

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

Site Location: 3025 Albion Road North

File No.: D07-12-16-0025

Date of Application: February 24, 2016 (initial submission), November 13, 2018 (resubmission)

This SITE PLAN CONTROL application submitted by Greg Mignon, Novatech Engineers, Planners and Landscape Architects, on behalf of Hydro Ottawa Limited, is APPROVED as shown on the following plan(s):

1. Site Plan, Ahlul-Bayt Islamic School, Drawing No. 113093-SP, prepared by Novatech, revision 3 dated November 12, 2018.

And as detailed in the following report(s):

1. Phase One Environmental Site Assessment, 3025 Albion Road North, Ottawa, ON, prepared by EXP Services Inc., dated September 25, 2018
2. Phase Two Environmental Site Assessment, 3025 Albion Road North, Ottawa, ON, prepared by EXP Services Inc., dated December 21, 2018

And subject to the following Requirements, Standard and Special Conditions:

Standard Conditions

1.	<u>Approval Lapsing</u> 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.	<u>Extend Internal Walkways</u> 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.

4.	<p><u>Water Supply for Fire Fighting</u> 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>
5.	<p><u>Construct Sidewalks</u> The Owner shall design and construct a sidewalk within the Albion Road North public right-of-way 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 shall be constructed to City Standards.</p>
6.	<p><u>Reinstatement of City Property</u> 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>
7.	<p><u>Construction Fencing</u> 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>

Special Conditions

1.	<p><u>Completion of Works</u> 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.</p>
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2.	<p><u>Waste Collection and Recycling</u> 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>
3.	<p><u>Barrier Curbs</u> The Owner acknowledges and agrees that at the time the parking areas are reconstructed, the Owner shall provide drawings prepared by a design professional to provide barrier curbs at the parking areas and entrances. Such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.</p>
4.	<p><u>Modified Generic Risk Assessment</u> The Owner acknowledges and agrees that the Phase 2 Environmental Site Assessment has indicated that following the soil remediation program, some residual contamination will remain on the property. These impacts will be addressed through a modified generic risk assessment (MGRA). The Owner acknowledges and agrees that the Record of Site Condition (RSC) submission with MGRA are subject to technical review and approval by the Ontario Ministry of Environment, Conservation and Parks. If approved, the Record of Site Condition will include a Certificate of Property Use to stipulate any risk management measures required to address the residual contamination which will remain on the property.</p>
5.	<p><u>Record of Site Condition</u> Prior to the issuance of a building permit, the Owner shall submit to the General Manager, Planning, Infrastructure and Economic Development Department, and the Chief Building Official a Record of Site Condition (“RSC”) completed in accordance with O.Reg. 153/04, as amended, and shall be acknowledged by the Ministry of the Environment, Conservation and Parks. The RSC shall confirm that all or part of the site will be suitable for the proposed use in accordance with O.Reg. 153/04. The City may issue a building permit on a phased basis to allow for site investigation and remediation activities if permitted by O.Reg. 153/04. No further Works will be permitted until the RSC is submitted. Where available information reveals that contamination extends into a City right-of-way and submission of a RSC is not possible, a building permit may be issued on a phased basis:</p> <p>(a) where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;</p>

	(b) where the Owner has completed remediation Work on the right-of-way to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
6.	<u>Prior to Building Permit</u> The Owner shall submit to the General Manager, Planning, Infrastructure and Economic Development Department, and the Chief Building Official a copy of the Modified Generic Risk Assessment report and Certificate of Property Use as supporting documents to the Record of Site Condition. These shall be submitted prior to the issuance of the building permit.
7.	The Owner acknowledges and agrees to encourage users of the facility to park on-site. Entrances at the rear of the building shall be clearly identified.
8.	The Owner acknowledges and agrees to advise users of the facility that there are traffic movement restrictions at the intersection of Bank Street and Kitchener Avenue. These are subject to change at any time.
9.	The Owner acknowledges and agrees that the consents approved by the Committee of Adjustment, File numbers D08-01-18/B-00277 and D08-01-18/B-00278, be completed prior to the registration of the site plan agreement.
10.	The Owner acknowledges and agrees that they will not oppose any City of Ottawa initiated traffic calming initiative(s) at the intersection of Albion Road North and Kitchener Avenue or along Kitchener Avenue.

May 23, 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: D07-12-16-0025

SITE LOCATION

3025 Albion Road North

The site is located on the east side of Albion Road North, opposite the terminus of Kitchener Road, as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is currently owned by Hydro Ottawa. Committee of Adjustment applications were approved for a severance to subdivide the property between the administrative and operational buildings, easements and right-of-way. The parcel containing the administrative portion will be sold to Ahlul-Bayt Islamic School who will be the signatory to the site plan agreement
- The proposal is to renovate the existing building to accommodate a place of worship, elementary school (kindergarten to Grade 8) and a community centre. Excess space may be used for an office, warehouse and medical facility.
- The site is bounded by residential uses to the north and west, Hydro Ottawa facilities to the east and industrial uses to the south. It is also in close proximity to the Walkley rail corridor.
- Although extensive interior renovations are to occur, exterior changes to the existing brick and concrete building will be cosmetic in nature. The existing parking lot behind the building currently contains 382 parking spaces and will remain along with the 25 parking spaces in front of the building. Minor changes at the front of the building include the addition of a walkway from Albion Road, depressed curbs and the addition of bike racks. A potential fenced play area may be constructed in the front yard.
- A new sidewalk will be constructed along the Albion Road frontage.
- The existing building is serviced by municipal services and the change in use is able to be accommodated.
- In 2016, applications for zone amendment and site plan were submitted for this proposal at 3095 Albion Road North. Through the review process, concerns were raised with respect to the integrity of the Urban Employment Area, public safety adjacent to industrial sites and noise and vibration from the Walkley Yard facility. Given these concerns, the applicant pursued the current site at 3025 Albion Road North. The proposal at this site provides a transition between the mainly residential development to the north and west and the industrial uses to the south.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated General Urban Area in the Official Plan. This designation permits a wide variety of uses including cultural and institutional as well as employment and industrial uses.
- The proposal is in conformity with the site specific zoning of I1A[2541].
- The conditions of approval address concerns with respect to the provision of a sidewalk along Albion Road, location of potential play area and the environmental mitigation of the site prior to occupancy of the building
- The proposed use of the site is an appropriate re-use of the existing structure.
- Due to the industrial nature of the previous uses on the site, a Phase 2 ESA was prepared. This found that even with the soil remediation program, there will be residual contamination which will be addressed through a modified generic risk assessment (MGRA). Both the Record of Site Condition (RSC) and MGRA are subject to review and approval by the Ministry of Environment Conservation and Parks. The RSC will include a Certificate of Property Use (CPU) to stipulate any risk management measures needed to address the residual contamination that will remain on the site. The applicant is to submit a copy of the MGRA and CPU as supporting documents to the RSC prior to the issuance of a building permit.
- Traffic calming in the vicinity is not required as a result of this proposal. However, the City will be monitoring the traffic through conducting traffic counts after Hydro Ottawa has vacated the building and again after the new uses are in place.

CONSULTATION DETAILS

Councillor Deans has concurred with the proposed conditions of approval.

Councillor Brockington has concurred with the proposed conditions of approval with the addition of Special Condition 10.

Public Comments

Summary of Comments - Public

This application was not subject to the Public Notification and Consultation Policy, however, the Community Association was circulated on the site plan submission.

Technical Agency/Public Body Comments

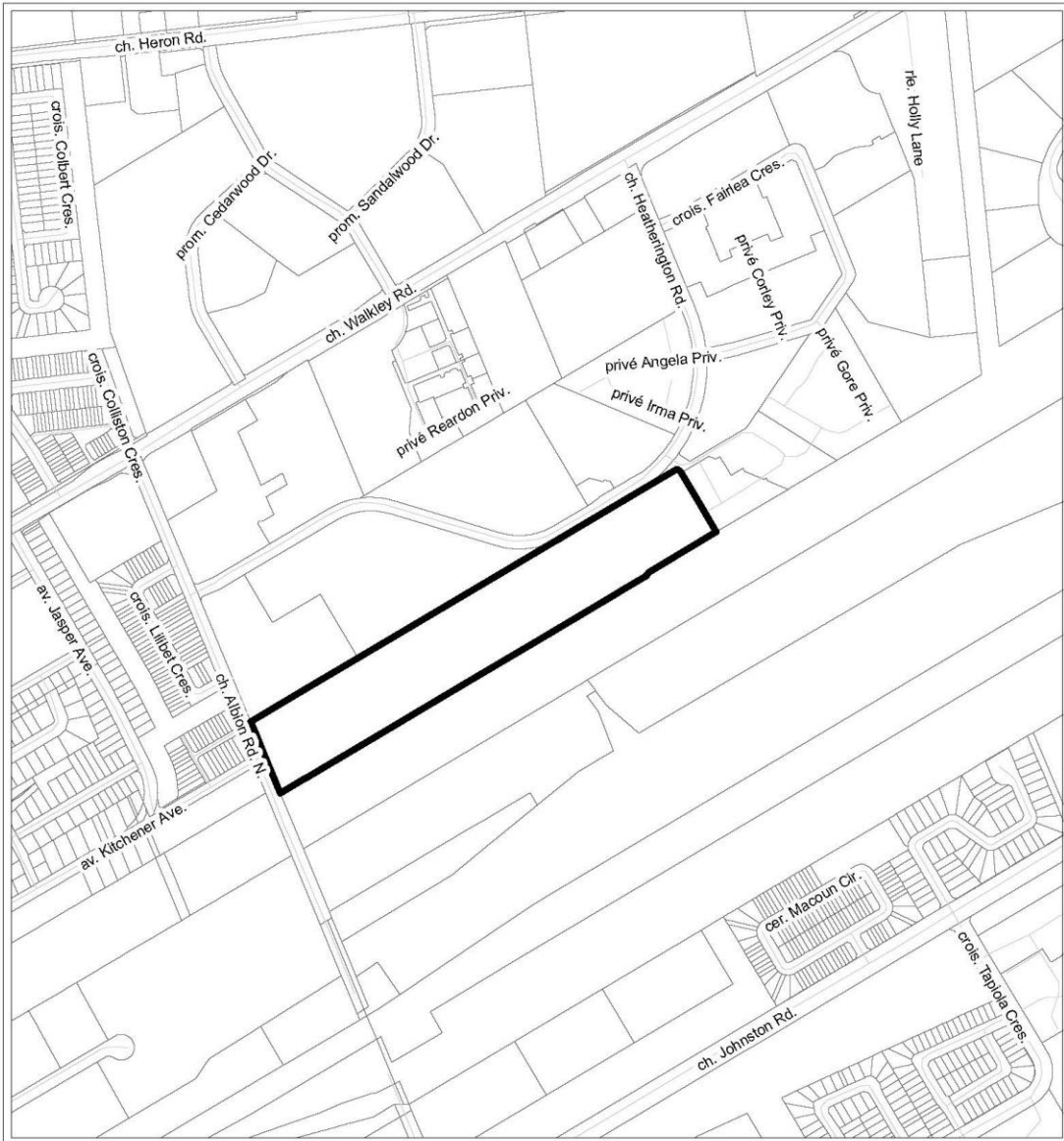
Summary of Comments –Technical

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 time required to resolve transportation issues.

Contact: Wendy Tse, Tel: 613-580-2424, ext. 12585, or e-mail:
wendy.tse@ottawa.ca



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

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REVISION / RÉVISION - 2019 / 05 / 08



3025 ch. Albion Road N.

