



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

Site Location: 1400 Upper Canada Street

File No.: D07-12-20-0125

Date of Application: September 25, 2020

This SITE PLAN CONTROL application submitted by Taggart Realty Management, on behalf of Purolator Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, A001, prepared by N45 Architecture Inc., Project Number 23-778, dated 17 Dec. 2019, Revision 18 dated 12 Dec. 2023.
2. **Landscape / Planting Plan**, L-01, prepared by Ruhland & Associates Ltd., Project Number 23-1722, dated 2023/09/29, revision 4, dated 2024/01/08.
3. **Canopy Coverage, Soil Volume & Details**, L-02, prepared by Ruhland & Associates Ltd., Project Number 23-1722, dated 2023/09/29, revision 4, dated 2024/01/08.
4. **Landscape Details 1**, L-03, prepared by Ruhland & Associates Ltd., Project Number 23-1722, dated 2023/09/29, revision 4, dated 2024/01/08.
5. **Landscape Details 2**, L-04, prepared by Ruhland & Associates Ltd., Project Number 23-1722, dated 2023/09/29, revision 4, dated 2024/01/08.
6. **Site Servicing Plan**, C-001, prepared by IBI Group, Project No. 123987, dated 2020-09-17, Revision 12 dated 2023-12-12.
7. **General Notes, Legend and CB Data Table**, C-010, prepared by IBI Group, Project No. 123987, dated 2020-09-17, Revision 12 dated 2023-12-12.
8. **Site Grading Plan**, C-200, prepared by IBI Group, Project No. 123987, dated 2020-09-17, Revision 12 dated 2023-12-12.
9. **Sanitary Drainage Area Plan**, C-400, prepared by IBI Group, Project No. 123987, dated 2020-09-17, Revision 12 dated 2023-12-12.
10. **Storm Drainage Area Plan**, C-500, prepared by IBI Group, Project No. 123987, dated 2020-09-17, Revision 12 dated 2023-12-12.
11. **Ponding Plan**, C-600, prepared by IBI Group, Project No. 123987, dated 2020-09-17, Revision 12 dated 2023-12-12.

12. **Erosion and Sediment Control Plan**, C-900, prepared by IBI Group, Project No. 123987, dated 2020-09-17, Revision 12 dated 2023-12-12.
13. **Elevations**, A201, prepared by N45 Architecture, Project 23-778, dated 13 Dec. 2020, Revision 12 dated 12 Dec. 2023.

And as detailed in the following report(s):

14. **Design Brief Purolator Inc. 1400 Upper Canada Street**, prepared by IBI Group, File 123987-7.3, dated September 2023, Revision 1 dated November 2023.
15. **Geotechnical Investigation Proposed Sorting Facility**, prepared by Paterson Group, Report PG4783-1, dated December 15, 2020, Revision 4 dated November 7, 2023.
16. **PG4783-MEMO.03 Geotechnical Response to City Comments**, prepared by Paterson Group, dated December 15, 2020.
17. **TIA Report Purolator Development 1400 Upper Canada Street**, prepared by Parsons, project 477406-01000, dated December 16, 2020.
18. **Phase One Environmental Site Assessment Update**, prepared by Pinchin Ltd., Project 231270.002, dated August 12, 2020.

And subject to the following Requirements, 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. 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, Real Estate and Economic Development.

3. 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.

4. **Reinstatement of City Property**

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

5. **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, Real Estate and Economic Development.

6. **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, Real Estate and Economic Development.

7. **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, Real Estate 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate 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, Real Estate 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.

8. **Development Charges**

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

Special Conditions

9. Private Approach Detail

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

10. 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, Real Estate and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

11. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

12. 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, Real Estate and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

13. 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 Design Brief, 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.

14. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Real Estate and Economic Development confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

15. 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.

16. 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, Real Estate and Economic Development.

17. 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, Real Estate 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.

18. 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 Palladium Drive right-of-way, as shown on the approved Landscape Plan referenced in Schedule "E" herein, including the walkway connection to the city sidewalk on Palladium Drive. 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.

19. Private Garbage Collection

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

20. Tree Permit

The Owner acknowledges and agrees to abide by the City's Tree Protection Bylaw, being By-Law No. 2020-340, as amended and that any trees to be removed shall be removed in accordance with an approved Tree Permit and the Tree Conservation Report referenced in Schedule "E" hereto.

21. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may order all Work in the project to be

stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.



January 17, 2024

Date

Allison Hamlin
(A) Manager, Development Review West
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-20-0125

SITE LOCATION

The site is located at 1400 Upper Canada Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located at the northwest corner of Palladium Drive and Upper Canada Street in the Kanata West Business Park subdivision. The property is approximately 0.3 hectares in size with 118 metres of frontage on Palladium Drive and 257 metres of frontage on Upper Canada Street. The site is currently vacant. Surrounding land uses include an orthodontic clinic on the east side of Palladium Drive and vacant lands to the south and west on Upper Canada Street. Other uses in the business park include Cabela's, princess Auto, McDonalds and UPS warehouse. Lands to the north are outside the urban boundary and are rural in nature.

The applicant is proposing to develop a warehouse and distribution facility with a small office and accessory display and sales centre component for Purolator. The proposed building has a total floor area of 8,611 square metres and is located in the middle of the site. The building is to be one-storey, except for a two-storey office component to the southeast portion of the site. There will be a 730 square metre garage component located to the rear of the building for routine service on Purolator vehicles. A zoning by-law amendment was passed on November 8, 2023, in order to add a "Heavy Equipment and Vehicle Sales, Rental, and Servicing" Use as a permitted use to the site's Business Park Industrial Subzone 13 (IP13) in order to accommodate the garage.

Employee and customer parking are located in the front and easterly portions of the site. The northern portion of the site is secured by gates and is reserved for incoming and outgoing trucks. Vehicular access for employees and retail clientele is provided from Upper Canada Street, while trucks would use the secured accesses on both Upper Canada Street and Palladium Drive. The site includes a total of 161 parking spaces, in addition to van and trailer parking in the secured area at the rear of the site.

The southeast corner of the building, oriented to the intersection of Upper Canada Street and Palladium Drive, serves as the main building façade and contains the office and retail areas of the building. Extensive landscaping would be provided along both street frontages. The rear portion of the site abutting the rural lands is also heavily landscaped to act as a visual buffer between the business park and the lands to the north.

Related Applications

The following application is related to this proposed development:

- Zoning By-law Amendment – D02-02-23-0048

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 of the Mixed Industrial designation.
- 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 a sorting facility for Purolator, which will offer package and logistics services. The proposal represents an appropriate site design under the current policy framework, and it represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval.

CONSULTATION DETAILS

Councillor's Comments

Councillor Cathy Curry was aware of the application related to this report. The Councillor has concurred to the proposed conditions of this approval.

Public Comments

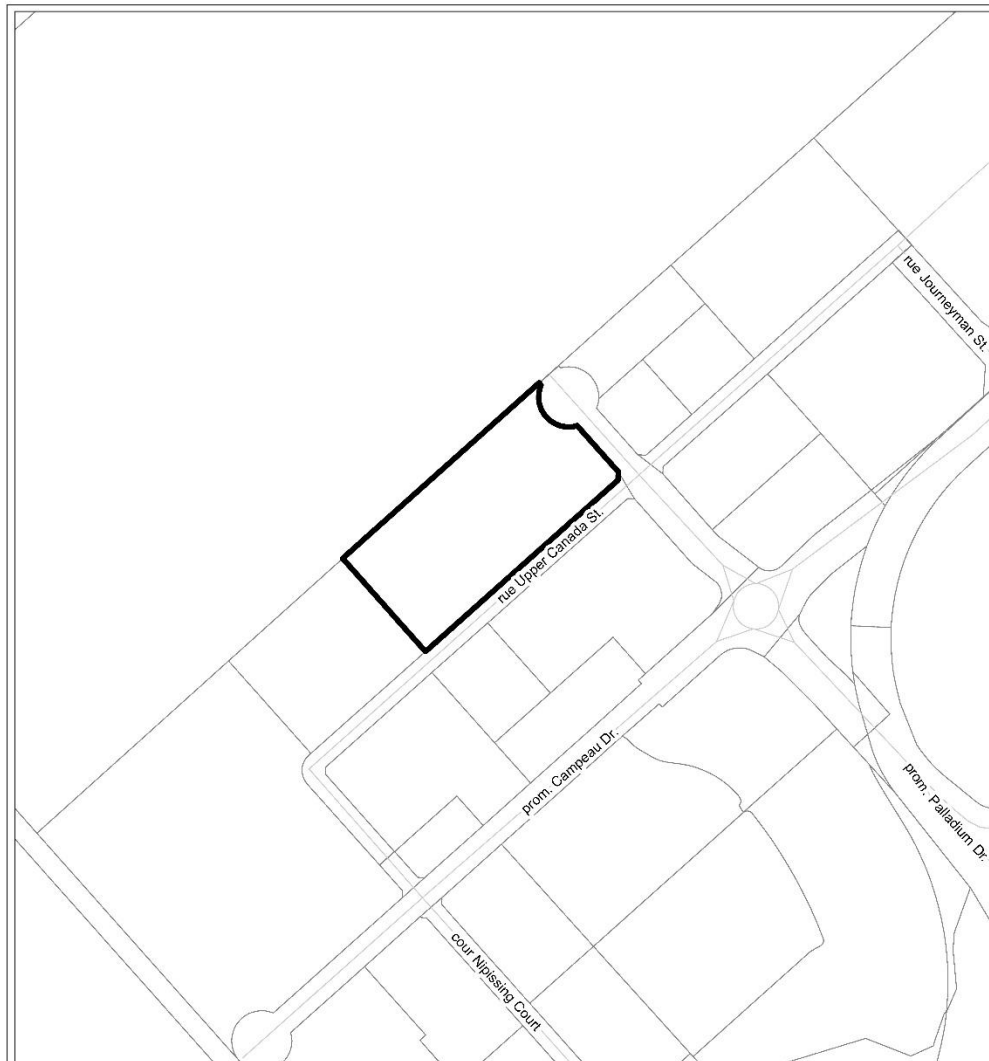
This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date, due to a changing concept and the

Contact: Sarah Ezzio, Tel: 613-580-2424, ext. 23493, or e-mail: Sarah.Ezzio@ottawa.ca

Document 1 – Location Map



LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

D07-12-20-0125

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1400 rue Upper Canada St.

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REVISION / RÉVISION - 2020 / 10 / 01



NOT TO SCALE