



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

Site Location: 90 Maple Grove Road

File No.: D07-12-19-0175

Date of Application: October 23, 2019

This SITE PLAN CONTROL application submitted by Funke Adesanya, S2 Architecture, on behalf of Hydro Ottawa Ltd., is APPROVED as shown on the following plan(s):

1. **Context Plans and Project Statistics**, DP0.01, prepared by S2 Architecture, dated 4/16/2020, revision 6 dated 04.20.2020.
2. **Site Survey**, DP1.00, prepared by S2 Architecture, dated 4/16/2020, revision 6 dated 04.20.2020.
3. **Site Plan**, DP1.01, prepared by S2 Architecture, dated 4/16/2020, revision 6 dated 04.20.2020.
4. **Site Details**, DP1.02, prepared by S2 Architecture, dated 4/16/2020, revision 6 dated 04.20.2020.
5. **Grading Plan**, G1, prepared by J.L. Richards & Associates Ltd., dated 10/10/2019, revision 4 dated 04/15/20.
6. **Landscape Plan**, L1.01, prepared by S2 Architecture, dated 2/25/2020.

And as detailed in the following report(s):

1. **Brightpath Early Learning & Childcare Phase One Environmental Site Assessment 90 Maple Grove Road, Ottawa Ontario**, prepared by Terrapex Environmental Ltd., dated October 18, 2019.
2. **Roadway Traffic Noise Assessment 90 Maple Grove Road, Ottawa, Ontario**, prepared by Gradient Wind Engineers & Scientists, dated October 9, 2020.

And subject to the following General and Special Conditions

General Conditions

1. The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.

2. **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. **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.

Special Conditions

6. **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.

7. Certification 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 Noise Impact Assessment Study referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the General Manager, Planning, Infrastructure and Economic Development (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.
- (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, and shall be to his satisfaction.

8. 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 Noise Impact 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.

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Transportation Noise Assessment, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) 1.8m high noise wall surrounding the play area is to be designed and implemented. The Owner agrees that any noise attenuation barrier required to be installed under this Agreement, shall be located a minimum of 0.30 metres inside the property line of the private property, and the location of the fence shall be verified by an Ontario Land Surveyor, prior to the release of securities for the noise attenuation barrier.
- (c) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria;
- (d) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in paragraph 10 below.

9. Notice on Title – Noise Control Attenuation Measures

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:

Type A – Increasing Roadway Traffic

Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing roadway traffic may, on occasion, interfere with some activities of the dwelling occupants, as the sound levels exceed the sound level limits of the City and the Ministry of the Environment and Climate Change.

Type D – Central Air Conditioning

This dwelling unit has also been designed with air conditioning. Air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of

the Environment and Climate Change.

10. Waste and Recycling Collection (Standard 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.

11. 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.

12. Record of Site Condition

Prior to the issuance of a building permit, the Owner shall submit to the General Manager, Planning, Infrastructure and Economic Development, and the Chief Building Official a Record of Site Condition ("RSC") completed in accordance with the Environmental Protection Act, R.S.O. 1990, c. E.19, O.Reg. 153/04, as amended ("O.Reg. 153/04"), and shall be acknowledged by the Ministry of the Environment, Conservation and Parks. The RSC shall confirm that all or part of the site will be suitable for the proposed use in accordance with O.Reg. 153/04. The City may issue a building permit on a phased basis to allow for site investigation and remediation activities if permitted by O.Reg. 153/04. No further Works will be permitted until the RSC is submitted. Where available information reveals that

contamination extends into a City right-of-way and submission of a RSC is not possible, a building permit may be issued on a phased basis:

- (a) where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;
- (b) where the Owner has completed remediation Work on the right-of-way to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.

June 4, 2020

Date



Colette Gorni
Planner I, 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: D07-12-19-0175

SITE LOCATION

The site is municipally known as 90 Maple Grove Road. It is located at the northwest corner of the intersection of Maple Grove Road and Terry Fox Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is an irregularly shaped parcel with an approximate area of 4,047 square metres. The site is currently occupied by an existing building and associated surface parking lot that was formerly used Hydro Ottawa. Surrounding land uses include various light industrial facilities to the north and west; Walter Baker Park to the south; and, low-density residential neighbourhoods to the east.

The development proposal involves the conversion of a portion of the surface parking lot into child play areas, and the construction of noise wall around the proposed play areas. The proposed play areas each contain artificial turf and are to be separated by chain-link fencing. No new buildings are proposed through this application, as the proposed development is associated with conversion of the existing building into a daycare facility. A total of 68 vehicle parking spaces, including two barrier-free spaces, and seven bicycle parking spaces are provided on site. Approximately 19 vehicle parking spaces are being removed to accommodate a required loading area, and the proposed play areas. The site is accessible by two accesses along Maple Grove Road; the second access, which is furthest from the intersection of Maple Grove Road and Terry Fox Drive, is shared with abutting property (100 Maple Grove Road).

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the Urban Employment Area designation of the Official Plan;
- The proposal conforms to all relevant provisions of the Zoning By-law, including those specific to the IL5 zone and 22-metre height limit;

- Conditions of approval have been included in this report in order to ensure the proposed development is constructed in conformity with City policies and guidelines;
- The applicant has adequately resolved the comments received during the technical review process; and,
- The proposed development provides a complementary use to serve the employees of the surrounding employment area and local residents and represents good planning.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Allan Hubley was 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

Hydro Ottawa

Applicant has been provided comments, which are to be addressed directly with Hydro Ottawa.

Advisory Committee Comments

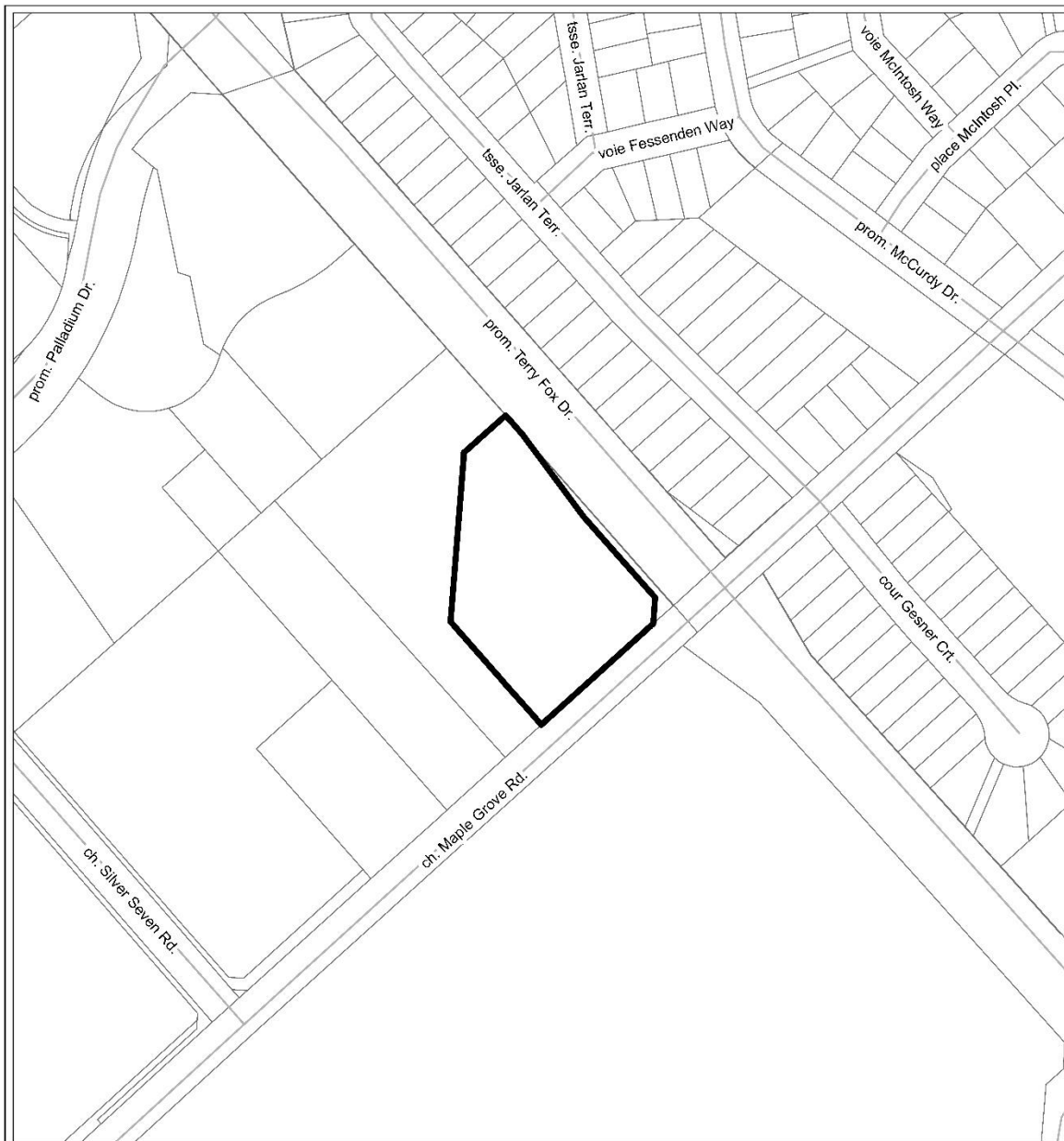
N/A


APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

Contact: Colette Gorni Tel: 613-580-2424, ext. 21239, fax 613-580-2576 or e-mail: Colette.Gorni@ottawa.ca

Document 1 – Location Map



		<p>LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT</p> <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <p>90 ch. Maplegrove Rd</p> </div>
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<p>REVISION / RÉVISION - 2020 / 01 / 24</p>		