



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

Site Location: 1545 Woodroffe Avenue

File No.: D07-12-21-0056

Date of Application: April 29, 2021

This SITE PLAN CONTROL application submitted by Crystal Frazao, EXP Services Inc., on behalf of Mac's Convenience Store Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan**, A01, prepared by EXP Services Inc., dated March 28, 2022, revision H, dated JUL 13 2022.
2. **Site Details**, SD1.2, prepared by EXP Services Inc., dated March 2021, revision E dated JUL 13 2022.
3. **Tree Preservation and Protection Existing Conditions Plan**, L1.0, prepared by wood., dated 04/27/21, revised 07/13/22.
4. **Proposed Development Conserved Vegetation Plan**, L1.1, prepared by wood., dated 04/27/21, revised 07/13/22.
5. **Landscape Proposed Planting and Landscaping Plan**, L2.0, prepared by wood., dated 04/21/21, revised 07/15/22.
6. **Landscape Details I**, L3.0, prepared by wood., dated 04/21/21. Revised 07/15/22.
7. **Grading Plan**, C01, prepared by EXP Services Inc., dated June 16, 2022, revision J dated JUL 15 2022.
8. **Servicing Plan**, C02, prepared by EXP Services Inc., dated June 3, 2022, revision I dated JUL 15 2022.
9. **Erosion and Sediment Control Plan**, C03, prepared by EXP Services Inc., dated June 3, 2022, revision H dated JUL 15 2022.
10. **Post-Development Drainage Plan**, C04, prepared by EXP Services Inc., dated March 28, 2022, revision E dated JUL 15 2022.

11. **Notes and Details Plan**, C05, prepared by EXP Services Inc., dated June 3, 2022, revision F dated JUL 15 2022.
12. **Pre-Development Drainage Plan**, C06, prepared by EXP Services Inc., dated March 28, 2022, revision E dated JUL 15 2022.
13. **Post-Development Sanitary Drainage Area Plan**, C07, prepared by EXP Services Inc., dated March 28, 2022, revision E dated JUL 15 2022.
14. **Architectural Fuel Pump Canopy Elevations**, CA-2, prepared by wood., dated 09/24/21, revised 19/01/22.
15. **Architectural Fuel Pump Canopy Colour Elevations**, CA-2-A, prepared by wood., dated 09/24/21, revised 19/01/22.
16. **Exterior Elevations**, CWA2-00, prepared by EXP Services Inc., dated March 2022, revision A dated May 18 2022.
17. **Architectural Car Wash Colour Elevations**, A2.0-CW-A, prepared by wood., dated 09/24/21, revised 19/01/22.
18. **Architectural C-Store and Fire & Flower Elevations**, A2.1, prepared by wood., dated 09/24/21, revised 19/01/22.
19. **Architectural C-Store and Fire & Flower Colour Elevations**, A2.1-A, prepared by wood., dated 09/24/21, revised 19/01/22.
20. **Site Photometrics Plan**, prepared by Red Leonard Associates, dated 4/9/21, revision R6 dated 4/8/22.

And as detailed in the following report(s):

1. **Functional Servicing and Stormwater Management Report – Circle K**, prepared by EXP Services Inc., dated March 28, 2022.
2. **Geotechnical Investigation and Design Report Circle K Station 1545 Woodroffe Avenue., Ottawa, ON**, prepared by McIntosh Perry, dated March 2022.
3. **Technical Memorandum Re: Response to City of Ottawa 2nd Review – Request for Geotechnical Review**, prepared by McIntosh Perry Consulting Engineers, dated March 28, 2022.
4. **Phase One Environmental Site Assessment 1545 Woodroffe Avenue, Ottawa, Ontario**, prepared by McIntosh Perry Consulting Engineers Ltd., dated August 11, 2021.
5. **Phase Two Environmental Site Assessment 1545 Woodroffe Avenue, Ottawa, Ontario**, prepared by McIntosh Perry Consulting Engineers Ltd., dated September 17, 2021, revised November 25, 2021.

6. **Remedial Action Plan 1545 Woodroffe Avenue, Ottawa, Ontario**, prepared by McIntosh Perry, dated December 1, 2021.
7. **Noise Impact Study – Project 21068.00 1545 Woodroffe Avenue Circle K Nepean, ON**, prepared by Aercoustics Engineering Ltd., dated April 26, 2021.
8. **Circle K Nepean Tree Conservation Report**, prepared by wood., dated April 2021.
9. **1545 Woodroffe Avenue, Circle K Transportation Impact Assessment**, prepared by McINTosh Perry Consulting Engineers Ltd., dated March 2022.

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

Requirements

N/A

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 Department.

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, Real Estate 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, Real Estate 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, Real Estate and Economic Development.

7. **Construct Sidewalks**

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, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

8. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

9. **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, Real Estate 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate 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, Real Estate 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.

10. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

11. **Development Charges – Instalment Option**

(a) The Owner acknowledges that for building permits issued after January 15, 2010, payment of non-residential development charges, excluding development charges for institutional developments, may be calculated in two (2) installments at the option of the Owner, such option to be exercised by the Owner at the time of the application for the building permit. The non-discounted portion of the development charge shall be paid at the time of issuance of the building permit and the discounted portion of the development charge shall be payable a maximum of two (2) years from the date of issuance of the initial building permit subject to the following conditions:

- (i) a written acknowledgement from the Owner of the obligation to pay the discounted portion of the development charges;
- (ii) no reduction in the Letter of Credit below the amount of the outstanding discounted development charges; and
- (iii) indexing of the development charges in accordance with the provisions of the City's Development Charges By-law, as amended.

(b) The Owner further acknowledges and agrees that Council may terminate the eligibility for this two (2) stage payment at any time without notice, including for the lands subject to this Agreement and including for a building permit for which an application has been filed but not yet issued.

(c) For the purposes of this provision,

- (i) "discounted portion" means the costs of eligible services, except fire, police and engineered services, that are subject to 90% cost recovery of growth-related net capital costs for purposes of funding from development charges. The 10% discounted portion, for applicable services, must be financed from non-development charge revenue sources.
- (ii) "non-discounted portion" means the costs of eligible services, fire, police and engineered services, that are subject to 100% cost recovery of growth-related net capital costs for purposes of funding from development charges.

12. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

13. **Snow Storage**

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, Real Estate 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.

14. **Exterior Lighting**

All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved Site

Photometrics Plan, referenced on Schedule “E” herein, unless otherwise approved in writing by the General Manager, Planning, Infrastructure and Economic Development Department. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning, Infrastructure and Economic Development Department, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.

15. **Permanent Features**

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City’s widened right-of-way or corner sight triangle, including commercial signage, except as otherwise shown on the approved Site Plan referenced in Schedule E” herein.

16. **Transportation Impact Assessment**

The Owner has undertaken a Transportation Impact Assessment for this site, referenced in Schedule “E” herein, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the Transportation Impact Assessment, are fully implemented, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

17. **Private Approach Detail**

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City’s Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Real Estate and Economic Development.

18. **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 acknowledge and agrees that it shall provide the General Manager, Planning, Real Estate 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, Real Estate and Economic Development Department.

19. **Road Widening**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Woodroffe Avenue and Medhurst Drive frontages of the lands, as shown on the approved Site Plan, referenced in Schedule "E" herein. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

20. **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 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate 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, Real Estate and Economic Development.

21. **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 Functional Servicing and Stormwater Management Design Brief, 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.

22. **Private Storm Sewer Connection**

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 a certificate of conformance and As-Built drawing(s) have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required existing 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.

23. **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, Real Estate 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, Real Estate 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, Real Estate 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, Real Estate and Economic Development.

24. **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 Post-Development Drainage Plan, Servicing Plan, Grading Plan and Functional Servicing and Stormwater Management Report, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate 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 Post-Development Drainage Plan, Servicing Plan, Grading Plan and Functional Servicing and Stormwater Management Report referenced in Schedule "E" herein.

25. **Requirement for a Grease Interceptor**

In accordance with the City's Sewer Use By-law, being By-law No. 2003-514, as amended, the Owner acknowledges and agrees to install a grease interceptor on the internal sanitary plumbing system when a restaurant is established on the lands.

26. **Off-Site Contamination Management Agreement**

The Owner acknowledges and agrees that where contamination emanating from the site and impacting the City's rights-of-way is discovered during the course of the Works, the Owner shall notify the Manager, Realty Services immediately in writing and agrees to enter into an Off-Site Management Agreement with the City to address the contamination in the rights-of-way. The Owner shall be responsible for all associated costs with the Off-Site Management Agreement, which agreement shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

27. **Environmental Site Remediation Program**

The Owner acknowledges and agrees to implement an environmental site remediation program, as per the recommendations of the Supplemental Phase II Environmental Site Assessment and Remedial Action Plan, referenced in Schedule "E" herein, involving the excavation and off-site disposal of all impacted soil and the pumping treatment or off-site disposal of all impacted groundwater, which is to be completed concurrently with the site redevelopment. The Owner acknowledges and agrees that

- (a) soils that are found to be contaminated, must be disposed, treated or recycled at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks;
- (b) groundwater found to be contaminated, shall be removed, managed and/or treated in accordance with the appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-law, being By-law 2003-514, as amended.

28. **Phase II ESA Update**

Prior to the issuance of a building permit, the Owner acknowledges and agrees to prepare an update to the approved Phase II Environmental Site Assessment, referenced in Schedule "E" herein, with a remediation report appended following the completion all required remediation works, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

29. **Human Health and Ecological Risk Assessment**

Prior to the issuance of a building permit, the Owner acknowledges and agrees to complete a Human Health and Ecological Risk Assessment (HHERA) following the completion of required remediation works, should it be determined that not all contamination was able to be removed from the site. The Owner further acknowledges and agrees that the HHERA must demonstrate that there is no risk to future site users resulting from the proposed development to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

30. **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, Real Estate 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.

31. **Waste Collection**

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

32. **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, Real Estate 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.

33. **Tree Permit**

The Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with an approved Tree Conservation Report, and in

accordance with the City's Tree Protection By-law, being By-Law No. 2020-340, as amended. The Owner further acknowledges and agrees that a copy of the approved Tree Conservation Report shall be posted on the construction site at all times until Approval is granted by the City for such Works.

34. **Installation of Signs on Private Property**

The Owner acknowledges and agrees it shall obtain approval from the Chief Building Official, Building Code Services prior to installation of any signs on the subject lands. The Owner further acknowledges and agrees that any such signs shall be installed in a location to the satisfaction of the Chief Building Official, Building Code Services and the General Manager, Planning, Real Estate and Economic Development, and in accordance with the City's Permanent Signs on Private Property By-law No. 2016-326, as amended.

August 19, 2022

Date



Allison Hamlin
(A) Manager, Development Review, West
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-21-0056

SITE LOCATION

1545 Woodroffe Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is a rectangular parcel with an area of 8,210 squares metres, located at the northeast corner of the intersection between Woodroffe Avenue and Medhurst Drive. The site is currently occupied by a gas bar, including three fuel islands and six fuel pumps, car wash, and vacant building that was previously functioned as a fast-food restaurant. Surrounding uses include low-density residential neighbourhoods directly abutting the subject site to the north and to the east; a vacant parcel to the west beyond Woodroffe Avenue; and a hydro corridor to the south, beyond Medhurst Drive.

The development proposal includes the reorganization and redevelopment of the site with a new gas bar, car wash, convenience store, drive-through restaurant, and retail store. All existing structures and buildings on the site are to be demolished. The proposed gas bar is located central to the site and will consist of 1 fuel island and 6 fuel pumps under a 6.4-metre-high, 354.54 square metre canopy. The proposed drive-through car wash building has a gross floor area of 139.47 square metres is located the western portion of the property. The queuing lane entrance and exit for the car wash is located toward the Woodroffe Avenue access. Additional queuing spaces have been provided in the queuing lane to ensure vehicular movements along Woodroffe Avenue and within the site are not impacted should there be a high volume of car wash users at a given time. The proposed building located at the rear of the site will contain the remaining uses. A drive-through fast-food restaurant with a gross floor area of 113.21 square metres will occupy the western portion of the building. The drive through is located to the west of the building and will be a double-stacked queuing lane with eight queuing spaces before the menu board and five queuing spaces after the menu board. A convenience store with a gross floor area of 337.86 square metres and a separate retail store with a gross floor area of 58.54 square metres are also within the proposed building.

A total of 37 vehicle parking spaces, including two barrier-free spaces are provided on site. There are also five bicycle parking spaces provided on site, which are located towards the entrance of the retail store. The site is accessible from two accesses - The site is accessible from two accesses – a two-way access along Medhurst Drive, and right-in / right-out access along Woodroffe Avenue.

An alternative road widening from that which is required through the City of Ottawa Official Plan (2003) is to be taken a condition of site plan approval due to planned improvements to the Woodroffe Avenue / Medhurst Drive intersection and the existence

of underground fuel storage tanks on site.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the General Urban Area designation of the Official Plan.
- The proposal conforms to all relevant provisions Zoning By-law, including those specific to the GM15 zone, and 9.5 metre height limit.
- The proposed development adequately responds to the Urban Design Guidelines for Drive Through Facilities, Urban Design Guidelines for Gas Stations, and Urban Design Guidelines Along Arterial Main Streets.
- Conditions of approval have been included in this report in order to ensure that 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.
- The proposed development permits the redevelopment of underutilized site to serve surrounding communities in an appropriate manner and represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2009-95, will not be collected as part of this application.

CONSULTATION DETAILS

Councillor's Concurrence

Councillor Keith Egli was aware of the application related to this report. 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

Concerns with proposed cannabis store.

Response

The type of retailer to occupy the proposed retail store is outside the scope of this application. Cannabis retailers are regulated by the Alcohol and Gaming Commission of Ontario (AGCO). The property owner will need to obtain the required approvals and licenses from the AGCO before they are able to proceed.

Comment

Concerns with the proposed drive through facilities (e.g., noise, exhaust, etc.).

Response

The proposed drive through facilities are permitted uses on the site, as per the Zoning By-law. Staff have reviewed the application with consideration for the City's Urban Design Guidelines for Drive Through Facilities to explore opportunities to mitigate potentially negative impacts to neighbouring residential communities.

Comment

Concerns with the proposed access along Medhurst Drive.

Response

A Transportation Impact Assessment (TIA) was submitted in support of the proposed development. City Transportation staff have reviewed the report and have no concerns with the location of the proposed access.

Comment

Concerns with safety due to increased traffic levels.

Response

City Transportation staff have reviewed the proposed development plan and are satisfied that the site can accommodate anticipated traffic volumes without creating public safety issues.

Comment

Will there be any Electric Vehicle Charging station on site?

Response

No Electric Vehicle Charging stations have been provided on site.

Comment

Concerns with odours coming from the proposed restaurant's garbage.

Response

The proposed waste enclosure meets the applicable provisions of the Zoning By-law. The proposed development is not eligible for City recycling / garbage pick-up. It is the responsibility of the Owner to organize private recycling / garbage pick-up.

Comment

Concerns with snow removal.

Response

The Owner is responsible for coordinating the removal of excess snow on the site as needed. A condition of approval has been included to ensure that on-site snow storage does not impact the grading/servicing shown on the approved plans.

Comment

Concerns that not enough barrier-free parking spaces are provided on site.

Response

As per the Traffic and Parking By-law, two barrier-free parking spaces have been provided on site.

Comment

Concerns with the location of electrical transformer near the Woodroffe Avenue access.

Response

Location of electrical transformers is outside the scope of this application. However, location is generally dictated by the location of existing hydro infrastructure. The existing transformer is being relocated slightly to the south to accommodate the proposed access.

Comment

More information requested regarding the decommissioning / installation of underground gas tanks.

Response

New tanks are to be installed as part of the proposed development. The location of the

tanks can be seen on the Site Plan. The existing tanks will be removed from the site.

Comment

Will new fencing be installed as part of the proposed development?

Response

New shadowbox board fencing to be installed along the whole northern property line and most of the eastern property (small portion of recently installed shadowbox board fencing to remain). See approved Landscape Plan and Landscape Details plan for more information.

Comment

Concerns with light spillage onto neighbouring residential properties.

Response

The Owner is required to design exterior site light to limit light spillage onto neighbouring properties. Conditions of approval have been included to address this concern.

Comment

Concerns with stormwater management / run-off negatively impacting surrounding properties.

Response

The approved stormwater management plan controls all stormwater run-off generated on-site within the property limits. No impact to surrounding properties is anticipated.

Comment

Concerns that the existing access along Woodroffe Avenue has been narrowed as part of the proposed development.

Response

The access has been narrowed to meet the requirements of the City of Ottawa's Private Approach By-law, which permits a maximum access width of 9.0 metres.

Technical Agency/Public Body Comments

Hydro One

The applicant has been provided with comments from Hydro One, which are to be addressed directly with Hydro One.

Enbridge Gas Inc.

The applicant has been provided with comments from Enbridge Gas Inc., which are to be addressed directly with Enbridge Gas Inc.

Hydro Ottawa

The applicant has been provided with comments from Hydro Ottawa, which are to be addressed directly with Hydro Ottawa.

Advisory Committee Comments

Ottawa Accessibility Advisory Committee

Accessible parking must be provided to allow parking at all individual services.

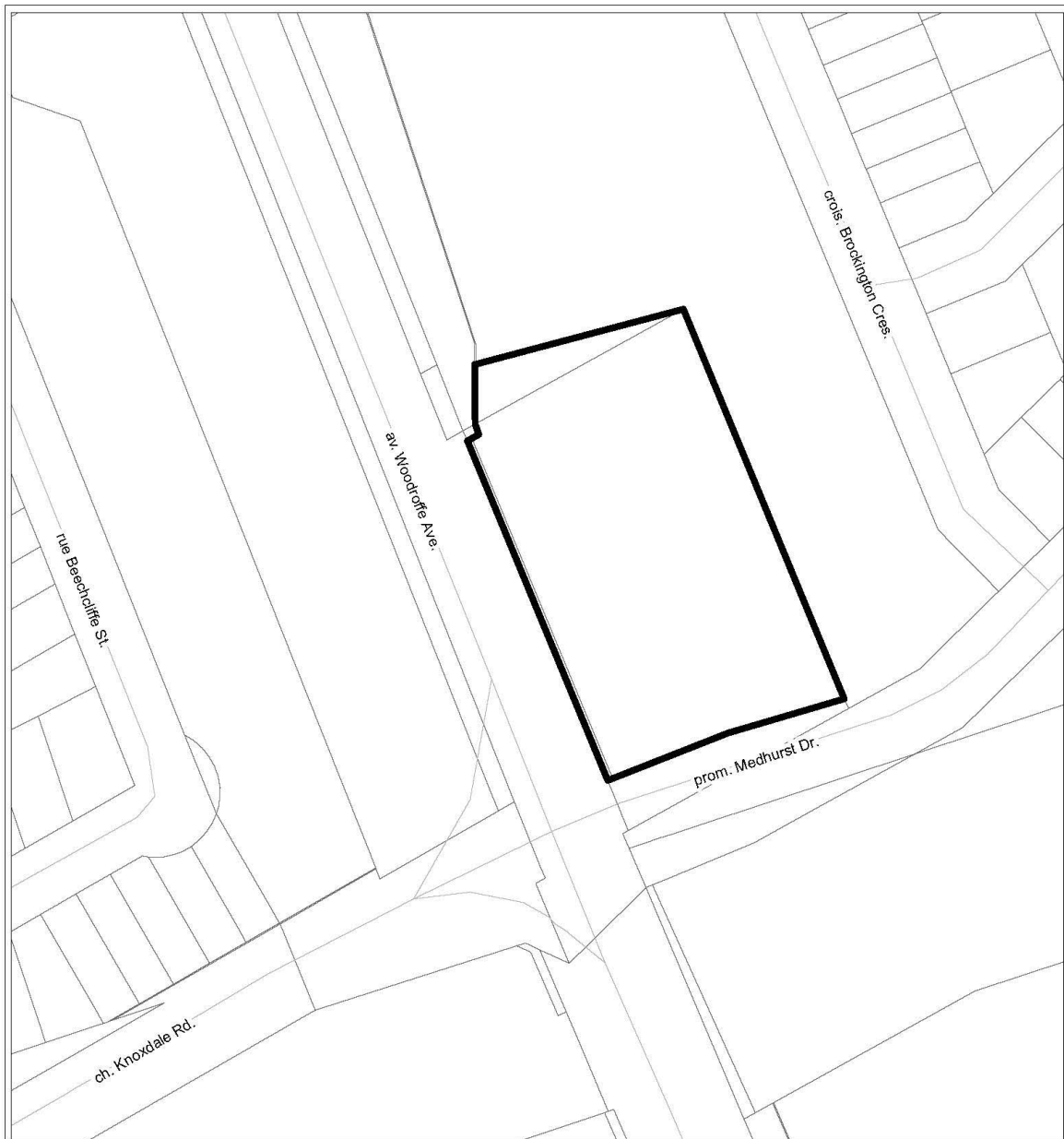
Response: Two barrier-free parking spaces are provided at the entrance of the proposed building containing the convenience store, restaurant, and retail store. As the proposed car wash is a drive-through car wash, no additional barrier-free parking was provided for this service.

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 complexities associated with site design and on-site contamination.

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

Document 1 – Location Map



D07-12-21-0056

21-0738-J

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REVISION / RÉVISION - 2021 / 05 / 10

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT



1545 av. Woodroffe Ave.



NOT TO SCALE