SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
STAFF, DEVELOPMENT REVIEW, SOUTH

Site Location: 2465 and 2495 Don Reid Drive

File No.: D07-12-20-0022

Date of Application: March 3, 2020

This SITE PLAN CONTROL application submitted by Barrett Wagar, Stantec Consulting, on behalf of Shawn Labelle, The Ottawa Paramedic Services, is APPROVED as shown on the following plan(s):

1. **Site Plan**, SP-1, prepared by Stantec Consulting Ltd., 163601309 dated 2020, February 19, revision 2 dated 2020, May 7.
2. **Tree Preservation Plan,** L100, prepared by Stantec Consulting Ltd., 163601309 dated 2020, February 18, revision 2 dated 2020, February 24.
3. **Landscape Plan,** L200, prepared by Stantec Consulting Ltd., 163601309dated 2020, February 18, revision 2 dated 2020, February 24.
4. **Landscape Plan Details and Notes,** L300, 163601309, prepared by Stantec Consulting, 163601309, dated 2020, February 18, revision 2, dated 2020, February 24.
5. **Site Servicing and Grading Plan**, GP-1, 163601309, prepared by Stantec Consulting Ltd., dated 2020, February 19, revision 2 dated 2020, May 7.
6. **Existing Conditions & Removals and Sediment Control Plan**, EC/RC, prepared by Stantec Consulting Ltd., 163601309, dated 2020, February 19, revision 2 dated 2020, May 7.
7. **Storm Drainage Plan,** SD-1, prepared by Stantec Consulting Ltd., 163601309, dated 2020, February 19, revision 2 dated 2020, May 7.

And as detailed in the following report(s):

1. **Stormwater Management Brief**, Ottawa Paramedic Service Headquarters Parking Lot Modifications, prepared by Stantec Consulting Ltd., dated February 21, 2020, revised May 7, 2020.
2. **Geotechnical Report,** prepared by Golder Associates, dated September 2003.

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

GENERAL CONDITIONS

1. **Execution Within One Year**

   The Owner shall satisfy all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to 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. **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.

5. **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.

6. **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.

7. **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

8. **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.

9. **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.

10. **Site Lighting Certificate**

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:

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);

and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

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.

11. **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.

12. **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 x 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.

13. **Tree Permit**

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with an approved Tree Permit and Tree Conservation Report, and in accordance with the City's Urban Tree Conservation By-law, being By-Law No. 2009-200, as amended. The Owner further acknowledges and agrees to post the approved Tree Permit at all times during tree removal, grading, construction, and any other site alteration activities.

July 10, 2020

Date

Sarah Ezzio
Planner I, Development Review - South
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION
SUPPORTING INFORMATION

File Number: D07-12-20-0022

SITE LOCATION

The site is located at 2465 & 2495 Don Reid Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is a 2.74-hectare irregularly shaped parcel used as the Ottawa Paramedic Services Headquarters. The site is developed with a 2-storey building, two fueling stations, two parking areas, and an antenna system. There are two access to the site from Don Reid Drive.
- The site is generally located south of Walkley Road and west of Conroy Road. Directly abutting the site to its south is an existing hydro corridor, with the Walkley rail corridor located further to the south. The land uses surrounding the property to the northeast and northwest are predominately light industrial.
- The purpose of this application is to expand the existing parking lot in order to accommodate increased operational demands of the facility. The modifications will accommodate an additional 39 vehicle parking spaces, two loading spaces, and one lay-by space for ambulance vehicles.
- The 39 additional parking spaces are to be developed within the northeastern parking area of the site, which is for use by employees. Ten of these spaces will be dimensioned for small cars and used as motorcycle parking. The number of public parking spaces on the site will remain the same.
- The application will also relocate the existing garbage enclosure to accommodate the parking lot modifications, and some of the existing vegetation elements are to be removed and replaced.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is in the Urban Employment Area designation in the Official Plan, which reserves the use of land for uses which support places of business and economic activity, such as offices, manufacturing, warehousing, distribution,

research and development facilities, and utilities. The proposed development conforms with the relevant policies of the plan.

- The subject site is zoned IL (Light Industrial) which permits the proposed use. The proposed development complies with all relevant provisions of Zoning By-law 2008-250.
- The conditions of the approval are standard.
- The application will accommodate the increased need for parking on the site, which will reduce the need for on-street parking in the area and allow an existing use to be maintained.
- The site layout and design represent good planning.

CONSULTATION DETAILS

Councillor's Concurrence

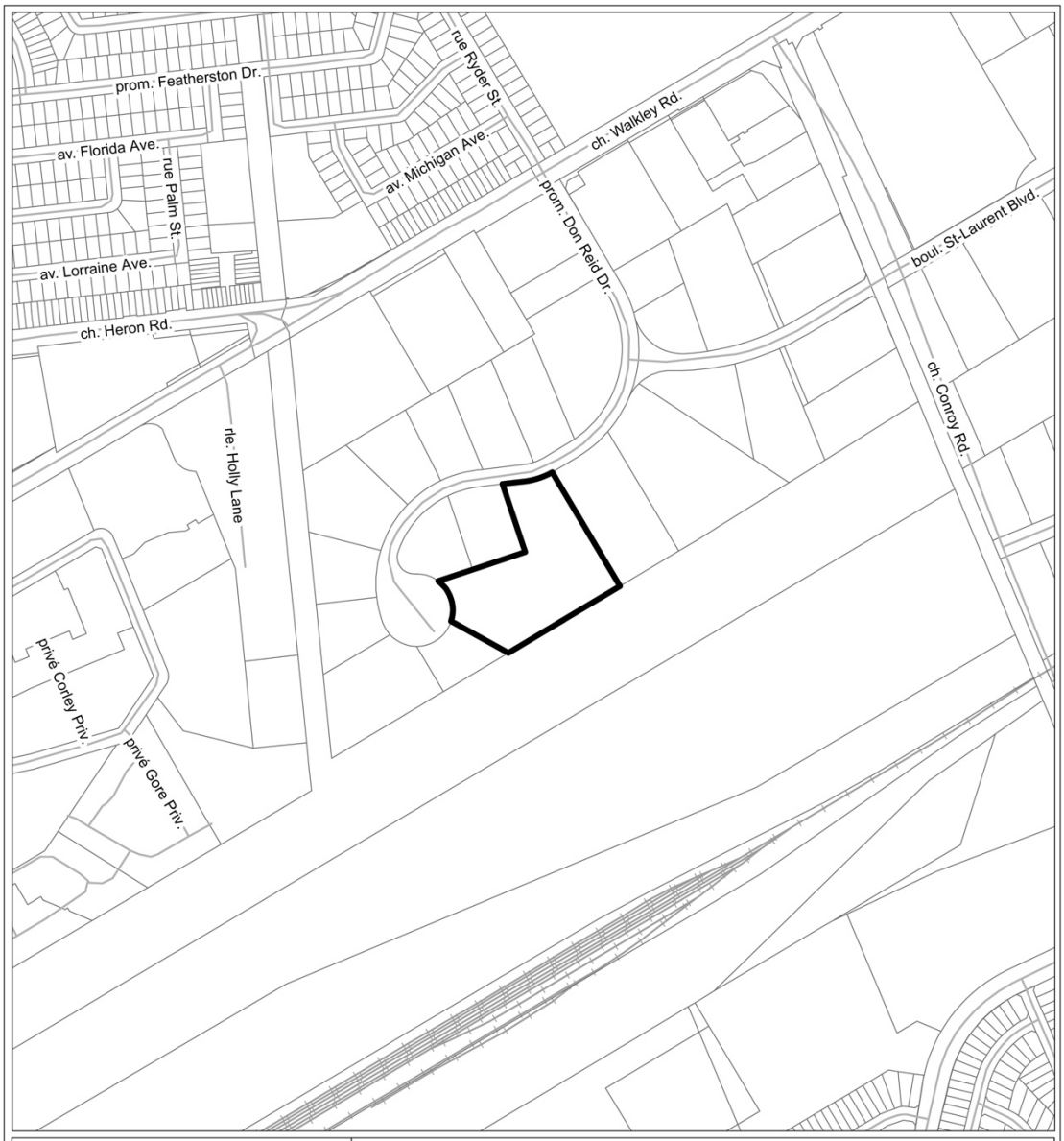
Councillor Diane Deans was notified of the application.

Public Comments

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

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 workload constraints.

Contact: Sarah Ezzio Tel: 613-580-2424, ext. 23493, fax 613-580-2576 or e-mail: sarah.ezzio@ottawa.ca

Document 1 – Location Map