



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

Site Location: 5225 Boundary Road

File No.: D07-12-23-0118

Date of Application: October 11, 2023

This SITE PLAN CONTROL application submitted by Novatech Engineering, on behalf of 5225 Boundary Road Ottawa Property Inc., is APPROVED as shown on the following plan(s):

1. **Grading and Erosion & Sediment Control Plan**, 117217-GR5, prepared by Novatech Engineering, dated December 1, 2022, revision 4 dated September 1, 2023.
2. **Partial Site Plan**, 117217-SP, prepared by Novatech Engineering, dated June 19, 2023.
3. **Overall Site Plan**, A1.0, prepared by Ware Malcomb, dated June 29, 2018.

And as detailed in the following report(s):

1. **Geotechnical Investigation**, Proposed Parking lot Expansion, 5225 Boundary Road – Ottawa, Ontario, prepared by Paterson Group, dated July 6, 2023.
2. **Stormwater Memorandum**– Amazon Boundary Road Parking Lot Expansion, prepared by Novatech Engineering, dated January 30, 2023;

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

Requirements

1. 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.

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. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between Insert parties of the previous agreement, registered as Instrument No. Insert Number (ex. OC#####) on Insert Date, and the Amending Site Plan Agreement with the _____, registered as Instrument No. _____ on _____, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

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. 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 Department.

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.

Special Conditions

6. 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.

3 November 2023

Date



Adam Brown
Manager, Development Review Rural
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0118

SITE LOCATION

The site is located to the southeast of the Highway 417 interchange at Boundary Road, as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is irregular shape and has an area of approximately 38.97ha with frontages of nearly 400m along Boundary Road and exceeding 1km along Highway 417. The surrounding area is main characterized by industrial uses and limited-service commercial uses. There is a golf course to the north of the property and other industrial uses adjacent to the site.

The property is currently occupied with a large-scale warehouse and distribution facility that is being leased to Amazon and operating as Fulfillment Centre YOW1. The single-storey facility has an approximate gross floor area of 95,061.9m². A total of 1006 vehicle parking spaces are provided on site, together with 99 loading docks and an associated trailer parking area within a secure area. An existing access is provided from Boundary Road, opposite of the intersection with Thunder Road, leading to parking areas to the north and west of the building. A secondary access for trucks is provided approximately 160m to the south leading to the secure loading area.

The subject site is subject to number of easements and has a telecommunication tower located on leased lands. The development is serviced by a municipal watermain extended as part of the Carlsbad Springs Trickle Feed Water Service Area. An on-site private sewage collection and treatment facility is provided for sanitary effluent. The stormwater management design includes a combination of sewers and ditches throughout the site to convey flows to a wet pond facility.

The proposed development involves the expansion of a parking lot by adding a net gain of 38 trailer parking spaces to existing asphalt parking area arranged in single and double-loaded rows. The enlarged parking area to the south of the building will be enclosed by relocated chain link fence.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The amended site plan for the proposed development complies with the Official Plan and all zoning bylaw requirements.
- All issues relating to site layout, grading and site servicing have been resolved in a satisfactory manner.
- The owner will enter into an amending Site Plan Agreement to ensure that all work is carried out in accordance with the approved plan.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through approved site plan.

CONSULTATION DETAILS

Councillor's Comments

Councillor George Darouze was aware of the application related to this report. Councillor has concurred with the proposed conditions of approval.

Councillor George Darouze indicated the following comments:

The Councillor have some initial concerns about why this additional parking space is required, given that there already seems to be an abundant amount of space to facilitate parking the vehicles which travel through the location.

Moreover, many residents in the Carlsbad Springs, Vars, and Metcalfe areas feel that the traffic which has developed because of the Amazon warehouse have a negative impact on their villages. The councillor has concern for increased traffic.

Response to Councillor Comments

Regarding the request to expand the parking areas, the purpose of the additional trailer parking is to provide an area for trailers to reside in the parking area longer due to on-site and warehouse logistics. The application does not suggest that there will be an increase in the number of trucks coming to the site.

Public Comments

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

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

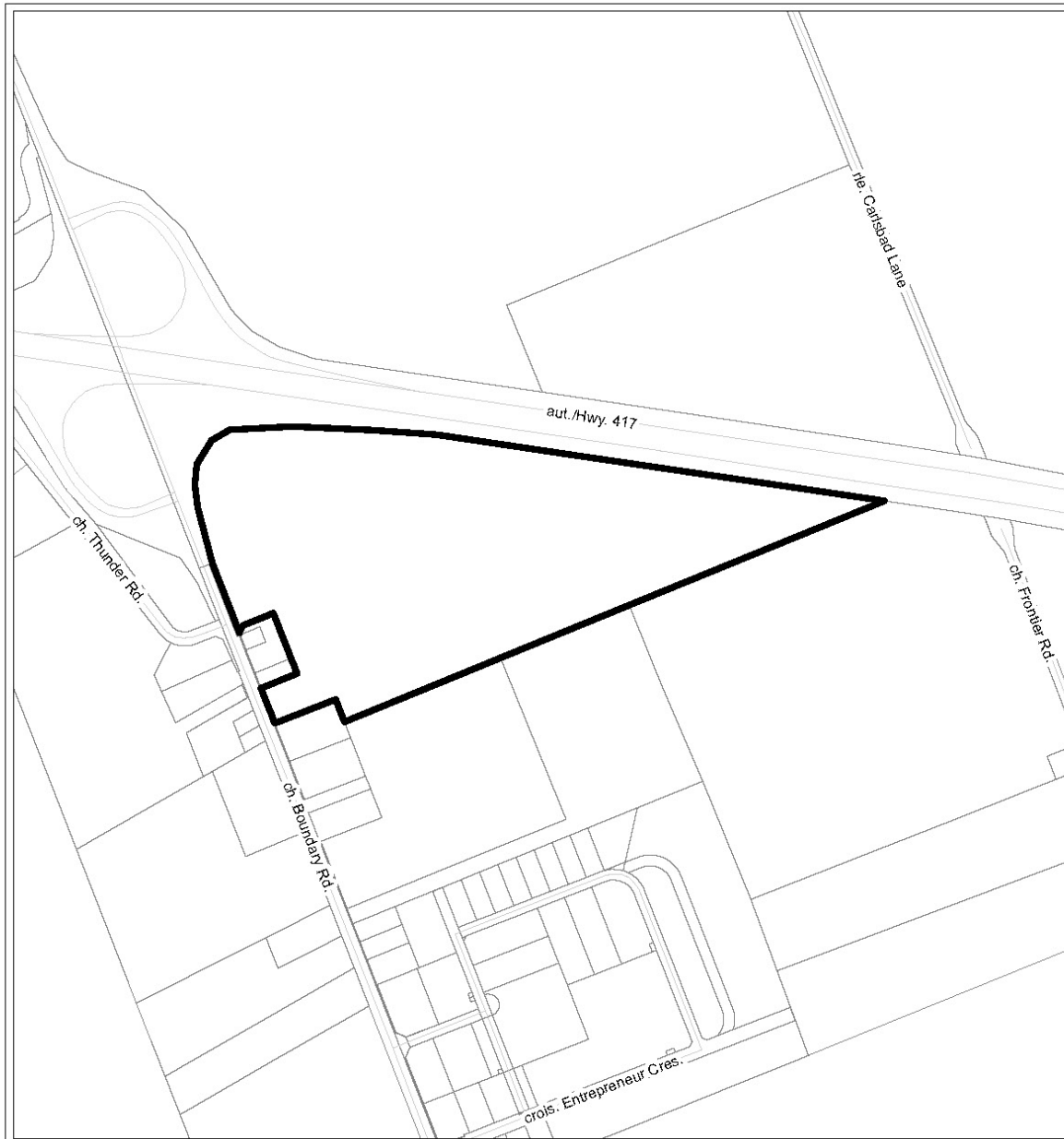
N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date.

Contact: Jeffrey Ostafichuk Tel: 613-580-2424, ext. 31329 or e-mail:
jeffrey.ostafichuk@ottawa.ca

Document 1 – Location Map



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

D07-12-23-0118

23-0932-L

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5225 ch. Boundary Rd.

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REVISION / RÉVISION - 2023 / 10 / 12

