

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

Site Location: 5100 Kanata Avenue

File No.: D07-12-18-0063

Date of Application: April 27, 2018

This SITE PLAN CONTROL application submitted by Marcel Denomme, on behalf of Urbandale Corporation, is APPROVED as shown on the following plan(s):

1. **Site Plan**, Sheet No. A1, prepared by Dredge Leahy Architects Inc., dated 04/04/2018, revision dated 11/12/2019.
2. **Building A – Exterior Elevations**, Sheet No. A-A1, prepared by Dredge Leahy Architects Inc., dated 2018/08/26, revision 2 dated 2019/09/12.
3. **Building B – Exterior Elevations**, Sheet No. B-A1, prepared by Dredge Leahy Architects Inc., dated 2018/08/26, revision 2 dated 2019/09/12.
4. **Building C – Exterior Elevations**, Sheet No. C-A1, prepared by Dredge Leahy Architects Inc., dated 2018/08/26, revision 2 dated 2019/09/12.
5. **Building D – Exterior Elevations**, Sheet No. D-A1, prepared by Dredge Leahy Architects Inc., dated 2018/08/26, revision 2 dated 2019/09/12.
6. **Building E – Exterior Elevations**, Sheet No. E-A1, prepared by Dredge Leahy Architects Inc., dated 2018/08/26, revision 2 dated 2019/09/12.
7. **Site Lighting Photometric**, Drawing No. SP-E2, prepared by JRP Engineering, dated June 26 2018, revision 6 dated Oct 31 2019.
8. **Landscape Plan**, Drawing No. L1 of 2, prepared by Fotenn Planning + Design, dated 02/20/2018, revision 3 dated 09/18/2019.
9. **Construction Details**, Drawing No. L2 of 2, prepared by Fotenn Planning + Design, dated 04/20/2018, revision 3 dated 09/18/2019.
10. **Removals and Erosion and Sediment Control Plan**, drawing number RESC, prepared by J.L. Richards, Consultant's project # 23405-003.1, dated May 02, 2018, revision # 3, October 31, 2019.
11. **Grading Plan**, drawing number G1, prepared by J.L. Richards, Consultant's project # 23405-003.1, dated May 02, 2018, revision # 3, October 31, 2019.

12. **Site Servicing Plan**, drawing number S1, prepared by J.L. Richards, Consultant's project # 23405-003.1, dated May 02, 2018, revision # 3, October 31, 2019.
13. **Ponding Plan**, drawing number SWM, prepared by J.L. Richards, Consultant's project # 23405-003.1, dated May 02, 2018, revision # 3, October 31, 2019.
14. **Storm Drainage Plan**, drawing number DST, prepared by J.L. Richards, Consultant's project # 23405-003.1, dated May 02, 2018, revision # 3, October 31, 2019.

And as detailed in the following report(s):

1. **Site Lighting Certificate**, prepared by JRP Engineering, dated May 4, 2018.
2. **Stationary Noise Control Study**, prepared by J. L. Richards, dated October 2017.
3. **Post-construction Tree Conservation Report – Kanata Lakes Plaza**, prepared by IFS Associates, dated May 8, 2018.
4. **Kanata Lakes Plaza TIS**, prepared by Dillon Consulting, dated October 2017.
5. **Servicing Report Commercial Plaza 5100 Kanata Ave**, prepared by J. L. Richards, Consultant's project # 23405-003.1, revision 3 dated November 7, 2019.
6. **Geotechnical Investigation, Proposed Commercial Development, 5100 Kanata Avenue, Ottawa, Ontario**, prepared by Paterson Group, Consultant's report # PG4558-1, dated July 2, 2018.
7. **Phase One Environmental Site Assessment, 5100 Kanata Ave. and 130 Goulbourn Forced Road, Ottawa, Ontario**, prepared by Golder Associates, Consultant's report # 1783116-1000, dated September 2017.
8. **Stage 1 Archeological Assessment**, prepared by Golder Associates, dated July 17, 2017.

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

1. **General Conditions**
2. **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.

3. **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.

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

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.

8. **Extend Internal Walkway**

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.

Special Conditions

9. **Private Approach Detail**

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "CURB RETURN AT A PRIVATE OR COMMERCIAL ENTRANCE - UNSIGNALIZED INTERSECTION" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2017, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

The Owner further acknowledges and agrees that the Kanata Avenue private approach serving the proposed development shall be designed and constructed as a Right-In/Right-Out/Left-Out island, at the sole expense of the Owner, in accordance with the Dillon Consulting TIA memo dated September 11, 2019.

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 Stationary Noise Control Study, referenced in Schedule "E" herein (the "Report"), 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 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. **Letter for Noise Control Measures**

- a) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the Stationary Noise Control Study referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment and Climate Change) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the City's Development Inspection Program Manager (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
- b) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:
 - i. Actual site visits, inspection, testing and actual sound level readings at the receptors;
 - ii. Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City's Environmental Noise Control Guidelines; and
 - iii. Non-conditional final approval for release for occupancy.
- c) All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development Department, and shall be to his satisfaction.

12. **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 (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 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.

13. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development, 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, and all associated costs shall be the Owner's responsibility.

14. **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 Plan, 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.

15. **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, 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, 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, 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.

16. **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 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.

17. **Site Dewatering**

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.

18. **Water Plant**

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 watermains 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 Ottawa Fire Services when requested.

19. **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 Record Drawings 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.

20. **Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the “private system”) which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Public Works and Environmental Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner’s ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Public Works and Environmental Services when such repairs have been completed.

21. **Pre-Blast Survey**

Prior to any blasting activities, the Owner acknowledges and agrees it shall arrange for a pre-blast survey to be carried out in accordance with Ontario Provincial Standard Specification entitled “General Specification for the Uses of Explosives”, Section 120.07.03, by a Professional Engineer licensed in the Province of Ontario, which states as follows:

- (a) A pre-blast survey shall be prepared for all buildings, utilities, structures, water wells, and facilities likely to be affected by the blast and those within 150 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.
- (b) The pre-blast survey shall include, as a minimum, the following information:
 - (i) Type of structure, including type of construction and if possible, the date when built.
 - (ii) Identification and description of existing differential settlements, including visible cracks in walls, floors, and ceilings, including a diagram, if applicable, room-by-room. All other apparent structural

and cosmetic damage or defect shall also be noted. Defects shall be described, including dimensions, wherever possible.

- (iii) Digital photographs or digital video or both, as necessary, to record areas of significant concern. Photographs and videos shall be clear and shall accurately represent the condition of the property. Each photograph or video shall be clearly labelled with the location and date taken.

- (c) A copy of the pre-blast survey limited to a single residence or property, including copies of any photographs or videos that may form part of the report shall be provided to the owner of that residence or property, upon request.

22. **Snow Storage – no interference with servicing**

In addition to the requirements of Clause 17 of Schedule “C” of this Agreement, the Owner further acknowledges and agrees that any portion of the subject lands which is intended to be used for snow storage shall not interfere with the servicing of the subject lands.

23. **Archaeological Potential**

In the event that archaeological or human remains are discovered on or buried within the subject lands during development activities, the Owner acknowledges and agrees to stop all construction and soil disturbance and shall notify the Ministry of Tourism, Culture and Sport of such findings. As required under Part VI of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

24. **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.

25. **Tree Protection**

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Landscape Plan and identified in the 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) 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.

26. **Access Easement**

Prior to the registration of this Agreement, the Owner shall grant to the City, at no cost to the City, an unencumbered easement for sanitary manhole access within 130 Goulbourn Forced Road, shown as Part 6, 4R-29372 and within 5100 Kanata Avenue, shown as Part 4, 4R-XXXXXX to the satisfaction of the City. The Owner shall provide a Reference Plan for registration, indicating the sanitary easement, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Clerk and Solicitor prior to registration of the easement. All costs shall be borne by the Owner.

27. **Access Easement to City**

The Owner acknowledges and agrees it shall grant to the City, at the Owner's expense, a Blanket Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City 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 Private Watermains, Private 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. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Clerk and Solicitor. All costs shall be borne by the Owner.

28. **30 cm Reserve**

The Owner acknowledges and agrees that prior to the issuance of occupancy permit, the owner shall file and complete a lifting of 30 cm reserve application for

the required access along Kanata Avenue. All costs shall be borne by the Owner.

29. **Multi-use Pathway Conveyance**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, a multi-use pathway located along the easterly limits of the subject lands, being Parts 1 on 4R-XXXXX as per the requirement found within the subdivision agreement OC55684. The Owner shall provide a reference plan for registration, indicating the multi-use pathway limits, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office, at the sole expense of the Owner. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Clerk and Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

30. **Multi-use Pathway Construction**

The Owner acknowledges and agrees to construct a 3.0-metre-wide asphalt surface within the entire multi-use pathway block, shown as Part 1 on 4R-XXXXX, along with 1.5m of landscaping on both sides of the asphalt area. The construction shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development and all costs shall be borne by the Owner.

31. **Consent to Enter the Multi-use Pathway Lands**

The Owner acknowledges and agrees to obtain a Consent to Enter from the City's Corporate Real Estate Office to permit access to enter the multi-use pathway lands, being Parts 1 on 4R-XXXXX, in order to perform all required Works associated with the construction of the multi-use pathway.

32. **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) in the City's pathway block shown as Part 1, 4R-XXXX 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.

33. **Connection to Kanata Avenue**

The Owner acknowledges and agrees that if in the future, the pedestrian connection within the commercial plaza that connect Part 1, 4R-XXXXX to Kanata Avenue is removed, the owner shall dedicate Part 2 on 4R-XXXXX to the City and construct the multi-use pathway based on the specification found within condition 23 above with all costs born by the Owner.

34. **EV Charging Station**

The Owner acknowledges and agrees to install at least one EV charging station within the parking lot area. The Owner further agrees that if demand exists, to add a second EV charging station within the site.

December 31, 2019

Date



Stream Shen on behalf of 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: D07-12-18-0063

SITE LOCATION

5100 Kanata Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The property is located at the northeast corner of Goulbourn Forced Road and Kanata Avenue and is surrounded by a retirement home to the north, low-rise residential houses to the east and west, and the All Saints High School to the south.

The site is 3.25 hectares in size and is currently vacant. The applicant is proposing a commercial shopping centre consisting of five one-storey buildings between 400 to 1,050 square metres. One of the building will contain a restaurant with a drive-through operation with the remaining buildings occupied by different retail and service uses.

The applicant is proposing 171 vehicle parking spaces, 16 bicycle parking spaces and one loading space. The parking lot will be serviced by two accesses, one right-in right/left-out from Kanata Avenue and another full movement access from Goulbourn Forced Road. A multi-use pathway is proposed along the eastern boundary of the site connecting Leverton Road to Kanata Avenue.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to all applicable Official Plan policies.
- The proposal meets all applicable Zoning By-law regulations.
- The minor variance application (D08-02-18/A-00298) for the increase in the gross leasable floor area from 3,000 square metres to 3,646 square metres was approved by Committee of Adjustment on September 28, 2018 with all opportunities for appeal exhausted.
- A lifting of 30cm reserve application will be submitted to permit access onto Kanata Avenue.

- Appropriate transition from neighbouring homes have been provided through a landscape buffer.
- The proposal represents good planning.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Sudds has concurred with the proposed conditions of approval.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. A public information session was also hosted by the Councillor and the developer on July 16, 2018.

Summary of public comments and responses

Comment 1: 6 to 8 bicycle parking spaces are not enough for this development.

Response: The number of bicycle parking spaces have been increased to 16, exceeding the minimum requirement under the Zoning By-law.

Comment 2: Decrease the footprint to fit within the current zoning.

Response: A minor variance application has been approved by the Committee of Adjustment to increase the permitted gross floor area to 3,646 square metres.

Comment 3: The current design is car centric.

Response: The proposal has been amended to include multi-use pathway that connects Leverton Road and Kanata Avenue, buildings that frames Goulbourn Forced Road and Kanata Avenue, pedestrian walkway and pavement marking within the site and an increase in bicycle parking spaces to encourage other modes of transportation.

Comment 4: Re-evaluate the design to include more communal spaces (e.g. patios and outdoor spaces).

Response: Four outdoor commercial patios are proposed as part of the project, along with a play yard for a daycare operation.

Comment 5: Re-route the walkway to ensure privacy for adjacent homes.

Response: A portion of the multi-use pathway has been re-routed to locate within the plaza to provide additional privacy protection to the adjacent homes.

Comment 6: Examine ways to incorporate green infrastructure.

Response: 112 new trees are proposed within the development along with various landscape islands within the parking lot area.

Comment 7: The multi-use pathway should have adequate lighting.

Response: The portion located within the development will receive lighting from the plaza lights. The portion to be conveyed to the city will be reviewed by the City's lighting group to determine if lighting is required based on city standards.

Comment 8: Do not add any new right turn lanes into the development. This puts cyclists at risk.

Response: There are no proposed road modification associated with this proposal.

Comment 9: There should be no light spillage onto the adjacent homes.

Response: A site lighting photometric plan has been submitted and indicates minimal light spillage along the property lines. The light fixtures will be required to contain sharp cut-off.

Comment 10: The proposed drive-through is undesirable and encourages vehicle idling.

Response: A drive-through facility is permitted under the Zoning By-law.

Comment 11: Consider heated sidewalk for the winter.

Response: The sidewalks are existing and is constructed based on city specification and not heated.

Comment 12: Consider a pathway from the retirement to the new plaza.

Response: City sidewalk is available on Goulbourn Forced Road and a new multi-use pathway will also be available along the easterly property line to access the plaza.

Comment 13: Location of garbage bins are too close to the residential homes.

Response: The developer is proposing an earth bin system which is located semi-underground and will help alleviate any visual or odour issues.

Concern 14: Concerned about the full movement access across from the All Saints Secondary School.

Response: The Kanata Avenue entrance has been revised to right-in and right/left-out only. Eastbound left turn movement is restricted due to the safety concerns.

Comment 15: Where will snow be stored?

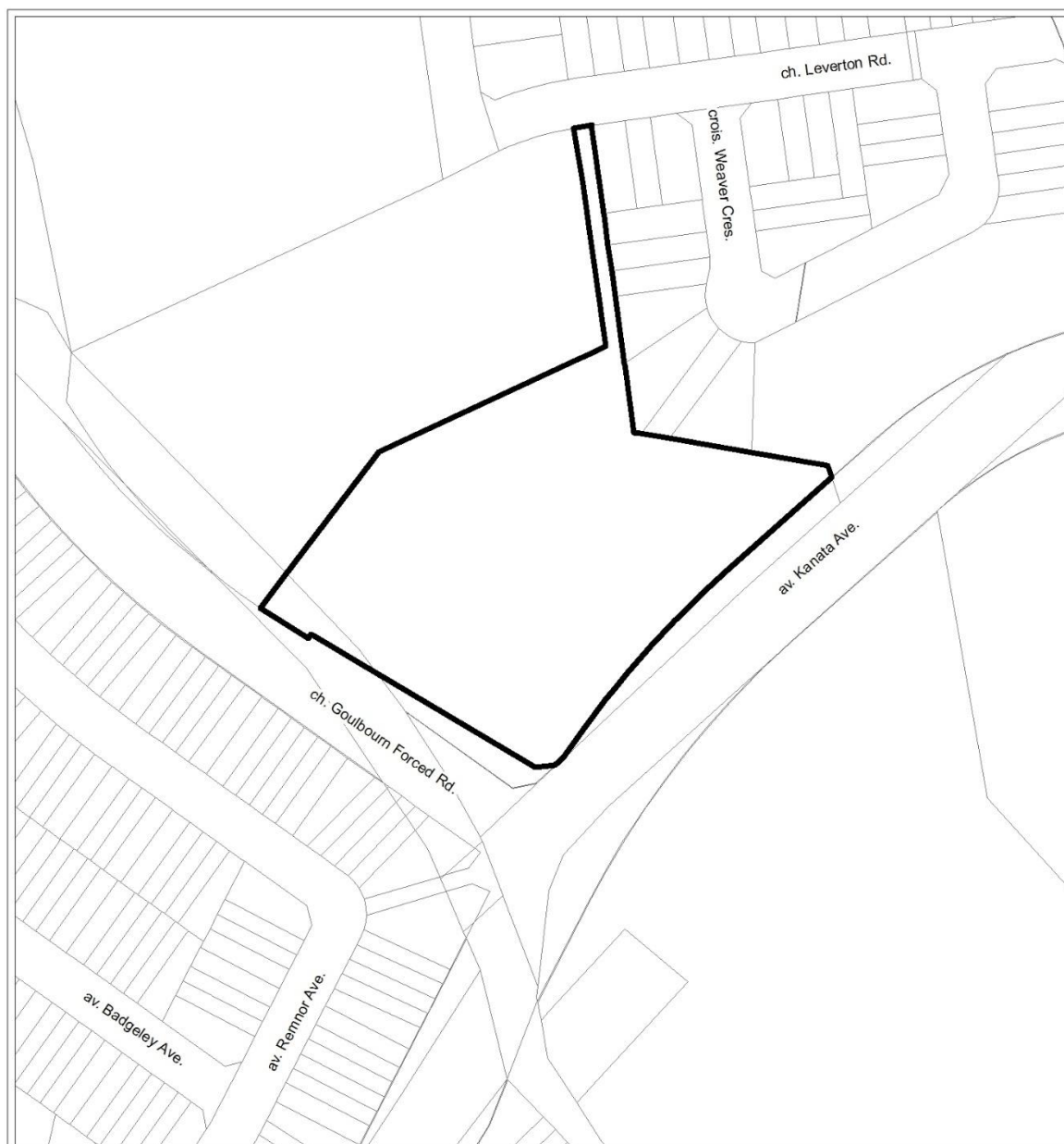
Response: Snow is proposed to be truck off-site.

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 additional time associated with the public information session.

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

Document 1 – Location Map



D07-12-18-0063

18-0551-A

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REVISION / RÉVISION - 2018 / 05 / 01

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



5100 avenue Kanata Avenue



NOT TO SCALE