the approved retaining wall details.

## **16. Retaining Wall - Stability**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for Lycée Claudel Agora and as shown on the approved plans, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Infrastructure and Economic Development, that a Geotechnical Engineer/Professional Geoscientist, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for the Lycée Claudel Agora. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Professional Geotechnical Engineer / Professional Geoscientist, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall all be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Soils Engineer or Geoscientist, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

## Civil Engineering

### **17. Protection of City Sewers**

- (a) Prior to commence work notice, the Owner shall, at its expense:
  - (i) obtain a video inspection of the City Sewer System within Lycée Place prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Infrastructure and Economic Development.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development:
  - (i) obtain a video inspection of the existing City Sewer System within Lycée Place to determine if the City Sewer System 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 Lycée Place and compensate the City for the full amount of any required repairs to the City Sewer System.

## **18. Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved 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.

## **19. 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, Infrastructure and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

## **20. 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, Infrastructure and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

## **21. Site Dewatering**

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

## **22. 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 Record 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, Infrastructure and Economic Development.

### **23. 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 commence work 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);
  - (ii) and 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, Infrastructure and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

June 27, 2022

Date



Nader Kadri  
Planner II, Development Review. Central  
Planning, Real Estate and Economic  
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



## **SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION**

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**File Number:** D07-12-22-0022

### **SITE LOCATION**

1635 Lycée Place, Ottawa, Ontario

### **SYNOPSIS OF APPLICATION**

The subject property is bound by Lycée Place to the west and the CP Rail tracks to the east, and is located approximately 660 metres south of the Hurdman Light-Rail Transit station. The subject property is occupied by Lycée Claudel d'Ottawa, a private French language school.

The proposal is for the expansion of the parking lot on the property and upgrades to the play areas. The parking lot expansion seeks to add an additional 30 parking spaces; an increase from 97 to 127 spaces. 5 barrier-free spaces are to be included as well as 138 bicycle parking spaces. The total area of the parking lot will increase from 2,895 m<sup>2</sup> to 3,445 m<sup>2</sup>. The proposal also seeks to refurbish the existing play facilities and to construct a fenced-in play area for kindergarten and pre-kindergarten uses. Existing play structures on the property are to be salvaged and re-purposed.

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The subject application has been examined pursuant to the provisions of the Official Plan. The lands are within the 'Mixed Use Centre' designation which permits the institutional use. The landscape and parking upgrades support the school functions and are in keeping with the policy direction within the Official Plan.
- The subject site is zoned 'I1A S173' (Minor Institutional Use) pursuant to Zoning By-law 2008-250. The landscape and parking upgrades are appropriately sited and allow for efficient site functionality and use. The intent and purpose of the applicable zone has been satisfied, and the development will improve the school function with enhanced play areas for students, and a more efficient parking area for employees and visitors.
- A Letter of Undertaking is required as a condition of approval to ensure that the subject site is developed to the satisfaction of the City, and securities will be collected for works required.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2009-95, is not applicable to this development.

## **CONSULTATION DETAILS**

### **Councillor's Concurrence**

Councillor Shawn Menard 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.

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

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.



## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to staff resources and workload.

**Contact:** Nader Kadri Tel: 613-580-2424, ext. 25193 or e-mail: [Nader.Kadri@ottawa.ca](mailto:Nader.Kadri@ottawa.ca)

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0022	22-0282-L		<b>1635 place du Lycée Pl.</b>
I:\CO\2022\Site_Plan\Lyceee_1635			
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