



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

Site Location: 851 Industrial Avenue

File No.: D07-12-17-0133

Date of Application: October 12, 2017

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

1. Site Plan, drawing number A-100, prepared by Nicholas Caragianis Architect, dated Jul, 2017, revision 18, dated 2019 02 22.
2. Accessibility Parking Exterior Stairs, drawing number A-101, prepared by Nicholas Caragianis Architect, dated Jul, 2017, revision 4, dated 2019 02 22.
3. North Elevation West Elevation, drawing number A-201, prepared by Nicholas Caragianis Architect, dated Jul 2017, revision 6, dated 2019 02 22.
4. South Elevation East Elevation, drawing number A-202, prepared by Nicholas Caragianis Architect, dated Jul 2017, revision 6, dated 2019 02 22.
5. Landscape Plan, drawing number L1-1, prepared by Fotenn Planning and Design, dated October 2, 2017, revision 11, dated 27/02/19.
6. Landscape Details, drawing number L3-1, prepared by Fotenn Planning and Design, dated 02 Oct 2017, revision 11, dated 27/02/19.
7. Landscape Details, drawing number L3-2, prepared by Fotenn Planning and Design, dated 02 Oct 2017, revision 11, dated 27/02/19.
8. Site Servicing Grading Plan, drawing number SSG, prepared by J.L. Richards, JLR No. 27296-002.1, dated October 5, 2017, revision 5, dated 06/02/19.

9. Removals & Erosion and Sediment Control Plan, drawing number ESC, prepared by J.L. Richards, JLR No. 27296-002.1, dated October 5, 2017, revision 5, dated 06/02/19.
10. Ponding Plan, drawing number SWM, prepared by J.L. Richards, JLR No. 27296-002.1, dated October 5, 2017, revision 5, dated 06/02/19.

And as detailed in the following report(s):

1. Tree Conservation Report, prepared by IFS Associates, dated November 14, 2017.
2. Site Servicing Report, prepared by J.L. Richards, JLR No. 27296-002.1, dated October 5, 2017, revision 4 dated February 11, 2019.
3. Preliminary Geotechnical Investigation, prepared by Fisher Environmental, Project No. FE-P 17-8323, dated September 6, 2017.
4. Geotechnical Desktop Review, Proposed Multi-Storey Building, 851 Industrial Avenue, prepared by Paterson Group Inc., Report No. PG4138-1, dated August 17, 2018.
5. Soil Remediation Report, prepared by Fisher Environmental Ltd., Project No. FE-P 19-9221, dated February 25, 2019.
6. Transportation Impact Study, prepared by Parsons, project No. 476535-01000, dated October 16, 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.	<u>Permits</u> 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.	<p><u>Extend Internal Walkways</u></p> <p>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.</p>
4.	<p><u>Barrier Curbs</u></p> <p>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.</p>
5.	<p><u>Water Supply for Fire Fighting</u></p> <p>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.</p>
6.	<p><u>Construct Sidewalks</u></p> <p>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.</p>
7.	<p><u>Reinstatement of City Property</u></p> <p>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.</p>
8.	<p><u>Construction Fencing</u></p> <p>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.</p>
9.	<p><u>Completion of Works</u></p> <p>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</p>

	<p>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.</p>
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Special Conditions

10.	<p><u>Provision for Future Sidewalk</u></p> <p>The Owner(s) must submit cash, certified cheque, or letter of credit with an automatic renewal clause to compensate for the future sidewalk construction along the (name of street) frontage in accordance with City policy. For the information of the Owner(s), if more favourable bids are received from the contractor to build the sidewalk, the Owner may do so upon approval by the General Manager, Planning, Infrastructure and Economic Development Department. A City Inspector must be present during the construction of the sidewalk and the Owner must submit financial securities to cover the cost of this inspection.</p>
11.	<p><u>Asphalt Overlay</u></p> <p>Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Industrial Road, fronting the subject lands, as shown on the approved servicing plan. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner acknowledges and agrees that all costs are to be borne by the Owner.</p>
12.	<p><u>Slope Stability</u></p> <p>The Owner(s) shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Analysis Report and the Approved Retaining Wall Plan.</p>
13.	<p><u>Geotechnical Investigation</u></p> <p>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 (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.</p>

14.	<p><u>Waste and Recycling Collection</u></p> <p>Non-Residential/Commercial Units</p> <p>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.</p> <p>The Owner acknowledges and agrees that a notice-on-title respecting waste and recycling collection, shall be registered on title to the subject lands, at the Owner's expense, and the following warning clause shall be included in all agreements of purchase and sale and lease agreements.</p>
15.	<p><u>Soil Management</u></p> <p>The Owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment and Climate Change.</p>
16.	<p><u>Groundwater Management</u></p> <p>The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-Law, being By-law No. 2003-514, as amended.</p>
17.	<p><u>Site Lighting Certificate</u></p> <p>a) 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:</p> <ul style="list-style-type: none"> 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. <p>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</p>

	Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.
18.	<p><u>Private Approach Detail</u></p> <p>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, Infrastructure and Economic Development Department.</p>
19.	<p><u>Installation of Signs on Private Property</u></p> <p>The Owner acknowledges and agrees that, prior to installation of any signage on the lands, it shall obtain approval from the Chief Building Official, Building Code Services, and the General Manager, Planning, Infrastructure and Economic Development Department, which signage shall be in accordance with the City's Permanent Signs on Private Property By-law No. 2005-439, as amended.</p>
20.	<p><u>Inlet Control Devices (ICDs)</u></p> <p>The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Plans and Reports. 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.</p>
21.	<p><u>Private Storm Sewer Connection to City Sewer System</u></p> <p>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:</p> <ul style="list-style-type: none"> (a) a certificate of conformance and As-Built drawing(s) 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, Infrastructure and Economic Development Department.

22.	<p><u>Stormwater Management Memorandum</u></p> <p>Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, and all associated costs shall be the Owner's responsibility.</p>
23.	<p><u>Professional Engineering Inspection</u></p> <p>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, Infrastructure and Economic Development Department, 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, Infrastructure and Economic Development Department, 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, Infrastructure and Economic Development Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.</p>
24.	<p><u>Stormwater Works Certification</u></p> <p>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. 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.</p>
25.	<p><u>Site Dewatering</u></p> <p>The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.</p>

26.	<p><u>Water Plant</u></p> <p>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 watermain 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.</p>
27.	<p><u>Road Widening</u></p> <p>The Owner(s) shall convey, at no cost to the City, a road widening across the complete Industrial Avenue frontage measuring 18.75 meters from the existing centerline of pavement. The exact widening 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.</p>
28.	<p><u>Transportation Impact Study</u></p> <p>The Owner(s) has undertaken a Transportation Impact Study for this site, prepared by Parsons, Project No. 476535-01000, dated October 16, 2018, 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 Study/Brief are fully implemented, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.</p>
29.	<p><u>Cash in Lieu of Parkland</u></p> <p>Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$77,969.54 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, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 18 funds.</p>

April 4, 2019

Date



Don Herweyer
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: D07-12-17-0133

SITE LOCATION

851 Industrial Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located west of the Industrial Avenue and St-Laurent Boulevard intersection. The site is irregularly shaped with an area of 7,991 square metres and 56 metres of frontage along Industrial Avenue. The site currently consists of a one-storey building and a two-storey building containing a car rental centre.

A mix of land uses currently surrounds the site, including industrial, commercial and residential. The site is located immediately to the south of the Ottawa Trainyards shopping centre.

The proposal consists of demolishing the existing buildings on site and constructing a five-storey self-storage facility. The facility would include 15,129 square metres of storage space as well as a 750 square metre independent retail tenant on the ground floor. The proposed driveways provide access to 47 parking spaces within the surface parking.

The building will be clad in limestone masonry as well as metal paneling, with clear glazing on all floors. Two garage doors provide vehicular access to the building at the front, and the ground floor retail space is prominently featured with a generous amount of clear glazing.

The proposal was also subject to a Zoning Bylaw Amendment (D02-02-17-0094) which sought to obtain relief from some of the zone's provisions such as increased building height, reduced side yards, reduced parking rates, loading space and drive aisle width requirements. The amendment also sought to allow a retail use to occupy the ground floor. The zoning amendment was approved by Planning Committee and Council in March 2018, but was subsequently appealed to the Local Planning Appeal Tribunal (LPAT). On January 17, 2019, the LPAT issued a decision dismissing the appeal. The zoning is currently in effect.

Cash-in-lieu of Parkland will be collected as part of this development, and is reflected in Condition 29.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated “Employment Area” on Schedule B of the Official Plan. The development is consistent with the Plan’s policies related to the support of businesses and economic activity in the area.
- The proposal is in conformity with the Zoning By-Law, as amended through rezoning application No. D02-02-17-0094. Although an appeal was made to the LPAT following Council’s decision, the LPAT has since dismissed the appeal.
- The site layout, connection, landscaping and design are consistent with applicable policies and represent good planning.

CONSULTATION DETAILS

Councillor Jean Cloutier has concurred with the proposed conditions of approval.

Public Comments

Comment:

We are concerned that the increased height will set a precedent in the area. We are also concerned that the increased height will create a canyon effect along Industrial Avenue.

Response:

Each proposal is reviewed based on its own merits. While existing neighbourhood context is taken into account when reviewing these applications, individual proposals would need to appropriate. The proposed building’s location away from the street will not create a canyon effect on Industrial Avenue. The Council approved site specific zoning for this property permits the height as proposed.

Comment:

Is it viable to introduce retail spaces at this location, knowing that the Trainyards shopping centre is located close by?

Response:

In reviewing Employment Lands policies as part of OPA 180, it was determined that 750 square metre retail limit would be large enough to accommodate contemporary retailers and small enough in size to not draw clientele away from its surrounding areas. The Council approved site specific zoning for this property permits retail uses at grade as proposed.

Comment:

Why are so many parking spaces provided if the trip generation is anticipated to be so low?

Response:

The Zoning By-law requires 143 parking spaces for the warehouse and retail uses whereas 45 parking spaces are being proposed. Staff are confident that this amount of spaces is appropriate and is consistent with other Dymon Storage sites in the area.

Comment:

We are concerned about light pollution from the sign at the top of the building.

Response:

Dymon has been known to be sensitive towards its surroundings by incorporating tactics such as dimming the lights from its signs after a certain time in the evening.

Comment:

We are concerned about the increase in traffic and congestion along Industrial Avenue.

Response:

The transportation impact statement has demonstrated that Industrial Avenue can handle the traffic volumes introduced by the proposed development.

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 appeal to the LPAT.

Contact: Jean-Charles Renaud Tel: 613-580-2424, ext. 27629, fax 613-580-2576 or e-mail: Jean-Charles.Renaud@ottawa.ca