



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

Site Location: 3555 Borrisokane Road

File No.: D07-12-24-0063

Date of Application: July 19, 2024

This SITE PLAN CONTROL application submitted by Thomas Freeman, Fotenn Consultants Inc., on behalf of Ottawa Korean Community Church, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A1.1, prepared by Parker Architects Inc., dated June 28, 2023, revision 7 dated Sept 17/24.
2. **Landscape and Tree Preservation Plan**, L1, prepared by Miriam L.R. Mutton OALA CSLA Landscape Architect, dated May 18, 2023, revision 5 dated 17-09-24.
3. **Elevations**, SPA3.1, prepared by Parker Architects Inc., dated June 28, 2023, revision 4 dated Sept. 18/24.
4. **Elevations**, SPA3.2, prepared by Parker Architects Inc., dated June 28, 2023, revision 4 dated Sept. 18/24.
5. **Notes and Details (1 of 3)**, ND-1, prepared by Pearson Engineering, dated June 2023, revision 5 dated 10/16/24.
6. **Notes and Details (2 of 3)**, ND-2, prepared by Pearson Engineering, dated June 2023, revision 5 dated 10/16/24.
7. **Notes and Details (3 of 3)**, ND-3, prepared by Pearson Engineering, dated June 2023, revision 5 dated 10/16/24.
8. **Site Grading Plan**, SG-1, prepared by Pearson Engineering, dated June 2023, revision 5 dated 10/16/24.
9. **Site Servicing Plan**, SS-1, prepared by Pearson Engineering, dated June 2023, revision 5 dated 10/16/24.
10. **Pre-Development Storm Catchment Plan**, STM-1, prepared by Pearson Engineering, dated June 2023, revision 5 dated 10/16/24.
11. **Post-Development Storm Catchment Plan**, STM-2, prepared by Pearson Engineering, dated June 2023, revision 5 dated 10/16/24.

12. **Erosion Protection and Removals Plan**, EPR-1, prepared by Pearson Engineering, dated June 2023, revision 5 dated 10/16/24.

And as detailed in the following report(s):

1. **Environmental Impact Study and Tree Conservation Report for 3555 Borrisokane Road, Ottawa: Final Report (Revised Figure 3 and Appendices)**, prepared by Kilgour & Associates Ltd., dated 2024-07-11, revised 2024-10-07.
2. **Stormwater Management & Servicing Report: 3555 Borrisokane Road, Barrhaven, City of Ottawa**, prepared by Pearson Engineering, dated July 2023, revised October 2024.
3. **Geotechnical Investigation: Proposed Church: 3555 Borrisokane Road, Ottawa, Ontario**, prepared by Paterson group, dated November 3, 2023.
4. **Proposed Korean Community Church: 3555 Borrisokane Road, City of Ottawa: Traffic Impact Assessment Report**, prepared by Castleglenn Consultants, dated January 23rd, 2024.
5. **Roadway traffic Noise Assessment: Ottawa Korean Community Church: 3555 Borrisokane Road, Ottawa, Ontario**, prepared by GradientWind Engineers & Scientists, dated June 12th, 2023.
6. **Phase 1 Environmental Site Assessment**, prepared by Paterson Group, dated October 27, 2022.

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. **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.

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, 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.

Access

10. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

Noise

11. Noise Control Attenuation Measures

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

- (a) the development 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,

Development and Building Services 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 Roadway Traffic Noise Assessment referenced in Schedule "E" hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (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, Development and Building Services.

12. Notice on Title – Noise Control Attenuation Measures

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

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:

Type D – Central Air Conditioning

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this development 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."

Ending Paragraph

"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."

Geotechnical Engineering and Soils

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.

Civil Engineering

14. 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.

15. 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 Stormwater Management & Servicing 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.

16. 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.

Private Systems

17. 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.

18. 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.

Site Lighting

19. 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.

PLANNING AND OTHER

Planning and Design

20. Snow Storage - Setback

In addition to the provisions set out in Clause 17 of Schedule “C” to this Agreement, the Owner acknowledges and agrees that no snow storage will occur within the forty (40 m) metre amphibian corridor discussed in the Environmental Impact Study and Tree Conservation Report for 3555 Borrisokane Road, Ottawa dated 2024-10-07.

Waste Collections

21. Waste Collection

The Owner has determined they qualify for and will apply for the Yellow Bag program for small business. The Owner acknowledges and agrees that if they do

not use this program that garbage, recycling, and organic waste collection will not be provided by the City and they 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.

Trail Road Landfill Facility

22. Proximity to the Trail Road Landfill Facility

The Transferee of 3555 Borrisokane Road for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees being advised that his building is within 500 metres of the Trail Road Landfill Facility and that it has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby mitigating any potential odour impacts from the Trail Road Landfill Facility, to the satisfaction of the General Manager, Public Works and Environmental Services Department.

The City is not responsible if, regardless of the implementation of a central air conditioning system, the purchaser or occupant of the building finds any potential odour impacts from the Trail Road Landfill Facility offensive and a concern.

23. Notice on Title – Trail Road Landfill Facility

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers of these matters. The notice on title shall include, but not be limited to, the following:

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 themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this development has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby mitigating any potential odour impacts from the Trail Road Landfill Facility."

Ending Paragraph

"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."

Environment

24. Environmental Constraints

The Owner acknowledges and agrees that the development shall be in accordance with the recommendations of (Environmental Impact Study and Tree Conservation Report for 3555 Borrisokane Road, Ottawa, ON, prepared by Kilgour and Associates, dated 2024-10-07)

The Owner agrees to abide by all appropriate regulations associated with Provincial and Federal statutes for the protection of wildlife, including migratory birds and species at risk.

Parks

25. Parkland Dedication

The Parties acknowledge and agree that in accordance with the Parkland Dedication By-law of the City of Ottawa (no. 2022-280), section 11 (1), and the Planning Act, the subject Site Plan Control application does not generate any additional parkland dedication requirements above and beyond the parkland that was conveyed to the City through the registration of the subdivision agreement that applies to the subject lands (D07-16-19-0011 phase 3).

AGENCIES

RVCA

26. Rideau Valley Conservation Authority

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the Rideau Valley Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies of such approvals and/or permits with the General Manager, Planning, Development and Building Services.

November 14, 2024



Date

Lily Xu,
Manager, Development Review South,
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0063

SITE LOCATION

3555 Borrisokane Road, located south of the Borrisokane Road and Flagstaff Drive intersection and north of the Borrisokane Road and Cambrian Road intersection, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The subject site is currently vacant and is approximately 12,730 square metres with a 114-metre frontage along Borrisokane Road. It was part of a larger parcel of land before the Committee of Adjustment granted severance applications in March 2022 (D08-01-21/B-00541, D08-01-21/B-0052, D08-01-21/B-0053) to subdivide the land into three lots. The subject site is the southern most lot.
- The surrounding area includes a vacant piece of land for future development and a future car wash to the north, environmentally protected lands to the north-east, east, and south of the site (Tipperary Creek and Cambrian Road Woods), and Borrisokane Road, the highway 416, and lands reserved for development to the west. Further north (north of Flagstaff Drive) is a planned residential neighbourhood and further to the south-west is the Trail Road Waste Facility.
- A five-metre buffer is provided along the eastern property line as required by the Environmental Impact Assessment to be reserved for future pathways along Tipperary Creek.
- The proposed development will consist of a one-storey place of worship with a gross floor area of 2,913.5 square metres, an 82.30 square metre garage, 135 surface parking spaces for visitors and staff including five accessible parking spaces, seven bicycle parking spaces, and one loading space. Access to the site will be off Borrisokane Road, as well as a proposed access on Flagstaff Drive to the north. The building is not oriented towards Borrisokane Road but rather it is oriented to the north where the parking is located. The site design includes trees lining Borrisokane Road to provide screening from the road.
- The building will be finished with asphalt shingles, stone, horizontally laid wood look metal siding, and a stucco finish. It will also include a metal cross reaching 17.50 metres in height.

Related Applications

The following applications are related to this proposed development:

- Consent for Severance – D08-01-21/B-00541, D08-01-21/B-00542, D08-01-21/B-00543
- Zoning By-law Amendment – D02-02-16-0112
- Plan of Subdivision – D07-16-16-0023

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Official Plan designates the site Neighbourhood in the Suburban Transect. The Official Plan permits a range of residential and non-residential uses within neighbourhoods to encourage 15-minute neighbourhoods. Non-residential uses and services could include retail, services, cultural, leisure and/or entertainment uses, and they should be compatible with nearby residential uses. The proposed place of worship is separated from the nearby residential uses by Tipperary Creek which acts as a naturalized buffer. Further, places of worship are important for community building.
- The Barrhaven South Community Design Plan identifies the site as an Employment Area, where the intent is to permit a range of uses that serve the Barrhaven South and larger community. Section 5.1 Policy 2) permits places of worship in Employment Areas if they are located along arterial or major collector roads. Borrisokane Road is an arterial road.
- The subject lands are zoned Light Industrial (IL), Urban Exception 304. Urban Exception 304 permits a place of worship without any restrictions on size. The proposed development is in conformity with the relevant zoning provisions.
- The proposed development represents good planning as it conforms with the Official Plan and general policy direction from the Barrhaven South Community Design Plan.

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 David Hill 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

The Rideau Valley Conservation Authority (RVCA) had concerns regarding stormwater management including infiltration onsite and direction of the stormwater runoff. They suggested that low impact development (LID) be implemented to reduce the total amount of water flowing off-site and that they direct stormwater runoff to the adjacent watercourse (Tipperary Creek).

Response to Comments –Technical

In response to the RVCA's comments, flows from the grassed activity area were regraded and directed towards a bioretention trench with a subdrain that discharges to Tipperary Creek. The subdrain is in place since the soil conditions on the property are not well suited for LIDs. The remainder of the site will drain to the Borrisokane ditch as outlined in the DSEL Storm Catchment Plan.

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date.

Contact: Tess Peterman Tel: 613-580-2424, ext. 23578 or e-mail:
tess.peterman@ottawa.ca

Document 1 – Location Map



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

D07-12-24-0063

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REVISION / RÉVISION - 2024 / 08 / 08



3555 ch. Borrisokane Rd.

