



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

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Site Location: 4149 Strandherd Drive

File No.: D07-12-19-0182

Date of Application: November 6<sup>th</sup>, 2019

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This SITE PLAN CONTROL application submitted by Novatech (attn.: Adam Thompson) on behalf of Zena Investment Corporation, is APPROVED as shown on the following plan(s):

1. **Site Plan, 4149 Strandherd Drive, A-001**, prepared by N45 Architecture Inc., dated November 8, 2019, revised October 13, 2020 (Revision 6).
2. **General Plan of Services - Interim, 4149 Strandherd Drive, GP1**, prepared by Novatech, dated November 6, 2019, revised October 28, 2020 (Revision 5).
3. **General Plan of Services - Ultimate, 4149 Strandherd Drive, GP**, prepared by Novatech, dated November 6, 2019, revised October 28, 2020 (Revision 5).
4. **Grading and Erosion Sediment Control Plan - Interim, 4149 Strandherd Drive, GR1**, prepared by Novatech, dated November 6, 2019, revised October 28, 2020 (Revision 5).
5. **Grading and Erosion Sediment Control Plan - Ultimate, 4149 Strandherd Drive, GR**, prepared by Novatech, dated November 6, 2019, revised October 28, 2020 (Revision 5).
6. **Notes and Detail, 4149 Strandherd Drive, ND**, prepared by Novatech, dated November 6, 2019, revised October 28, 2020 (Revision 4).
7. **Elevations, Barrhaven Volkswagen 4149 Strandherd Drive, A2.0** prepared by WEIS, dated May 26, 2020, revised June 11, 2020 (Revision 3).
8. **Office Building Elevations, Commercial Property Development 4149 Strandherd Drive**, prepared by N45 Architecture Inc., dated November 6, 2019.

9. **Landscape Plan, Commercial Property Development 4149 Strandherd Drive, L-01**, prepared by Ruhland & Associates Ltd., dated November 6, 2019, revised October 13, 2020, (Revision 4).
10. **Landscape Details, Commercial Property Development 4149 Strandherd Drive, L-02**, prepared by Ruhland & Associates Ltd., dated November 6, 2019, revised March 5, 2020, (Revision 3).

And as detailed in the following report(s):

1. **Transportation Impact Assessment**, Block 4 4149 Strandherd Drive, prepared by Novatech, dated November 14, 2019, revised March 5, 2020.
2. **Servicing and Stormwater Management Report**, 4149 Strandherd Drive, prepared by Novatech, dated November 6, 2019, revised October 28, 2020.
3. **Geotechnical Investigation**, Proposed Commercial Development 4149 Strandherd Drive, prepared by Paterson Group, dated September 13, 2019.

And subject to the following Standard and Special Conditions:

#### **Standard Conditions**

1. The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. 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.
3. 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. The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.

5. 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. 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 Department. Such sidewalk(s) shall be constructed to City Standards.
7. The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.
8. 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 Department.
9. 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.
10. 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 Department, 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.
11. Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

12. 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.

(i) 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.

(ii) 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**

1. The Owner acknowledges and agrees that no building permit or commence work order for any of the buildings, structures or Works in Phase 2 (the 5 storey office building) of this development will be issued prior to receipt of securities in accordance with Schedule B of the Agreement, and until such time as the temporary stormwater management pond for Strandherd Road (part of Block 3 and part of BBlock 4 of 4M-1538) has been decommissioned and the storm outlet for Strandherd Road has been completed in accordance with the Strandherd Drive Widening Project, all to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
2. The Owner acknowledges and agrees to implement all recommendations, design parameters and controls in accordance with the approved stormwater management plan '**Servicing and Stormwater Management Report**, 4149 Strandherd Drive, prepared by Novatech, dated November 6, 2019, revised October 28, 2020', to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
3. 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.

4. The Owner acknowledges and agrees to provide certification by a professional engineer that the stormwater facilities have been constructed in accordance with the **'Servicing and Stormwater Management Report, 4149 Strandherd Drive, prepared by Novatech, dated November 6, 2019, revised October 28, 2020'**, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
5. The Owner shall, in accordance with the City's Sewer By-law, being By-law No. 2003-514, as amended, install a grease and oil interceptor on the internal sanitary plumbing system in such a location where the storage or repair of vehicles occurs.
6. The Owner shall, within six (6) months of signing this Agreement, develop and implement a spill contingency and pollution prevention plan, which plan, at a minimum, will include a set of written procedures describing how to prevent and/or mitigate the impacts of a spill within the area serviced by the Works:
  - (a) the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the buildings;
  - (b) the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency and pollution prevention plan;
  - (c) a site plan drawn to scale showing the facility, nearby buildings, streets, catch basins and manholes, drainage patterns (including direction of flow in storm sewers), and receiving water course that could potentially be significantly impacted by a spill and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);
  - (d) steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
  - (e) a listing of telephone numbers for local clean-up companies who may be called upon to assist in responding to spills, local emergency responders including health institution(s), and the Ministry of the Environment, Conservation and Parks Spills Action Centre;
  - (f) Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored in the said building;

(g) the means (internal corporate procedures) by which the spill contingency and pollution prevention plan is activated;

(h) a description of the spill response training provided to employees assigned to work in the said building, the date(s) on which the training was provided and by whom;

(i) an inventory of response and clean-up equipment available to implement the spill contingency and pollution prevention plan, location and date of maintenance/replacement if warranted; and

(j) the dates on which the spill contingency and pollution prevention plan was prepared and subsequently, amended.

The Owner covenants and agrees to maintain the spill contingency and pollution prevention plan up to date through revisions undertaken from time to time as required by changes to the general operations of the site. The Owner further covenants and agrees to retain a copy of the spill contingency and pollution prevention plan in a conspicuous, readily accessible location on-site such that it can be used as a reference by employees assigned to work in the said building. The Owner further covenants and agrees that it will make available, for inspection and copying by City personnel, the spill contingency and pollution prevention plan.

7. The Owner acknowledges and agrees to enter into a Maintenance and Liability and/or Encroachment Agreement for any landscaping (hard or soft) located on City property, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
8. 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 Department 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.
4. 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 as '**Geotechnical Investigation**, Proposed Commercial Development 4149 Strandherd Drive, prepared by Paterson Group, dated September 13, 2019', herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic

Development Department 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 Department.

*November 16, 2020*



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Date

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Lily Xu  
Manager, Development Review  
Development Review, South  
Planning, Infrastructure 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:** D07-12-19-0182

### **SITE LOCATION**

The site is municipally addressed as 4149 Strandherd Drive and located at the northwest corner of Dealership Drive and Strandherd Drive within the CitiGate Business Park, in Barrhaven (Ward 3)

### **SYNOPSIS OF APPLICATION**

The Site Plan Control application is for the approval and construction of a two-storey Volkswagen automobile dealership and five-storey office building.

### **PROPOSAL DETAILS**

The applicant has applied for a Site Plan Control application to permit the development of a two-storey automobile dealership and a five-storey office building, (a conceptual 6-storey hotel is shown on the plans, but not part of the detailed approval).

The proposed two storey Volkswagen automotive dealership will be located closest to the Dealership Drive and Strandherd Drive intersection, in the southeast corner of the site on 12,000 square metres. The conceptual six storey hotel will be located on Dealership Drive adjacent to the O'Keefe municipal Drain, and the proposed five storey office will be located along Strandherd Drive north of the proposed dealership, 22,000 square metres of land. Access to the site will be via a right-in, right-out access from Strandherd Drive and a full movement access from Dealership Drive.

### **RELATED APPLICATIONS**

Companion Official Plan Amendment and Zoning By-law Amendment applications were filed with the Site Plan Control Application. The Official Plan Amendment and Zoning By-law Amendment were approved by Planning Committee on June 25, 2020 and City Council on July 15, 2020.

*File D01-01-19-0020:*

The Official Plan Amendment (OPA 244) amended the South Nepean Secondary Plan Areas 9 and 10 such that an automotive dealership is permitted on the property, and height is increased from four storeys to six storeys. In order to achieve this the applicant redesignated the southeast corner of the property representing the proposed automobile dealership from 'Prestige Business Park' to 'Business Park'. The amendment also amended Schedule C of the Secondary Plan (Employment Area Maximum Building Heights) such that the height was increased from 18.0 metres (four storeys) to 22.0 metres (six storeys) in the areas of the proposed hotel



and office.

*File D02-02-19-0132*

The Zoning By-Law Amendment (By-law 2020-221) was to permit automobile dealership and related uses on the southeast corner of the site. The applicant requested and received approval for the following additional permitted uses:

- Automobile Dealership;
- Automobile Rental Establishment;

An increase in height was requested and approved for the location of the conceptual hotel and proposed office building 18 metres to 22 metres.

### Sanitary

There is an existing 450mm diameter sanitary sewer along Dealership Drive that a private 200mm diameter sanitary sewer will connect to service the site.

### Water

There is an existing 200mm diameter watermain located within Dealership Drive right-of-way that the site will be serviced from. The proposed service will provide water service to all three of the proposed buildings.

### Stormwater Management

A private storm sewer will be constructed to service the proposed development, outletting into an existing Stormceptor at the northwest corner of the site which outlets into the O'Keefe Drain. Orifice controls are used to control the release of the stormwater prior to outletting into the drain. An overland flow route is provided to the O'Keefe Drain.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The site plan complies with the 'Urban Employment Area' designation of the City's Official Plan, where this designation is intended to provide sufficient areas of land for places of business and economic activity. This designation permits 'automobile dealerships'.
- The site plan complies with the South Nepean Areas 9 and 10 Secondary Plan where the 'Business Park' designation permits all uses as per the Urban Employment Area, including uses that are noxious from odour, noise and operations.
- The site plan complies with the zoning performance standards of the IP[2635] H(18) and IP[2635]H(22) zones.

## CONSULTATION DETAILS

Councillor Harder has concurred with the proposed conditions of approval.

### Councillor Comments

Councillor Harder is aware of this application.

## PUBLIC COMMENTS

The comments are summarized below:

**Question:** Will the increase in height result in adverse shadowing on properties on Prem Circle.

**Response:** The applicants Shadow Study reveals the worst time where shadowing would impact Prem Circle is Dec 21, 3:00 pm. At this time the shadow from the five storey proposed office building would cast a shadow over 125 and 127 Prem Circle, however, given this is the winter month and the sunset in Ottawa on December 21 is 4:22pm, there would be no adverse impact.

## 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 the requirement multiple revisions to address engineering matters and related Zoning By-law and Official Plan Amendment applications.

**Contact:** Sean Moore - Tel: 613-580-2424, Ext. 16481; Fax: 613-580-2576; or E-mail: sean.moore@ottawa.ca

