



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

Site Location: 1400 and 1410 Youville Drive

File No.: D07-12-22-0130

Date of Application: 30 August 2022

This SITE PLAN CONTROL application submitted by Bridgette Alchawa, McIntosh Perry Ltd., on behalf of 2167659 Ontario Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan, 'Fix Auto' Orleans - Automobile Body Shop**, Drawing A010, prepared by KWC Architects Inc., dated 31 January 2023, Revision 8, dated 12 June 2023.
2. **Site Details, 'Fix Auto' Orleans - Automobile Body Shop**, Drawing A011, prepared by KWC Architects Inc., dated 31 January 2023, Revision 3, dated 12 June 2023.
3. **Landscape Plan, Fix Auto Bodyshop**, Drawing L1, prepared by GLA Inc., dated August 2022, Revision 4, dated 5 July 2023.
4. **Grading, Drainage and Erosion & Sediment Control Plan, Jim Keay Ford**, Drawing C101, prepared by McIntosh Perry, dated 26 August 2022, Revision 4, dated 7 July 2023.
5. **Site Servicing Plan, Jim Keay Ford**, Drawing C102, prepared by McIntosh Perry, dated 26 August 2022, Revision 4, dated 7 July 2023.
6. **Building Elevations, Perspective View, 'Fix Auto' Orleans - Automobile Body Shop**, Drawing A030, prepared by KWC Architects Inc., dated 15 July 2022, Revision 1, dated 18 August 2022.

And as detailed in the following report(s):

1. **Servicing & Stormwater Management Report, Fix Auto Orleans – 1400 & 1410 Youville Drive**, prepared by McIntosh Perry, Project No. CCO-23-0480, dated July 7, 2023.
2. **Phase One Environmental Site Assessment, 1400 and 1410 Youville Drive, FINAL**, prepared by Pinchin, Project No. 310936, dated August 29, 2022.
3. **Revised Geotechnical Investigation, Proposed Commercial Development, 1400 and 1410 Youville Drive, Ottawa, Ontario**, prepared by Pinchin, Project No. 310936.001, dated August 26, 2022.

4. **Geotechnical Drawing Design Review, 1400 and 1410 Youville Drive, Ottawa, Ontario, Letter**, prepared by Pinchin, dated May 18, 2023.
5. **Transportation Impact Assessment, Response to Comments – Final Submission**, prepared by McIntosh Perry Consulting, Project No. CCO-23-0480, dated May 2, 2023.
6. **Tree Conservation Report for 1400 – 1410 Youville Drive, Ottawa**, prepared by IFS Associates Inc., dated April 19, 2023.

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. **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, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

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, Real Estate 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, 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.

9. **Development Charges**

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

10. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);

- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347); and
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

11. 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.

12. Permanent Encroachment Agreement

The Owner acknowledges and agrees to enter into a permanent Encroachment Agreement to permit the encroachment of the planting beds to be constructed within the City's Youville Drive right-of-way. The Owner shall, at its expense, provide a reference plan for registration, indicating the approved encroachments, and the Owner shall submit the draft reference plan to the City's Surveyor for review and approval prior to its deposit in the Land Registry Office. The Owner further acknowledges and agrees that the cost of preparation and registration of the Encroachment Agreement will be borne by the Owner.

13. Asphalt Overlay

Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Youville Drive, fronting the subject lands, as shown on the approved Servicing Plan, referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

14. 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.

15. **Transit Pad and Shelter**

The Owner shall locate, design and construct, at no cost to the City, a paved transit passenger standing area/shelter pad to the specifications of the City.

16. **Relocate Bus Stop**

The Owner shall relocate bus stop #7726 which will be impacted by the proposed new private approaches to the site.

17. **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.

18. **Spill Contingency and Pollution Prevention Plan**

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.

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, 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.

20. 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 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.

21. 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.

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 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.

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); and
 - (ii) 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, 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.

24. 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 Youville Drive right-of-way, as shown on the approved Landscape Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees). 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.

25. 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.

26. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 183.71 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 parkland: 2% of the gross land area (commercial & industrial).

Conveyance Requirement Table

Development Type	Rate	Units/Gross Land Area (ea / ha)	Conveyance Requirement (ha)
Commercial	2%	9,185.9m ² (0.9185ha)	183.71m ² (0.0183ha)
Total requirement:			0.0183ha
Proposed Parkland Dedication (CILP):			0.0183ha

27. 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 2 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.

28. Road Widening

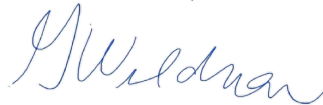
Immediately following registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Youville Drive frontage of the lands, measuring 12 metres from the existing centreline of pavement. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, 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 Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

29. Release of Previous Site Plan Agreement

The Owner and the City agree that the Site Development Agreement registered on 21 December 1988 as Instrument No. LT595623 and the Supplementary Site Development Agreement registered on 11 May 1995 as Instrument No. LT933868 can be released from title to the subject lands described in Schedule "A" hereto upon registration of this Agreement. The Owner acknowledges and agrees that the release of the aforementioned agreements shall be registered by the City, and all costs shall be borne by the Owner.

September 5, 2023

Date



Geraldine Wildman, RPP, MCIP
A/Manager, Development Review, East
Planning, Real Estate and Economic Development
Department

Enclosure: Site Plan Control Approval Application – Supporting Information
Location Map
Proposed Site Development Plan



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-22-0130

SITE LOCATION

The subject lands, addressed 1400 and 1410 Youville Drive, are situated on the west side of Youville Drive and north of St. Joseph Boulevard within the Youville commercial/industrial district, as shown on Document 1.

SYNOPSIS OF APPLICATION

This Site Plan Control application seeks to allow the development of the proposed automobile collision centre on the subject lands, legally described as Parts 1 and 3 on Reference Plan 4R-6509, within the Youville district.

The subject lands form two abutting properties, with the northerly parcel utilized by vehicle parking and outdoor storage and the southerly parcel containing a self-service car wash. The site is within Ward 2 – Orléans West-Innes and is part of the Youville district, which is located to the south of Highway 174, north of St. Joseph Boulevard, west of Jeanne d'Arc Boulevard South, and to the east of the National Capital Commission (NCC) Greenbelt lands. The site is rectangular-shaped and has a total area of approximately 0.9192 hectares, with 91.44 metres of frontage along Youville Drive, a two-lane local road having a right-of-way width of approximately 20 metres. The site is surrounded by various developed properties and land uses. Vehicle parking and a commercial plaza are located to the east of the subject site while to the west is the White Sands golf course. A multi-unit commercial building and a vehicle sales centre lie to the north and south, respectively, of the site. The Youville district area is dominated by a mix of light industrial, office and retail uses. The area has established itself as a destination for sales and servicing of automobiles as numerous dealerships, service stations and other like uses are located along the street.

The purpose of the proposed Site Plan Control application is to develop a 2,115-square metre automobile collision centre accessible through two private approaches off Youville Drive. The proposed development consists of an 8-metre high, single-story building designed to appear from the street as a two-storey structure with a primary collision centre use, ancillary office space and a paved compound at the rear of the collision centre. The fenced compound provides the necessary space for the maneuvering of tow trucks, the parking of damaged vehicles and the outdoor storage of parts and equipment within modular shipping containers. A total of 89 parking spaces are proposed within the compound along the site's side and rear yards. A continuous 3.0-metre wide landscape buffer strip with tree planting and shrubbery is featured to provide visual screening of the parking area and compound landscaping around the perimeter of the subject site. Document 2 is attached to illustrate the proposed site development plan.

The architecture of the proposed automobile collision centre generally consists of elements typical of industrial developments. The building features a flat roof and is clad primarily with

vertical, insulated white metal panels on all elevations. The east or street-facing elevation, which features the main public entrance to the building and street-level fenestration, is clad in prefinished metal siding with contrasting accent bands of corporate colours that together create an enhanced façade.

The proposed site development is to be serviced by sanitary and stormwater sewer and water main connections to the existing municipal services within Youville Drive.

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-22-0086
- Lifting of 30cm Reserve – D07-02-23-0008

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site development conforms in every respect to the policies of the Official Plan (2022). Schedule B8 – Suburban (East) Transect – designates the site as “Neighbourhood” and is subject in part to the policies of the Evolving Neighbourhood Overlay. The overlay has been applied to a portion of the site that lies within 200 metres of St. Joseph Boulevard, which is designated a Mainstreet Corridor.
- Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.
- The subject site lies within the planning area of the recently adopted *Orléans Corridor Secondary Plan*. While the proposed non-residential uses do not align with the future vision for the Youville district outlined in the *Orléans Corridor Secondary Plan*, at the time the application was submitted, the Secondary Plan had not been approved by Council and was not in effect.
- The site-specific zoning amendment passed by Council on 5 July 2023 (amending By-law 2023-337) is in full force and effect over the subject property. The proposed site development conforms in every respect with the uses and provisions of the applicable “Light Industrial, Subzone 2” subject to “Exception [2889] Height 14.0” [L2[2889] H(14)].
- The proposed site, servicing and landscape design for the low-rise commercial development, subject to the proposed conditions of approval, are reasonable and appropriate in the context of the surrounding development, and, therefore, represent good and responsible planning and site design.

The above conditions of site plan control approval would serve to ensure that the development proceeds in accordance with the approved plans and conditions of site plan control approval.

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 Laura Dudas was aware of the application related to this report. Councillor has concurred with the proposed conditions of approval.

Councillor Laura Dudas indicated the following comments:

City Council recently adopted the Orléans Corridor Secondary Plan, which provides a guide for how the heart of Orléans can grow to create a mixed use, pedestrian-oriented and complete livable community. As part of the Secondary Plan, the Youville District will transform from its current state of large, parcels of land (many of which house dealerships and similar business types requiring large parking lots) into a dense, commercial and mixed-used residential and neighbourhood that is a true 15-minute community.

This vision will take decades to be fully realized, however, it is my hope that as development applications come in, we will see this area transform sooner rather than later.

While it is great to see businesses growing and thriving in the East End, it is unfortunate that the application before us does not more closely align with the ultimate intentions for the area as outlined in the Secondary Plan. Going forward, the hope is that future development applications for the Youville District will include more key elements of the Secondary Plan, such as housing, especially since this entire District is within a short walking distance of an LRT station.

Response to Councillor Comments

Councillor Dudas engaged planning staff at various times throughout the previous related zoning amendment review process and requested that her comments provided at that time be reiterated in response to the subject site plan control application.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There was one public comment received online and staff considered this comment.

Summary of Public Comment and Response

Only one public comment was received expressing concern with the type of heating proposed for this development and states 'All heating should be electrical. No natural gas.'

The issue raised is outside City staff's authority of site plan control approval.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Comments were received from the representatives of a couple utility agencies, including Bell Canada and Enbridge Gas, both of whom either provided comments and/or requested conditions be included in the conditions of site plan control approval.

Response to Comments –Technical

Any specific conditions requested by the technical agencies are captured in the text of the standard site plan agreement (Condition 1).

Building Code Services' comment has been adequately addressed on the approved servicing plan.

Advisory Committee Comments

Summary of Comments – Advisory Committees

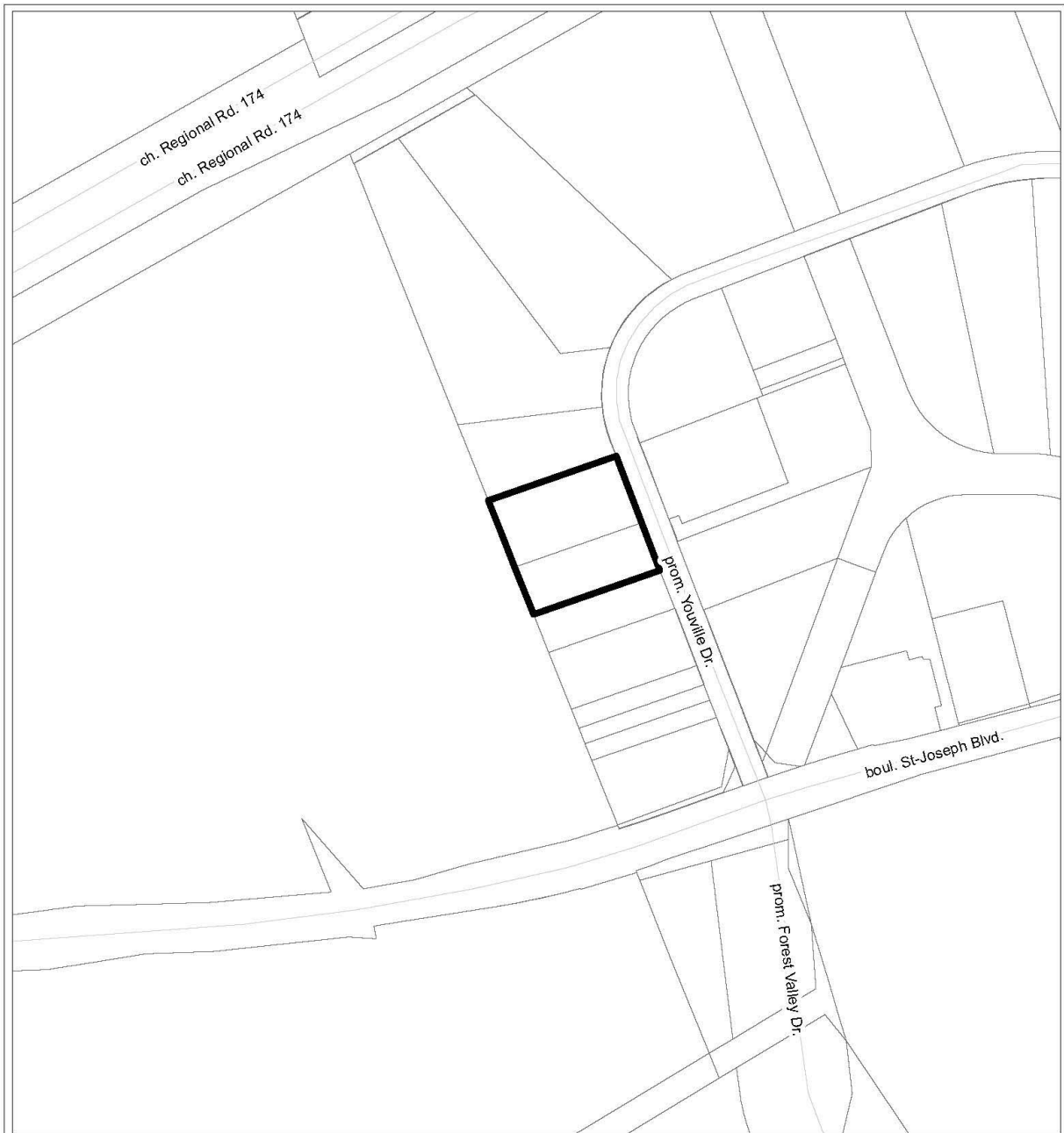
N.A.




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 the related zoning amendment and subsequent site plan control review process.

Contact: Evode Rwagasore; Tel: 613-580-2424, ext. 16483; or e-mail: Evode.Rwagasore@ottawa.ca.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0130	23-0762-D	 1400, 1410 prom. Youville Drive	
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REVISION / RÉVISION - 2023 / 08 / 16			

