



**SITE PLAN CONTROL APPROVAL APPLICATION  
DELEGATED AUTHORITY REPORT  
MANAGER, DEVELOPMENT REVIEW, SUBURBAN SERVICES,  
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT**

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**Site Location:** 3735 St. Joseph Boulevard

**File No.:** D07-12-18-0152

**Date of Application:** 12 October 2018

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This SITE PLAN CONTROL application submitted by Blueprint Construction Services Ltd., on behalf of 2383808 Ontario Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan, A2.1**, prepared by Blueprint, Revision 6 dated 15 April 2019;
2. **Floor Plans, A3.1**, prepared by Blueprint, Revision 6 dated 15 April 2019
3. **Elevations, A4.1**, prepared by Blueprint, Revision 6 dated 15 April 2019
4. **Landscape Plan, L1**, prepared by Gino Aiello Landscape Architect, Revision 4 dated 5 April 2019;
5. **Lot Grading, Drainage, Sediment & Erosion Control Plan, C101**, prepared by McIntosh Perry, Revision 3 dated 9 April 2019;
6. **Site Servicing Plan, C102**, prepared by McIntosh Perry, Revision 3 dated 9 April 2019;
7. **Pre-Development, PRE**, prepared by McIntosh Perry, Revision 3 dated 9 April 2019;
8. **Post-Development Drainage Plan, POST**, McIntosh Perry, Revision 4 dated 9 April 2019;
9. **ADS Plan, No. 1 of 6**, prepared by Advanced Drainage Systems Inc., stamped April 12, 2019;
10. **ADS Plan, No. 2 of 6**, prepared by Advanced Drainage Systems Inc., revision date March 12, 2019;
11. **ADS Plan, No. 3 of 6**, prepared by Advanced Drainage Systems Inc., revision date March 12, 2019;

12. **ADS Plan, No. 4 of 6**, prepared by Advanced Drainage Systems Inc., revision date March 12, 2019;
13. **ADS Plan, No. 5 of 6**, prepared by Advanced Drainage Systems Inc., revision date March 12, 2019;
14. **ADS Plan, No. 6 of 6**, prepared by Advanced Drainage Systems Inc., stamped April 12, 2019.

And as detailed in the following report(s):

1. **Geotechnical Investigation**, prepared by Paterson Group Inc., dated 10 August 2018;
2. **Grading Plan Review**, prepared by Paterson Group Inc., dated 30 January 2019;
3. **Servicing and Stormwater Management Report**, prepared by prepared by McIntosh Perry, dated 22 January 2019;

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. 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.
3. The Owner covenants and agrees that on completion of all stormwater management Works, the Owner shall provide certification to the City through a professional engineer that all measures have been implemented in conformity with the approved plans and Design Brief.
4. The Owner agrees that the parking areas (and entrances) shall have barrier curbs and shall be constructed in accordance with a design professional and approved by the General Manager, Planning, Infrastructure and Economic Development.
5. The Owner acknowledges and agrees that while under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City of Ottawa Sewer Use By-law.
6. The Owner shall be required to install construction fencing at its expense, in such a location as may be determined by the General Manager, Planning, Infrastructure and Economic Development.

7. The Owner shall reinstate at its expense, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, any property of the City, including, but not limited to, sidewalks and curbs, boulevards, that are damaged as a result of the subject development.
8. 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 and pressure tanks, or gravity tanks.
9. 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. Such sidewalk(s) shall be constructed to City Standards.
10. 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.
11. The Owner acknowledges and agrees that no building will 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, 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, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development for such conveyance and/or occupancy in writing.

## **Special Conditions**

### **Road Widening**

12. In accordance with the current City of Ottawa Official Plan, the City of Ottawa has a widening requirement across the St. Joseph Boulevard frontage measuring 37.5 meters. The exact widening must be determined by a legal survey (reference plan). The owner shall provide a reference plan for registration, indicating the widening. 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 be submitted to the City of Ottawa for review prior to its deposit in the Registry Office. The widening must be conveyed to the City of Ottawa prior to construction on the site or on the city road. The conveyance will be at no cost to the City of Ottawa.

## **Watermain**

13. The Owner agrees and acknowledges that the Water Plant within the lands is a Private Watermain and appurtenances are to be maintained by the Owner. The Owner performing maintenance on critical infrastructure, such as private watermains 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.

## **Metering**

14. The details for water servicing and metering shall be to the satisfaction of the General Manager. The Owner agrees to submit for review and approval by the General Manager, a "Water Meter Data Card", prepared by a qualified mechanical engineer, licensed in the Province of Ontario, which Card is required to determine the water meter sizing requirements for the lands. The Owner further agrees to implement any water Works deemed required by the City, such water Works shall be carried out at the sole expense of the Owner, including the cost of connections, inspections and sterilization by the City personnel and the supply and installation of water meters by City personnel. Furthermore, the owner agrees and acknowledges that the site is to be entirely water metered at the property line as per the approved Site Servicing plans.

## **Access to the City**

15. The Owner shall grant to the City a Blanket Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City, its servants, agents, contractors, and sub-contractors, to enter on and to pass at any and all times, on, over, along and upon the Lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Watermains, Service Posts and fire hydrants at the Owner's expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use.

## **MLA**

16. 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.

## **JUMA**

17. The Owner shall be required to enter into a joint use and Maintenance agreement with the adjacent property owner, 530 Lacolle Way and the City for the shared drainage easement. Furthermore, the Owner acknowledges that the City's infrastructure is a storm sewer within the easement.
18. The Owner acknowledges and agrees that their Major Storm events will surface discharge via a City - Sewer / Drainage Easement and outlet to Lacolle Way. The easement is Instrument No. OC815217 in favour of the City, within 530

Lacolle Way lands. The engineered drainage swale is to convey the Major Storm events to discharge to Lacolle Way. Maintenance responsibilities for surface drainage are the responsibility of the Owner and 530 Lacolle Way.

### **Snow placement**

19. Any portion of the subject property which is intended to be used for permanent or temporary snow storage shall be as shown on the approved site plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development and shall not interfere with approved grading and drainage patterns or servicing. 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.

### **Future Development**

20. The Owner agrees and acknowledges that portions of their property are not to be developed with these approvals are the responsibility of the Owner to maintain such that they are not used as for any storage or stockpiling of debris and they shall be kept clean cut, free of excessive weed growth all to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

### **Due Diligence**

21. 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.

### **Explosives/Piles and Pre-Blast Survey**

22. The Owner(s) agree that all blasting activities or pile placement will conform to the City of Ottawa's standard S.P. No: F-1201 Use of Explosives. Prior to any blasting activities, a pre-blast or pile survey shall be prepared as per F-1201, at the Owner(s) expense for all buildings, utilities, structures, water wells, and facilities likely to be affected by the blast and those within 75 m of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

The pre-post inspection survey shall include, as a minimum, the following information:

- a) Type of structure, including type of construction
- b) Location identification and description of existing differential settlements, including visible cracks in walls, floors, and ceiling, including a diagram, if applicable, room-by-room. All other apparent structural and cosmetic damage or defect must also be noted. Defects shall be described, including dimensions, wherever possible.
- c) Photographs or video as necessary for recording areas of significant concern

A copy of the pre-post inspection survey shall be provided to the owner of that residence or property upon request.

Furthermore, the Owner(s) agree to provide a Notification Letter in compliance with City specification F-1201. Specification indicates that a minimum of 15

Business days prior to blasting the Contractor shall provide written notice to all owner(s) and tenants of buildings or facilities within a minimum of 150m of the blasting location. A copy of the Notification Letter will be submitted to the Program Manager of Construction Services, City of Ottawa

**Approvals**

23. The Owner acknowledges and agrees that if dewatering is required in excess of 50,000 litres per day on site for approved works that they shall apply to the MOECC for a dewatering activity discharge approval. Furthermore, all cost shall be borne by the Owner.

**Contaminants**

24. The Owner agrees and acknowledges that should buried materials such as concrete and asphalt or undesirable cobbles and materials be excavated on site they shall be removed from the excavations and be removed off site as per the direction of the on-site geotechnical engineer.

**Inspection**

25. The Owner shall have competent professional engineering inspection personnel on-site during the period of construction and the General Manager, Planning, Infrastructure & Economic Development Department shall have the right at all times to inspect the installation of the Works. Should it be found in the sole opinion of the General Manager, Planning, Infrastructure & 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 approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Infrastructure & Economic Development Department may order all work in the project to be stopped.

**Cash-in-Lieu of Parkland**

26. The Owner shall remit to the City a cash payment in lieu of parkland contribution in the amount of \$13,130.64, as determined in accordance with the City's Parkland Dedication Bylaw (Bylaw 2009-95, as amended), and the required \$500.00 (\$565.00, including HST) Parkland Appraisal Fee. The cash-in-lieu of parkland payment shall be apportioned 60 percent to Ward 1 (Order No. 830290) and 40 percent to City-wide (General account).

May 10<sup>th</sup> 2019 \_\_\_\_\_  
Date  
Jeff McEwen, P. Eng.  
Manager, Development Review East  
Planning, Infrastructure and Economic  
Development

## **SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION**

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**File Number:** D07-12-18-0152

### **SITE LOCATION**

3735 St. Joseph Boulevard, and as shown on Document 1

### **SYNOPSIS OF APPLICATION**

The City of Ottawa has received a Site Plan application to permit the development of a one-storey industrial building.

The subject lands are located in a Light Industrial Zone south of St. Joseph Boulevard. It is within the Taylor Creek Business Park halfway between Trim Road and Taylor Creek Drive, with frontage on St. Joseph Boulevard.

The site area is 5,082.86 square metres and is currently vacant. Site development, being Phase 1, will occur on 2,579.85 square metres on the west side of the property. Phase 2 on the eastern half will remain vacant at this time. The lands are bounded by vacant lots to the east and north, an existing light industrial buildings to the north, a commercial office in a single detached dwelling to the east, and a forested area to the south.

The subject lands will be improved with one-storey building with finished basement; owing the site topography, the building will appear as though it is two-storeys at its rear. The development will include parking and landscaping. The proposed development will predominantly consist of office space, instructional facility, personal service business, providing a Gross Floor Area of 995 square metres.

Briefly The ground floor will consist of space for personal service establishments, medical office(s), and restaurant. The basement floor will consist of an instructional facility.

There is a single point of vehicular access to St. Joseph Boulevard along the westerly portion of the southern lot line. A total of 39 parking spaces is proposed within the north, west, and south yards. A concrete pedestrian walkway is proposed from the existing sidewalk on St. Joseph Boulevard to the southern entrance of the building.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposal is in conformity with the policies of the “Employment Area” designation in the City’s Official Plan, in that office, animal hospital or medical facility uses are appropriate for the light industrial zone.
- The proposal complies with the existing zoning provisions of the “Light Industrial” IL H(21) of the City of Ottawa Zoning By-law 2008-250.
- The proposed site layout, including the building location, landscaping, signage, parking area, and internal vehicular and pedestrian circulation and access reflect good site design principles.

A registered Site Plan Agreement is required to ensure that works associated with the implementation of the site plan are undertaken in accordance with municipal standards and verified through on-site inspections, and that sufficient securities are posted to ensure completion of site works.

## **URBAN DESIGN REVIEW PANEL**

N/A.

## **CONSULTATION DETAILS**

Councillor Matthew Luloff has concurred with the proposed conditions of approval.

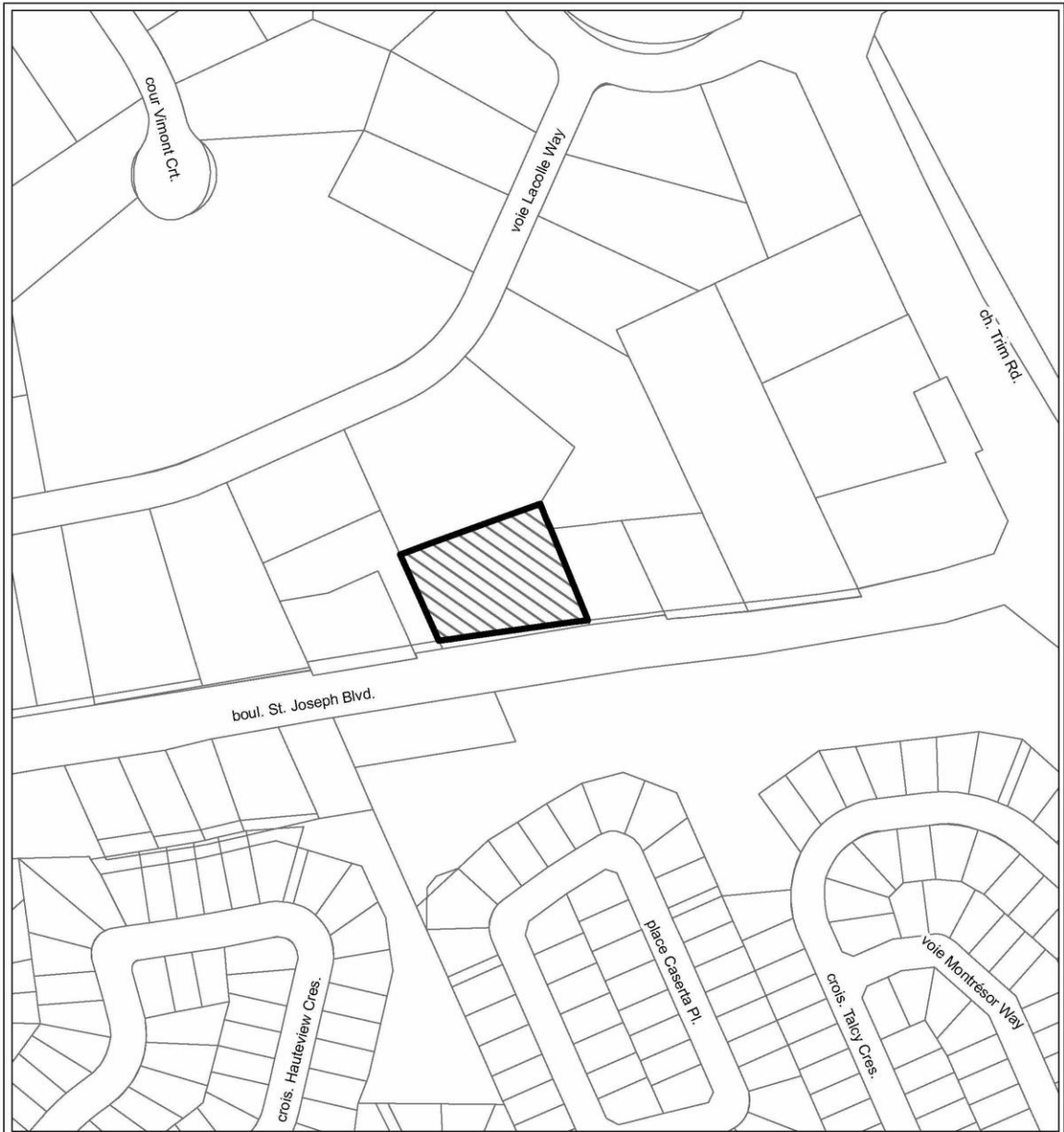
## **APPLICATION PROCESS TIMELINE STATUS**

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 discussions relating to a number of revisions, and a change of proposed site layout.

**Contact:** Evode Rwagasore; Tel: (613) 580-2424, Extension 16483; Fax: (613) 560-6006; or E-mail: [Evode.Rwagasore@ottawa.ca](mailto:Evode.Rwagasore@ottawa.ca)







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

D07-12-18-0152

18-1311-B

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REVISION / RÉVISION - 2018 / 10 / 18



**3735 boul. St. Joseph Blvd.**



NOT TO SCALE