



**SITE PLAN CONTROL APPLICATION  
DELEGATED AUTHORITY REPORT  
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

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Site Location: 6401 Renaud Road

File No.: D07-12-23-0009

Date of Application: February 3, 2023

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This SITE PLAN CONTROL application submitted by Jacques Lavictoire, on behalf of Conseil des écoles catholique du Centre-Est, is APPROVED as shown on the following plan(s):

1. Site Plan, Drawing No. A001, prepared by Edward J. Cuhaci & Associates Architects Inc., dated November 11, 2022, Revision 3 dated June 2, 2023.
2. Site Details, Drawing No. A002, prepared by Edward J. Cuhaci & Associates Architects Inc., dated November 11, 2022, Revision 3 dated June 2, 2023.
3. Site Plan, Drawing No. A200, prepared by Edward J. Cuhaci & Associates Architects Inc., dated November 11, 2022, Revision 2 dated June 2, 2023.
4. Tree Conservation Report & Landscape Plan, prepared by James B. Lennox and Associates Inc. Landscape Architects, dated November 11, 2022, Revision 5 dated June 1, 2023.
5. Notes and Details, Drawing No. C01, prepared by WSP, dated November 11, 2022, Revision 5 dated June 2, 2023.
6. Removals Plan, Drawing No. C02, prepared by WSP, dated November 11, 2022, Revision 5 dated June 2, 2023.
7. Grading Plan, Drawing No. C03, prepared by WSP, dated November 11, 2022, Revision 5 dated June 2, 2023.
8. Servicing Plan, Drawing No. C04, prepared by WSP, dated November 11, 2022, Revision 5 dated June 2, 2023.
9. Erosion and Sedimentation Control Plan, Drawing No. C05, prepared by WSP, dated November 11, 2022, Revision 5 dated June 2, 2023.
10. Drainage Area Plan, Drawing No. C06, prepared by WSP, dated November 11, 2022, Revision 5 dated June 2, 2023.

And as detailed in the following report(s):

1. Servicing and Stormwater Management Report, prepared by WSP, dated October 21, 2022, Revision 2 dated April 26, 2023.
2. Transportation Impact Assessment, prepared by Dillon Consulting, dated May 2023.

3. Phase 1 Environmental Site Assessment, prepared by EXP, dated November 4, 2022.

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

### **Requirements**

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

### **General Conditions**

1. **Execution of Letter of Undertaking**

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.

### **Special Conditions**

2. This approval is subject to all conditions of Site Plan Control approval (City File No. D07-12-13-0233).

3. **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, Real Estate 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, Real Estate 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, Real Estate 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, Real Estate and Economic Development.

4. **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 New Secondary School" prepared by LRL Associates Ltd. dated November 2013 are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate 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, Real Estate and Economic Development.

5. **Stormwater Management Memorandum**

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

6. **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 this approval report . The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate 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 this approval report.

7. **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 and Stormwater Management Report, referenced in this approval report. 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.

8. **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, Real Estate and Economic Development 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.

June 22, 2023

Date



Geraldine Wildman, MCIP, RPP  
Manager (Acting), Development Review, East  
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:** D07-12-23-0009

### **SITE LOCATION**

6401 Renaud Road, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The City of Ottawa has received a Site Plan Control, Complex - Revision application to construct a two-storey, 1,328 square metre addition to the existing *Collège catholique Mer Bleue* school. The addition will allow for about 17 additional classrooms.

The existing *Collège catholique Mer Bleue* is located on a 50,587 square metre site at the northeast corner of Fern Casey Street and Renaud Road. The existing school is approximately 6,635 square metres in gross floor area with 141 existing parking spaces and 108 bicycle parking spaces.

The existing school building is close to the intersection with the parking area sited to the north and accessible from Fern Casey Street. A second access from Renaud Road exists and is primarily used for school buses. There is also a large field with a track to the east of the school and number of portables located internal to the site. Surrounding land uses are primarily low-rise residential.

The Site Plan Revision application has been submitted to revise the Site Plan for the school site that received approval in 2015 under file number D07-12-13-0233. The proposed site change is to construct a new two-storey addition within the vacant grassy area along the Fern Casey Street frontage. No changes to the remainder of the site or parking area are proposed.

Through the review process the City asked for the protection of existing trees during and post-construction and for bird-safe design glazing to be added to the windows of the new addition. Protection guards and stakes were added in the details for the final approved landscape plan. With regards to bird-safe glazing, the school has proposed a lower level of reflectivity with an exterior reflectance of 9%, which is well below the Bird-Safe Design Guidelines recommendation of 15% and lower.

### **Related Applications**

N/A

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The site is part of the Official Plan's Suburban Transect. It is designated Neighbourhood. A school forms part of a community's fabric and is a building block for the creation of 15-minute neighbourhoods.
- The design of the addition is in keeping with the Council-approved East Urban Community's Community Design Plan for Phase 1.
- The addition and overall site plan are in conformity with the I1A[2130] zone applied to the site.
- This proposal represents good planning and site design.

## **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.

### **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

A total of two comments were received, one in support of the proposal and another expressing concern that more resources were being provided to this school board.

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

n/a.

### **Advisory Committee Comments**

n/a.

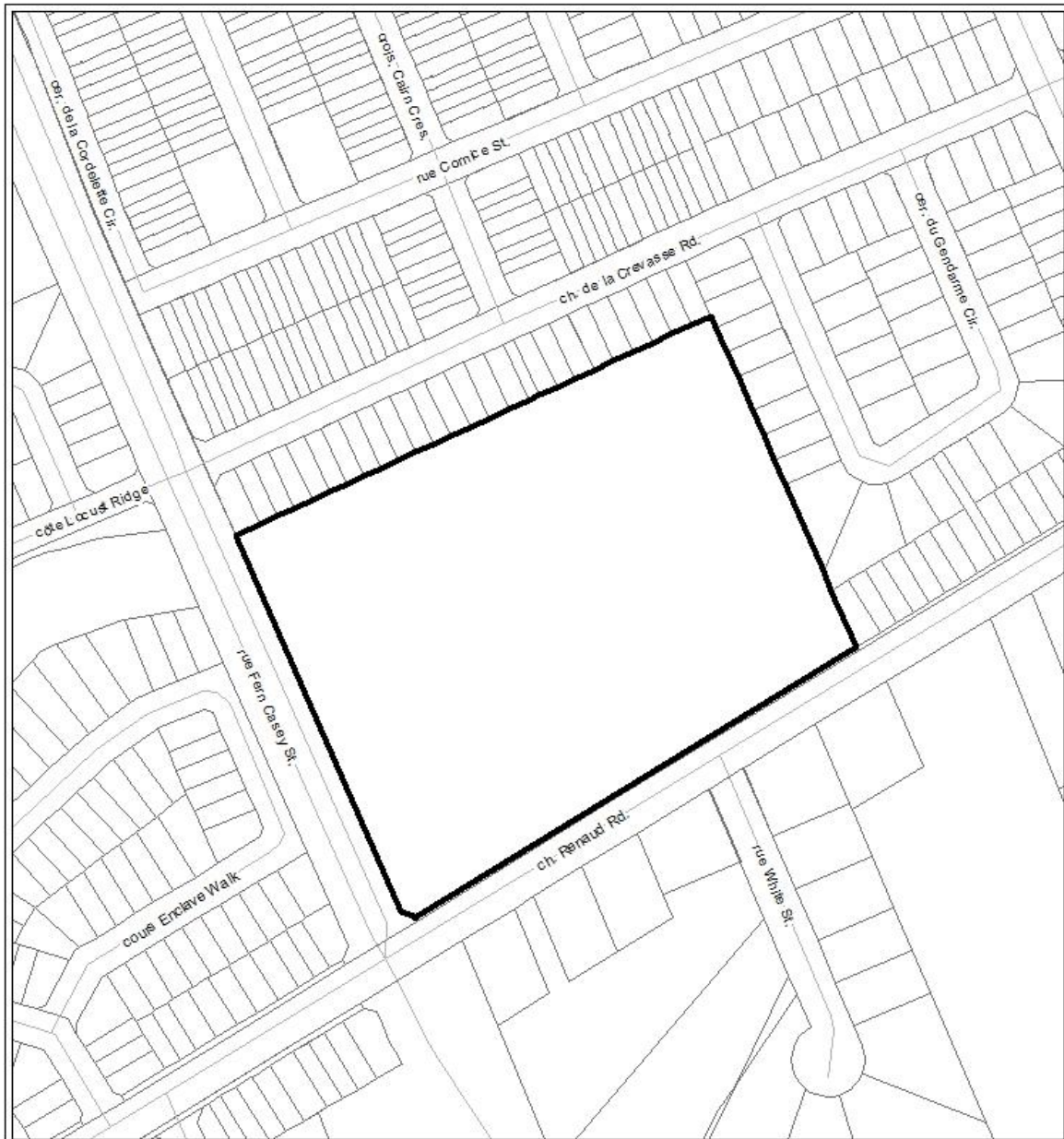
## **APPLICATION PROCESS TIMELINE STATUS**




This Site Plan application was processed by the On Time Decision Date.

**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	
D07-12-23-0009	23-0126-R		
I:\CO\2023\Site\Renaud_6401			
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REVISION / RÉVISION - 2023 / 02 / 07			
		 6401 ch. Renaud Rd.	 <small>N</small> <small>NOT TO SCALE</small>