



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Location: 1075A March Road

File No.: D07-12-22-0090

Date of Application: May 20, 2022

This SITE PLAN CONTROL application submitted by Hobin Architecture, on behalf of City of Ottawa, is APPROVED as shown on the following plan(s):

1. **Architectural Final Site Plan**, A1.0, prepared by Hobin Architecture, dated 2022/05/20, revision 7 dated 2022/12/12.
2. **Architectural Site Plan Interim Condition**, A1.2, prepared by Hobin Architecture, dated 2022/12/12, revision 1
3. **Elevations**, drawing A3.0, prepared by Hobin Architecture, dated 2022/05/20, revision 5, dated 2022/08/12.
4. **General Plan of Services Interim Conditions**, drawing C1.0, prepared by Novatech, dated 22/12/09, Revision 1
5. **General Plan of Services Final Conditions**, drawing C1.1, prepared by Novatech, dated 22/05/20, Revision 8, dated 22/12/09
6. **Grading and Erosion and Sediment Control Plan Interim Conditions**, drawing C2.0, prepared by Novatech, dated 22/12/09, revision 1
7. **Grading and Erosion and Sediment Control Plan Final Conditions**, drawing C2.1, prepared by Novatech, 22/05/20, revision 8, dated 22/12/09
8. **Stormwater Management Plan Interim Conditions**, drawing C3.0, prepared by prepared by Novatech, dated 22/12/09, revision 1
9. **Stormwater Management Plan Final Conditions**, drawing C3.1, prepared by Novatech, 22/05/20, revision 8, dated 22/12/09
10. **Interim Landscape Plan**, drawing L1, prepared by G. Aiello, dated December 9, 2021, revision 6, Dated December 12, 2021.
11. **Final Landscape Plan**, drawing L2, prepared by G. Aiello, dated December 9, 2021, revision 6, Dated December 12, 2021.

And as detailed in the following report(s):

1. **Fire Station 45 1075-A March Road Development Servicing Study and Stormwater Management Report**, prepared by Novatech, dated August 3, 2022, revised December 9, 2022.

2. **Geotechnical Investigation proposed fire station 1075 March Road Ottawa Ontario**, prepared by Paterson Group Inc., dated January 20, 2021.

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

General Conditions

1. **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, Real Estate and Economic Development.

2. **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.

3. **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.

4. **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.

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, Real Estate and Economic Development.

6. **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.

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, 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.

Special Conditions

ENGINEERING

GEOTECHNICAL ENGINEERING AND SOILS

8. 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 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.

9. Soil Management

The Owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment, Conservation and Parks.

GROUNDWATER

10. Groundwater Management

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-Law, being By-law No. 2003-514, as amended.

CIVIL ENGINEERING

11. Requirement for Grease and Oil Interceptor

The Owner shall, in accordance with the City's Sewer By-law, being By-law No. 2003-514, as amended, install a grease and oil interceptor on the internal sanitary plumbing system in such a location where the storage or repair of vehicles occurs.

12. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top stormwater inlet control devices, as recommended in the approved Development Servicing Study, 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.

13. 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.

14. 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, 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 Plans and Reports referenced in Schedule “E” herein.

15. **Site Dewatering**

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City’s Sewer Use By-law No. 2003-514, as amended.

PRIVATE SYSTEMS

16. **Water Plant**

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

17. **Private Storm Sewer Connection to City Sewer System**

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 such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required 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; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Real Estate and Economic Development.

18. **Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and

appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the “private system”) which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner’s ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.

BLASTING

19. Use of Explosives and Pre-Blast Survey

The Owner acknowledges and agrees that all blasting activities will conform to the City’s Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner’s expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast, in particular, those within seventy-five (75) metres of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

20. Pre-Blast Survey

Prior to any blasting activities, the Owner acknowledges and agrees it shall arrange for a pre-blast survey to be carried out in accordance with Ontario Provincial Standard Specification entitled “General Specification for the Uses of Explosives”, Section 120.07.03, by a Professional Engineer licensed in the Province of Ontario, which states as follows:

- (a) A pre-blast survey shall be prepared for all buildings, utilities, structures, water wells, and facilities likely to be affected by the blast and those within 150 m of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

- (b) The pre-blast survey shall include, as a minimum, the following information:
 - (i) Type of structure, including type of construction and if possible, the date when built.
 - (ii) Identification and description of existing differential settlements, including visible cracks in walls, floors, and ceilings, including a diagram, if applicable, room-by-room. All other apparent structural and cosmetic damage or defect shall also be noted. Defects shall be described, including dimensions, wherever possible.
 - (iii) Digital photographs or digital video or both, as necessary, to record areas of significant concern. Photographs and videos shall be clear and shall accurately represent the condition of the property. Each photograph or video shall be clearly labelled with the location and date taken.
- (c) A copy of the pre-blast survey limited to a single residence or property, including copies of any photographs or videos that may form part of the report shall be provided to the owner of that residence or property, upon request.

SITE LIGHTING

21. Site Lighting Certificate

- (a) In addition to the requirements contained in clause 19 of Schedule “C” hereto, the Owner acknowledges and agrees, 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.

PLANNING AND OTHER

22. Phasing

The Owner acknowledges and agrees that the proposed development will be constructed in Phases as shown on the approved "Site Plan Proposed Overall" referenced in Schedule "E" herein. The Owner acknowledges and agrees that 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, Real Estate and Economic Development.

23. **Snow Storage – no interference with servicing**

The Owner 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.

24. **Tree Permit**

The Owner acknowledges and agrees it shall comply with the provisions set out in the City's Tree Protection By-law, being By-Law No. 2020-340, as amended.

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

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

SPECIAL CONDITIONS

26. **Transfer Voucher**

The Owner shall submit a certified cheque or money transfer for the outstanding Design review and Inspection fee to the City of Ottawa. This fee shall be paid prior to Planning, Real Estate and Economic Development issuing a Commence Work Notification

27. **Easement Agreement**

Prior to registration of the Site Plan Control agreement, the Owner covenants and agrees to enter into an Easement Agreement with the Owner of the abutting property at 1075 March Road which shall be binding upon the owners and all subsequent purchasers to deal with the provision and maintenance of private servicing to the subject lands; and the Agreement shall be filed with the General Manager, Planning, Real Estate and Economic Development.

28. **Commence Work Notification**

The Owner acknowledges and agrees that a Commence Work Notification for the subject site will not be issued until the Ministry of the Environment, Conservation and Parks has issued a Certificate of Approval for the stormwater outlet to the

March Road ditch, in accordance with the approved "Interim Conditions" Plans as referenced in Schedule E herein. The Owner further acknowledges and agrees that the Final Condition (Phase 2) works cannot proceed until the Ministry of the Environment, Conservation and Parks has issued a Certificate of Approval for the downstream Stormwater Management Facility (Pond 1) as part of the Claridge / Uniform subdivision development, all to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

The Owner acknowledges and agrees that any new storm sewer, sanitary sewer and watermain to be installed as part of this development shall not be connected to the City's Sewer System and Watermain System until such time as the In-Service Memo has been issued for the municipal sewers and watermain, fronting the subject lands, as shown on the approved Plans, referenced in Schedule "E" hereto.

The Owner shall complete the Final Condition (Phase 2) works, in accordance with the approved "Final Conditions" Plans as referenced in Schedule E herein, within one (1) year of the issuance of an In Service Memo for the municipal storm sewer in Buckbean Street.

29. **Operation and Maintenance Manual**

The Owner shall prepare an Operation and Maintenance manual for the submerged storm sewer system during the Interim Condition to ensure the system is not compromised due to stagnant water and temperature changes. The Operation and Maintenance manual shall include, but not be limited to, health and safety consideration, inspection and pumping frequency, temperatures at which the system should be emptied, the pump size and specifications as well as discharge instructions. The Operation and Maintenance manual shall be to the satisfaction of the Owner and Engineering Consultant.

30. **On-site Storm Flushing**

Prior to commencing the Final Condition (Phase 2) works, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, flush and clean all sewers and appurtenances within the onsite storm sewer system. The Owner shall obtain a video inspection of the private storm sewer system to determine the condition of the existing system and identify any deficiencies. The Owner shall, at its expense, correct all deficiencies identified within the storm sewer system, prior to connecting to the municipal storm sewer in Buckbean Street, all to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

31. **Water Age Analysis**

The Owner acknowledges and agrees to provide a Water Age Analysis prior to registration of the Site Plan Agreement. Where required, through this analysis or through testing, the Owner acknowledges and agrees that flushing infrastructure will be installed internal to the building at no cost to the City, and that the Owner

will be responsible for all costs associated with the consumption and disposal of water, as required, to ensure that adequate chlorine residual is maintained throughout the water system, all to the satisfaction of the General Manager, Infrastructure and Water Services. The owner further acknowledges and agrees to provide the City's Water Services Department with full access to the fire station building and the flushing infrastructure, 24 hours a day, 7 days a week, until such time as the flushing infrastructure is no longer required. The flushing infrastructure can be decommissioned at such time that adjacent developments have come online resulting in acceptable chlorine residual in the water system without the additional consumption and disposal of water at the fire station building, all to the satisfaction of the General Manager, Infrastructure and Water Services.



December 21, 2022
Date

Lisa Stern
(Acting) Planner 3, 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: D07-12-22-0090

SITE LOCATION

The site is located at 1075A March Road, along the west side of March Road to the south of St. Isadore School, as shown on Document 1.

SYNOPSIS OF APPLICATION

- The subject lands are currently vacant. The property was purchased by the City of Ottawa in 2021 for the development of a fire station.
- The lands to the north, west and south of the property are within Draft Approved subdivision D07-16-18-0023 which identifies access to the subject lands and ultimate servicing connections.
- The proposal is for the development of a three-bay municipal fire station.
- The development will be constructed in two phases. The first phase includes the construction of the building and interim servicing and temporary access to March Road until such a time as services and roads within the adjacent draft-approved subdivision are available. The second phase of development provides for connections and access to the future urban services within the adjacent collector roadway (Buckbean Street) when they are constructed.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated Mainstreet Corridor in the Suburban Transect in the City's Official Plan which permits a range of residential and non-residential uses to support 15-minute neighbourhoods.
- The site is located within the boundaries of the Kanata North Community Design Plan and are identified as a fire station.
- The site is zoned Institutional One Subzone A (I1A) which permits the development of a fire station.
- The proposed development represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

CONSULTATION DETAILS

Public Comments

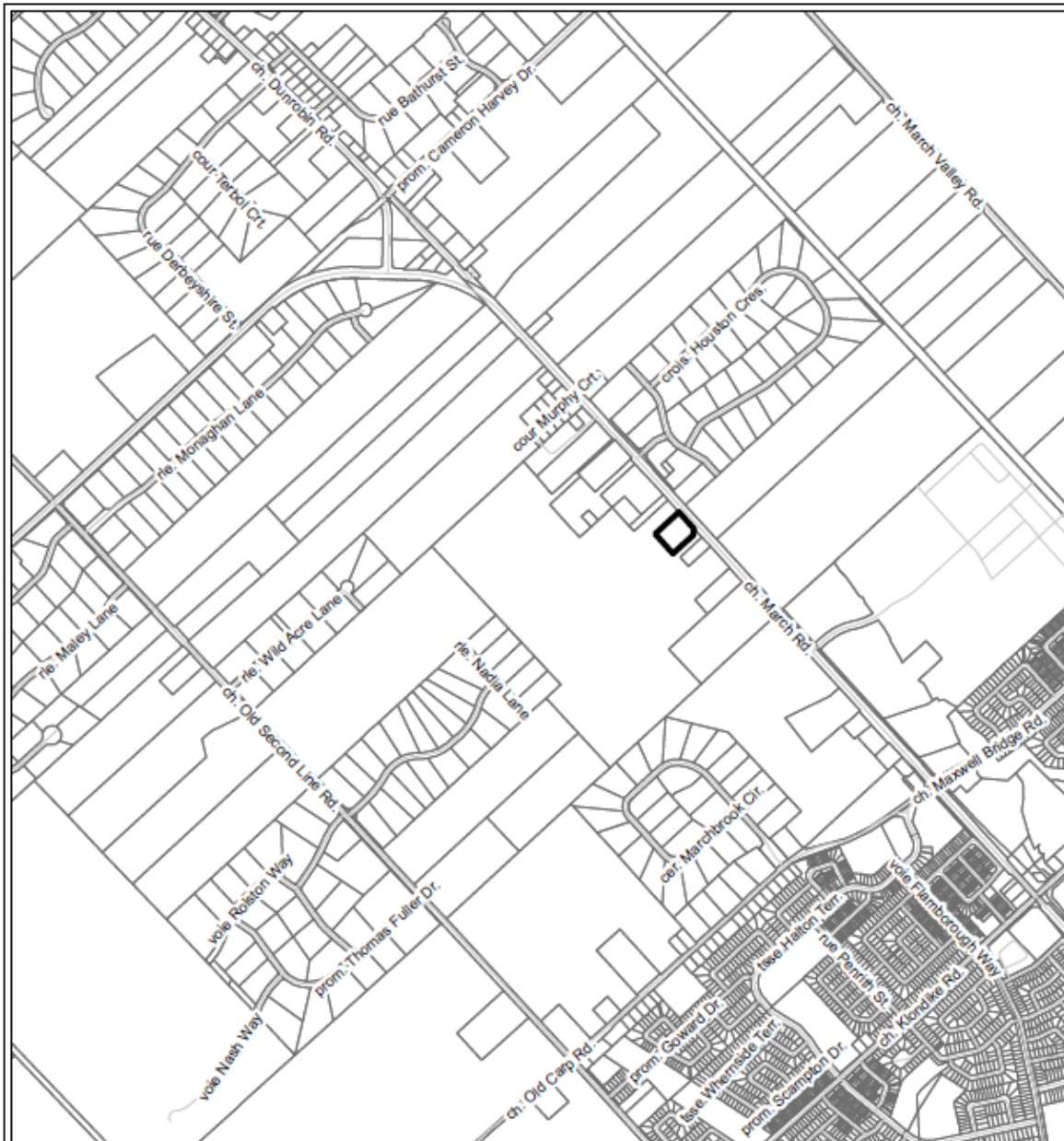
This application was not subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date, due to the complexity of engineering issues.

Contact: Lisa Stern Tel: 613-580-2424, ext. 21108 or e-mail: lisa.stern@ottawa.ca

Document 1 – Location Map



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

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REVISION / RÉVISION - 2022 / 06 / 10



1075 ch. March Road

