



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

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Site Location: 3745 St. Joseph Boulevard

File No.: D07-12-23-0059

Date of Application: May 15, 2023

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This SITE PLAN CONTROL application submitted by Parsons Inc. c/o Pamela Whyte, on behalf of 13890767 Canada Inc. c/o Sarah Sémajuste, is APPROVED as shown on the following plan(s):

1. Site Plan, 3745 St. Joseph, Drawing No. A100, prepared by CSV Architects, dated May 12, 2023, revision 6 dated April 11, 2024.
2. Elevations, 3745 St. Joseph, Drawing No. A300, prepared by CSV Architects, dated May 12, 2023, revision 4 dated February 7, 2024.
3. Tree Conservation Report & Landscape Plan, Proposed Development: 3745 St. Joseph Blvd., Drawing No. L.1, prepared by James B. Lennox & Associates Landscape Architects, dated March 2023, revision 5 dated March 28, 2024.
4. Site Servicing Plan, Mixed Use Building: 3745 St. Joseph Boulevard, Drawing No. C102, prepared by McIntosh Perry Consulting Engineers Ltd., dated May 12, 2023, revision 4 dated March 28, 2024.
5. Removals, Erosion & Sediment Control and Lot Grading & Drainage Plan, Mixed Use Building: 3745 St. Joseph Boulevard, Drawing No. C101, prepared by McIntosh Perry Consulting Engineers Ltd., dated May 12, 2023, revision 4 dated March 28, 2024.
6. Post-Development Drainage Area Plan: Mixed Use Building: 3745 St. Joseph Boulevard, Drawing No. POST, prepared by McIntosh Perry Consulting Engineers Ltd., dated May 12, 2023, revision 2 dated October 6, 2023.
7. Pre-Development Drainage Area Plan: Commercial Building: 3745 St. Joseph, Drawing No. PRE, prepared by McIntosh Perry Consulting Engineers Ltd., no date.

And as detailed in the following report(s):

1. 3745 St. Joseph Boulevard: Transportation Impact Assessment, prepared by Parsons, dated March 2024.
2. Grading & Servicing Plan Review: Proposed Multi-Storey Building: 3745 St. Joseph Boulevard, prepared by Paterson Group, dated August 30, 2023

3. Servicing & Stormwater Management Report: 3745 St. Joseph Boulevard, prepared by McIntosh Perry Consulting Engineers Ltd., dated May 9, 2023, revised October 6, 2023.
4. Geotechnical Investigation, Proposed Multi-Storey Building: 3745 St. Joseph Boulevard, prepared by Paterson Group, dated August 30, 2023.
5. Phase 1 Environmental Site Assessment Update: 3745 St. Joseph Boulevard, prepared by Paterson Group, dated February 28, 2023.
6. Phase 1 Environmental Site Assessment Update, Vacant Property: 3735 St. Joseph Boulevard, prepared by Paterson Group, dated May 6, 2014
7. Noise & Vibration Assessment: 3745 St. Joseph Boulevard, prepared by Gradient Wind Engineers & Scientists, dated May 11, 2023.

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

### **Requirements**

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

### **General Conditions**

#### **1. Execution of Agreement Within Three Years**

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. 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. **Parkland Dedication**

The Owner acknowledges and agrees that the conveyance requirement to the City is 50.04 square metres.

The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended at a rate of 2% of the gross land area (commercial & industrial uses).

### 11. **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 in the amount of \$27,000 and 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 1 funds. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule "B" herein.

### 12. **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.

### 13. **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.

**14. Notices on Title – All Units (Below Grade Parking and Depressed Driveways)**

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Purchaser/Lessee further acknowledges being advised that the City of Ottawa shall not be liable for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways.”

“The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands.”

**15. 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.

**16. 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.

## **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. Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.

## **20. 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.

## **21. 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.

## **22. 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.

## **Noise**

### **23. Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Noise and Vibration Assessment, referenced in Schedule "E" of this Agreement, as follows:

- (a) Building is to be equipped with central air conditioning;

- (b) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria. A letter shall be prepared by a qualified professional 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 mitigation measures to achieve the required indoor sound levels;
- (c) upon completion of the development and prior to occupancy and/or final building inspection, a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Noise and Vibration assessment referenced in Schedule "E" hereto. The Professional Engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Real Estate and Economic Development (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development;
- (d) notice respecting noise shall be registered against the lands, at no cost to the City, and such notice shall be included in all agreements of purchase and sale or lease agreements, as detailed in clause 33 below.

#### **24. Notice on Title – Noise Control Attenuation Measures**

##### Type B – Increasing Roadway Traffic

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that despite the inclusion of noise control features in this development and within building units, noise levels from increasing roadway/rail/air traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

##### Type D – Central Air Conditioning

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."





August 1<sup>st</sup>, 2024

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Date

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

Enclosure: Site Plan Control Application approval – Supporting Information



## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-23-0059

### **SITE LOCATION**

3745 St. Joseph Boulevard, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The site is located at 3745 St. Joseph Boulevard and is 2,502 square metres (0.25 hectares) in area. There is approximately 40 metres of frontage on the north side of St. Joseph Boulevard. The site is undeveloped and located south of the Taylor Creek Business Park, which contains a range of light industrial and commercial uses. The immediate area consists of commercial uses (west, north, and east). To the south is a vegetated ridge atop of which is the low-rise residential neighbourhood known as Fallingbrook.

The applicant has submitted concurrent applications for Zoning By-law Amendment and a Site Plan Control to permit a six-storey mixed-use building. The current development proposal will include a 61-room hotel with associated co-working spaces, multi-purpose room and gym. The building has been designed to include additional commercial spaces, including a training centre, restaurant, and retail uses.

Further details of the proposed development include:

- Underground parking garage containing 76 spaces, including 5 accessible spaces;
- One surface parking space at the front of the building for customer/passenger drop-offs;
- Twenty covered outdoor bicycle parking spaces; and
- A patio along St. Joseph Boulevard and rooftop terrace.

### **Related Applications**

D02-02-23-0039

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- Meets and supports policies of the Official Plan
- Meets and supports the designation and policies of the Orleans Corridor Secondary Plan.
- Proposal is in conformity with the zone IL[2966]
- Represents good site plan design and community planning

## **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 Matthew Luloff 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 were public comments received online and staff considered these comments.

A total of four submissions were received. The public concerns raised are itemized below with staff's responses.

#### **Comment:**

Concerns raised include the potential for a large, illuminated sign on the building that could impact residential uses to the south.

City Response: Signage must be in accordance with the Permanent Signs By-law on Private Property, which includes regulations for illuminated signage in proximity to a residential area.

#### **Comment:**

A concern as to whether the rezoning might impact an adjacent business was also raised.

City Response: Staff also confirm that the proposed zoning amendment will not have an impact on the operations of adjacent businesses.

#### **Comment:**

The owners of Condominium 1066 (landowners abutting to west – 3735 St. Joseph Boulevard), object to the reduction in parking required at this site as it may lead to spillover parking onto 3735 St. Joseph Boulevard and a more robust parking solution is requested for the subject site.

City Response: Vehicular cross access is not permitted between the lots. This site is within proximity of the future Trim LRT station and is subject to the Orléans Corridor Secondary Plan. Policy direction in the Secondary Plan include there shall be no minimum vehicular parking space rate requirements for development within the Secondary Plan boundary, except for required visitor and accessible parking. TDM measures are present, including ample bicycle parking on-site. It is Planning staff's opinion that all these measures and the Secondary Plan policy direction support the reduction in on-site parking.

**Comment:**

The owners of Condominium 1066 believe that if a Day Program (i.e. instructional facility) is permitted on-site, the need for more accessible parking spaces ought to be provided.

City Response: The applicant has not secured a Day Program. Staff confirm that the proposed Site Plan Control currently exceeds the parking requirement for persons with disabilities under Traffic and Parking By-law no. 2017-301.

**Comment:**

The owners of Condominium 1066 believe that the current plan inadequately addresses the need for a three-point turn area for garbage trucks. They strongly advocate for the installation of bollards to protect critical infrastructure such as gas lines and HVAC systems within their on-site easement.

City Response: The current plans adequately satisfy the need for a three-point turn for garbage trucks. The installation of bollards to protect infrastructure within the shared easement is not required.

**Comment:**

The owners of Condominium 1066 oppose the proposed height of the new building as it does not harmonize with the existing buildings within the community. To maintain aesthetic continuity and community character, they recommend reconsidering the building height and design.

City Response: The current building height permitted in the Zoning By-law for this subject site, as well as all adjacent light industrial zoned sites, is up to 5 storeys, even though the adjacent landowners have not exercised this right. The Orléans Corridor Secondary Plan has policy direction and support for built form to be up to 6 storeys in this area. The proposed zoning amendment seeks an additional 3 metres in height (approximately 1 storey) to permit the rooftop design and terrace. Planning staff find this additional height does not affect or detract from the current aesthetic or character set within the light industrial neighbourhood.

**Comment:**

The owners of Condominium 1066 request that a fence be applied between 3735 and 3745 St. Joseph Boulevard in order that the future users of the subject site do not trespass onto the Condominium 1066 lands. They also request that there be no obstruction between the two lands as there are easements in favour of 3735 St. Joseph Boulevard.

City Response: Planning has determined there is no requirement for a fence to be erected between two parcels of land as they are both public in nature and uses. The subject site is also curbed and will provide no vehicular cross-over.

Finally, Condominium Board 1066 has access easements over the subject property for maintenance and operation of 3735 St. Joseph Boulevard.

**Comment:**

The owners of Condominium 1066 seek clarification regarding the walkway initially planned to connect St. Joseph Boulevard to Lacolle Way.

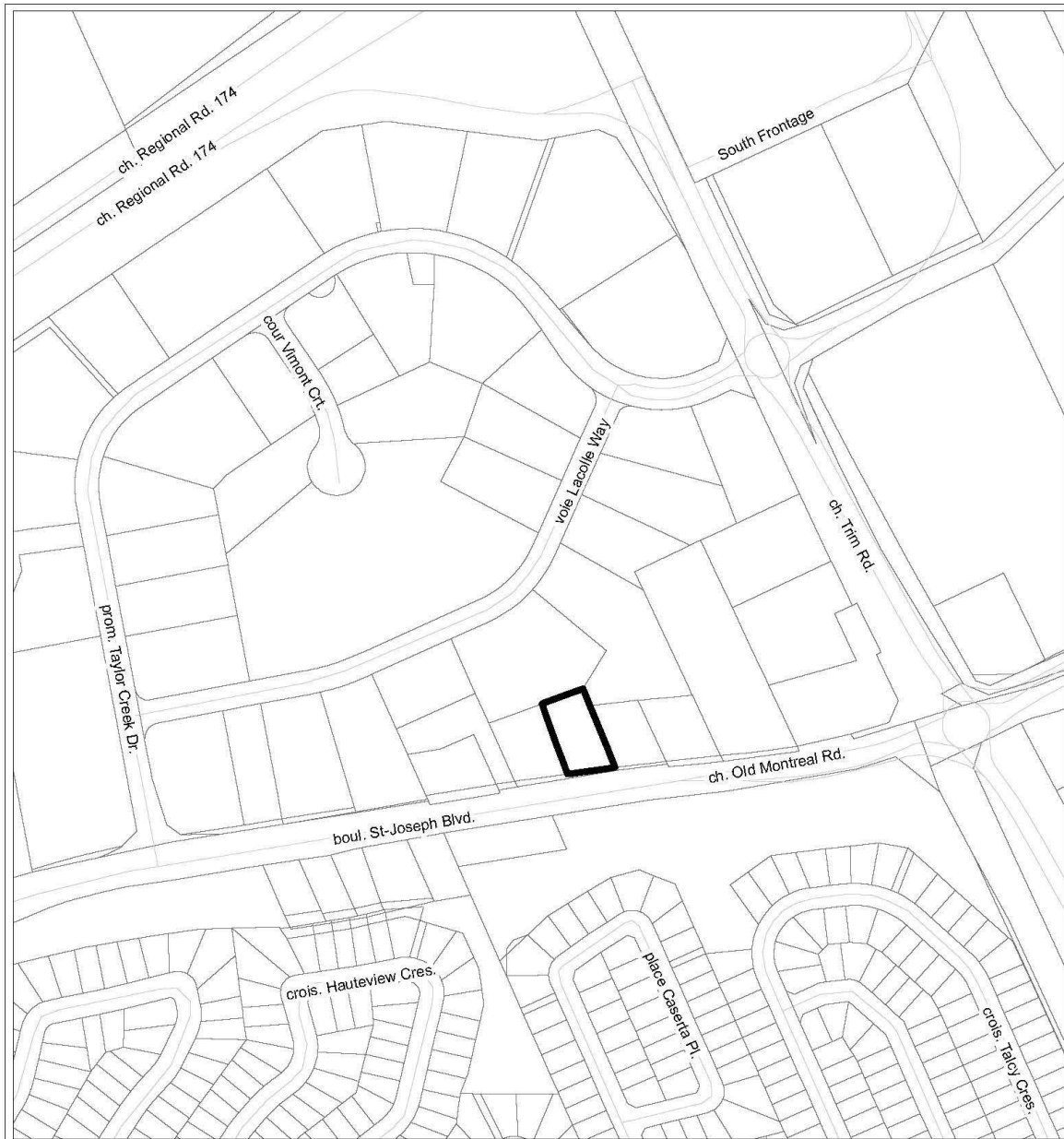
City Response: The need for a walkway connecting Taylor Creek Business Park to St. Joseph Boulevard has been removed.



**APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date due to the timing of the Zoning By-law Amendment approval.

**Contact:** Shoma Murshid: Tel: 613-580-2424, ext. 15430 or e-mail:  
[Shoma.Murshid@ottawa.ca](mailto:Shoma.Murshid@ottawa.ca)

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-23-0039	23-0493-D		
D07-12-23-0059			
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REVISION / RÉVISION - 2023 / 05 / 31			
		 <b>3745 boul. St. Joseph Boulevard</b>	