



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, SOUTH**

Site Location: 1000 McGarry Terrace

File No.: D07-12-18-0029

Date of Application: March 15, 2018

This SITE PLAN CONTROL application submitted by Fotenn Consultants, on behalf of Dymon Storage Corporation, is APPROVED as shown on the following plan(s):

1. **Tree Conservation Report**, 1000 McGarry Terrace, TR-1, prepared by Fotenn, dated Feb. 16, 2018.
2. **Tree Conservation Report**, 1000 McGarry Terrace, TR-2, prepared by Fotenn, dated Feb. 16, 2018.
3. **Tree Conservation Report**, 1000 McGarry Terrace, TR-3, prepared by Fotenn, dated Feb. 16, 2018.
4. **Elevations**, 1000 McGarry Terrace, North & West Elevation, A-201, prepared by nicholas caragianis architect inc., dated Jan. 2019, Revision No. 2, dated 2019/04/04.
5. **Elevations**, 1000 McGarry Terrace, East & South Elevation, A-202, prepared by nicholas caragianis architect inc., dated Jan. 2019, Revision No. 2, dated 2019/04/04.
6. **Site Plan**, 1000 McGarry Terrace, A-100, nicholas caragianis architect inc., dated Jan. 2019, Revision 26, 2019/07/10.
7. **Landscape Plan**, 1000 McGarry Terrace, L1-1, prepared by Fotenn., dated January 31, 2018, Revision 8, dated July 24, 2019.
8. **Landscape Details**, 1000 McGarry Terrace, L3-1, prepared by Fotenn., dated January 31, 2018, Revision 8, dated July 24, 2019.
9. **Ponding Plan**, Dwg No. SWM, prepared by J.L Richards & Associates Ltd. Project No. 27296-003.1, dated 16/02/18, Rev 4, dated 17/05/19.
10. **Site Servicing Grading Plan**, Dwg No. SSG, prepared by J.L Richards Ltd. Project No. 27296-003.1, dated 16/02/18, Rev 4, dated 17/05/19.
11. **Erosion & Sediment Control Plan**, Dwg No. ESC, prepared by J.L Richards & Associates Ltd. Project No. 27296-003.1, dated 16/02/18, Rev 4, dated 17/05/19.

And as detailed in the following report(s):

1. **Site Servicing Report**, prepared by J.L Richards & Associates Ltd. Project No. 27296-003.1, dated February 16, 2018, Revised, dated March 15, 2019.
2. **Geotechnical Investigation – 1000 McGarry Terrace**, prepared by Fisher Environmental Ltd., Project No. FE-P 18-8637Geo, dated February 12, 2018, Revised, dated October 5, 2018.
3. **Phase 1 ESA, 1000 McGarry Terrace**, prepared by Fisher Environmental Ltd., Project No. FE-P 17-8416, dated Sept 27, 2017.
4. **TIA Scoping, Screening, Forecasting and Strategy Report, 1000 McGarry Terrace**, prepared by Parsons, dated Sept 11, 2018.

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 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. **Permits**
The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development.
3. **Barrier Curbs**
The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development.
4. **Water Supply For Fire Fighting**
The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.
5. **Reinstatement of City Property**
The Owner shall reinstate, at its expense and to the satisfaction of the General

Manager, Planning, Infrastructure 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.

6. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Infrastructure and Economic Development.

7. **Snow Storage**

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

8. **Exterior Lighting**

All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans referenced herein unless otherwise approved in writing by the General Manager, Planning, Infrastructure and Economic Development Department. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning, Infrastructure and Economic Development Department, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.

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

10. **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, Infrastructure and Economic Development.

11. **Completion of Works**

The Owner acknowledges and agrees that no building or no new building (if existing building on site that is to be occupied during construction) shall be occupied on the lands, nor will the Owner convey title to any building 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, Infrastructure 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, conveyance and/or occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development for such conveyance and/or occupancy in writing.

12. **Development Charges**

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

13. **Development Charges – Instalment Option**

- (a) The Owner acknowledges that for building permits issued after January 15, 2010, payment of non-residential development charges, excluding development charges for institutional developments, may be calculated in two (2) installments at the option of the Owner, such option to be exercised by the Owner at the time of the application for the building permit. The non-discounted portion of the development charge shall be paid at the time of issuance of the building permit and the discounted portion of the development charge shall be payable a maximum of two (2) years from the date of issuance of the initial building permit subject to the following conditions:
- (i) a written acknowledgement from the Owner of the obligation to pay the discounted portion of the development charges;
 - (ii) no reduction in the Letter of Credit below the amount of the outstanding discounted development charges; and
 - (iii) indexing of the development charges in accordance with the provisions of the City's Development Charges By-law, as amended.
- (b) The Owner further acknowledges and agrees that Council may terminate the eligibility for this two (2) stage payment at any time without notice, including for the lands subject to this Agreement and including for a building permit for which an application has been filed but not yet issued.
- (c) For the purposes of this provision,
- (i) "discounted portion" means the costs of eligible services, except fire, police and engineered services, that are subject to 90% cost recovery of growth-related net capital costs for purposes of funding from development charges. The 10% discounted portion, for applicable services, must be financed from non-development charge revenue sources.

- (ii) “non-discounted portion” means the costs of eligible services, fire, police and engineered services, that are subject to 100% cost recovery of growth-related net capital costs for purposes of funding from development charges.

Special Conditions

1. **Permanent Features**

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City’s widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan referenced in Schedule E” herein.

2. **Transportation Study/Brief**

The Owner has undertaken a Transportation Brief for this site, which Brief and Addendum are referenced in Schedule “E” herein, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the Transportation Brief are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

3. **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 – 1000 McGarry Terrace**, prepared by Fisher Environmental Ltd., dated February 12, 2018, Revised, dated October 5, 2018, referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department 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, Infrastructure and Economic Development Department.

4. **Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed buildings in accordance with the approved Elevations Plans, referenced in Schedule “E” herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved exterior elevations will be subject to review and approval by the City’s Urban Design Review Panel, with the final modified exterior elevation designs being subject to formal approval by the General Manager, Planning, Infrastructure and Economic Development. In this regard, the Owner shall submit any modified exterior building elevation plans that have been reviewed by the City’s Urban Design Review Panel to the General Manager, Planning, Infrastructure and Economic Development for approval, and the Owner

further acknowledges and agrees that such approved modified elevations will be included as part of this Agreement prior to issuance of any building permits for implementation of such modified exterior design plans.

5. **Snow Storage – no interference with servicing**

In addition to the requirements of Clause 17 of Schedule “C” of this Agreement, the Owner further acknowledges and agrees that any portion of the subject lands which is intended to be used for snow storage shall not interfere with the servicing of the subject lands.

6. **Waste and Recycling Collection (Standard Collection)**

The Owner acknowledges and agrees that waste collection and recycling collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for waste collection and recycling collection at the Owner’s sole expense. The Owner shall consult a private contractor regarding any access requirements for waste and/or recycling collection.

7. **Tree Protection**

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Landscape Plan and identified in the Tree Conservation Report, referenced in Schedule “E” herein, shall be protected in accordance with the City’s required tree protection measures. At a minimum, the following tree protection measures shall be applied during all on-site works:

- (d) Erect a fence at the critical root zone (CRZ) of trees, defined as ten (10 cm) centimetres from the trunk for every centimetre of trunk DBH (i.e., $CRZ = DBH \times 10cm$);
- (e) Tunnel or bore when digging within the CRZ of a tree;
- (f) Do not place any material or equipment within the CRZ of the tree;
- (g) Do not attach any signs, notices or posters to any tree;
- (h) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development;
- (i) Do not damage the root system, trunk or branches of any tree; and
- (j) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

8. **Tree Permit**

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with an approved Tree Permit and Tree Conservation Report, and in accordance with the City’s Urban Tree Conservation By-law, being

By-Law No. 2009-200, as amended. The Owner further acknowledges and agrees to post the approved Tree Permit at all times during tree removal, grading, construction, and any other site alteration activities.

9. **Tree Permit – Boundary Trees**

The Owner acknowledges and agrees that if any trees are to be removed or damaged on abutting properties, or if any trees are straddling a common lot line, the Owner shall obtain written permission from all affected property owners prior to the issuance of a tree permit, and shall provide a copy of such written permission to the General Manager, Planning, Infrastructure and Economic Development.

10. **New Trees**

All trees to be planted in the City Right-of-Way shall be done so in Silva Cells or technological equivalent, to the satisfaction of the General Manager of the Planning, Infrastructure and Economic Development Department.

11. **Cash-in-Lieu of Parkland**

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount as referenced in Schedule “B” herein. The Owner shall also pay the parkland appraisal fee of \$500.00 plus H.S.T. of \$65.00, as referenced in Schedule “B” herein. Pursuant to the City’s Parkland Dedication By-law, being By-law No. 2009-95, as amended by s. 16.2, **all** (100%) of said funds collected shall be directed to Nepean Town Centre Ward 22, 830311 funds.

12. **Installation of Signs on Private Property**

The Owner acknowledges and agrees it shall obtain approval from the Chief Building Official, Building Code Services prior to installation of any signs on the subject lands. The Owner further acknowledges and agrees that any such signs shall be installed in a location to the satisfaction of the Chief Building Official, Building Code Services and the General Manager, Planning, Infrastructure and Economic Development, and in accordance with the City’s Permanent Signs on Private Property By-law No. 2016-326, as amended.

13. **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 Fire Department when requested.

14. **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.

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, Infrastructure and Economic Development Department, 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.

15. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and or in-ground stormwater inlet control devices, as recommended in the approved **Site Servicing Report**, "dated February 16, 2018, Revised, dated March 15, 2019, prepared by J.L Richards & Associates Ltd." 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. **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, Infrastructure and Economic Development Department 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. **Bell Canada**

The Owner acknowledges and agrees to grant to Bell Canada any easements that may be required for telecommunication services at the Owner's sole cost and expense. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements at the Owners sole cost and expense.

September 20, 2019

Date



Lily Xu
A/Manager, Development Review, South
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-18-0029

SITE LOCATION

1000 McGarry Terrace, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is flat, rectangular in shape and covered with grass and a few trees.
- The site is bounded by Strandherd Drive to the north, McGarry Terrace to the west, a seniors' retirement home to the east and a construction site for an 18-storey apartment building to the south.
- The Applicant proposes to construct a 5-storey, 22-metre-high building fronting onto Strandherd Drive. Vehicular access to 33 parking spaces will be off McGarry Terrace. The building will contain two independent tenants on the first floor for a total of 550 m² along with 558 m² retail space for the Dymon facility to support their additional services of mailbox, shredding, safety deposit box rentals, etc.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal meets the intent of the Mixed-Use Centre policies in the Official Plan by helping to provide a complete community through services offered to the nearby commercial and residential property owners.
- The proposal conforms to the policies of the South Nepean Town Centre Secondary Plan (Area 7) and CDP for land-use, building height and transitioning between the low rise development on the north side of Strandherd Drive to the high-rise developments to the south of the subject site.
- The proposal was reviewed by the Urban Design Review Panel and appropriate revisions were made to the building, in terms of building orientation, floor to ceiling heights of the ground floor retail units as well as the architectural expression.
- The proposal was subject to a Zoning By-law Amendment (File No. D02-02-18-0019) for land use, height, parking spaces, loading spaces, aisle width and refuse containers. As such, the proposal meets the current zoning now in place.
- The conditions of approval are necessary to ensure proper development of the site.
- The proposed site design represents good planning principles.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on December 7, 2017.

The panel's recommendations from the formal review meeting are:

General Comments

- The Panel is appreciative of the presentation; including the discussion of Dymon Storage business strategy, target market and location criteria. The Panel understands that Dymon Storage is looking to locate in urban areas, typically on car oriented commercial streets. In part, the location criteria ensures car accessibility to new residential condominium developments in major urban centres.
- The Panel is having some difficulty with Dymon Storage's development model presented by the applicant. Legitimate land use planning and urban design questions are raised in reaction to this proposal, and the Dymon development model more generally. Going forward, the Panel suggests that the City of Ottawa establish a series of guidelines that specifically address storage facilities.

Architectural Expression

- The Panel recognizes the oddity of the appearance of this storage facility, and others like it throughout the city. The buildings and signage do not read as commercial, nor office, and it is the Panel's recommendation that the applicant work to reconsider the general architectural expression of this building, and future projects – perhaps finding inspiration from more traditional 19th Century warehouse architecture.
- Given the expressed desire to locate Dymon Storage facilities in the urban area, the Panel strongly suggests a design approach that includes wrapping the storage facility use by lining the building with retail or office space, so that it does not have the appearance of an industrial box.
- The Panel suggests that the proposed ground level retail be revised to include high floor-to-ceiling ratios.
- It is the opinion of the Panel that animating the façades with windows along front loaded corridors is important and provides an opportunity to create corner features on the main façade, greatly improving the impact of the building on the streetscape.
- The Panel applauds the applicant on the improved use of materials compared to previous proposals, as well as the addition of the cornice, and the installation of solar panels. Consider using Prodemas as an exterior cladding material.

Landscape and Access

- The Panel recommends relocating the parking lot to the Strandherd Drive side of the lot, extending the building all the way to McGarry Terrace, while establishing a single loaded corridor along Strandherd Drive.
- Add street plantings to compliment the other properties along Strandherd Drive. The Panel encourages the applicant to return to the Panel with a detailed landscape plan.

- Given the taller buildings proposed along McGarry Terrace, the Panel suggests adding green roof features that hide the mechanical systems since the roof becomes a fifth façade from the nearby higher buildings.
- When designing the parking access and parking lot, consider the ability to adapt to future advancements with respect to self-driving cars.

The Panel was successful in aiding in the implementation of the following:

- The building has been shifted closer to McGarry Terrace to improve the future pedestrian realm while also creating single-loaded parking along the McGarry Terrace and Strandherd Road frontages.
- The floor-to-ceiling height of the ground floor retail units has been increased.
- The remaining significant comments from the UDRP relate primarily to the architectural expression and will be fine-tuned during the on-going site plan review.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Meehan is aware of Staff's recommendation and has concurred with the proposed conditions of approval.

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

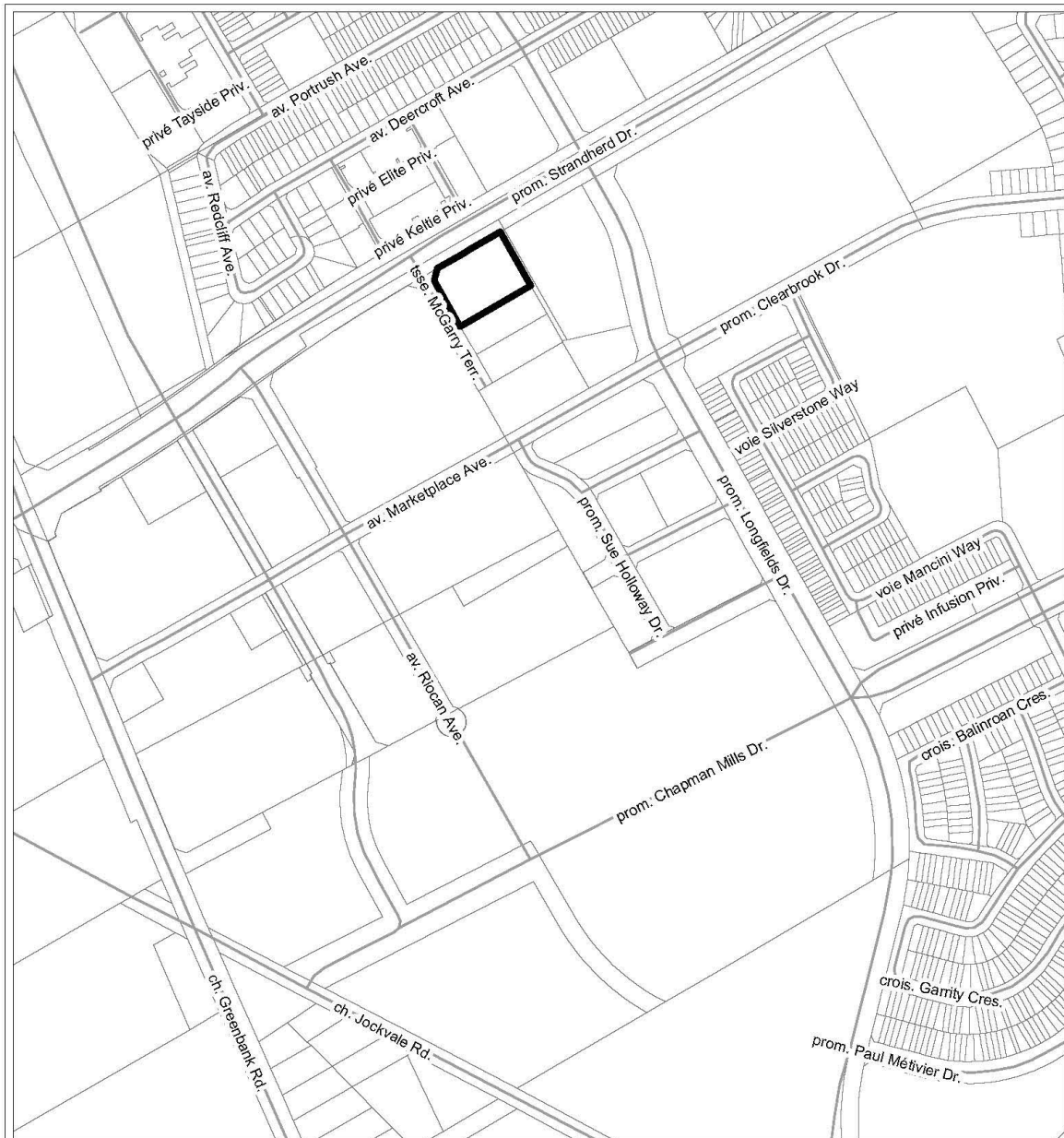
N/A


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 requirement for the associated Zoning By-law Amendment.

Contact: Tracey Scaramozzino Tel: 613-580-2424, ext. 12545, fax 613-580-2576 or e-mail: tracey.scaramozzino@ottawa.ca

Document 1 – Location Map



	
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REVISION / RÉVISION - 2018 / 03 / 02	

LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE
 SITE PLAN / PLAN DE EMPLACEMENT



1000 tsse. McGarry Terrace

