

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

Site Location: 2826 Springland Drive

File No.: D07-12-19-0081

Date of Application: May 13, 2019

This SITE PLAN CONTROL application submitted by Fotenn Consultants Inc., Ghada Zaki, on behalf of Mooney's Bay (Ottawa) Seniors Community Real Estate Limited Partnership, is APPROVED as shown on the following plan(s):

1. **Grading Plan Sediment and Erosion Control**, C1, prepared by WSP, dated May 10, 2019, revision 5 dated 2019-12-17.
2. **Civil Services Plan**, C2, prepared by WSP, dated May 10, 2019, revision 5 dated 2019-12-17.
3. **Site Plan**, SP-1, prepared by Roderick Lahey Architect Inc., dated May 08, 2019, revision 4 dated 12, 12, 19.
4. **Daycare Elevations**, Plan # 17968, prepared by Roderick Lahey Architect Inc., dated July 29, 2019.
5. **Tree Conservation Report And Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated May 03, 2019, revision 8 dated 12/13/2019.

And as detailed in the following report(s):

1. **Riverside Park Early Learning Centre 2826 Springland Drive, Ottawa, ON, Servicing and Stormwater Management Report**, prepared by WSP, dated May 10, 2019, revised July 31, 2019.
2. **Technical Memorandum**, prepared by CGH Transportation, dated March 27, 2019.
3. **Phase 1- Environmental Site Assessment Update**, prepared by Paterson Group, dated March 12, 2019.
4. **Geotechnical Investigation Proposed Daycare Center 2826 Springland Drive- Ottawa**, prepared by Paterson Group, dated April 30, 2019.
5. **Geotechnical Response to City Comments**, prepared by Paterson Group, dated July 16, 2019.

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

General Conditions

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.
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. **Construct Sidewalks**

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.

9. **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.

10. **Completion of Works**

The Owner acknowledges and agrees that no building or no new building (if existing building on site that is to be occupied during construction) 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, 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.

11. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

Special Conditions

1. **Asphalt Overlay**

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 Springland Drive, fronting the subject lands, as shown on the approved Grading Plan, referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

2. **Private Approach Detail**

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.

3. **Slope Stability**

The Owner 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.

4. **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 (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.

5. **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 Servicing 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.

6. **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.

7. **Site Lighting Certificate**

- (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:
 - (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);
 - (ii) and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (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, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

8. **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.

9. **Tree Protection**

The Owner acknowledges and agrees that all trees to be retained, as shown on the approved Tree Conservation Report and 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 and maintain tree protection fencing as detailed and identified on the approved Tree Conservation Report and Landscape Plan;
- (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.

10. **Tree Permit**

The Owner acknowledges and agrees that if any trees are to be removed or damaged on abutting properties, or if any trees are straddling a common lot line, the Owner shall obtain written permission from all affected property owners prior to the issuance of a tree permit, and shall provide a copy of such written permission to the General Manager, Planning, Infrastructure and Economic Development.

11. **Notice on Title – existing parkland**

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:

- (a) “The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the existing parkland within the vicinity of the subject lands may have active hard and soft surface recreational facilities and may include lit facilities.”
- (b) “The Purchaser/Lessee covenants with the Vendor/Lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale, and lease agreements for the lands described herein, which covenant shall run with the said lands.”

12. **Access- multi-use pathway**

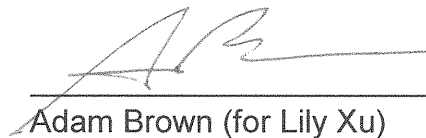
The owner acknowledges and agrees they shall be responsible for maintaining pedestrian access on the surface easement, registered as OC2106831, and described as Part 6 on Plan 4R-31976, including but not limited to snow clearing.

13. **Installation of Signs on Private Property**

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, which signage shall be in accordance with the City's Permanent Signs on Private Property By-law No. 2016-326, as amended.

20 DEC 2019

Date

A handwritten signature in black ink, appearing to be 'AB', is written over a horizontal line.

Adam Brown (for Lily Xu)
Manager, Development Review, Rural
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0081

SITE LOCATION

The subject property is municipally addressed as 2826 Springland Drive. The parcel is approximately 1600 metres squared and is located 120 metres north of the Springland Drive and Walkley Road intersection. The site is bound by Holy Cross Elementary School to the north, Holy Cross Parish to the south, a future City park to the west, and low-rise residential homes on the opposite side of Springland Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

In October 2008, the City purchased the former Bayview School property from the Ottawa District School Board, who declared the parcel as surplus to its needs. The City then engaged in community consultation sessions in 2009 to formulate a concept plan for redevelopment of the site for infill. Subsequently, City Council approved a concept plan in 2009 that had received community support. An additional 0.3 hectares of land (the outlet parcel to Springland Drive) was purchased in 2011 and added to the overall development parcel. The entire 4.3 hectare parcel of land was then transferred from the City to its development corporation, the Ottawa Community Lands Development Corporation (OCLDC) for sale. Canoe Bay (the applicant), was successful in securing these lands based on the overall compliance of its concept plan with the City's 2009 Concept Plan and subject to minor revisions, which was received by Council in 2016. Subsequently, on February 27, 2018, the City's Planning Committee approved an Official Plan Amendment and Zoning By-law Amendment application put forth by Canoe Bay, as a means of implementing the details of the concept plan.

A majority of the Canoe Bay site was approved to be developed into a mixed-use community under Site Plan Control Application D07-12-17-0122. The remainder of the lands, designated as Phase 2 in the original Site Plan Control application, are proposed for development under this application.

The currently vacant site is approximately 0.16 hectares in size and is Zoned I1A (Minor Institutional Subzone A). The lot was subdivided in a Plan of Subdivision application (File No. D07-16-17-0011). The property is located in-between Holy Cross Elementary School and the Holy Cross Parish. The property is located south east of the larger Canoe Bay mixed-use development, and will be connected to the subdivision via a

pedestrian pathway. The application has been submitted to enable new development on the site, as required by the Site Plan Control By-law.

The proposed development will be two stories in height with a total Gross Floor Area (GFA) of 517 square metres. Intended for use as a daycare, the proposed development has 9 parking spaces, 8 bicycle parking spaces, a screened garbage enclosure in the front of the property, and an enclosed play area in the rear. A multi-use pathway (MUP) will run along the southern extent of the site, connecting Springland Drive to a future public park in the west.

The building was designed fit the narrow parcel while making use of the proposed multi-use pathway (MUP) which will connect Springland Drive to the neighbouring park and Riverside Drive. The two-storey building is characterized by varying setbacks and roof lines which were designed to break up the massing of the building. The building materials are varied and include black brick, wood finish cement board, and stucco finish cement board, all elements designed to be a continuation of the architectural elements found in the Canoe Bay multi-use development.

A two-way drive aisle is used to access the site and its 9 parking spaces which are located along the northern property line. Bicycle parking spaces are located adjacent to the main entrance way, and will provide parking for 8 spaces, some of which are covered by the buildings lower canopy.

The structure will be serviced by connecting to existing municipal services located along Springland Drive. In order to connect to the existing 200mm watermain, 250mm sanitary sewer and, 450mm storm sewer, a road cut will be required. In order to address the impacts of construction on the properties runoff rate, stormwater quantity control with an oil and grit separator will be installed. An inlet control device and detention storage will also be provided.

Mature Red Maple, Colorado Spruce, Sugar Maple, and Honey Locust trees exist on the neighbouring property to the south, in close proximity to the subject parcel. The special conditions ensure that the applicant is aware these trees are to be protected, and the abutting property owner is to be notified of possible impacts to the trees, as per the Urban Tree Conservation By-law (2009-200).

A pedestrian surface easement (OC2101232), which exists over the multi-use pathway on the subject property, requires free, uninterrupted and unobstructed pedestrian surface easement to provide access to, in, over, along, across, and upon the lands legally described as Part 6 on Plan 4R-31976. The special condition for access was added to ensure that the applicant is aware of and acknowledges their responsibilities related to maintaining access.

Companion Applications

In order to bring the proposal into conformity with the Zoning By-law, Minor Variances for the following were required (File Number D08-02-19/A-00247):

- To permit a reduced interior side yard setback of 0.9 metres, whereas the By-law requires a minimum interior side yard setback of 3.0 metres.
- To permit a reduced drive aisle width of 6 metres, whereas the By-law requires a minimum drive aisle width of 6.7 metres.

- To permit a reduction of 1 parking space to a total of 9, whereas the By-law requires a minimum of 10 parking spaces or 2 spaces per 100 square metres of gross floor area.

The minor variances were approved by the Committee of Adjustment on September 27, 2019 and became final and binding effective October 17, 2019.

A companion Official Plan Amendment (File No. D01-01-17-0008) passed by City Council on March 28, 2017 (By-law 2018-91). While the amendment made changes to the land use designations for the larger Canoe Bay site, the institutional land use designation for this parcel was maintained.

A companion Zoning By-law Amendment (File No. D02-02-17-0035), passed by City Council on March 28, 2018 (By-law 2018-92) established a multi-unit zoning typology in the larger Cano Bay site while minting the existing designation for the subject parcel.

A companion Plan of Subdivision application (File No. D07-16-17-0011) was registered May 22, 2019 and was for the purpose of creating 2 internal private streets, 2 mixed-use commercial blocks, 6 townhouse blocks, 3 low-rise apartment blocks, a park block, pathway block, a block for a retirement home and residential care facility and the block for future development which are the lands of the subject application.

A companion Site Plan Control Application (File No D07-12-17-0122) was approved October 31, 2018 for the development of Canoe Bay Phase 1. The remainder of the lands, designated as Phase 2 in the original Site Plan Control application, are proposed for development under this application.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The City of Ottawa's Official Plan designates the subject lands as General Urban Area, which permits a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. The provision of a daycare facility located in-between developing and existing residential communities, which is also located along side other institutional uses, is consistent with the strategic directions of the Official Plan, particularly Section 2 and the focus on building livable communities and making use of existing infrastructure.
- The Former Ottawa Secondary Plan for the Riverside Park Community designates the subject lands for institutional land uses. In addition to the use as a daycare the proposal is consistent with the Key Principles outlined in Section 8.4 which supports the provisions of uses that provide for the local, everyday needs of the residents in the neighbourhood.
- The proposal is in conformity with the Zoning By-law. Minor Variances were granted by the Committee of Adjustment for relief to parking space requirements, aisle width, and interior side yard setbacks. The 20-day appeal period ended on October 17, 2019, no appeal was received and as a result all levels of appeals related to the Minor Variance's have been exhausted.

- The conditions of approval ensure that infrastructure, tree protection, and access matters are appropriately addressed, and other responsibilities of the applicant are outlined.
- The site has been designed appropriately to minimize impacts on adjacent land uses and enable pedestrian connections from Springland Drive to Riverside Drive. All aspects of the proposal represent good-land use planning.

CONSULTATION DETAILS

Councillor's Concurrence

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

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

A public information session was held on May 22, 2019 at the Riverside Churches of Ottawa.

Summary of public comments and responses

Comment:

Residents have expressed concern that an additional institutional facility will lead to increase traffic related issues along the roads which lead to the subject property.

Response:

While the development of an infill institutional use will lead to additional volume on the sounding roads, the impacts will be minimal. The use of the site as a daycare will result in staggered pickup and drop-off times which will minimize conflicts or increased congestion. As part of the City's Traffic Impact Analysis, the applicant submitted a technical memorandum prepared by CGH Transportation which indicated that one drop-off every two minutes is expected during peak hours. As a result of the staggered pickup and drop-off times, and the driveway of the site being located approximately 120 metres from the intersection of Springland Drive and Walkley Road, it is expected that the additional vehicles will be easily absorbed within the existing traffic volumes on the surrounding streets.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

Comment:

The Ottawa Accessibility Advisory Committee originally noted that the site plan did not include accessible entrances or washrooms.

Response:

The applicant advised that universal and accessible washrooms are provided, and the main entrance to the building is barrier free and can be accessed via a depressed curb.

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 complexity of the issue resolution period, primarily related to the multi-use pathway.

Contact: Cameron Hodgins Tel: 613-580-2424, ext. 15788, or e-mail:
Cameron.Hodgins@ottawa.ca

Document 1 – Location Map



D07-12-19-0081

19-0579-B

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REVISION / RÉVISION - 2019 / 05 / 29

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



2826 prom. Springland Dr.



NOT TO SCALE

