



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, WEST**

Site Location: 2505 and 2707 Solandt Road

File No.: D07-12-19-0172

Date of Application: October 11, 2019

This SITE PLAN CONTROL application submitted by James Ireland, Novatech Engineering Ltd., on behalf of Wesley Clover International, is APPROVED as shown on the following plan(s):

1. **Site Plan**, drawing number A105-a, prepared by Figurr Architects, dated August 13, 2019, revision 8 dated April 21, 2020.
2. **Exterior Building Elevations**, drawing number A201, prepared by Figurr Architects, dated August 13, 2019, revision 1 dated September 24, 2019.
3. **Exterior Building Elevations**, drawing number A200, prepared by Figurr Architects, dated August 13, 2019, revision 1 dated October 4, 2019.
4. **Landscape Plan**, drawing number 119110-L1, prepared by Novatech Engineering Ltd., Consultant's file number 119110, dated September 13, 2019, revision #4 dated February 21, 2020.
5. **General Plan of Services**, drawing number 119110-GP, prepared by Novatech Engineering Ltd., Consultant's file number 119110, dated October 09, 2019, revision 4, dated April 13, 2020.
6. **Grading and Erosion Sediment Control Plan**, drawing number 119110-GR, prepared by Novatech Engineering Ltd., Consultant's file number 119110, dated October 09, 2019, revision 4, dated April 13, 2020.
7. **Stormwater Management Plan**, drawing number 119110-SWM, prepared by Novatech Engineering Ltd., Consultant's file number 119110, dated October 09, 2019, revision 4, dated April 13, 2020.
8. **Lighting Site Plan**, drawing number E1, prepared by Goodkey Weedmark Consulting Engineers, Consultant's file number 2019-412, dated September 4, 2019.

And as detailed in the following report(s):

1. **Tree Conservation and Environmental Impact Statement - Revised**, prepared by Muncaster Environmental Planning Inc., dated September 3, 2019, revision 1, dated December 31, 2019.

2. **Proposed Office Building 2707 Solandt Road Site Servicing & Stormwater Management Report**, prepared by Novatech Engineering Ltd., Consultant's file number 119110, dated October 9, 2019, revision 3, dated February 28, 2020.
3. **Proposed Office Building 2707 Solandt Road Transportation Impact Assessment**, prepared by Novatech Engineering Ltd., Consultant's file number 119110, dated October 2019, revision 1, dated January, 2020.
4. **Geotechnical Investigation**, prepared by Golder Associates Ltd., Consultant's file number 18111016, dated September 2019.
5. **Phase One Environmental Site Assessment, 2707 Solandt Road, Ottawa, Ontario**, prepared by Golder Associates Ltd., Consultant's file number 19125909, dated August 2019.

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

Requirements

1. Easement to the City

Prior to the registration of this Agreement, the Owner shall grant to the City, at no cost to the City, an unencumbered 9.0 m wide drainage easement along the east side of 2707 Solandt Road, as shown on the approved General Plan of Services referenced in Schedule "E" hereto, to the satisfaction of the City. The Owner shall provide a Reference Plan for registration, indicating the area of the 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 Clerk and Solicitor prior to registration of the easement. All costs shall be borne by the Owner.

General Conditions

1. Execution of Agreement Within Three Years

The Owner shall enter into this Site Plan Control Agreement for the lands identified as 2707 Solandt Road, 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 complete the conditions to be satisfied prior to the signing of this Agreement within three (3) years of Site Plan approval, the approval shall lapse.

2. Letter of Undertaking

The Owner shall execute the City's standard Letter of Undertaking and satisfy all conditions contained within this Delegated Authority Report as they pertain to the lands municipally known as 2505 Solandt Road. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within three (3) years, this approval as it applies to lands known municipally as 2505 Solandt Road shall lapse.

3. 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, Infrastructure and Economic Development Department.

4. 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, Infrastructure and Economic Development.

5. 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.

6. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure 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.

7. 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, Infrastructure and Economic Development.

8. 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 as may be determined by the General Manager, Planning, Infrastructure and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

9. 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, Infrastructure and Economic Development.

10. 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, Infrastructure 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, Infrastructure and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure 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, Infrastructure 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.

11. Development Charges

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

12. Development Charges – Instalment Option

- (a) The Owner acknowledges that for building permits issued after January 15, 2010, payment of non-residential development charges, excluding development charges for institutional developments, may be calculated in two (2) installments at the option of the Owner, such option to be exercised by the Owner at the time of the application for the building permit. The non-discounted portion of the development charge shall be paid at the time of issuance of the building permit and the discounted portion of the development charge shall be payable a maximum of two (2) years from the date of issuance of the initial building permit subject to the following conditions:
 - (i) a written acknowledgement from the Owner of the obligation to pay the discounted portion of the development charges;
 - (ii) no reduction in the Letter of Credit below the amount of the outstanding discounted development charges; and
 - (iii) indexing of the development charges in accordance with the provisions of the City's Development Charges By-law, as amended.
- (b) The Owner further acknowledges and agrees that Council may terminate the eligibility for this two (2) stage payment at any time without notice,

including for the lands subject to this Agreement and including for a building permit for which an application has been filed but not yet issued.

- (c) For the purposes of this provision,
 - (i) “discounted portion” means the costs of eligible services, except fire, police and engineered services, that are subject to 90% cost recovery of growth-related net capital costs for purposes of funding from development charges. The 10% discounted portion, for applicable services, must be financed from non-development charge revenue sources.
 - (ii) “non-discounted portion” means the costs of eligible services, fire, police and engineered services, that are subject to 100% cost recovery of growth-related net capital costs for purposes of funding from development charges.

Special Conditions

Roads Right-of-Way and Traffic

1. Permanent Features

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City’s right-of-way, including commercial signage, except as otherwise shown on the approved Site Plan referenced in “Schedule E” herein.

2. Transportation Study/Brief

The Owner has undertaken a Transportation Impact Assessment for this site, which is 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, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

3. Transit Pad

The Owner acknowledges and agrees to locate, design and construct, at no cost to the City, a standard asphalt bus landing pad to the specifications of the City in the location as shown on the approved plans to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

Geotechnical Engineering

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 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.

Civil Engineering

5. 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 General Plan of Services drawing, 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.

6. 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.

7. 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.

8. 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.

Private Systems

9. 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.

10. Private Storm Sewer Connection to City Drainage 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.

11. Site Lighting Certificate

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.

12. Snow Storage – no interference with servicing

In addition to the requirements of Clause 17 of Schedule “C” of this Agreement, the Owner further acknowledges and agrees that any portion of the subject lands which is intended to be used for snow storage shall not interfere with the servicing of the subject lands.

13. Waste and Recycling Collection – Non-Residential/Commercial Units

The Owner acknowledges and agrees that waste collection and recycling collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for waste collection and recycling collection at the Owner’s sole expense. The Owner shall consult a private contractor regarding any access requirements for waste and/or recycling collection.

14. Joint Use, Maintenance and Liability Agreement

- a. The Owner(s) acknowledge and agrees that should the lands be severed and/or conveyed in the future, to enter into a Joint Use, Maintenance and Liability Agreement for both properties, known municipally as 2505 and 2707 Solandt Road which shall be binding upon the owner(s) and all subsequent purchasers to deal with the joint use, maintenance and liability of the common elements, including but not limited to any private roadway(s) and concrete sidewalks; common grass areas; common parking areas; sewers and watermains, for the mutual benefit and joint use of the owners; and any other elements located in the common property; and the Joint Use, Maintenance and Liability Agreement shall be filed with the General Manager, Planning, Infrastructure and Economic Development.
- b. The Owner shall file with the General Manager, Planning, Infrastructure and Economic Development, an opinion from a solicitor authorized to practice law in the Province of Ontario that the Joint Use, Maintenance and Liability Agreement is binding upon the owners of the land and all subsequent purchasers to deal with the matters referred to Paragraph 14(a) above.
- c. The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall be registered on the Owner’s lands at no cost to the City, and a copy of the registered agreement shall be provided to the General Manager, Planning, Infrastructure and Economic Development.
- d. The Owner acknowledges and agrees that the Joint Use, Maintenance and Liability Agreement shall include a clause that transfers all legal and financial obligations required under the Joint Use, Maintenance and Liability Agreement to future owners, successors and assigns in title of the subject lands.

September 30, 2020

Date



Erin O'Connell
(A) Manager, Development Review West
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0172

SITE LOCATION

2505 and 2707 Solandt Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject properties are located in the Kanata North Business Park on the north side of Solandt Road. The subject lands are currently vacant. The surrounding area is primarily comprised of employment uses, a golf course and vacant land to be developed in the future as part of the Business Park.

The subject sites are zoned Business Park Industrial Zone, Subzone 6 (IP6 H(44)). The IP zone permits a variety of commercial and light industrial uses, including an office. The zoning allows for a height limit of 44 metres.

The site plan control application proposes a gross floor area of 18,451.6 square metre, eight-storey office building and an associated parking lot. The office building is located on the parcel municipally known as 2707 Solandt Road fronting onto Solandt Road, with a parking lot located on all four sides of the proposed building. Additional required parking for the site will be provided in an existing parking lot located at 2505 Solandt Road. A sidewalk and driveway will be constructed to provide pedestrian and vehicular access between the two sites.

Accesses to the site will be provided at the front of the site via two accesses from Solandt Road. A total of 586 vehicle parking and 80 bicycle parking spaces will also be provided. Loading and service areas will be accommodated along the rear and west side of the building. A landscape buffer will be maintained along Solandt Road. A patio is proposed for staff at the rear of the building.

Adequate setbacks from the watercourse located to the northwest of the site have been provided, where existing vegetation will be maintained.

An easement is required in favour of the City for municipal infrastructure.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the provisions of the General Urban Area designation of the Official Plan;
- The proposal conforms to all relevant provisions of the Zoning By-law, including those specific to the IP6 H(44) zone and in accordance with the City Council decision; and
- The application as proposed represents good and desirable planning.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Jenna Sudds was aware of Staff's recommendation. Councillor has concurred with the proposed conditions of approval.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

Technical Agency/Public Body Comments

Technical agency comments that were received through the circulation process were forwarded to the applicant to deal directly with the commenting agency.

Advisory Committee Comments

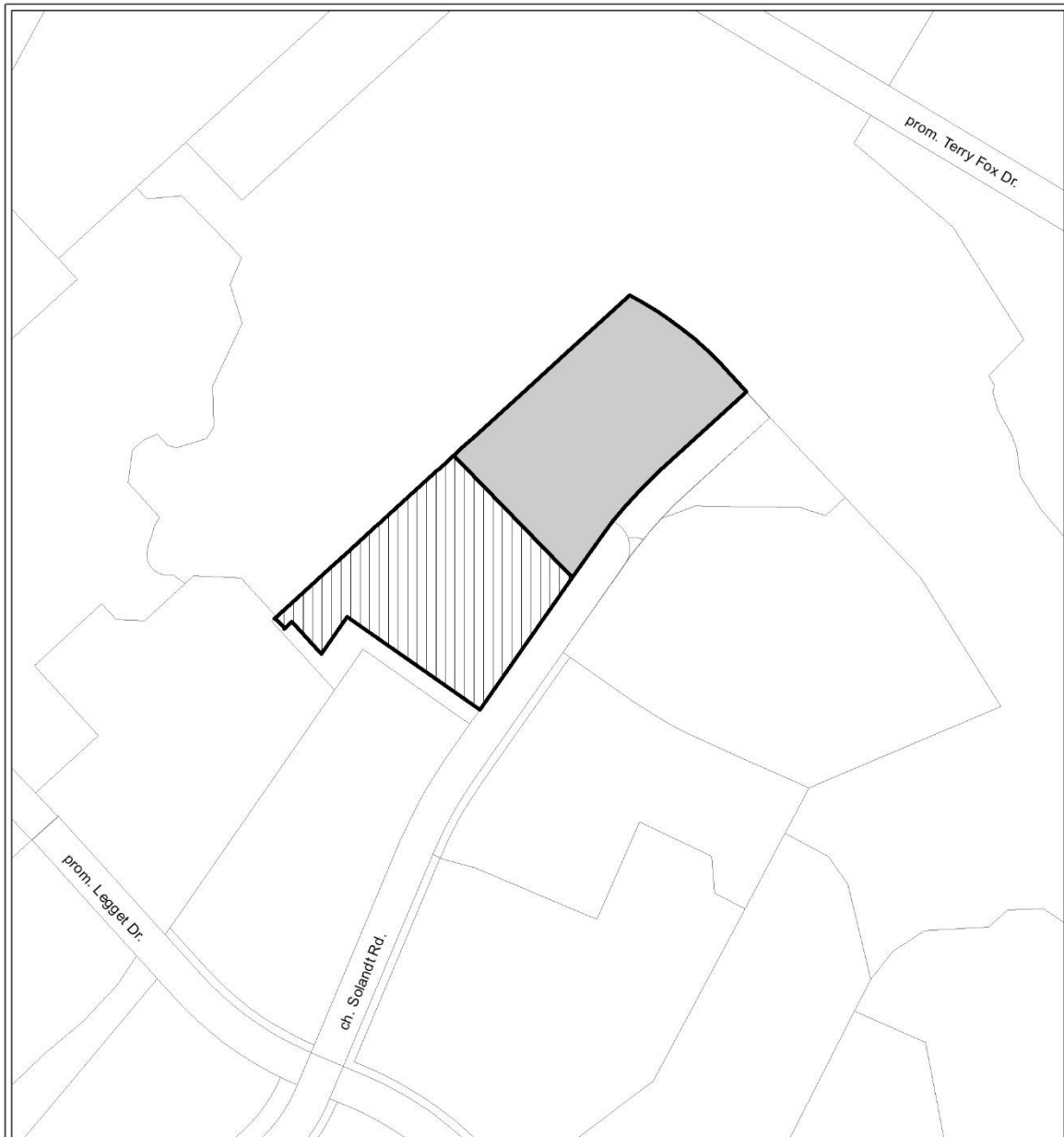
N/A



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On-Time Decision Date established for the processing of an application that has Manager Delegated Authority.

Contact: Mark Young Tel: 613-580-2424, ext.41396, fax 613-580-2576 or e-mail: mark.young@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT					
D02-02-19-0125 D07-12-19-0172	19-1209-A	2505 and/et 2707 chemin Solandt Road					
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REVISION / RÉVISION - 2019 / 10 / 24		<table style="width: 100%; border: none;"> <tr> <td style="width: 20px; height: 15px; background-color: grey; border: 1px solid black;"></td> <td style="font-size: x-small;"> Zoning Amendment Application / Demande de modification de zonage </td> </tr> <tr> <td style="width: 20px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></td> <td style="font-size: x-small;"> Zoning Amendment and Site Plan Control Application / Demande de modification de zonage et contrôle de plan de site </td> </tr> </table>			Zoning Amendment Application / Demande de modification de zonage		Zoning Amendment and Site Plan Control Application / Demande de modification de zonage et contrôle de plan de site
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	Zoning Amendment and Site Plan Control Application / Demande de modification de zonage et contrôle de plan de site						
			 <small>NOT TO SCALE</small>				