



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

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Site Location: 1385 Woodroffe Avenue

File No.: D07-12-19-0114

Date of Application: June 24, 2019

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This SITE PLAN CONTROL application submitted by Colliers Project Leaders, on behalf of Algonquin College of Applied Arts and Technology, is APPROVED as shown on the following plan(s):

1. **Site Plan**, Sheet Number SPA-A01, prepared by HOK Architects, dated 2019-06-24, revision 3 dated 2019-11-21.
2. **Landscape**, Sheet Number L1.1, prepared by CSW Landscape Architects, dated 2019-06-24, revision 3 dated 2019-11-21.
3. **Landscape Details**, Sheet Number L2.1, prepared by CSW Landscape Architects, dated 2019-06-24, revision 3 dated 2019-11-21.
4. **Landscape Details**, Sheet Number L2.2, prepared by CSW Landscape Architects, dated 2019-06-24, revision 3 dated 2019-11-21.
5. **Exterior Elevations**, Sheet Number SPA-A02, prepared by HOK Architects, dated 2019-06-24, revision 2 dated 2019-09-24.
6. **Legend, Drawing List and General Notes**, Sheet Number E001, prepared by WSP, dated 2019/06/24, revision 3 dated 2019/09/24.
7. **Electrical Site Plan - Demolition**, Sheet Number ED001, prepared by WSP, dated 2019/06/24, revision 3 dated 2019/09/24.
8. **Electrical Site Plan – New Work**, Sheet Number ED002A, prepared by WSP, dated 2019/06/24, revision 3 dated 2019/09/24.
9. **Electrical Site Plan Details and Photometrics**, Sheet Number ED002B, prepared by WSP, dated 2019/06/24, revision 3 dated 2019/09/24.
10. **Electrical Mchd Lighting Fixture Schedule**, Sheet Number ED002C, prepared by WSP, dated 2019/06/24, revision 3 dated 2019/09/24.
11. **Notes and Details**, plan number C01, prepared by WSP, consultant's project #191-01517-00, revision 08, dated December 19, 2019.

12. **Pipe Services Removal Plan**, plan number C02, prepared by WSP, consultant's project #191-01517-00, revision 08, dated December 19, 2019.
13. **Grading Plan**, plan number C03, prepared by WSP, consultant's project #191-01517-00, revision 07, dated December 19, 2019.
14. **Servicing Plan**, plan number C04, prepared by WSP, consultant's project #191-01517-00, revision 08, dated December 19, 2019.
15. **Post-Development Storm Drainage Area Plan**, plan number C05, prepared by WSP, consultant's project #191-01517-00, revision 07, dated December 19, 2019.
16. **Erosion and Sedimentation Control Plan**, plan number C06, prepared by WSP, consultant's project #191-01517-00, revision 07, dated December 19, 2019.

And as detailed in the following report(s):

17. **Athletics and Recreation Centre (ARC) Algonquin College, Ottawa, ON, Servicing Report**, prepared by WSP, consultant's project #191-01517-00, revision 03, dated December 19, 2019.
18. **Geotechnical Investigation**, Proposed Athletic Recreation Complex (ARC), Algonquin College, Woodroffe Campus, Ottawa prepared by Paterson Group, consultant's project # PG4624-1, dated June 3, 2019.
19. **Geotechnical Review Comments Proposed Athletic Recreation Complex, Algonquin College - Woodroffe Campus - Ottawa prepared by Paterson Group**, consultant's project # PG4624-MEMO.02, dated September 16, 2019.
20. **Transportation Impact Assessment**, prepared by Morrison Hershfield, dated October 2019.
21. **Phase 1 – Environmental Site Assessment**, prepared by Paterson Group, dated November 30, 2018.
22. **Stationary Noise Assessment**, prepared by Gradient Wind, dated June 24, 2019.
23. **Tree Conservation Report**, prepared by Manotick Tree Movers Inc., dated 25 July 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.

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

**4. 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.

**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. Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands 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, 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 occupancy in writing.

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, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

## **Special Conditions**

### **7. Geotechnical Engineering and Soils**

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.

### **8. 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 Geotechnical Investigation, Proposed Athletic Recreation Complex (ARC), Algonquin College, Woodroffe Campus, Ottawa prepared by Paterson Group, consultant's project # PG4624-1, dated June 3, 2019., 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.

### **9. Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Infrastructure and Economic Development, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Landscape Plan referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The Owner shall provide confirmation to the General Manager, Planning, Infrastructure and Economic Development that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

### **10. Retaining Wall - Stability**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for West side of the building and as shown on the approved Site Plan, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Infrastructure and Economic Development, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for West side of the building. The Owner further acknowledges and agrees to provide an Internal

Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledge and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

#### **11. 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 Plan, plan number C04, prepared by WSP, consultant's project #191-01517-00, revision 08, dated December 19, 2019, 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.

#### **12. 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.

#### **13. 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.

#### **14. 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.

#### **15. Private Systems: 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.

#### **16. 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.

#### **17. 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.

### **18. Site Lighting Certificate**

- (a) In addition to the requirements contained in clause 19 of Schedule "C" hereto, 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.

### **19. 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.

### **20. 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:

- (c) 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 x 10cm);
- (d) Tunnel or bore when digging within the CRZ of a tree;
- (e) Do not place any material or equipment within the CRZ of the tree;
- (f) Do not attach any signs, notices or posters to any tree;
- (g) Do not raise or lower the existing grade within the CRZ without the approval of the General Manager, Planning, Infrastructure and Economic Development;
- (h) Do not damage the root system, trunk or branches of any tree; and
- (i) Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

## **21. 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.

## **22. 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.

## **23. Easement for Lighting Standard and Traffic Loop**

As condition of site plan approval, the Owner acknowledges and agrees that it shall, grant to the City, at no cost to the City, an easement to accommodate the existing light standard and traffic loop located within the subject lands and shown as Parts 3 and 4 on 4R-27987.



January 10, 2020

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Date



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Mark Young  
Acting 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

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**File Number:** D07-12-19-0114

### **SITE LOCATION**

1385 Woodroffe Avenue, and as shown on Document 1.

The subject property is located in Algonquin College's Ottawa campus on the east side of Woodroffe Road and south of Navaho Drive. The subject site is currently occupied by a surface parking lot. The surrounding area is primarily comprised of institutional and residential uses.

### **SYNOPSIS OF APPLICATION**

The applicant is proposing the development of a 11,658 square metre two-storey athletics and recreation facility to the east of the Student Commons building and south of the college's North Access Road off Navaho Drive. The development will replace the existing athletics and recreational facilities on campus.

The proposed building includes an indoor running track, climbing and bouldering walls, multi-purpose studios, three gymnasiums and an office administration area. Additionally, the building is proposed to connect to the Student Commons building in the future via an elevated pedestrian bridge.

Vehicular access will be maintained from the existing North Access Road off of Navaho Drive. Loading and service areas will be accommodated along the north side of the building. A variety of soft and hard landscaping will be provided around the building. The existing vehicle laneway between the Student Commons and the new Athletic Centre will be replaced with a pedestrian walkway to promote better pedestrian connection between the buildings. There are no new parking spaces proposed as part of this new development.

### **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 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 July 12, 2019.

The panel's recommendations from the formal review meeting are:

- The Panel is concerned with how this proposed building fits into the future campus context. Fundamentally, the Panel believes that the adjacent 'North Service Road' should be viewed as an important campus street, rather than a service road. Therefore, the Panel strongly believes that some major aspects of the design require revisiting, and in particular, the Panel suggests studying other loading options to ensure that the building's interface with the street is not dominated by loading activities.
- The Panel is concerned with the proposed pedestrian bridge location, as there is a missed opportunity to use the bridge to define the public spaces below. Generally, the Panel believes that public spaces created by this building need clearer definition across the site.
- The Panel suggests that the area along the southern edge of the building, along the parking area, needs significant landscape refinement.
- The Panel appreciates the vision as set out by the campus masterplan, which is a document of high quality showing commendable aspirations. The Panel recommends improving the architectural expression

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

- A larger pedestrian walking surface south of the building.
- The applicant indicated that they are currently working on a revised campus master plan which will include a green spine south of the building. As a result, they are keeping the loading operation along North Service Road and directing the pedestrian activity to the south.

## **CONSULTATION DETAILS**

### **Councillor's Concurrence**

Councillor Rick Chiarelli 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.

#### Summary of public comments and responses

Comment #1: Concerned about the environmental design and footprint of the project.

Response: The proposal included various landscaping elements surrounding the building and the applicant further indicated that a new campus master plan is currently being developed to include a future green spine south of the building. The project is also targeting LEED Gold designation.

Comment #2: Concerned about the loss of parking spaces as a result of this development.

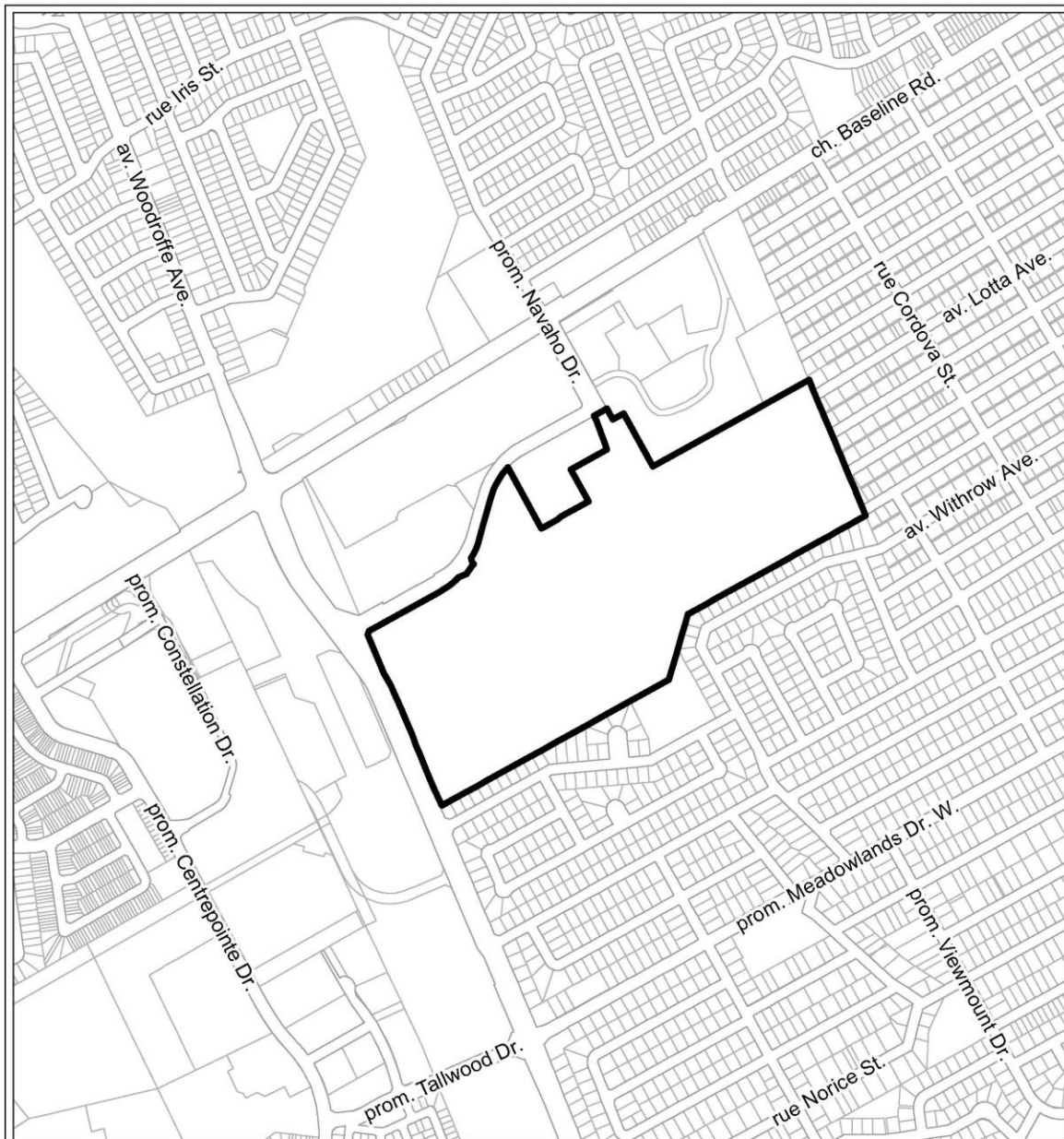
Response: The proposal meets the Zoning By-law requirement for parking spaces and is located in close proximity to the Baseline Rapid Transit Station.

#### **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 complexity associated with the civil design.

**Contact:** Stream Shen Tel: 613-580-2424, ext. 24488, fax 613-580-2576 or e-mail: [stream.shen@ottawa.ca](mailto:stream.shen@ottawa.ca)

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-19-0114	19-0722-Y		
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REVISION / RÉVISION - 2019 / 07 / 03			
		 <b>1385 av. Woodroffe Ave.</b>	 <small>NOT TO SCALE</small>