



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

Site Location: 1010 Somerset Street West (45 Oak Street)

File No.: D07-12-25-0060

Date of Application: April 30, 2025

This SITE PLAN CONTROL application submitted by Christine McCuaig, Q9 Planning + Design, on behalf of City of Ottawa, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Interim Site Plan**, A1.01, prepared by Hobin Architecture, dated Mar. 2025, revision 11 dated Nov. 12/25.
2. **Exterior Elevations**, A3.01, prepared by Hobin Architecture, dated Mar. 2025, revision 3 dated Sep. 10/25.
3. **Exterior Elevations**, A3.02, prepared by Hobin Architecture, dated Mar. 2025, revision 3 dated Sep. 10/25.
4. **Site Plan**, AP-10, prepared by Projet Paysage, revision 14 dated 12/12/25.
5. **Description Plan**, AP-20, prepared by Projet Paysage, revision 14 dated 12/12/25.
6. **Planting Plan**, AP-30, prepared by Projet Paysage, revision 14 dated 12/12/25.
7. **Construction Details Rubberized Surface Pattern**, AP-52, prepared by Projet Paysage, revision 14 dated 12/12/25.
8. **Construction Details Rubberized Surface Pattern**, AP-53, prepared by Projet Paysage, revision 14 dated 12/12/25.
9. **Planting Details**, AP-53, prepared by Projet Paysage, revision 14 dated 12/12/25.
10. **Erosion Control Plan and Detail Sheet**, EC-1, prepared by Stantec, dated 25.03.20, revision 10 dated 25.12.12.
11. **Grading Plan**, GP-1, prepared by Stantec, dated 25.03.20, revision 10 dated 25.12.12.

12. **Sanitary Drainage Plan**, SA-1, prepared by Stantec, dated 25.03.20, revision 10 dated 25.12.12.
13. **Site Servicing Plan**, SSP-1, prepared by Stantec, dated 25.03.20, revision 10 dated 25.12.12.
14. **Storm Drainage Plan**, SD-1, prepared by Stantec, dated 25.03.20, revision 10 dated 25.12.12.

And as detailed in the following reports:

1. **Phase One Environmental Site Assessment 1010 Somerset Street West, Ottawa, Ontario**, prepared by Dillon Consulting, dated July 7 , 2021.
2. **Draft Phase Two Environmental Site Assessment 1010 Somerset Street West, Ottawa, Ontario**, prepared by Dillon Consulting, dated December 2021.
3. **CEPEO Elementary School Louise-Arbour 45 Oak Street – Servicing and Stormwater Management Report**, prepared by Stantec, revision 3 dated 2025-10-06.
4. **Geotechnical Investigation Proposed School Development 45 Oak Street Ottawa, Ontario**, prepared by Paterson Group, revision 6 dated November 17, 2025.
5. **Heritage Impact Assessment – 1010 Somerset Street West, Ottawa**, prepared by Stantec, dated February 2025.
6. **Stationary Noise Assessment EEP Louise Arbour School Ottawa, Ontario**, prepared by GRADIENTWIND, dated November 6, 2025.
7. **Tree Removal Summary Memo – CEPEO Louise-Arbour**, prepared by Projet Paysage, dated November 6th, 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. Update to Plans and Reports

The Owner acknowledges and agrees, prior to the preparation of the Site Plan Agreement or issuance of a Commence Work Notification, to update the list of required plans and studies listed below to address the comments from the formal resubmission review letter dated October 31, 2025, to the satisfaction of the

General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to preparation of the Site Plan Agreement or the issuance of a Commence Work Notification.

- i) Noise and Vibration Feasibility Study

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. **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.

Special Conditions

9. 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.

10. Transportation Study/Brief

The Owner has undertaken a Transportation Impact Assessment for this site, which Brief and Addendum are referenced in Schedule "E" herein, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the Transportation Impact Assessment, are fully implemented, as they relate to the subject site, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

11. **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 **Stationary 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 **Stationary Noise Assessment**, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved **Stationary Noise Assessment**, referenced in Schedule “E” of this Agreement, as follows:

- (a) upon completion of the development and prior to occupancy and/or final building inspection, a professional engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the **Stationary Noise Assessment** referenced in Schedule “E” hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the “Certification Letter”) stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

12. **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 from Oak Street as may be determined by the General Manager, Planning, Development and Building Services and as specified on the approved plans for the sidewalks located north and east of the proposed building. Such sidewalk(s) shall be constructed to City Standards.

13. **Permanent Encroachment Agreement**

The Owner acknowledges and agrees to enter into a permanent Encroachment Agreement to permit the encroachment of the signage, bench, planting and lighting to be constructed within the City’s Oak Street right-of-way. The Owner shall, at its expense, provide a reference plan for registration, indicating the approved encroachments, and the Owner shall submit the draft reference plan to the City’s Surveyor for review and approval prior to its deposit in the Land Registry Office. The Owner further acknowledges and agrees that the cost of preparation and registration of the Encroachment Agreement will be borne by the Owner.

14. Letter of Tolerance – Right-of-Way

The Owner shall, within two (2) weeks of Site Plan Control Approval, file with the General Manager, Planning, Development and Building Services a copy of the letter of tolerance issued by the Right-of-Way Unit for the encroachment of the signage, bench, planting and lighting to be constructed within the City's Oak Street right-of-way, as shown on the approved Landscape Plan, referenced in Schedule "E" herein.

15. Asphalt Overlay

Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Oak Street, fronting the subject lands, as shown on the approved Grading Plan, referenced in Schedule "E" hereto. The asphalt overlay shall be installed by the Owner once all underground servicing works required to service the development of the subject site have been fully installed and completed. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

16. 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.

17. 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.

18. Pedestrian Crossing

The Owner acknowledges and agrees to complete civil works, detailed design, construction and implementation of a pedestrian crossing from the south to north side of Oak Street in front of the subject site. The Owner further acknowledge that the type and extent of the crossing is to be determined, but must be to the satisfaction of the General Manager, Planning, Development and Building Services Department. An estimated minimum cost of the Works are to be secured and collected as part of Schedule "B" herein. The City will assume all maintenance and liability for the pedestrian crossing upon completion and final inspection. If through further investigation and monitoring, the pedestrian crossing is deemed unnecessary by the General Manager, Planning, Development and Building

Services Department, this condition shall be deemed waived and held securities returned

19. Crane Swing Agreement

- (a) The Owner acknowledges and agrees that it may be required to enter into an Encroachment Agreement often referred to as a Crane Swing Agreement prior to the operation of any cranes or other mobile construction equipment on the subject lands and/or adjacent lands that have the potential to breach the aerial rights or rail corridor envelope more generally, to the satisfaction of the General Manager, Transit Services Department or their designate and the General Manager, Planning, Development and Building Services.
- (b) The Owner acknowledges and agrees it shall be responsible for all costs associated with the preparation and registration of a Crane Swing Agreement. No crane shall be assembled on site or mobile construction equipment mobilized to site until the Owner has entered into a Crane Swing Agreement with the City, which agreement shall be registered on title to the subject lands.
- (c) Prior to execution of the Crane Swing Agreement by the City, the Owner shall provide to the General Manager, Transit Services Department or their designate, plans identifying the location and description of the type of crane(s) and other mobile construction equipment that will be on site, including all existing cranes on the lands, to determine if the mast or the arms of any crane(s) or other equipment would be entering the air rights of the rail corridor or adjacent bus loops at light rail transit stations.

The Owner acknowledges and agrees that if any equipment does enter the aerial rights of the rail corridor without a signed Crane Swing Agreement, such action will be in violation of Section 26.1 of the Railway Safety Act, R.S.C., 1985, c.32 (4th Supp.), as amended, and the Owner shall immediately cease use of the equipment.

20. 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.

21. 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 (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.

22. Geotechnical – Encroachments

The Owner acknowledges and agree that the Geotechnical Investigation has recommended a method of shoring that may encroach onto the adjacent property. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said property, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the services or utilities in the said property.

23. Record of Site Condition

Prior to the issuance of any building permit, the Owner shall submit to the General Manager, Planning, Development and Building Services, and the Chief Building Official, a Record of Site Condition (“RSC”) completed in accordance with the Environmental Protection Act, R.S.O. 1990, c. E.19, O.Reg. 153/04 (“O.Reg. 153/04”), as amended, and such RSC shall be acknowledged by the Ministry of the Environment, Conservation and Parks. The RSC shall confirm that all or part of the site is suitable for the proposed use in accordance with O.Reg. 153/04. The City may issue a building permit on a phased basis to allow for site investigation and remediation activities if permitted by O.Reg. 153/04 which shall be at the sole discretion of the Chief Building Official.

Where available information reveals that contamination extends into a City right-of-way and submission of an RSC is not possible, a building permit may be issued, at the sole discretion of the Chief Building Official, on a phased basis:

- (a) where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;
- (b) where the Owner has completed remediation Work on the right-of-way to the satisfaction of the General Manager, Planning, Development and Building Services.

24. Groundwater Management

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City’s Sewer Use By-law, being By-law No. 2025-94, as amended.

25. Protection of City Sewers

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - i) obtain a video inspection of the City Sewer System consisting of pipe segments STM71077, STM71078, STM71079 within Plouffe Park 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, Development and Building Services.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
 - i) obtain a video inspection of the existing City Sewer System consisting of pipe segments STM71077, STM71078, STM71079 within Plouffe Park 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 consisting of pipe segments STM71077, STM71078, STM71079 within Plouffe Park and compensate the City for the full amount of any required repairs to the City Sewer System.

26. 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.

27. 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.

28. **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 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.

29. **Water Demand for Fire Fighting**

The Owner 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 detailed in the **Servicing and Stormwater Management Report** (the "Report"), referenced in Schedule "E" herein, which confirmation shall be in accordance with the Fire Underwriters Survey, 2020 and to the satisfaction of the General Manager, Planning, Development and Building Services.

30. **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.

31. **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.

32. 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.

33. 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.

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.

34. Maintenance and Liability Agreement for Landscaping

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City's Oak Street right-of-way, as shown on the approved Landscape Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees), pavers, lights, benches and planters identified within the easement lands in the City right-of-way and City lands. 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.

35. Servicing Easement

Prior to the registration of this Agreement, the City shall grant to the Owner, at no cost to the City, an unencumbered 6 metre easement for services through the City park's property along Oak Street, as shown on the approved Site Plan referenced in Schedule "E" hereto, , to the satisfaction of the City. The Owner shall provide a Reference Plan for registration, indicating the servicing easement, to the City Surveyor for review and approval 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 registration of the easement. All costs shall be borne by the Owner. For greater clarity, notwithstanding the rights granted by the City, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the private stormwater infrastructure.

December 23. 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: D07-12-25-0060

SITE LOCATION

1010 Somerset Street West (45 Oak Street), and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located on the north side of Oak Street. The site is currently vacant with an approximate area of 3183 square metres with 58.4 metres of frontage on Oak Street. Surrounding features include the Trillium Pathway and the LRT Line 2 to the west, Plouffe Park to the east, Gladstone Village to the south, Plant Bath Community Centre to the north and a mix of residential and commercial uses along Somerset Street West and Preston Street, and some light industrial uses further north of the site.

The application is to construct a four-storey elementary school of approximately 3,338.98 square metres of gross floor area with 13 classrooms, a daycare and 34 bicycle parking spaces. No off-street motor vehicle parking is required. A layby for buses will be located on the east of the site.

The building is designed in an L-shape to provide a dedicated playground area for toddlers, pre-schoolers and kindergarten students. The building's façade is a combination of aluminum plate, spandrel, and fiber cement panels, wood, and aluminum plank siding.

The site will connect to the existing watermain and sanitary sewer on Oak Street. The proposed stormwater management plan will provide rooftop and underground stormwater storage to control the release rate to the existing Oak Street storm sewers.

On June 25, 2025, Council approved an Official Plan and Zoning By-law Amendment to redesignate the lands under the Secondary Plan to permit institutional uses, and to rezone the lands from Mixed-Use Centre Zone to Community Leisure Facility Zone. Staff's report recommending approval can be found [here](#).

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development complies with the policies in the West Downtown Core Secondary Plan Chapter 3: Corso Italia Station District, which permit an elementary school of up to six storeys.
- The proposal is consistent with the Zoning By-law; all zoning performance standards are met as per the L2[3045] H(30).
- 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.

URBAN DESIGN REVIEW PANEL

The property is within a Design Priority Area and the Zoning By-law Amendment application was subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting, which was open to the public. The formal review meeting for the Official Plan and Zoning By-Law Amendment application was held on April 4, 2025. The panel's recommendations can be found in Document 6 of [Staff's report](#).

CONSULTATION DETAILS

Councillor's Comments

Councillor Ariel Troster was aware of the application related to this report.

Councillor Ariel Troster indicated the following comments:

Temporary site plan

- Would like some clarification from transportation planning for onsite traffic management/temporary accommodations and signage at Somerset and the site access point
 - What are the school's plans to manage school bus and parent traffic? Are both parents and busses proposed to use this driveway?
 - Would be interested in clarification on the temporary parking needs – it's always been our understanding that the school would be using other parts of the site as temporary parking. There's no indication of this in the submitted materials. Given the extremely constrained parking availability on nearby streets, how does the school propose to accommodate their

parking needs during the phased build out of RCFS facilities?

- Definitely appreciate that staff are looking into the need to build a sidewalk on the north side of Oak St. However, would also like some clarification on other active mobility connections especially during the temporary period. What's the connectivity to the school like from the Trillium MUP in the temporary iteration? Will the applicant supporting a connection between the Somerset Bridge bike lane to the driveway (potentially dangerous in the current configuration).

Response

- The turn from Somerset Street is intended to remain as a standard driveway access. It is understood the driveway that extends from Somerset Street to Oak Street will only be used for buses, mobility requirements for accessibility reasons, and emergency vehicles. Parent drop-off will be from Oak Street if required.
- The school will be using some temporary parking on the site of the future RCFS facility.
- A multi-use pathway (MUP), going from the Trillium path to Oak Street, will be constructed as part of Gladstone Village development and there are ongoing discussions on the possibility of having a sidewalk on the north side of Oak Street. The Site Plan Control Approval Report includes a condition requiring the school to monitor the need of a pedestrian crossing from the south side of Oak Street to the school to ensure kids can safely walk to school.

Drainage

- The drainage in Plouffe Park is really challenging at present
- Adding a lot of hardscaping near the park is sort of unavoidable under the approved concept plan but it would be helpful to have more clarity on the ability to mitigate runoff and prevent damage to the park, and if anything can be incorporated into the site design to support better drainage (opportunity for bioswales as a border element?)
- The present plans don't provide a lot of space for water runoff except for Plouffe Park, which is already quite swampy when the weather turns

Response

- The overall site will have a small increase in hardscaping due to the rebuilt of the retaining wall and stairs located on Plouffe Park. The extra drainage generated by the rebuilt, will be offset given that the school site, including the bus lane, collect and store its own stormwater through a series of catch basins and underground pipes that will then direct the stormwater to the city sewer system.
- The current grading at 45 Oak Street indicates that about a quarter of the site currently drains to Plouffe Park, however, it is expected that by controlling drainage from the entire parcel, the amount of stormwater being directed to Plouffe Park will be reduced and a small positive impact on the overall drainage to the Plouffe park is expected.

- Plouffe Park is currently used as a stormwater management overflow storage for the Preston St. sewers during large rain events. There are no changes proposed to this function, and it can be expected the park will continue flooding during large rain events.

Entrances to the school

- Flagging the need to emphasize greenery in the bulbout/school walkway
 - This has been represented as part of the future park in the concept, so bridging in more greenery and minimizing hardscaping would be more reflective of the concept plan as presented
- The proposed interlocking paver crosswalk between the school walkway and Plouffe Park is great, and it would be nice to have the same element mirrored at both staircases to the park (emphasis on pedestrian safety for the school kids). Could also be an opportunity for interesting art in the crosswalks (custom thermoplastic?) to provide more visual delineation.

Response

- Staff has shared the above comments with the school for their consideration.

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.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date. The Council approved timeline has not been met because of the complexity of the site development.

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

Document 1 – Location Map

