



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

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Site Location: 1380 Upper Canada Street

File No.: D07-12-20-0027

Date of Application: March 13, 2020

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This SITE PLAN CONTROL application submitted by P. H. Robinson Consulting, on behalf of 2635939 Ontario Inc., is APPROVED as shown on the following plans:

1. **Site Plan, 1380 Upper Canada Street**, A001, prepared by Open Plan Architects Inc., Project Number 2002, dated March 12, 2020, Revision 6 dated August 7, 2020.
2. **Building Elevations, 1380 Upper Canada Street**, A300, prepared by Open Plan Architects Inc., Project Number 2002, dated March 6, 2020, Revision 2 dated July 9, 2020.
3. **Landscape Plan, 1380 Upper Canada Street**, L1, prepared by James B. Lennox & Associates Inc., Project Number 20MIS2023, dated March 20, 2020, Revision 3 dated August 7, 2020.
4. **Site Servicing Plan, 1380 Upper Canada Street**, SP1, prepared by Open Plan Architects Inc. and HSP Inc., Project Number 10113, dated March 12, 2020, Revision 6 dated September 1, 2020.
5. **Site Grading Plan, 1380 Upper Canada Street**, SP2, prepared by Open Plan Architects Inc. and HSP Inc., Project Number 10113, dated March 12, 2020, Revision 6 dated September 1, 2020.
6. **Erosion and Sediment Control Plan, 1380 Upper Canada Street**, SP3, prepared by Open Plan Architects Inc. and HSP Inc., Project Number 10113, dated March 12, 2020, Revision 6 dated September 1, 2020.
7. **Existing Site Conditions, 1380 Upper Canada Street**, SP4, prepared by Open Plan Architects Inc. and HSP Inc., Project Number 10113, dated March 12, 2020, Revision 6 dated September 1, 2020.
8. **Civil Details, 1380 Upper Canada Street**, plan number SP5, Dated February 2020, prepared by HSP Inc., consultant's project #10113, Revision 3, dated 09/01/20.

9. **Civil Standards Details**, plan number SP6, Dated February 2020, prepared by HSP Inc., consultant's project #10113, dated February 2020, Revision 3, dated September 1, 2020.

And as detailed in the following reports:

1. **Planning Rationale, Zoning By-law Amendment and Site Plan Control Applications 1380 Upper Canada Street**, prepared by P. H. Robinson Consulting, dated March 2020.
2. **On-Site Servicing Study, Panorama Wellness Centre, 1380 Upper Canada Street, Kanata**, prepared by HSP Inc., Project Number 10113, dated March 10, 2020, revision D, dated September 08, 2020.
3. **Geotechnical Investigation, Proposed Medical Office Building Kanata West Business Park – Block 2 Upper Canada Street, Ottawa, ON**, prepared by Paterson Group, consultant's project # PG4737-1, dated January 09, 2019.
4. **Phase I Environmental Site Assessment, 1380 Upper Canada Street**, prepared by Paterson Group, Project Number PE4897-LET.01, dated March 12, 2020.
5. **Stormwater Management Report, 1380 Upper Canada Street**, prepared by HSP Inc., Project Number 10028, dated March 10, 2020 revised June 23, 2020.

And subject to the following General and Special Conditions:

## **General Conditions**

### 1. **Execution of Agreement Within One Year**

The Owner shall enter into this Site Plan Control Agreement, 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 one (1) year of Site Plan approval, the approval shall lapse.

### 2. **Permits**

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

### 3. **Barrier Curbs**

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

### 4. **Water Supply For Fire Fighting**

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

5. **Reinstatement of City Property**

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

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, Infrastructure and Economic Development.

7. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

8. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, 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.

9. **Development Charges**

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

## **Special Conditions**

### 10. **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 or corner sight triangle, including commercial signage.

### 11. **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, Infrastructure and Economic Development.

### 12. **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.

### 13. **Geotechnical Engineering and Soils**

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.

### 14. **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 "Geotechnical Investigation, Proposed Medical Office Building Kanata West Business Park – Block 2 Upper Canada Street, Ottawa, ON", prepared by Paterson Group, consultant's project # PG4737-1, dated January 09, 2019, 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.

### 15. **Soil Management**

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

16. **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. 2003-514, as amended.

17. **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 report "Panorama Wellness Centre, 1380 Upper Canada Street, Kanata, On-Site Servicing Study, prepared by H.S.P. Consultants Inc., consultant's project #10113, revision D, dated September 08, 2020", 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.

18. **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.

19. **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.

20. **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.

21. **Private Systems: 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.

22. **Private Storm Sewer Connection to City Sewer System**

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

a) a certificate of conformance and Record Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or

b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Infrastructure and Economic Development.

23. **Site Lighting Certificate**

(a) In addition to the requirements contained in clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a 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);
  - (ii) and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Infrastructure and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

24. **Access Easement to City**

The Owner acknowledges and agrees it shall grant to the City, at the Owner's expense, a Blanket Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City to enter on and to pass at any and all times, on, over, along and upon the lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Private Watermains, Private Service Posts and fire hydrants at the Owner's expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Clerk and Solicitor. All costs shall be borne by the Owner.

25. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

26. **Waste and Recycling Collection (Standard Collection)**

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.

27. **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, Public Works and Environmental 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, Public Works and Environmental Services when such repairs have been completed.

*September 29, 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**

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**File Number:** D07-12-20-0027

### **SITE LOCATION**

1380 Upper Canada Street, as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The site is located at the northeast corner of Palladium Drive and Upper Canada Street in the Kanata West Business Park subdivision. The property is approximately 0.49 hectares in size with 70 metres of frontage on Palladium Drive and 61 metres of frontage on Upper Canada Street. The site is currently vacant. Surrounding land uses include an orthodontic clinic located immediately to the north and vacant lands to the east and west. Commercial uses including a hotel and the Tanger Outlets are located to the south and southwest.

The applicant proposes the development of a two-storey medical facility with a gross floor area of approximately 1974 square metres and a parking lot with 71 spaces. The medical facility is proposed to include space for multiple doctors' offices, a diagnostic testing facility and a pharmacy.

The building will be oriented toward Palladium Drive with the parking lot to the rear. One access to the site from Upper Canada Street will be provided. Extensive landscaped buffers will be provided along both street frontages. Additional planting will be provided along the perimeter of the parking lot along the side and rear lot lines. The building will be finished in soft beige metal cladding with wood patterning, with light blue and green accents.

The site is zoned Business Park Industrial Subzone 13 (IP13), which permits a range of uses including office, light industrial use and medical facility. A concurrent zoning by-law amendment application was submitted, requesting a site-specific exception to permit a retail store, limited to a pharmacy, for the site. The rezoning application was approved, and the by-law is now in effect.

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposal conforms to the policies set out in the Official Plan, including those development in the Urban Employment Areas.
- The proposal conforms with the general intent of the Kanata West Concept Plan.
- The proposed development complies with all provisions of the Zoning By-law in terms of use, height, setbacks, provision of parking and landscape requirements. Conditions of approval have been included in this report in order to ensure the

development is constructed in accordance with applicable city policies and guidelines.

- This proposal will provide medical services in a developing area. The proposal represents an appropriate site design under the current policy framework, and it represents good planning.

## **CONSULTATION DETAILS**

### **Councillor's Concurrence**

Councillor Sudds has concurred with the proposed conditions of approval.

### **Public Comments**

This application was subject to public circulation under the Public Notification and Consultation Policy. No public comments were received.

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

Comments were received from technical agencies were addressed.

### **Advisory Committee Comments**

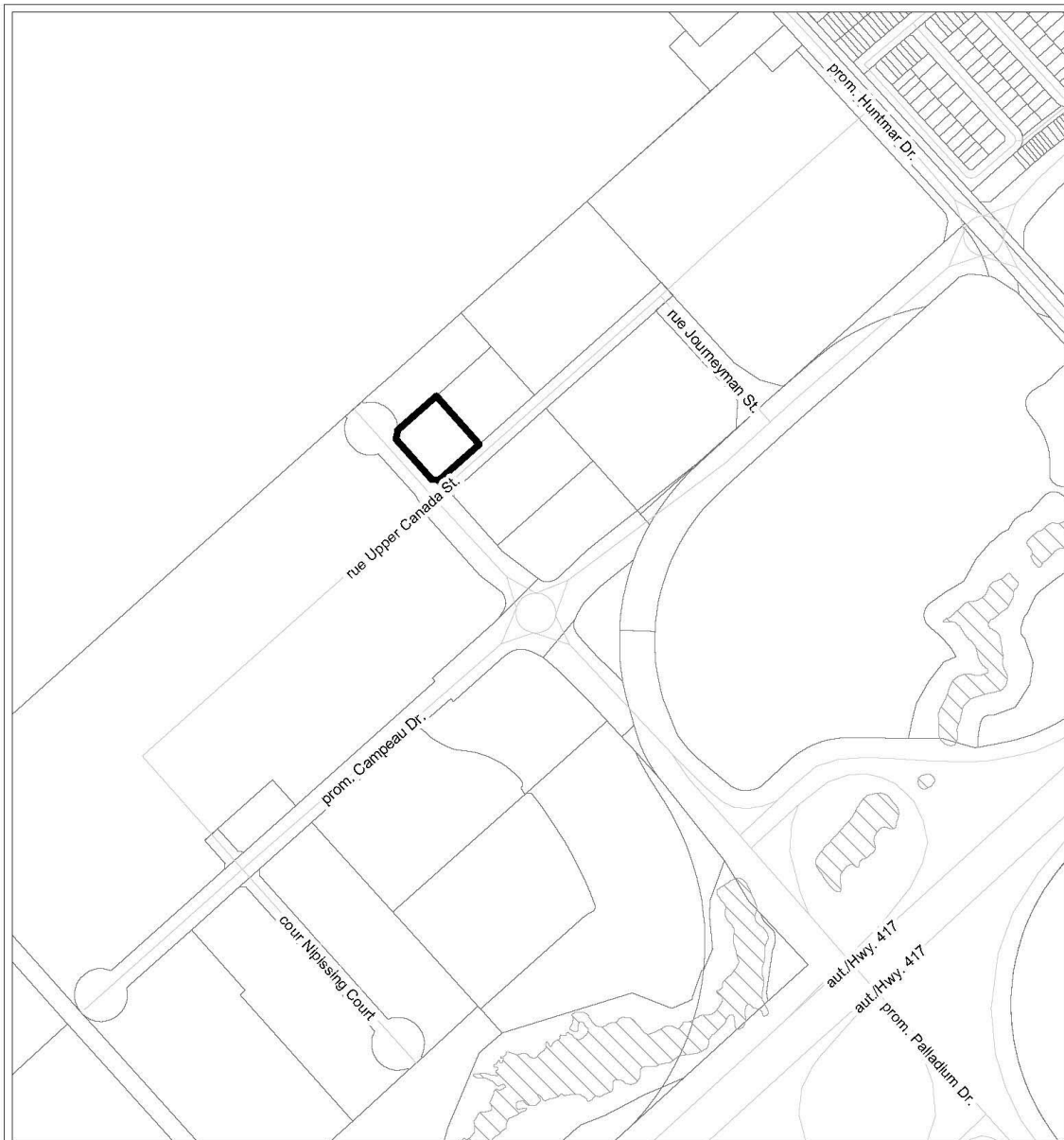
N/A

## **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:** Kathy Rygus Tel: 613-580-2424, ext. 28318, fax 613-580-2576 or e-mail: [Kathy.rygus@ottawa.ca](mailto:Kathy.rygus@ottawa.ca)

# Document 1 – Location Map



D02-02-20-0022 20-0263-D  
 D07-12-20-0027

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REVISION / RÉVISION - 2020 / 03 / 23

LOCATION MAP / PLAN DE LOCALISATION  
 ZONING KEY PLAN / SCHÉMA DE ZONAGE  
 SITE PLAN / PLAN DE EMPLACEMENT



**1380 rue Upper Canada Street**



Existing Flood Plain (Section 58) /  
 Plaine inondable (Article 58)

