



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

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Site Location: Part of 3713 Borrisokane Road

File No.: D07-12-20-0002

Date of Application: January 17, 2020

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This SITE PLAN CONTROL application submitted by FOTENN (attn.: Julie Carrara) on behalf of Caivan Greenbank North Inc., and Caivan Barrhaven Rental Inc., Attn: Hugo Lalonde, is APPROVED as shown on the following plan(s):

1. **Grading Plan 3713 Borrisokane Road**, GP-1, prepared by DSEL, dated December, 2019, revised July 9, 2020 (Revision 6).
2. **Grading Plan 3713 Borrisokane Road**, GP-2, prepared by DSEL, dated December, 2019, revised July 9, 2020 (Revision 6).
3. **Erosion Sediment Control Plan 3713 Borrisokane Road**, EC-1, prepared by DSEL, dated December, 2019, revised July 9, 2020 (Revision 6).
4. **Site Servicing Plan 3713 Borrisokane Road**, SSP-1, prepared by DSEL, dated December, 2019, revised July 9, 2020 (Revision 6).
5. **Site Servicing Plan 3713 Borrisokane Road**, SSP-2, prepared by DSEL, dated December, 2019, revised July 9, 2020 (Revision 6).
6. **Detail Sheet 3713 Borrisokane Road**, DS-1, prepared by DSEL, dated December, 2019, revised July 9, 2020 (Revision 6).
7. **Stormwater Drainage Plan – Ultimate, 3713 Borrisokane Road**, STM-1, prepared by DSEL, dated December, 2019, revised July 9, 2020 (Revision 6).
8. **Existing Conditions Plan 3713 Borrisokane Road**, EX-1, prepared by DSEL, dated December, 2019, revised July 9, 2020 (Revision 6).

9. **Existing Stormwater Drainage Plan 3713 Borrisokane Road**, EX-SWM, prepared by DSEL, dated December, 2019, revised May 28, 2020 (Revision 3).
10. **Site Information – Phase 1**, ABIC Office / Assembly Plant, A104a, prepared by figurr Architects, dated September 19, 2019, revised May 25, 2020 (Revision 3).
11. **Site Plan – Phase 1**, ABIC Office / Assembly Plant, A105a, prepared by figurr Architects, dated September 19, 2019, revised May 25, 2020 (Revision 3).
12. **Landscape Plan – Phase One**, L01, ABIC Site, prepared by NAK design strategies, dated November 2019, revised May 25, 2020 (Revision 5).
13. **Landscape Plan – Phase Two**, L02, ABIC Site, prepared by NAK design strategies, dated November 2019, revised May 25, 2020 (Revision 5).
14. **Details**, ABIC Site, D1, prepared by NAK design strategies, dated November 2019, revised May 25, 2020 (Revision 5).
15. **Exterior Buiding Elevations**, ABIC Office / Assembly Plant, A201, prepared by figurr Architects, dated October 23, 2019, revised April 24, 2020 (Revision 4).
16. **3713 Borrisokane Road Functional Design**, prepared by Robinson Design, dated February 19, 2020, revised May 8, 2020 (Rev 3).

And as detailed in the following report(s):

1. **Site Servicing and Stormwater Management Report**, Caivan Greenbank North Inc. 3713 Borrisokane Road, prepared by DSEL, dated July 2020 (Rev 5).
2. **Hydrogeological Study for a Private Water Well Supply**, Proposed Commercial / Industrial Development 3713 Borrisokane Road, prepared by Paterson Group Inc., dated March 18, 2020.
3. **Groundwater Field Investigation Memorandum**, 3713 Borrisokane Road, prepared by Paterson Group Inc., dated May 13, 2020.
4. **Stormwater Management Memorandum**, 3713 Borrisokane Road, prepared by DSEL, dated May 28, 2020.
5. **Review of Caivan ABIC Groundwater Field Investigation Memo**, prepared by Dillon Consulting, dated May 15, 2020
6. **3713 Borrisokane Road ABIC Facility, Transportation Impact Assessment Study Report**, prepared by CGH Transportation, dated April 2020.

7. **Geotechnical Investigation Proposed Proposed Warehouse Complex Borrisokane Road**, prepared by Paterson Group Inc., dated February 10, 2020 (Rev 1).
8. **Stationary Noise Assessment**, 3713 Borrisokane Road, prepared by Gradient Wind Engineering Inc., dated December 16, 2019.
9. **Phase 1 Environmental Site Assessment**, 3713 Borrisokane Road, prepared by Paterson Group Inc., dated November 25, 2019.
10. **Phase II Environmental Site Assessment**, 3713 Borrisokane Road, prepared by Paterson Group Inc., dated February 4, 2020.
11. **Environmental Impact Statement 3713 Borrisokane Road - Western Parcel**, prepared by Kilgour & Associates Ltd., dated December 13, 2019.

And subject to the following Standard and Special Conditions:

#### **Standard 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. 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.
3. 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 Department.
4. The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.
5. 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. 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 Department. Such sidewalk(s) shall be constructed to City Standards.

7. The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.
8. 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 Department.
9. 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); and
  - ii. it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
10. 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 Department, 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. Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.
12. 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.

(i) 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.

(ii) 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**

1. Prior to registration, the Owner acknowledges and agrees they shall obtain all necessary permits from the Ministry of Transportation, including the 'Land-Use' permit for proximity to the 400 series highway.
2. Prior to registration, the Owner acknowledges and agrees the Ministry of Environment, Conservation and Parks (MECP) Environmental Compliance Approval (ECA) must be obtained for industrial land-use from the Province.
3. The Owner acknowledges and agrees the City will not draw down past \$88,000 in site securities for the purpose of completed the ultimate stormwater management solutions as identified in "**Stormwater Management Memorandum, 3713 Borrisokane Road, prepared by DSEL, dated May 28, 2020**" to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
4. Prior to registration, the Owner acknowledges and agrees to obtain an easement through the Committee of Adjustment from Caivan Greenbank Inc., for access over the future road at the southern most access to the subject property. This future road is illustrated on the Draft Plan of Subdivision for access from Borrisokane Road to the urban subdivision lands at 3809 Borrisokane Road (City File D07-16-19-0005).
5. The Owner acknowledges that due to the proximity of the Trail Road Landfill Facility it is recommended the Owner test the water supply on an annual basis for Volatile Organic Compounds (VOC's) and Metals. This testing should be in addition to other regular testing, such as bacteriological testing, several times annually.

6. The Owner acknowledges that should a Conditional Building permit be granted, it will require the posting of a minimum 50% of the on-site securities, as identified in Schedule B/C herein. This shall be through either a Letter of Credit or a Certified Cheque, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
7. The Owner shall provide written evidence that the Ministry of Natural Resources and Forestry (MNR) and the Ministry of the Environment, Conservation and Parks (MECP) concur with the rehabilitation plan and are satisfied it complies with the applicable regulations regarding species at risk.
8. The Owner acknowledges and agrees that the City does not guarantee the quality or quantity of the groundwater used to service the subject lands. If, at some future date, the quality or the quantity of the groundwater becomes deficient, the City shall bear no responsibility, financial or otherwise, to provide solutions to the deficiency. All efforts and costs to remedy such deficiencies in the groundwater shall be the sole responsibility of the Owner.
9. The Owner acknowledges and agrees that the proposed development will be constructed in Phases as shown on the approved "Site Plan A105a" referenced in Schedule "E" herein. The Owner acknowledges and agrees that this Site Plan Approval is subject to the Owner entering into an Amending Site Plan Agreement, for the lands shown as Phase 2 (a 2 storey office building) on the approved "Site Plan" referenced in Schedule "E" herein, the payment of any applicable fees and securities, and any other requirements that the City may require, all to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
10. The Owner shall provide a construction traffic management plan prior to registration of the Agreement. Such plan shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
11. That the Owner acknowledges and agrees to implement all recommendations, design parameters and controls in accordance with the approved stormwater management plan "**Site Servicing and Stormwater Management Report, Caivan Greenbank North Inc. 3713 Borrisokane Road, prepared by DSEL, dated July 2020 (Rev 5).**"
12. The Owner acknowledges and agrees to provide certification by a professional engineer that the stormwater facilities have been constructed in accordance with the **Site Servicing and Stormwater Management Report, Caivan Greenbank North Inc. 3713 Borrisokane Road, prepared by DSEL, dated July 2020 (Rev 5)**, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

13. 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 Department 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. Prior to registration, the Owner shall enter into a Roadway Modification Approval process for the works on Borrisokane Road as detailed in the approved functional roadway modification drawings. The Owner further acknowledges and agrees it shall be responsible for the cost of all roadway modifications identified in the Roadway Modification Approval Report, as approved by the Manager, Development Review (South Unit).
15. The Owner acknowledges and agrees all roof top mechanical equipment shall be screened with appropriate acoustical barriers.
16. 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 (the “Report”), referenced as “**Geotechnical Investigation Proposed Proposed Warehouse Complex Borrisokane Road, prepared by Paterson Group Inc., dated February 10, 2020 Rev 1**), herein, 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 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 Department.
17. The Owner(s) shall implement the following noise control attenuation measures recommended in the approved **Stationary Noise Assessment, 3713 Borrisokane Road, prepared by Gradient Wind Engineering Inc., dated December 16, 2019**.
18. Prior to registration, the Owner shall provide a revised ‘**Site Servicing and Stormwater Management Report**, Caivan Greenbank North Inc. 3713 Borrisokane Road, prepared by DSEL (Revision 6)’, addressing clarity around matters such as ‘release rates’, ‘storage volumes’, ‘orifice calculations’ and ‘composite C value computations’, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

*July 14, 2020*



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Date

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Lily Xu  
Manager, Development Review  
Development Review, South  
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:** D07-12-20-0002

### **SITE LOCATION**

The site is municipally addressed as part of 3713 Borrisokane Road and is located just outside of the Urban Area Boundary, in the rural area of Ottawa, as shown on Document 1. The rural site has an area of 11.85 hectares but is also part of a larger 30-hectare parcel of land, of which approximately 19 hectares is located within the Urban Area.

The site is bound to the north by Cambrian Road, the City-owned Cambrian Woods, and a residential subdivision, to the east by vacant urban lands, future Greenbank Road realignment, and a number of existing and future residential developments, to the south by vacant rural lands and Barnsdale Road, and to the west by Borrisokane Road and Highway 416. The City's Trail Road Landfill Facility is located 150 metres away from the site, across Highway 416 to the west.

### **SYNOPSIS OF APPLICATION**

The City of Ottawa has received Site Plan Control, Zoning By-law amendment, and Official Plan amendment applications to permit the development of a 12,805 square metre multi-purpose, light industrial facility. The development is proposing to include offices, a home building design centre, and a manufacturing and assembly facility. The manufacturing section will consist of preparing specialized and purpose-built housing components and materials for delivery off-site.

The associated site plan illustrates a phased development, with Phase 1 consisting of a one-storey, 9,340 square metre manufacturing facility, also referred to as the Advanced Building Innovation Centre (ABIC). Materials will be received, and assembly processes will occur within the building. Loading bays are located on the north, east and south sides of the building, and there is a proposed outdoor storage area in the eastern portion of the site, behind the manufacturing facility. Phase 2 would consist of a two-storey office and administration building with a total gross floor area of 3,465 square metres, and is subject to a new site plan control approval.

Overall, the site will include approximately 200 parking spaces for the office, administrative, and manufacturing. Vehicular access to the site will be via Borrisokane Road.

The unique economic aspects of the proposal potentially include:

- 250 full time jobs;
- 2,000 indirect jobs;
- 1,000 units worth of production (annually) estimated at \$50,000,000 in annual

revenue;

- Export to GTA, Northern Canada and Northeastern United States;
- Expansion possible to 5,000 units subject to the above;
- Annual R&D investment of \$5,000,000;
- Partnerships with University of Waterloo and Ottawa University (Wood science and engineering);
- Software Development (specific to automated manufacturing).

### **Related Applications**

Related Zoning By-law Amendment applications (City File D02-02-20-0002) and Official Plan Amendment (City File D01-01-20-0001) passed by City Council on June 10, 2020 (By-law 2020-159).

#### Private Sanitary Treatment

The application has demonstrated the proposed septic tanks will be installed above the groundwater table to ensure there is no influence on the groundwater regime and no hydrogeological connectivity between the Trail Road Landfill leachate plume and the private septic tanks.

A septic permit has been obtained by the applicant from the Ottawa Septic System Office.

#### Private Well Water

The site is being recommended for approval on the basis of private well servicing. As part of the water supply investigation for the subject proposal, a well was drilled in the deep bedrock, with a long steel casing. A 12-hour pumping test was performed, while observation wells were monitored. The pumping test results and the water quality testing, adequately demonstrate that the new drilled well on the westerly parcel has no detectable connection to the overburden aquifers, and hence should not impact the existing contaminant plume at the Trail Road Landfill site.

#### Stormwater Management

The site is being recommended for approval on the basis of an on-site stormwater management feature. On-site stormwater management will service the site, using an infiltration pond. The site will be designed to drain to the infiltration pond, where the pond will direct surface water back into the ground, thus aiding to recharge groundwater and minimizing the impacts of the development on the leachate plume.

The elevation of the bottom of the infiltration pond will be above the groundwater table, ensuring it will operate and function as designed.

### Transportation

Access to the site will be via 3 entrances on Borrisokane Road and 1 access along a private drive-aisle (which may be converted to a public road in the future). Two right-in, right-out accesses will be located along Borrisokane Road, with 1 full movement access at the private drive-aisle. A road modification process is underway and will be approved and secured for through this Site Plan Control process.

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The site plan complies with the 'Rural Employment Area' designation of the City's Official Plan, where the site has a special Borrisokane Road Corridor Rural Employment Area designation permitting the proposed storage yard, manufacturing and industrial use.
- The site plan complies with the zoning performance standards of the 'Rural General Industrial Zone (RG[895r]-h)'.
- The Holding Provision ('h') is in place requiring further studies and site plan approval for connection to municipal services. At this time the application is proceeding on private individual services, and thus the 'h' remains in effect.
- The site has been planned to ensure safe and functional access and egress, adequacy of servicing, and appropriate site design. All aspects of transportation, engineering and site design represents good land-use planning.

### **CONSULTATION DETAILS**

Councillor Moffatt has concurred with the proposed conditions of approval.

### Councillor Comments

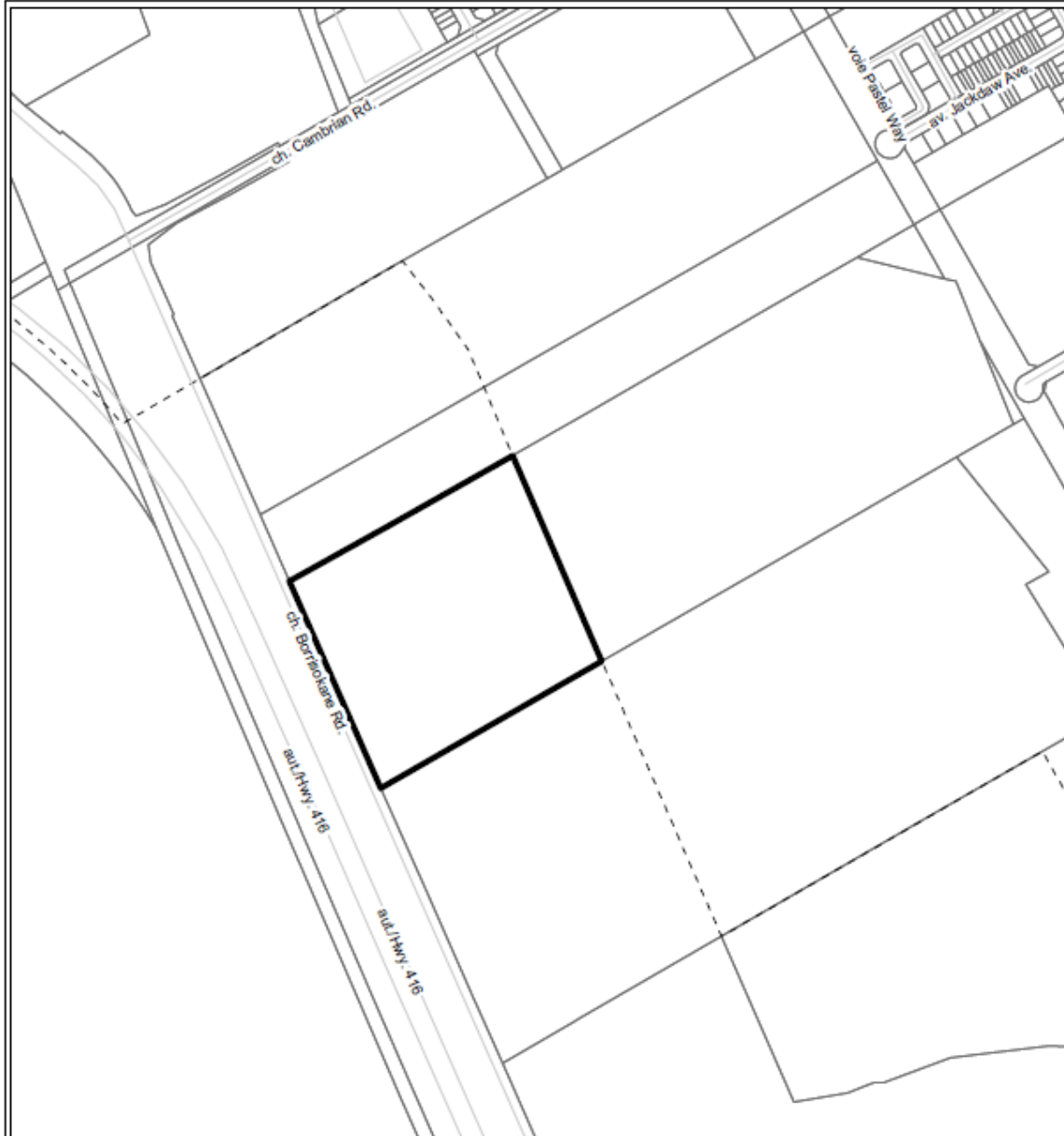
Councillor Moffatt is aware of this application.

## 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 requirement multiple revisions to address engineering matters and related Zoning By-law and Official Plan Amendment applications.

**Contact:** Sean Moore - Tel: 613-580-2424, Ext. 16481; Fax: 613-580-2576; or E-mail: [sean.moore@ottawa.ca](mailto:sean.moore@ottawa.ca)

**Document 1 – Location Map**



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL SITE PLAN / PLAN D'EMPLACEMENT	
		<b>Part of/partie de 3713 ch. Borrisokane Rd.</b>	
		----- OP Urban Boundary / limite urbain PO	
20-0129-B I:\COI\2020\Zoning\Borrisokane_3713 <small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.                  ©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. Ceci n'est PAS UN PLAN D'ARPENTAGE.</small>		D02-02-20-0002 D01-01-20-0001 D07-12-20-0002	
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