



File No. D07-12-17-0043

October 03, 2018

Stantec Consulting Ltd.
400-1331 Clyde Ave.
Ottawa, ON K2C 3G4

Attention: Nancy Meloshe
Planner

Dear Ms. Meloshe:

**Subject: Site Plan Control Application
3500 Hawthorne Road**

The City has approved the Site Plan Control application received on **April 13, 2017**, subject to Owner of the subject lands entering into a Site Plan Agreement.

It is important to note that this Site Plan Control Approval will lapse if certain requirements are not fulfilled by **September 26, 2019**. Specific details of the requirements will be provided to you once it has been indicated that the Owner is prepared to enter into an agreement with the City. These requirements may include, but are not limited to the following:

- Site Plan Agreement is signed.
- Security in the form of a Letter of Credit – in the City's standard format and wording, certified cheque or bank draft is provided.
- Certificate of Liability Insurance provided.
- Any required fees are paid

Please note that the documents referred to above, if not submitted in the City's required format(s), will be returned, resulting in a delay issuing a building permit and/or a commence work order.

Also enclosed is a copy of the approved plan(s).

If you have any questions or concerns, please contact John Bernier by telephone at 613-580-2424, extension 21576 or by e-mail at John.Bernier@ottawa.ca.

Sincerely,



John Bernier
Planner
Development Review

- c.c. Councillor Diane Deans
Sharif Sharif, Infrastructure Approvals Project Manager, PIED (include 1 set of approved/signed mylars)
Matthew.Wilson@ottawa.ca, Development Inspections
Matthew.Hayley@ottawa.ca, Environmental Planner
Pauline.Prevost@ottawa.ca, Transportation
John.Buck@ottawa.ca, Building Inspections
Matthew.Brozincevic@ottawa.ca, Program Manager - Permit Approvals (include all final/consolidated approved Geotechnical and/or Slope Stability studies)
Glenn.Duncan@ottawa.ca, Zoning Plan Examiner
Addressing And Signs
Joseph Langiano, Right of Way Agreements Coordinator
Jake.Gravelle@ottawa.ca, By-Law Enforcement
Wendy.Hickson@ottawa.ca, Development Agreement Officer
Joumana.Tannouri@ottawa.ca, Finance
Jake.Lefebvre@mpac.ca, Account Manager, MPAC
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
(no attachments)
Mr. Sahil Behal c/o 2520333 Ontario Inc.
Joan Zacharias, Rogers Communications Inc.



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

Site Location: 3500 Hawthorne Road

File No.: D07-12-17-0043

Date of Application: April 13, 2017

This SITE PLAN CONTROL application submitted by Stantec Consulting Ltd., on behalf of 2520333 Ontario Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, SP-A01, prepared by McRobie Architects + Interior Designers, dated April 1, 2017, revision 5 dated 31 Aug 2018.
2. **Landscape Plan**, L200, prepared by Stantec Consulting Ltd., dated 17.04.06, revision 4 dated 18.08.31.
3. **Tree Conservation Report**, L100, prepared by Stantec Consulting Ltd., dated 17.04.11, revision 2 dated 18.08.31.
4. **Exterior Elevations**, A201, prepared by McRobie Architects + Interior Designers, dated April 1, 2017, revision 2 dated 31 Aug 2018.
5. **Exterior Elevations**, A202, prepared by McRobie Architects + Interior Designers, dated April 1, 2017, revision 2 dated 31 Aug 2018.
6. **Site Servicing Plan**, SSP-1, prepared by Stantec, Project No. 160401284, dated 17.04.06, Rev 5, 18.08.30.
7. **Grading Plan**, GP-1, prepared by Stantec, Project No. 160401284, dated 17.04.06, Rev 5, 18.08.30.
8. **Erosion Control Plan and Detail Sheet**, EC-1, prepared by Stantec, Project No. 160401284, dated 17.04.06, Rev 5, 18.08.30.
9. **Storm Drainage Plan**, SD-1, prepared by Stantec, Project No. 160401284, dated 17.04.06, Rev 5, 18.08.30.
10. **Sanitary Drainage Plan**, SA-1, prepared by Stantec, Project No. 160401284, dated 17.04.06, Rev 4, 17.12.21.

And as detailed in the following report(s):

1. **Phase One Environmental Site Assessment, 3500 Hawthorne Road, Ottawa, Ontario**, prepared by Stantec Consulting Ltd., Project No. 160401284 dated April 4, 2017.

2. **Phase Two Environmental Site Assessment - 3500 Hawthorne Road, Ottawa, Ontario**, prepared by Stantec Consulting Ltd., Project No. 122170123 dated November 8, 2017.
3. **3500 Hawthorne Road Transportation Impact Study Response to Transportation Comments / Public Concerns Memo**, prepared by Stantec Consulting Ltd., dated January 17, 2018.
4. **3500 Hawthorne Road Transportation Impact Study**, prepared by Stantec Consulting Ltd., Project No. 160401302 dated March 17, 2017.
5. **Servicing Report**, prepared by Stantec, Project No. 160401284, dated November 6, 2017.
6. **Geotechnical Investigation Report – Proposed Commercial Gas Bar 3500 Hawthorne Rd, Ottawa, ON**, prepared by Stantec, Project No – 121620528, dated June 13, 2017.
7. **Noise Feasibility Assessment – Proposed Gas Bar with Vendor Drive-Through, 3500 Hawthorne Rd, Ottawa, ON**, prepared by Stantec, Project# 160401284, dated February 28, 2018.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. 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. **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.
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 approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.
4. **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.

5. 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.

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

7. 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.

8. 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.

Special Conditions

9. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the **Geotechnical Investigation Report – Proposed Commercial Gas Bar 3500 Hawthorne Rd, Ottawa, ON**, "Project No – 121620528, dated June 13, 2017; prepared by Stantec." (the "Report"), 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.

10. Noise Control Attenuation Measures

The Owner covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to ensure that the recommendations of the Noise Feasibility Assessment, referenced in Schedule E herein (the "Report"), are fully implemented. The Owner further acknowledges and agrees that they shall provide the General Manager, Planning Infrastructure and Economic Development Department with confirmation issued by the professional engineer that the Owner has complied with all recommendations and provisions of the Report, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning Infrastructure and Economic Development Department.

11. Waste and Recycling 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. The Owner shall consult a private contractor regarding any access requirements for waste and/or recycling collection.

12. 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, 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.

13. 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 Servicing Report, "Project No. 160401284, dated November 6, 2017, prepared by Stantec.", 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.

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, 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.

15. Spill Contingency and Pollution Prevention Plan

The Owner shall, within six (6) months of signing this Agreement, develop and implement a spill contingency and pollution prevention plan, which plan, at a minimum, will include a set of written procedures describing how to prevent and/or mitigate the impacts of a spill within the area serviced by the Works:

- a. the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the buildings;
- 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 and 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 Ministry of the Environment and Climate Change Spills Action Centre;
- f. Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored in 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; and
- j. the dates on which the spill contingency and pollution prevention plan was prepared and subsequently, amended.

The Owner covenants and agrees to 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. The Owner further covenants and agrees to retain a copy of the spill contingency and pollution prevention plan in a conspicuous, readily accessible location on-site such that it can be used as a reference by employees assigned to work in the said building. The Owner further covenants and agrees that it will make available, for inspection and copying by City personnel, the spill contingency and pollution prevention plan.

16. Site Triangles

The Owner(s) shall convey, at no cost to the City, a 5.0 m x 5.0 m corner sight triangle at corner of Hawthorne Road and Hunt Club Road. The exact triangle area must be determined by legal survey. The Owner shall provide an electronic copy of the Deed and a copy of the Deposited Reference Plan indicating the triangle, prior to execution of the agreement by the City. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys and will have been submitted to the City Surveyor for review prior to its deposit in the Registry Office. The City will not register the Deed for the triangle conveyance until after the City has issued the related building permit.

17. Road Widening

The Owner(s) shall convey, at no cost to the City, a road widening across the complete Hawthorne Road frontage measuring 22.25 meters from the existing centerline of pavement, and a road widening across the complete Hunt Club Road frontage measuring 22.25 meters from the existing centerline of pavement. The exact widening's must be determined by legal survey. The Owner shall provide an electronic copy of the Deed and a copy of the Deposited Reference Plan indicating the widening, prior to execution of the agreement by the City. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys and will have been submitted to the City Surveyor for review prior to its deposit in the Registry Office. The City will not register the Deed for the road widening until after the City has issued the related building permit.

18. Traffic Impact Study

The Owner(s) has undertaken a Transportation Impact Study dated March 17, 2017 and Response to Transportation Comments / Public Concerns dated January 17, 2018 for this site prepared by Stantec, Project No.160401302. To

determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure, that the recommendations of the Transportation Impact Study are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department

19. RMA Condition

The Owner acknowledges and agrees that he is responsible for the cost of all road modifications as identified in the Roadway Modification Approval Report (RMA-2018-TPD-069) as approved by the Manager of Transportation Services, including but not limited to land acquisition, contract drawings preparation, utility relocations, advertising, road work, traffic signal lights installation or modifications, construction supervision, traffic management, as-built drawing preparation, all required lab testing of field material, and other engineering and administrative costs. The final design and specifications shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner also acknowledges and agrees that the required roadway modifications must be complete prior to the Owner requesting or allowing occupancy of the building.

20. Tree Protection

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved 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:

- (a) 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., $CRZ = DBH \times 10cm$);
- (b) Do not place any material or equipment within the CRZ of the tree;
- (c) Do not attach any signs, notices or posters to any tree;
- (d) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development Department;
- (e) Tunnel or bore when digging within the CRZ of a tree;
- (f) Do not damage the root system, trunk or branches of any tree; and
- (g) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

21. Tree Permit

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with the approved Tree Conservation Report referenced in Schedule "E" hereto, and in accordance with the City's Urban Tree Conservation By-law, being By-Law No. 2009-200, as amended. The Owner

further agrees that a copy of the approved Tree Permit and/or Tree Conservation Report shall be posted on the construction site at all times until Approval is granted by the City for such Works.

22. Hydro Ottawa

- (a) The Owner is advised that there are medium voltage overhead lines along the East and south sides of the property.
- i. The Owner shall ensure that no personnel or equipment encroaches within three meters (3.0m) of the Hydro Ottawa overhead medium voltage distribution lines, unless approved by Hydro Ottawa. The Owner shall contact Hydro Ottawa prior to commencing work when proposing to work within 3.0m of the Hydro Ottawa distribution lines as noted above. No such work shall commence without approval of Hydro Ottawa.
 - ii. The Owner shall ensure that no permanent structures are located within the "restricted zone" defined by Hydro Ottawa's standard OLS0002 which can be found at <http://www.hydroottawa.com/residential/renovating/guide/clearances/>. The "restricted zone" surrounds overhead medium voltage pole lines, consisting of a five-meter (5m) radial distance from overhead medium voltage conductors, and a two-meters (2m) distance from a vertical line drawn from the conductors to ground level along the length of the pole line. This standard complies with the requirements of the Ministry of Labour's Occupational Health & Safety Act, the Building Code and the Ontario Electrical Safety Code.
- (b) The Owner is advised that there is medium voltage underground infrastructure along the West and North sides of the property and proposed medium voltage underground infrastructure along the South side of the property.
- iii. The Owner shall arrange for an underground electricity 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. Direct supervision by Hydro Ottawa personnel, and protection or support of the underground assets shall be at the Owner's expense.
 - iv. The Owner shall not use steel curb and sidewalk form support pins in the vicinity of Hydro Ottawa underground plant for electrical safety.
- (c) The change in grade is more than three tenths of a meter (0.3m) in the vicinity of proposed or existing electric utility equipment. Hydro Ottawa requests to be consulted to prevent damages to its equipment.
- (d) The Owner shall be responsible for servicing the buildings within the property. Only one service entrance per property shall be permitted.
- (e) The Owner shall be responsible for all costs for feasible relocations, protection or encasement of any existing Hydro Ottawa plant.

- (f) The Owner shall convey, at their cost, all required easements as determined by Hydro Ottawa.
- (g) 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 trees in proximity of existing power lines, the Owner shall refer to Hydro Ottawa's free publication "Tree Planting Advice" which can be found at <https://hydroottawa.com/outages/safety/safety-outside/planting-trees>. 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.
- (h) The Owner shall comply with Hydro Ottawa's Conditions of Service and thus should be consulted for the servicing terms. The document, including referenced standards, guidelines and drawings, may be found at <http://www.hydroottawa.com/residential/rates-and-conditions/conditions-of-service/>. The Owner should consult Hydro Ottawa prior to commencing engineering designs to ensure compliance with these documents.

23. Enbridge Gas Distribution

- (a) The Owner shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea60@enbridge.com for service and meter installation details and to ensure 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.
- (b) If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.
- (c) In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost. The inhibiting order will not be lifted until the application has met all of Enbridge Gas Distribution's requirements.

Sep 26, 2015
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: D07-12-17-0043

SITE LOCATION

3500 Hawthorne Road, and as shown on Document 1.

Surrounding the property are the following:

- Directly to the north and west of the site is an established residential neighbourhood comprised of single detached and townhomes;
- To the south of the property beyond Hunt Club Road is the Greenbelt;
- To the east are light industrial lands, which include a gas station with car wash and convenience store on the adjacent corner of the intersection.

SYNOPSIS OF APPLICATION

The application proposes the development of an eight-pump gas bar and a one-storey building with a total gross floor area (GFA) of 260 m². The plan includes a fast-food restaurant and drive-through facility, both of which required a Zoning By-law Amendment. This was granted by Council on July 11th, 2018, and enacted through By-law 2018-255.

The site will be accessed by a right-in/right-out entrance from Hawthorne Road and have a right-out exit onto Hunt Club Road.

Modifications to the right-of-way were also required to facilitate this development and increase road safety. These changes include:

- A longer southbound turn lane on Hawthorne Road;
- An extended median on Hawthorne Road to prevent northbound, left-turning vehicles; and
- A smart channel on the northwestern corner of the intersection, for southbound vehicles turning onto Hunt Club Road, which result in slower speeds and better visibility for merging traffic.

In terms of site design, the plan includes a landscape buffer surrounding the entire site that is a minimum of three metres wide. Plantings proposed are robust and include a mix of 39 coniferous and deciduous trees, and a large quantity of shrubs and ornamental grasses. A significant amount of planting has been placed along the north and western edge of the site to create a better buffer to the existing community.

There are 17 surface parking spaces provided throughout the site, including one

accessible parking space. The drive-through lane wraps around the northern and western edge of the site. Concrete sidewalks, painted crossing lines, and depressed curbs facilitate safe pedestrian access and movement throughout the site. Additionally, two bike lock-ups locations are shown on the plan.

The waste bins have been upgraded to the Molok earth bins to reduce potential odors and pests.

The building proposed is high quality in terms of design and material. A large portion of glazing is provided for the façade, with stone on the northern and southern elevations. The rear of the building (western elevation) includes a mix of metal panelling types and styles.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in compliance with applicable Official Plan policies;
- A Zoning By-law Amendment was granted to allow the fast-food restaurant and the drive-through facility uses. All other provisions of the Zoning By-law are being met;
- Site servicing and grading plans have been reviewed and are acceptable to this Department;
- A Site Plan Control Agreement is necessary to secure on and off-site improvements that are needed as a result of the development;
- The conditions of approval are necessary to ensure that the development occurs in compliance with City standards and requirements from various public bodies; and
- The proposed development generally represents good planning in that an automobile-supportive use should be located along major arterial roads and, if necessary, on the edge of existing residential communities. Measures have been taken to mitigate any impacts that this development may have on the existing community, which includes use of noise walls, relocation of rooftop equipment, sharp cut-offs for lighting, a single drive-through lane, hardy landscape buffering, and Molok waste bins.

CONSULTATION DETAILS

Councillor Diane Deans is aware of this application.

Public Comments

Summary of Comments - Public

Two public meetings were held in the community: June 12, 2017 at the Greenboro Community Centre; and February 7, 2018 at the Greenboro Community Centre.

Comment:

This use will increase the amount of traffic in the area and will make Hunt Club Road and Hawthorne Road more congested than it already is.

Response:

The uses proposed are expected to serve traffic already passing through the area and will not necessarily be a contributor of traffic as a travel destination would.

Comment:

There will be additional and unreasonable amounts of noise during the construction, and during the operation of the business from the speaker box and cars and pedestrians accessing the site at night. A sound-attenuation wall is requested. They requested only one lane for the drive-through instead of the originally proposed two.

Response:

Subsequent designs have adequately addressed noise concerns. The drive-through has been reduced to a single lane with a single speaker box. The existing fence along the residential properties is a noise fence and through careful site design and relocation of noise generating equipment, this fence will be sufficient in attenuating noise.

Comment:

The construction process and operation of the business will cause environmental hazards to humans through exposure to air-borne chemicals and dust and to the ground if there are leaks and chemicals that leach into the ground.

Response:

The storage, handling, and use of fuels fall under the Technical Standards and Safety Authority's (TSSA) jurisdiction. The Owner will need to obtain the proper licensing through the TSSA, which includes review and inspection to ensure that the gas station is safely constructed and operated.

Comment:

The proposed use will lower the value of the residents' properties and their residential properties could be damaged through the vibrations during the construction period.

Response:

There is no empirical evidence that property values would be negatively impacted and are not a consideration reviewing the merits of a development application. The proposed zoning changes do not deviate far from what was originally envisioned for the site.

Comment:

The garbage would create odour and attract rodents to the area. A request was made to move the garbage container and also for a total enclosure of the garbage.

Response:

The proposed location for the waste bins are well positioned on the property. The Proponent has offered to use Molok bins instead of standard waste bins. These bins are designed to limit odours being fully enclosed and built into the ground.

Comment:

The reduced landscape buffer and planting material along the residential lots are insufficient in depth. Evergreen trees were requested for the buffer.

Response:

The reduction in drive-through lanes has resulted in a larger landscape buffer. Additional trees have been added, as well as a mix of deciduous and coniferous trees for year-round buffering.

Comment:

There is already a gas bar and fast-food drive through restaurants close by and a new one is not needed.

Response:

Necessity and market support of a specific use is not a planning consideration.

Comment:

There will be odours coming from the restaurant use that will impact the use their property.

Response:

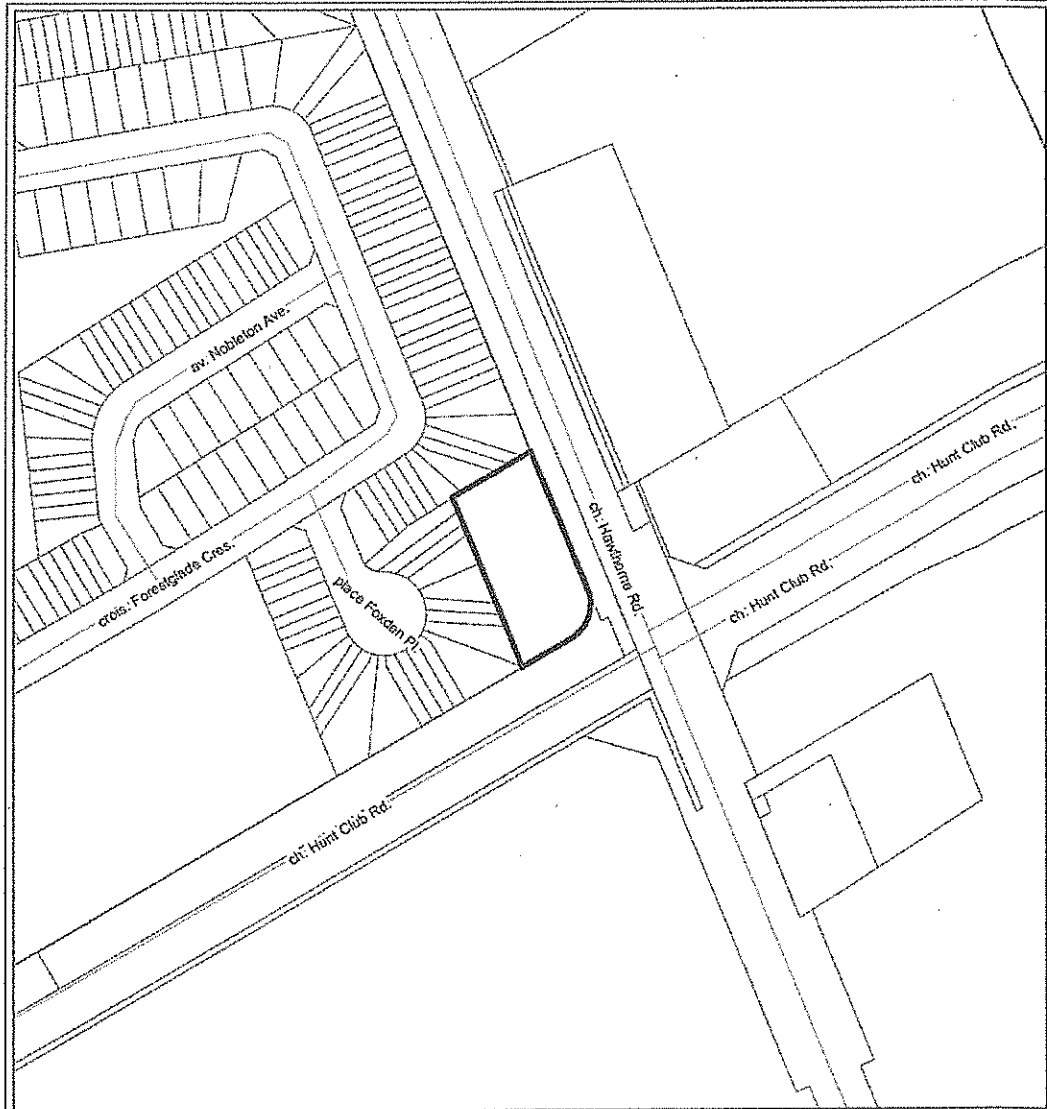
Exhaust and odours will be controlled using specialized rooftop equipment.



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 issues needing to be resolved.

Contact: John Bernier Tel: 613-580-2424, ext. 21576, fax 613-580-2576 or e-mail: John.Bernier@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT	
D02-02-17-0032	17-0531-X	<div style="border: 2px solid black; width: 30px; height: 15px; display: inline-block; margin-right: 5px;"></div> 3500 chemin Hawthorne Road	
D07-12-17-0043			
I:\CO\2017\Zoning\3500_Hawthorne			
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REVISION / RÉVISION - 2017 / 04 / 27			