



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

Site Location: 765 Green Creek Drive

File No.: D07-12-21-0235

Date of Application: 27 December 2021

This SITE PLAN CONTROL application submitted by Rickson Outhet, Rickson Outhet Architect, on behalf of Floyd Cunning, is APPROVED as shown on the following plan(s):

1. **OBC Matrix, Drawing List & Existing Site Plan, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. A0, prepared by Rickson Outhet Architect, dated Dec. 12, 2019, Revision 3, dated Sep. 21, 2022.
2. **New Site Plan, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. A0a, prepared by Rickson Outhet Architect, dated Dec. 12, 2019, Revision 3, dated Sep. 21, 2022.
3. **Site Details, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. A0b, prepared by Rickson Outhet Architect, dated Sep. 23, 2019, Revision 3, dated Sep. 21, 2022.
4. **Site Servicing Plan, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. C-1 of 4, prepared by D. B. Gray Engineering Inc., dated Sep. 10, 2020, Revision 6, dated May 10, 2024.
5. **Grading Plan and Erosion & Sediment Control Plan, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. C-2 of 4, prepared by D. B. Gray Engineering Inc., dated Sep. 10, 2020, Revision 7, dated May 10, 2024.
6. **Drainage Plan & Notes, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. C-3 of 4, prepared by D. B. Gray Engineering Inc., dated Sep. 10, 2020, Revision 6, dated May 10, 2024.
7. **Pre (Existing) Development Drainage Plan, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. C-4 of 4, prepared by D. B. Gray Engineering Inc., dated Sep. 10, 2020, Revision 2, dated May 10, 2024.

8. **West Elevation Existing/New, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. A7, prepared by Rickson Outhet Architect, dated 20 Nov. 20, 2019, Revision 2, dated July 14, 2021.
9. **Phase I South Elevation Existing/Demo & Proposed, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. A8, prepared by Rickson Outhet Architect, dated 20 Nov. 20, 2019, Revision 2, dated July 14, 2021.
10. **East Elevation Existing/Demo & Proposed, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. A9, prepared by Rickson Outhet Architect, dated 20 Nov. 20, 2019, Revision 2, dated July 14, 2021.
11. **North Elevation Existing/Demo & New, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. A10, prepared by Rickson Outhet Architect, dated 20 Nov. 20, 2019, Revision 2, dated July 14, 2021.
12. **Tree Conservation Report & Landscape Plan, Local 47 – Smart Local Training Centre, 765 Green Creek Road, Ottawa**, Dwg. L.1, prepared by James B. Lennox & Associates Inc., dated June 2022, Revision 1, dated 07/21/2022.

And as detailed in the following report(s):

1. **Geotechnical Investigation, Proposed Local 93 Carpenters Union Hall and Training Centre, 765 Green Creek Road, City of Ottawa, Ontario**, prepared by LRL Associates Ltd., Project No. 08124, dated April 2008, Revision 1, dated May 2022.
2. **Servicing Brief and Stormwater Management Report, 765 Green Creek Road, City of Ottawa, Ontario**, D. B. Gray Engineering Inc., Project No. 20014, dated 26 March 2021, Revision 3, dated April 21, 2023.
3. **Final Report, Phase One Environmental Site Assessment, 765 Green Creek Road, City of Ottawa, Ontario**, prepared by Golder Associates Ltd., Project No. 21460385-001-RevA, dated August 2021.
4. **Geotechnical Review of Civil Engineering Drawing Package, 765 Green Creek Drive, Ottawa, ON, Geotechnical sign-off memo**, prepared by LRL Associates Ltd., dated 6 October 2023.

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

General Conditions

1. Lapsing of Approval

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 three (3) years of Site Plan approval, the approval shall lapse.

2. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between the City of Ottawa and Michael Masson, Michel Millaire and Thomas Stitt, registered as Instrument No. OC943388 on 6 January 2009, and the Amending Site Plan Agreement, registered as Instrument No. OC195536 on 29 September 2017, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supersede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

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. 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.

8. Development Charges

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

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, 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, 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, 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.

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, 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.

11. Maintenance of Stormwater Detention Area

The Owner acknowledges and agrees to install and maintain in good working order the required stormwater detention area as recommended in the approved Servicing Brief 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.

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, 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.

13. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Servicing Brief 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.

14. Stormwater Quality Requirement

The Owner acknowledges and agrees to install and maintain in good working order the required water quality treatment measures, as recommended in the approved Servicing Brief 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.

15. Private Water Service and Private Fire Hydrant

The Owner acknowledges and agrees that the water service within the lands is a private water service. The Owner further acknowledges and agrees that the private water service 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 water services 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 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.

17. Site Lighting Certificate

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:

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

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.

18. Waste 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.

19. Parkland Dedication

- a) The Owner acknowledges and agrees that the conveyance of parkland requirement to the City is 41.19 square metres.
- b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - i) For cash-in-lieu of conveyance of parkland:

2% of the portion of property that is impacted by the proposed development
(commercial & industrial uses)

Portion of property that is impacted by the proposed development		2,059.7 sq m
Development Type	Calculation	Conveyance Requirement
Commercial	2% of the portion of property that is impacted by the proposed development	41.19 sq m

20. Cash-In-Lieu of Conveyance of Parkland

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 11 funds. The Owner shall also pay the parkland appraisal fee of \$800.00 plus H.S.T. of \$104.00, as referenced in Schedule "B" herein.



February 13, 2025

Date

John Sevigny, C.E.T.
Manager, Development Review East,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information
Location Map

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-21-0235

SITE LOCATION

The subject site is located on the west side of Green Creek Drive and north of Canotek Road within the Canotek Business Park, as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is rectangular-shaped and has a total area of approximately 0.8094 hectares, with 82.72 metres of frontage along Green Creek Drive, a two-lane local road having a right-of-way width of approximately 20 metres. The property is situated within the Canotek Business Park located north of Highway 174. The site is south of the Robert O. Pickard Environmental Centre, Ottawa's wastewater treatment plant, west of Green Creek, and east of Shefford Sports Park and the Richcraft Sensplex. Currently, the subject site is occupied by the existing building for the Sheet Metal, Roofer and Production Workers Union (SMART).

The proposed development seeks to expand the existing SMART Local 47 Training Centre by adding 1,339 square metres of production and training facilities to the rear of the building. The existing building is one-storey, with a portion of the building towards the rear being two-storeys. The proposed development consists of a two-storey expansion containing a 39-square metre Training Coordination Office on the ground floor. On the second floor, a 520-square metre classroom for training programs and a 130-square metre welding shop is proposed. A total of 33 additional parking spaces are proposed along the site's north side and rear yards, with four spaces designated as snow storage areas. Additional tree planting and shrubbery is featured within the remaining landscape buffer strip surrounding the building to provide visual screening of the additional parking spaces.

The architecture of the proposed building expansion generally consists of elements typical of industrial office developments. The building features a flat roof with a metal roof canopy surrounding the rear expansion area. To match the existing materials used, insulated metal panels are the primary proposed finish of the building.

The proposal will be serviced by municipal services within Green Creek Drive, including water, sanitary, and storm water. Stormwater management for the proposed development will be provided by on-site surface storage, including a stormwater detention area.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development conforms with the relevant policies of the Official Plan. The site is designated Industrial and Logistics on Schedule B3, which permits the proposed expansion of the existing low-rise light industrial use.
- The proposed site development conforms with Zoning By-law 2008-250 in every respect with the uses and provisions of the applicable “Light Industrial, Subzone 2” subject to “Height 14.0” [IL2 H(14)]; and,
- The proposed site, servicing and landscape design for the low-rise light industrial development, subject to the proposed conditions of approval, are reasonable and appropriate; therefore, the proposed site design represents good and responsible planning and site design.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Tim Tierney indicated the following comments:

“Tradespersons are such an important part of the workforce and having the appropriate facility to make sure they thrive in their fields is crucial. With that said, I fully support this application for the expansion of Smart Local 47.”

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.

Summary of public comments and responses

The Ottawa Walls & Ceilings Training Centre and Deerpark Management Limited, a commercial condominium, are both directly adjacent to the Local 47 Training Centre and have expressed support for the proposed addition to the training centre.

Technical Agency/Public Body Comments

N/A

Advisory Committee Comments

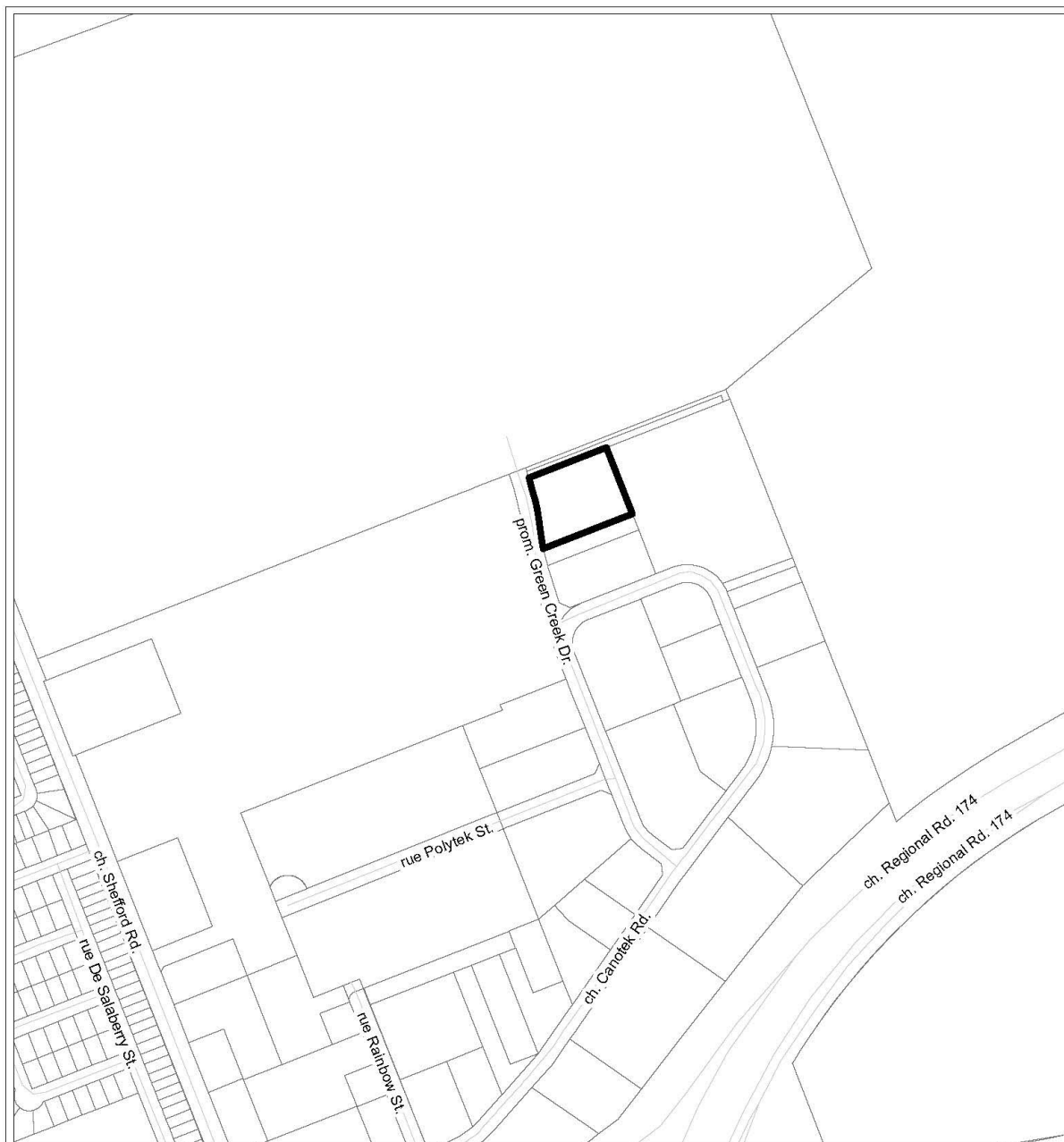
N/A

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 time required for City staff and the proponent to address the various site design and technical issues that were raised during site plan control review process.

Contact: Zoha Rashid; Tel: 613-580-2424, ext. 29566; or e-mail: zoha.rashid@ottawa.ca

Document 1 – Location Map



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REVISION / RÉVISION - 2023 / 09 / 27

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



765 prom. Green Creek Drive

