

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

Site Location: 800 Palladium Drive

File No.: D07-12-19-0045

Date of Application: March 19, 2019

This SITE PLAN CONTROL application submitted by Tim Beed from Fotenn Consultants, on behalf of Cominar, is APPROVED as shown on the following plan(s):

1. **Site Plan**, Sheet No. A010, prepared by Stgm Architectes, revision 9 dated 19/05/17.
2. **Landscape Plan**, Sheet No. L1, prepared by Gino J. Aiello, dated February 2019, revision 3 dated May 21 2019.
3. **Elevations**, Sheet No. A200, prepared by Stgm Architectes, dated 19/02/06, revision 9 dated 19/05/17.
4. **Elevations**, Sheet No. A201, prepared by Stgm Architectes, dated 19/02/06, revision 9 dated 19/05/17.
5. **Sediment and Erosion Control Plan**, sheet number C004, prepared by CIMA+, CIMA+ project Number A000919, dated March 8, 2019, revision 6, dated June 12, 2019.
6. **Notes Plan**, sheet number C005, prepared by CIMA+, CIMA+ project Number A000919, dated March 8, 2019, revision 6, dated June 12, 2019.
7. **Notes Plan**, sheet number C006, prepared by CIMA+, CIMA+ project Number A000919, dated March 8, 2019, revision 6, dated June 12, 2019.
8. **Site Plan**, sheet number C007, prepared by CIMA+, CIMA+ project Number A000919, dated March 8, 2019, revision 6, dated June 12, 2019.
9. **Grading Plan**, sheet number C008, prepared by CIMA+, CIMA+ project Number A000919, dated March 8, 2019, revision 6, dated June 12, 2019.
10. **Servicing Plan**, sheet number C009, prepared by CIMA+, CIMA+ project Number A000919, dated March 8, 2019, revision 7, dated June 17, 2019.
11. **Details Plans**, sheet numbers C010 – C019, prepared by CIMA+, CIMA+ project Number A000919, dated March 8, 2019, revision 6, dated June 12, 2019.

12. **Stormwater Management Plan**, sheet number SWM, prepared by CIMA+, CIMA+ project Number A000919, dated March 8, 2019, revision 7, dated June 17, 2019.

And as detailed in the following report(s):

1. **Site Servicing & Storm Water Management Report**, prepared by CIMA+, CIMA+ file number A000919, dated June 20, 2019, Rev.4.
2. **Geotechnical Investigation Proposed Multi-Storey Office Building 800 Palladium Drive Ottawa Ontario**, prepared by Paterson Group, Paterson report number PG4802-1, dated May 1, 2019, Rev. 2.
3. **Geotechnical Recommendations – Under-Pavement Stormwater Storage Proposed Commercial Development**, prepared by Paterson Group, Paterson report number PG4802-MEMO.04, dated June 11, 2019, Rev. 1.
4. **Update to Phase 1 Environmental Site Assessment**, prepared by Paterson, dated January 18, 2019.
5. **Traffic Noise Assessment**, prepared by Gradient Wind, dated March 7, 2019.
6. **800 Palladium Drive, Transportation Impact Assessment**, prepared by Stantec, dated May 14, 2019.

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

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 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. **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. **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.

6. **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.

Special Conditions

1. **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 as well as any subsequent memorandums (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.

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

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 Site Servicing and Stormwater Management Report, 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.

3. **Private Storm Sewer Connection to City Sewer System**

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:

- 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.

4. **Professional Engineering Inspection**

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.

5. **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.

6. **Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Palladium Drive and Cyclone Taylor Boulevard in accordance with City Specifications, and the

Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

7. **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 at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for waste and/or recycling collection.

8. **Tree Protection**

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Landscape Plan, 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) Tunnel or bore when digging within the CRZ of a tree;
- (c) Do not place any material or equipment within the CRZ of the tree;
- (d) Do not attach any signs, notices or posters to any tree;
- (e) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development;
- (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.

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

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

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$65,743.08 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 6 funds.

11. **Private Approach Detail**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

12. **Kanata West Landowners Group**

Prior to registration of this Agreement, the Owner agrees to provide the General Manager, Planning, Infrastructure and Economic Development with a clearance letter from the trustee of the Kanata West Landowners Group confirming that the Owner is a party to the Kanata West Landowners Group, and that the Cost Sharing Agreements (if applicable) and all of the obligations, financial and otherwise, of the landowner(s) of this development relating to parkland and cost sharing of the major infrastructure have been fulfilled pursuant to the Landowners Agreement.

13. **Noise Study**

The Owner agrees to prepare and implement a noise study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner shall implement the noise control attenuation measures recommended in the approved noise study.

14. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Traffic Noise Assessment, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) Retail/open office windows facing north, east south, and west will require a minimum STC of 30;
- (c) Exterior wall components will require a minimum STC of 45, which will be achieved with brick cladding or an acoustical equivalent according to NRC test data

15. **Notice on Title – Noise Control Attenuation Measures**

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building, sound levels due to increasing roadway traffic may, on occasion, interfere with some activities of the office, as the sound levels exceed the sound level limits of the City and the Ministry of the Environment and Climate Change. To help address

the need for sound attenuation, this development includes:

- STC rated multi-pane glazing elements and spandrel panels
 - North, east, south, and west façade retail and office: STC 30
- STC rated exterior walls
 - North, east, south and west façade: STC 45

This dwelling unit has also been designed with air conditioning. Air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the south level limits of the City and the Ministry of the Environment and Climate Change. To ensure that provincial sound level limits are not exceeded, it is important to maintain these sound attenuation features.”

June 25, 2019

Date



Derrick Moodie
Manager, Development Review, West
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0045

SITE LOCATION

800 Palladium Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located at the northeast corner of Palladium Drive and Cyclone Taylor Boulevard, approximately 300 metre east of the Canadian Tire Centre. The site is currently vacant and is surrounded by office buildings to the north and east, parking for Canadian Tire Centre to the west and additional parking, along with vacant lands to the south.

The applicant is proposing a five storey mixed-use office building within an existing office complex. The original proposal contemplated four office buildings in this complex. Three of them have been constructed to-date and this building represents the final building to complete this complex. A total of 265 surface parking spaces and 40 bicycle parking spaces are proposed for this project and will be accessed from a private road that currently service the larger complex. Landscaping are proposed around the perimeter of the lot.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to all applicable policies within the City's Official Plan.
- The proposal conforms to all applicable policies and guidelines within the Kanata West Secondary Plan and Kanata West Concept Plan.
- The proposal meets all regulations from the City's Zoning By-law.
- The proposal represents good planning.

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 April 5, 2019.

A summary of the panel's recommendations from the formal review meeting are:

- The Panel sees sustainability as the major issue with this proposal.

Furthermore, the Panel sees opportunities to improve the overall site plan, and suggests that more consideration is needed with respect to connecting the development to the existing buildings and amenity spaces within the complex, as opposed to focusing on the building's relationship with the streets.

- The Panel suggests improvements are essential to ensure a safe passage of pedestrians across the site, and suggests measures that will improve the sustainability of the project, and its long term viability as a forward thinking centre of research and development. The Panel sees the potential to “future proof” the development from a leaseability perspective, by providing a higher quality of life for the workers who will inhabit the space, thereby attracting talent and creating a sense of place.

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

- Additional vegetation within the parking lot.
- A white roofing membrane was added to reduce the need for cooling during the summer months.
- A new pedestrian pathway to connect the new building to existing amenities within the corporate campus and overall pedestrian connectivity.
- Increase of the total landscaped area within the proposal.
- Additional emphasis was placed on the building's corner treatment.
- Additional architectural treatment of the building windows and façade.
- Additional bicycle parking and shower facility for cyclists.
- Additional electric vehicle charging stations.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Glen Gower was aware of Staff's recommendation. Councillor has concurred with the proposed conditions of approval.

Councillor Comments

“I was pleased to see how the applicant worked to improve their design based on the recommendations of the Urban Design Review Panel, especially as they relate to the sustainability of the building and the pedestrian links between the different amenities on the campus. Improving the cycling amenities such as bike parking and showers also reflects the changing nature of Stittsville as walkable and bikeable suburban community.”

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

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 needed for engineering review.

Contact: Stream Shen Tel: 613-580-2424, ext. 24488, fax 613-580-2576 or e-mail: stream.shen@ottawa.ca

Document 1 – Location Map

