



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 1485 Upper Canada Street

File No.: D07-12-23-0051

Date of Application: May 05, 2023

This SITE PLAN CONTROL application submitted by Dolyn Construction Ltd., on behalf of 12784033 Canada Inc., is APPROVED as shown on the following plans:

1. **Site Plan**, A100, prepared by DCA A Group of Architects, dated January 2023, revision 19 dated 2024/04/03.
2. **Building Elevations**, A300, prepared by DCA A Group of Architects, dated January 2023, revision 19 dated 2024/04/03.
3. **Building Elevations**, A301, prepared by DCA A Group of Architects, dated January 2023, revision 19 dated 2024/04/03.
4. **Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated February 2023, revision 6 dated 03/13/2024.
5. **Site Grading Plan-1**, C201, prepared by EXP Services Inc., dated 01/10/2023, revision 3 dated 12/15/23.
6. **Site Grading Plan-2**, C202, prepared by EXP Services Inc., dated 01/10/2023, revision 4 dated 12/15/23.
7. **Site Servicing Plan-1**, C101, prepared by EXP Services Inc., dated 01/10/2023, revision 3 dated 12/15/23.
8. **Site Servicing Plan-2**, C102, prepared by EXP Services Inc., dated 01/10/2023, revision 3 dated 12/15/23.
9. **Notes and Legend Sheet**, C001, prepared by EXP Services Inc., dated 01/10/2023, revision 3 dated 12/15/23.
10. **Erosion and Sediment Control Plan**, C300, prepared by EXP Services Inc., dated 01/10/2023, revision 3 dated 12/15/23.
11. **Post-Development Storm Drainage Plan**, C400, prepared by EXP Services Inc., dated 01/10/2023, revision 3 dated 12/15/23.

And as detailed in the following reports:

1. **Site Servicing & Stormwater Management Report Konson Warehouse – 1485 Upper Canada Street, Ottawa, ON**, prepared by EXP Services Inc., dated April 11, 2023, revised December 12, 2023.
2. **Geotechnical Investigation Proposed Commercial-Industrial Building 1485 Upper Canada Street, Ottawa, Ontario**, prepared by Paterson Group, dated January 10, 2023.
3. **Phase 1 Environmental Site Assessment 1485 Upper Canada Street Ottawa, Ontario**, prepared by Paterson Group, dated January 17, 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, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years 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, Development and Building Services.
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, 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.
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, Development and Building Services.

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, Development and Building Services. 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, Development and Building Services.

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, 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.

9. **Development Charges**

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

Special Conditions

10. **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.

11. **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.

12. **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 (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.

13. **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.

14. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, 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, Development and Building Services, and all associated costs shall be the Owner's responsibility.

15. **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.
16. **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 Site Servicing & 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.
17. **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, Development and Building Services 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.
18. **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.
19. **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, Development and Building Services.

20. **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, 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.

21. **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 Upper Canada Street and Campeau Drive rights-of-way, as shown on the approved Site Plan referenced in Schedule “E” herein, including all plant and landscaping material (except municipal trees), and concrete walkways. 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.

22. **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.

23. **Trees in City's Right-of-Way**

The applicant agrees to transplant the City-owned tree(s) as noted on the approved Landscape Plan, to the satisfaction of the General Manager of the Planning, Development and Building Services Department or his/her designate. Transplanting will be completed by a qualified contractor with appropriate equipment when the tree is in a dormant state. The applicant is responsible for watering and maintenance for the full duration of warranty for all trees planted as part of the approved Landscape Plan referenced in Schedule "E" herein. Should the transplanted tree(s) fail or decline in condition during the warranty period the applicant is responsible for its replacement within the Right of Way, including all associated costs.

December 2, 2024

Date



Kersten Nitsche, MCIP RPP
(Acting) Manager, Development
Review West, Planning, Development
and Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0051

SITE LOCATION

The site, 1485 Upper Canada Street, is located north of Campeau Drive and east of Upper Canada Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located north of Campeau Drive and is part of the Kanata West Business Park, which includes various business, office and warehouse uses. The site is surrounded by undeveloped lands and is proximate to Highway 417 to the south. Various commercial uses, including offices, retail, and an automobile service, are located south and east of the site along Campeau Drive. Adjacent land uses include Agricultural Resource Area, Industrial and Logistics, and Neighbourhood.

The site has an area of 18,383 square metres and approximately 245 metres of frontage along Upper Canada Street to the north and west and 63 metres along Campeau Drive to the south. It is currently vacant.

The proposal seeks to construct a single-storey, multi-tenant building with a gross floor area of 8,142 square metres. The building will comprise a warehouse, showroom, and office space for nine new industrial and commercial units with accessible entrances: six facing northwest on Upper Canada Street, two facing southwest on Upper Canada Street, and one facing southeast on Campeau Drive. The proposal includes 120 parking spaces, 5 of which are accessible, 10 loading bays, and 13 bicycle parking spaces.

The site is designated Mixed Industrial on Schedule B5 – Suburban (West) Transect of the Official Plan and is zoned Business Park Industrial Zone, Subzone 13, which permits the proposed use.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal aligns with the direction of the Kanata West Concept Plan.

- The proposal is consistent with the Official Plan policies in the Suburban Transect Policy Area and with policies in the Mixed Industrial area, which contemplate commercial uses of less impact that can provide a transition between industrial and logistics areas and Neighbourhoods, are compatible with the surrounding neighbourhoods and are not considered a nuisance.
- The Committee of Adjustment granted a minor variance on May 24, 2024 (D08-02-24/A-00099) to increase the maximum floor area for accessory displays and sales from 25 percent to 35 percent of the building's total gross floor area.
- Conditions of approval have been included in this report to ensure the proposed development is constructed in conformity with City policies and guidelines.
- The proposal represents an appropriate site design under the current policy framework and 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.

Public Comments

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

Technical Agency/Public Body Comments

Summary of Comments – Technical
N/A

Advisory Committee Comments

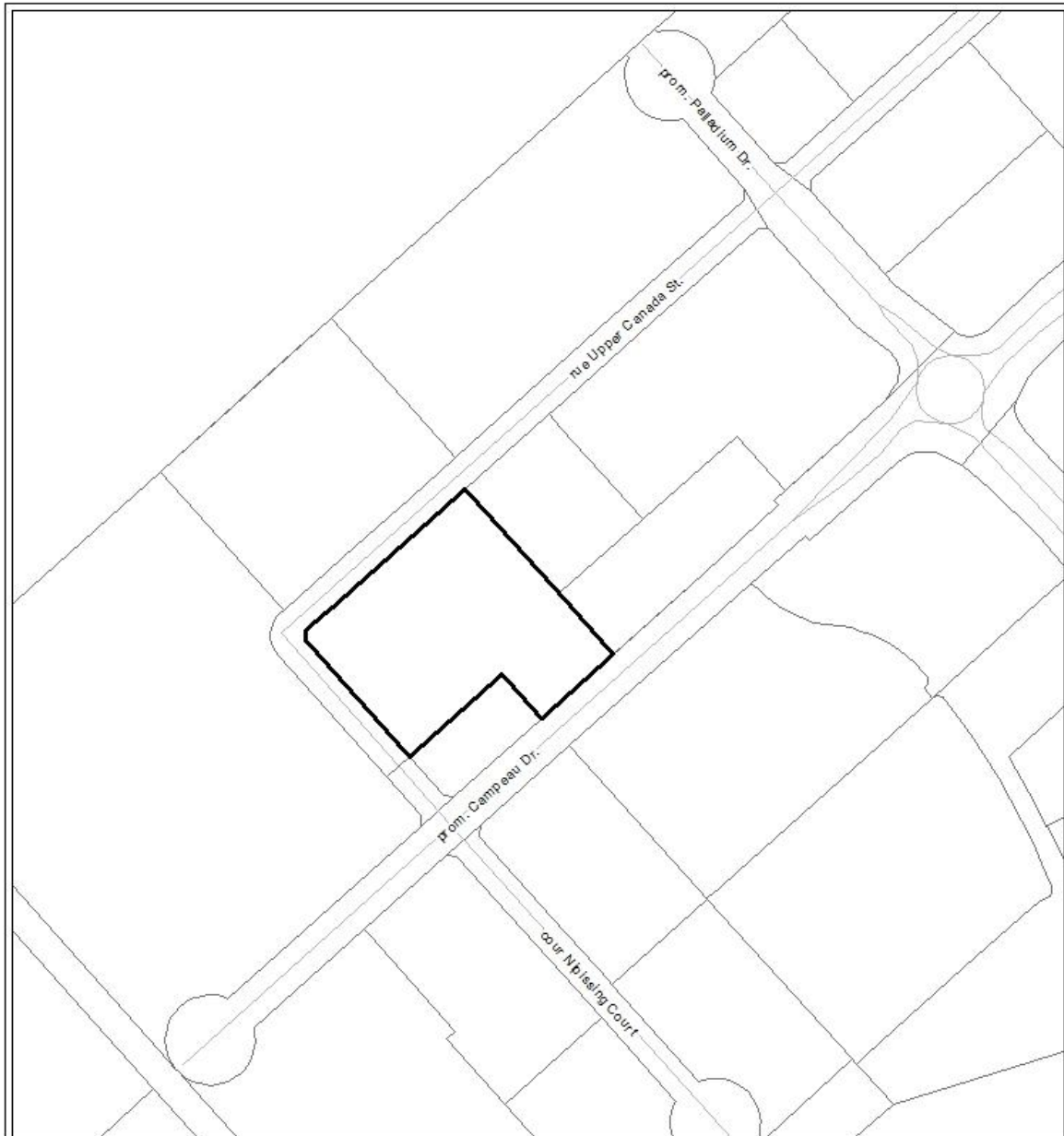
Summary of Comments – Advisory Committees
N/A



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the complexity of the issues associated with the application.

Contact: Solé Soyak Tel: 613-315-1597 or e-mail: Sole.Soyak@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-23-0051	23-0446-R		
I:\CO\2023\Site\Upper_Canada_1485		 1485 rue Upper Canada Street	
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REVISION / RÉVISION - 2023 / 05 / 15		