

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

Site Location: 24 Iber Road, 5734 & 5754 Hazeldean Road

File No.: D07-12-19-0160

Date of Application: September 25, 2019

This SITE PLAN CONTROL application submitted by Matthew McElligott, Fotenn Consulting, on behalf of Hazeldean Commons Limited (c/o Huntington Properties), is APPROVED as shown on the following plan(s):

1. **Site Plan**, Drawing Number A01, prepared by Hobin Architecture Inc., dated December 7, 2017, revision # 11, dated January 24, 2020.
2. **IL Zone Site Plan**, prepared by Hobin Architecture Inc., Drawing # A02, dated August 29, 2019, revision # 3, dated January 24, 2020.
3. **IL Zone Truck Turns Plan**, prepared by Hobin Architecture Inc., Drawing # A03, dated September 20, 2019.
4. **Block D Elevations**, prepared by Hobin Architecture Inc., Drawing # Ad3.01, dated December 17, 2018, revision # 5, dated January 24, 2020.
5. **Grading Plan 5734 & 5754 Hazeldean Road/24 Iber Road**, prepared by DSEL, Drawing # GP-1, dated September 2019, revision # 3, dated February 3, 2020.
6. **Site Servicing Plan 5734 & 5754 Hazeldean Road/24 Iber Road**, prepared by DSEL, Drawing # SSP-1, dated September 2019, revision # 3, dated February 3, 2020.
7. **Erosion & Sediment Control Plan 5734 & 5754 Hazeldean Road/24 Iber Road**, prepared by DSEL, Drawing # EC-1, dated September 2019, revision # 3, dated February 3, 2020.
8. **5734 & 5754 Hazeldean Road/24 Iber Road Stormwater Drainage Area Plan**, prepared by DSEL, Drawing # SWM-1, dated December 13, 2019.

9. **Tree Conservation Report & Landscape Plan**, prepared by James B. Lennox & Associates Inc., Drawing # L.1, dated December 2017, revision # 5, dated August 8, 2019.

And as detailed in the following report(s):

1. **Geotechnical Investigation**, prepared by Paterson Group, Consultant's report # PG2889-1, revision # 3, dated September 16, 2019
2. **Site Servicing and Stormwater Management Brief**, prepared by DSEL, Consultant's project # 19-1133, dated December 13, 2019.
3. **Transportation Impact Study: Addendum #2**, prepared by Parsons, Consultant's report # 602688 - 17000, dated November 27, 2019.

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

General Conditions

1. **Execution of Agreement Within One Year**

The Owner shall amend the existing Site Plan Control Agreement consisting of the following conditions. 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.

Special Conditions

2. **Site Plan Agreement OC2117242**

The Owner acknowledges and agrees that all conditions of the registered site plan agreement noted above remain applicable.

3. **Previous Conditions**

There are no new Special Conditions to be added. Previous conditions still apply.

March 10, 2020

Date



Laurel McCreight
Planner, Development Review, West
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0160

SITE LOCATION

24 Iber Road, 5734 & 5754 Hazeldean Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site consists of three parcels of land 5734 and 5754 Hazeldean Road and 24 Iber Road. These parcels are bound by Iber Road, Hazeldean Road and Fringewood Drive and are located south of Hazeldean Road, west of Iber Road and east of Fringewood Drive in the Stittsville community.

Surrounding land uses include existing light industrial uses located within the Stittsville Business Park to the east and south along Iber Road; a City park (Fringewood Park) is located to the immediate south along Fringewood Drive; low-rise residential uses are located south-west of the subject properties in the Fringewood neighbourhood. The site directly abuts a City sewage pumping station to the south along Fringewood Drive and a City fire station south along Iber Road.

Combined, the properties are approximately 44,365 m² in area and are currently vacant with sparsely planted trees. A watercourse (Hazeldean Creek) currently bisects the properties and outlets to the Carp River to the north-east.

The purpose of this application is to accommodate the development of the subject lands into a multi-building commercial plaza with a mix of retail, commercial, and office uses. Site Plan application D07-12-13-0168 was approved on October 11, 2017 (registered on July 8, 2019) to develop the subject lands into a multi-building commercial plaza with a mix of retail, commercial, and office uses. Site Plan application D07-12-17-0168 proposed minor revisions to the existing Site Plan and was approved on August 9, 2020. The previous approval included a total of eight (8) buildings; six (6) one-storey retail/commercial buildings and two (2) two-storey office buildings, one of which is to contain ground floor retail.

The applicant has applied for a revision application for minor changes to the previously approved site plan, which include:

- The use of Building D be changed from a 2-storey office building with retail uses at grade, to a four-unit service-commercial building which includes a restaurant use with an associated drive-through facility.

No changes are proposed to the Hazeldean Tributary Alignment or the 20.5-metre easement along the east and south property lines

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in compliance with applicable Official Plan policies.
- The proposal is consistent with the Urban Design Guidelines for Development along Arterial Mainstreets.
- The proposal is in compliance with all applicable zoning provisions including the provisions of the Arterial Mainstreet Subzone 7 (AM7) and Light Industrial Zone Exception 2120 (IL [2120]) of Zoning By-law 2008-250 as amended.
- The proposed development is compatible with the surrounding uses.
- All technical issues have been resolved to the satisfaction of the City, through the approved drawings or inclusion of conditions.
- The proposed site design represents good planning.

CONSULTATION DETAILS

Councillor's Concurrence

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

Public Comments

This application was not subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Comments were received from Enbridge and Rogers, which were passed on to the applicant to deal directly with the agency.

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

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 Staff Delegated Authority due to issues associated with engineering.

Contact: Laurel McCreight Tel: 613-580-2424, ext. 16587, fax 613-580-2576 or e-mail: laurel.mccreight@ottawa.ca

Document 1 – Location Map

