



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

Site Location: 540 Dealership Drive

File No.: D07-12-17-0128

Date of Application: October 5, 2017

This SITE PLAN CONTROL application submitted by David Traher, Myers Automotive Group on behalf of Zena Investment Corporation, is APPROVED as shown on the following plan(s):

1. **Site Plan, Proposed Automobile Dealership, 540 Dealership Drive, Ottawa, ON.**, drawing no. A100, prepared by KWC Architects, Project No. 1732, dated 15 September 2017, revision 5, dated 6 June, 2018.
2. **Lot Grading, Drainage, Sediment and Erosion Control Plan, 540 Dealership Drive, Proposed Automobile Dealership**, drawing no. C101, prepared by McIntosh Perry, Project No. CP-17-0442, dated Aug 28, 2017, revision 6, dated June 12, 2018.
3. **Site Servicing Plan, 540 Dealership Drive, Proposed Automobile Dealership**, drawing no. C102, prepared by McIntosh Perry, Project No. CP-17-0442, dated Aug 28, 2017, revision 6, dated June 12, 2018.
4. **Landscape Plan, Myers Auto Dealership, Citigate Park, Block 9, 540 Dealership Drive**, drawing no. L1, prepared by Gino J. Aiello landscape architect, dated August 2017, revision 7, dated May 17, 2018.
5. **Colour Elevations for Site Plan Approval**, drawing no. A200a, prepared by KWC Architects Inc., dated 15 September 2017, revision 2 dated 6 June 2018.

And as detailed in the following report(s):

1. **Myers Automotive Groupe – Proposed Automobile Dealership, 540 Dealership Drive, City of Ottawa, Site Servicing and Stormwater Management Report**, prepared by McIntosh Perry, CP-17-0442, dated September 19, 2017; Revised February 15, 2018; Revised April 3, 2018; Revised June 12, 2018.
2. **540 Dealership Drive - Geotechnical Report**, prepared by McIntosh Perry, Project No.: CP-17-0442, dated September 2017.

3. **Letter: Re: Site Plan Control Application: 540 Dealership Drive, Site Lighting**, prepared by M&E Engineering, dated December 21, 2017.
4. **Letter: Re: Phase I – Environmental Site Assessment, Vacan Land, Strandheerd Drive at Kennevale Drive, Block 9 – Citi Gate 416, Ottawa**, prepared by Paterson Group, dated September 7, 2017.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. **Agreement**
The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. **Certificate of Insurance**
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.
3. **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 Department.
4. **Extend Internal Walkways**
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 Department.
5. **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 approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.
6. **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.
7. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

8. 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 Department.

9. Maintenance and Liability Agreement

The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

10. Completion of Works

The Owner acknowledges and agrees that no building 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 Department, 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 Department, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development Department for such conveyance and/or occupancy in writing.

Special Conditions

11. Fire Services Access

The Owner acknowledges and agrees to use either a lockbox with key (or scan card if a motorized gate) or a chain and a lock on gates accessing the site and on gates within the fire route, as shown on the approved Site Plan. Upon installation, the Owner shall contact Ottawa Fire Services dispatch (613-232-1551) to make arrangements for a fire vehicle to attend the site and obtain all keys/cards required.

12. Traffic Control

The Owner acknowledges and agrees that all loading and unloading of vehicles to and from the subject site will be done within the property known as 540

Dealership Drive. The Owner acknowledges that loading and unloading of vehicles may not occur on Dealership Drive or Philsar Street.

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 Report (the "Report"). 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.

14. Thermal Mitigation

The Owner acknowledges and agrees that the recommendations of the Site Servicing and Stormwater Management Report, dated April 3, 2018, prepared by McIntosh Perry, are fully implemented with respect to best management practices in regard to thermal mitigation for sites within the Citi Gate subdivision draining into the O'Keefe Municipal Drain.

The Owner further acknowledges and agrees that the above recommendations apply to any building permit applied for any future replacement/alterations to the site.

15. MOE ECA for Industrial Sewage

The owner agrees that there shall be no operation of the service bay until such time as a Ministry of Environment and Climate Change (MOECC) Compliance Approval (ECA) for an Industrial Use for the operation of the service bay has been received from the Ministry of Environment and Climate Change.

16. Waste Collection

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

17. Requirement for Oil/Grease Separator

In accordance with the City's Sewer Use By-law, being By-law No. 2003-514, as amended, the Owner acknowledges and agrees to install a grease and oil interceptor on the internal sanitary plumbing system where there is the storage or repair of vehicles on the Lands.

18. Spill Contingency

The Owner shall within twelve (12) months of signing this agreement, develop and implement a Spill Contingency & Pollution Prevention Plan, which includes a set of written procedures describing how to prevent and/or mitigate the impacts of a spill within the area serviced by the works, which shall include as a minimum:

- (a) The name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the building.
- (b) The name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency and pollution prevention plan.
- (c) A site plan drawn to scale showing the facility, nearby buildings, streets, catch basins & manholes, drainage patterns (including direction of flow in storm sewers), and receiving water course that could potentially be significantly impacted by a spill and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment).
- (d) Steps to be taken to report, contain, clean up and dispose of contaminants following a spill.
- (e) A listing of telephone numbers for: local clean-up companies who may be called upon to assist in responding to spills; local emergency responders including health institution(s); and the MOE Spills Action Centre 1-800-268-6060.
- (f) Materials Safety Data Sheets (MSDS) for each hazardous material, which may be transported or stored in by the said building.
- (g) The means (internal corporate procedures) by which the spill contingency and pollution prevention plan is activated.
- (h) A description of the spill response training provided to employees assigned to work in the said building, the date(s) on which the training was provided and by whom.
- (i) An inventory of response and clean-up equipment available to implement the spill contingency and pollution prevention plan, location and, date of maintenance/replacement if warranted.
- (j) The dates on which the spill contingency and pollution prevention plan was prepared and subsequently, amended.
- (k) The Owner shall maintain the spill contingency and pollution prevention plan up to date through revisions undertaken from time to time as required by changes to the general operations of the site.

19. Exterior Elevation Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations Plans. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved Elevations Plans shall be filed with the General Manager, Planning, Infrastructure and Economic Development Department and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

20. Hydro Ottawa Limited – Medium Voltage Overhead Lines

The Owner is advised that there is medium voltage underground infrastructure along the North side of the property.

- a. Prior to the commencement of any excavation, the Owner shall arrange for an underground cable locate by contacting Ontario One Call at 1-800-400-2255, not less than seven (7) working days prior to excavating. There shall be no mechanical excavation within one and a half meters (1.5m) of any Hydro Ottawa underground plant unless the exact position of plant is determined by hand digging methods.
- b. The Owner shall inform Hydro Ottawa of any acute shock construction process or rubblelization to be used during construction, and apply Hydro Ottawa's work procedure UDS0022 "Protecting Electrical Distribution Plant & Support Structures from Vibrations Caused by Construction Activity".
- c. The Owner shall not use steel curb and sidewalk form support pins in the vicinity of Hydro Ottawa underground plant for electrical safety.

21. Hydro Ottawa Limited – Service Entrance Requirement

The Owner acknowledges and agrees it shall be responsible for servicing the buildings within the subject lands. The Owner further acknowledges and agrees that only one service entrance per property shall be permitted by Hydro Ottawa Limited.

22. Hydro Ottawa Limited

The Owner shall ensure that no planting or permanent structures are placed within the clearance areas around padmounted equipment which is defined by Hydro Ottawa's standard UTS0038 "Above Ground Clearances for Padmounted Equipment".

23. Hydro Ottawa Limited

The Owner shall ensure that any landscaping or surface finishing does not encroach into existing or proposed Hydro Ottawa overhead or underground assets or easement. When proposing to plant in proximity of existing power lines, the Owner shall refer to Hydro Ottawa's free publication "Tree Planting Advice". The shrub or tree location and expected growth must be considered. If any Hydro Ottawa related activity requires the trimming, cutting or removal of vegetation, or removal of other landscaping or surface finishing, the activity and the re-instatement shall be at the owner's expense.

24. Hydro Ottawa Limited

The Owner may be responsible for a Capital Contribution payment(s) towards a distribution system expansion, if the proposed development requires electrical servicing greater than can be provided by the existing distribution system in the vicinity, either in capacity or in extension limit. This amount shall be in accordance with Hydro Ottawa's Contributed Capital Policy and Conditions of Service.

25. Hydro Ottawa Limited

The Owner shall contact Hydro Ottawa to discuss electrical servicing for the property. By Hydro Ottawa commenting on this proposal, Hydro Ottawa has not committed to, or approved the electrical servicing of the proposed development.

26. Hydro Ottawa Limited

The Owner shall enter an Installation and Service agreement with Hydro Ottawa.

27. Hydro Ottawa Limited

The Owner shall comply with Hydro Ottawa's Conditions of Service and thus should be consulted for the servicing terms.

28. Enbridge Gas Distribution Inc.

The Owner acknowledges and agrees to contact Enbridge Gas Distribution Inc. for service and meter installation details and to ensure that all gas piping is installed prior to the commencement of site landscaping, including, but not limited to tree planting, silva cells, and/or soil trenches, and/or asphalt paving..

29. Enbridge Gas Distribution Inc. – Relocation Costs

The Owner acknowledges and agrees to bear the responsibility of all costs associated with the relocation of any gas main resulting from changes in the alignment or grade of future road allowances, or for temporary gas pipe installations pertaining to phased construction.

30. Enbridge Gas Distribution Inc. - Easements

The Owner agrees to convey to Enbridge Gas Distribution Inc., at the Owner's cost, any easements which are required to service this development, as determined by Enbridge Gas Distribution Inc.



June 21, 2018

Date

Don Herweyer
Manager, Development Review
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: D07-12-17-0128

SITE LOCATION

540 Dealership Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is west of the Dealership Drive and Strandherd Drive intersection located within the Citi Gate Corporate Campus in an area reserved for automobile dealerships.

The property is currently roughly graded and vacant. It is surrounded by the following:

- Future business park/dealership development lands to the north;
- A series of dealerships along Dealership Drive to the east;
- An ultimate frisbee field and snow storage facility to the southeast; and
- A planned autobody shop (also owned by Myers) and future business park development lands to the west.

The site will have two accesses from Dealership Drive, with one being a shared access with the site to the west. The proposal includes product display pads and storage areas along the street frontage. There is 63 customer and employee parking spaces, including three barrier-free parking spaces. There are also 311 spaces for product storage located along the sides and towards the rear of the property and 21 spaces for product display.

The building's façade is largely made of glass which continues partway along the sides of the building. The remainder of the building consists of white aluminum paneling with sections of grey corrugated aluminum panels for accent. There are several bay doors proposed around the building for servicing, parts delivery, and vehicle preparation

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal complies with the City of Ottawa Official Plan and the Secondary Plan for Nepean Urban Areas 9 & 10 policies.
- The proposal complies with the City of Ottawa Zoning By-law that the proposed uses are among the list of the permitted uses.
- The standard and site specific conditions are necessary to ensure the interests of the City and technical agencies are protected.
- The proposed site plan in general represents good planning by providing sound engineering design, well designed buildings and sufficient landscaping.

CONSULTATION DETAILS

Councillor Harder has concurred with the proposed conditions of approval.

Public Comments

Summary of Comments - Public

N/A

Technical Agency/Public Body Comments

Summary of Comments –Technical

The Rideau Valley Conservation Authority (RVCA) was concerned with the protection of the O'Keefe Drain from snow clearing efforts and the requirements for thermal protection for the O'Keefe Drain.

Response to Comments –Technical

The RVCA is satisfied with the plans and reports and indicates that the consultants have addressed their concerns.

Advisory Committee Comments

Summary of Comments – Advisory Committees

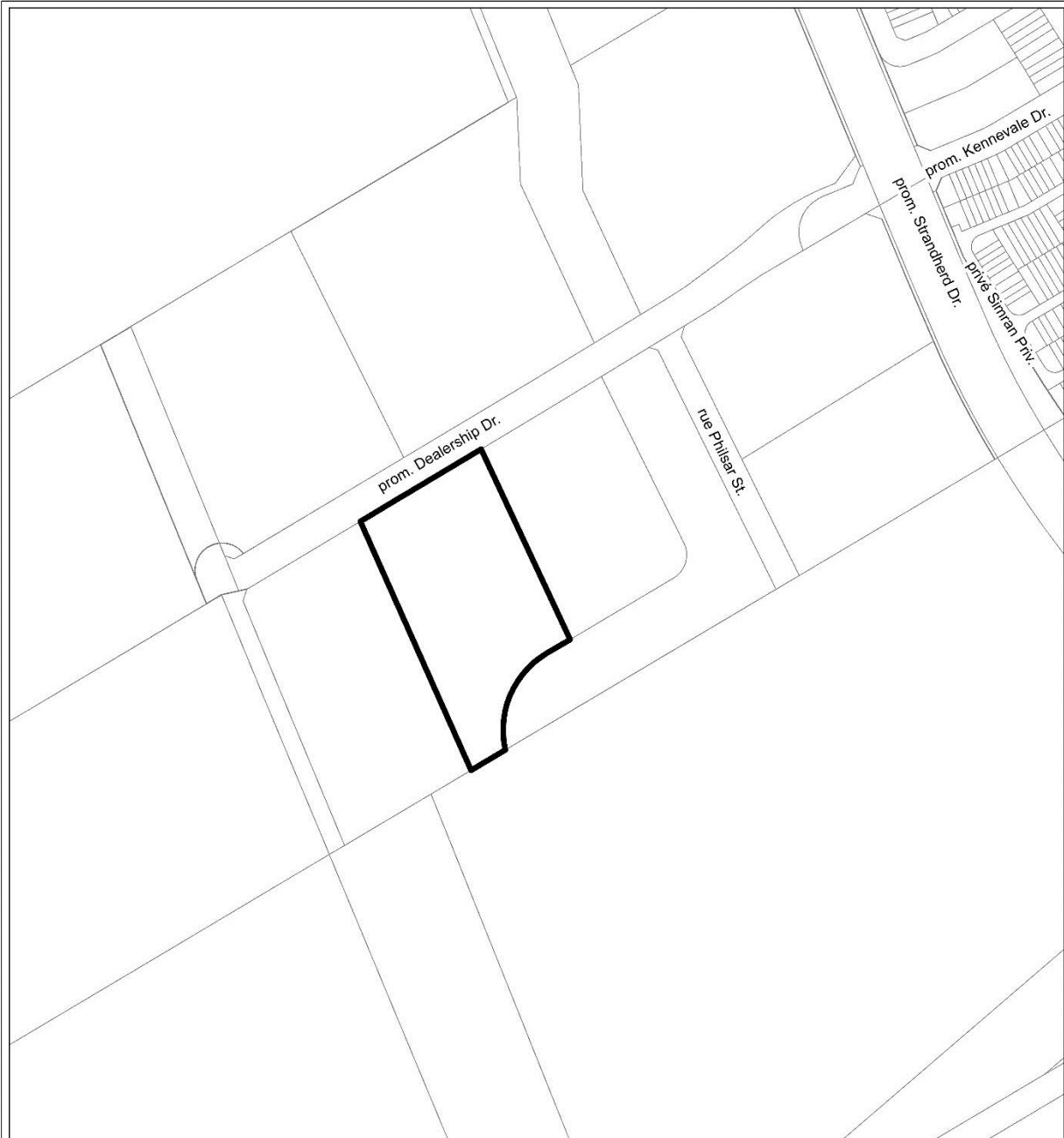
N/A




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to additional time that the applicant needed to provide resubmissions and to address engineering comments.

Contact: Mélanie Gervais - Tel: 613-580-2424, ext. 24025; Fax: 613-580-2576; or e-mail: Melanie.Gervais@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
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<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		 540 prom. Dealership Drive	
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2017 / 10 / 11		 <small>NOT TO SCALE</small>	