



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

Site Location: 600 March Road

File No.: D07-12-23-0138

Date of Application: December 15, 2023

This SITE PLAN CONTROL application submitted by Novatech (c/o James Ireland), on behalf of Nokia Canada Inc. (c/o Margaret Wolodarski), is APPROVED as shown on the following plan(s):

1. **Site Plan**, 121334-SP, prepared by Novatech, dated NOV 09/23, revision 2 dated FEB 14/24.
2. **Landscape Plan**, 121334-L1, prepared by Novatech, dated OCT 02/23, revision 5 dated FEB 08/24.
3. **Landscape Enlargement and Details**, 121334-L2, prepared by Novatech, dated OCT 02/23, revision 5 dated FEB 08/24
4. **Tree Conservation Plan**, 121334-TCR1, prepared by Novatech, dated OCT 02/23, revision 5 dated FEB 08/24.
5. **Existing Tree Inventory**, 121334-TCR2, prepared by Novatech, dated OCT 02/23, revision 2 dated FEB 08/24.
6. **Grading Plan and Erosion & Sediment Control Plan**, 121334-GR, prepared by Novatech, dated OCT 02/23, revision 6 dated APR 1/24.
7. **Pre-Development Stormwater Drainage Plan**, 121334-STM, prepared by Novatech, dated FEB 14/24, revision 2 dated APR 1/24.
8. **Post-Development Stormwater Management Plan**, 121334-SWM, prepared by Novatech, dated OCT 02/23, revision 4 dated APR 1/24.
9. **General Plan of Services**, 121334-GP, prepared by Novatech, dated OCT 02/23, revision 6 dated APR 1/24.

And as detailed in the following report(s):

1. **Geotechnical Investigation and Hydrogeological Assessments**, prepared by GHD, dated April 07, 2022, revised 06 March 2024.
2. **Proposed Parking Lot Expansion, 600 March Road, Stormwater Management Report**, prepared by Novatech, dated November 7, 2022, revised April 1, 2024.

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 Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.

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. **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.

4. **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.

5. **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.

6. **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.

7. **Works on City Road Allowances**

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

8. **Provision of As-Built Drawings**

The Owner shall supply to the General Manager, Planning, Real Estate and Economic Development, electronic as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. The Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

Special Conditions

9. **Video Examination**

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Real Estate and Economic Development, at the Owner's expense, before final Acceptance or Approval of the Works.

10. **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.

11. Private Access

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan Control process.

12. 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 and Hydrogeological Assessment (the "Report"), referenced in Schedule "A" 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 completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

13. Protection of City Sewers

- (a) Prior to the issuance of Commence Work Notification, the Owner shall, at its expense:
 - (i) obtain a video inspection of the City Sewer System within Legget Drive prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Real Estate and Economic Development.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development:
 - (i) obtain a video inspection of the existing City Sewer System within Legget Drive to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - (ii) assume all liability for any damages caused to the City Sewer System within Legget Drive and compensate the City for the full amount of any required repairs to the City Sewer System.

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 “A” 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 “A” herein.

15. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved R-2023-143 Stormwater Management Report, referenced in Schedule “A” 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.

16. 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.

17. 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 based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. 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.

18. Site Lighting Certificate

- (a) 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.
- (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.

19. Future Re-Development Grading

The Owner acknowledges and agrees that, given that the nature of this application is temporary, capturing the off-site storm water runoff from March Road boulevard will be tolerated. However, the future re-development of this site is to convey the external drainage from adjacent sites and rights-of-way to the boulevard.

20. Tree Compensation

The Owner acknowledges and agrees to provide sufficient space within the future development plans for the site currently known as 600 March Road (KANATA CON 4 PT N LOT 8 PLAN;4M642 PT BLK 1 RP 5R9795 PT;PART 4 RP 4R5753 PART 4 RP;4R7809 PT PART 1 RP 4R10610;PART 1, Assessment roll #061430081621801), to plant a minimum of 26 large-growing trees, in lieu of

planting trees within the temporary parking lot as compensation for trees removed.

21. Tree Protection

The Owner acknowledges and agrees that the future development of the site currently known as 600 March Road (KANATA CON 4 PT N LOT 8 PLAN;4M642 PT BLK 1 RP 5R9795 PT;PART 4 RP 4R5753 PART 4 RP;4R7809 PT PART 1 RP 4R10610;PART 1, Assessment roll #061430081621801) will provide sufficient space within the March Road and Terry Fox Drive frontages to retain the trees, existing and planted through Site Plan Control application D07-12-23-0138 where possible, and to plant a double row of trees where there are any gaps in tree cover.

22. Tree Planting and Maintenance

The Owner acknowledges and agrees to maintain all planted and protected trees on site and within the right-of-way throughout the construction and landscaping warranty period. Trees which do not survive until the end of the warranty period will be replaced at our expense.

2024-04-08

Date



Krishon Walker
Planner II, Economic Development
Services, Planning, Real Estate and
Economic Development Department

Enclosure: Site Plan Control Application approval – Supporting Information
Schedule A – List of Approved Plans and Reports



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0138

SITE LOCATION

The site, 600 March Road, (*KANATA CON 4 PT N LOT 8 PLAN; 4M642 PT BLK 1 RP 5R9795 PT; PART 4 RP 4R5753 PART 4 RP; 4R7809 PT PART 1 RP 4R10610; PART 1, Assessment roll #061430081621801*), is located at the southeast corner of the March Road and Terry Fox Drive intersection, as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is currently predeveloped with a mid-rise office complex occupied by Nokia Canada Inc. (Nokia) with a large area of surface parking. The site comprises of 5.18 hectares of land with frontages along March Road, Terry Fox Drive and Legget Drive.

To the north of the site across Terry Fox Drive is a one and two storey commercial/office building, low-rise residential community, and a wooded area. To the east across Legget Drive are four office buildings and the Brookstreet Hotel. To the south is a large surface parking lot that historically served the Nokia office building. That parcel will be redeveloped with the new Nokia office campus. Further south of the site is a two-storey office and light industrial building. To the west of the site across March Road are a number of commercial and office buildings.

The proposed parking lot will replace the existing parking and access driveways on the west side of the existing building. A total of 659 new spaces will be provided, bringing the total parking on the site to 712 spaces. There are no changes to the eastern part of the site. Electric vehicle and accessible parking spaces are provided with pathway access between these spaces and the building entry. A new pedestrian pathway will provide direct access from March Road to the building entry. Efforts have been made to preserve trees in the parking lot, and additional areas for landscaping have been provided.

The site is currently zoned Mixed-Use Centre with an exception and a holding provision (MC[2816]-h). The exception introduces zoning provisions for the proposed future high-rise mixed-use development on the site and details the requirements for lifting the holding provision. The exception is generally not relevant to this application save for the provision that no minimum parking spaces are required. Accordingly, the provisions of Section 101 Minimum Parking Space Rates are not applicable. No further changes to the property are anticipated as part of this application.



DECISION AND RATIONALE

This application is approved for the following reasons:

- The site is designated as Kanata North Special Economic District on Schedule B5 - (Suburban (West) Transect of the City of Ottawa's Official Plan. The proposal conforms with Official Plan policies.
- The site is zoned MC[2816]-h, Mixed-Use Centre with an exception and a holding provision. The proposed development complies with the provisions of the Zoning By-law.
- The Owner is required to enter into a Letter of Undertaking with the City in order to ensure that conditions of the development have been met in accordance with City standards.

PARKLAND DEDICATION

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

CONSULTATION DETAILS

Councillor's Comments

Councillor Cathy Curry was aware of the application related to this report.

Public Comments

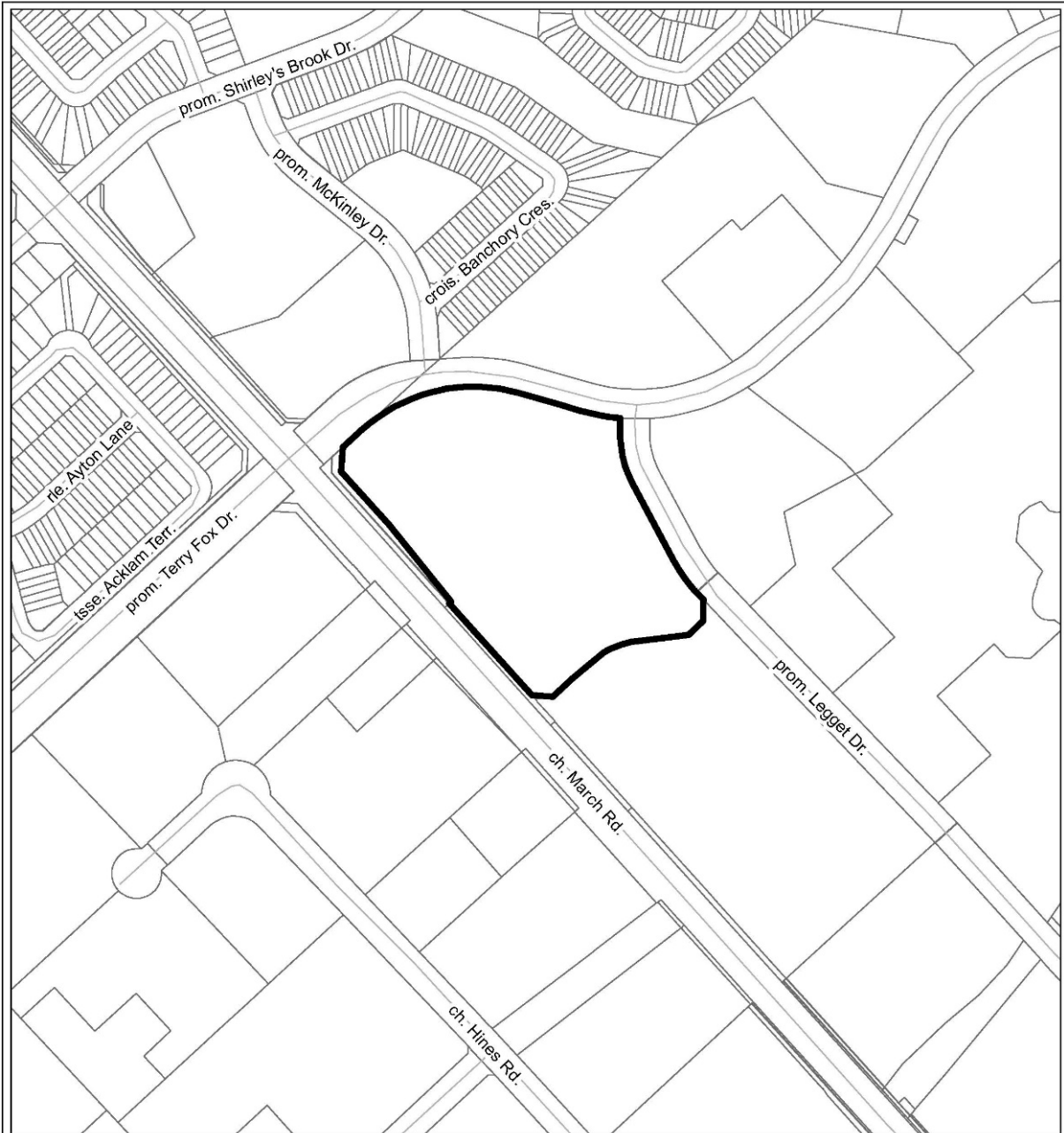
This application was not subject to public circulation under the Public Notification and Consultation Policy. There were no public comments received online.

APPLICATION PROCESS TIMELINE STATUS

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

Contact: Krishon Walker Tel: 613-580-2424, ext. 24161, fax 613-580-2576 or e mail: Krishon.Walker@ottawa.ca.

Document 1 – Location Map



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

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23-1139-X

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REVISION / RÉVISION - 2023 / 12 / 14



**Part of / partie de
600 chemin March Road**





SCHEDULE "A"

LIST OF APPROVED PLANS AND REPORTS

Approved Plans

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Approved Reports

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