



**SITE PLAN CONTROL APPLICATION  
DELEGATED AUTHORITY REPORT  
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Location: 145 Thad Johnson Private

File No.: D07-12-24-0023

Date of Application: April 25, 2024

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This SITE PLAN CONTROL application submitted by Ryan Crowle (IDEA INC.), on behalf of Canadian North, is APPROVED as shown on the following plan(s):

1. **Servicing Plan**, 23069-S1, prepared by Robinson Land Development, dated 11/01/24, Revision 2 dated 26/02/24.
2. **Grading Plan**, 23069-GRA, prepared by Robinson Land Development, dated 11/01/24, Revision 2 dated 26/02/24.
3. **Notes and Details Plan**, 23069-N1, prepared by Robinson Land Development, dated 11/01/24, Revision 2 dated 26/02/24.
4. **Erosion and Sediment Control Plan**, 23069-ESC1, prepared by Robinson Land Development, dated Feb 2024, Revision 2 dated 26/02/24.
5. **Existing Conditions and Removals Plan**, 23069-R1, prepared by Robinson Land Development, dated 11/01/24, Revision 2 dated 26/02/24.
6. **Storm Area Drainage Plan**, 23069-STM1, prepared by Robinson Land Development, dated 11/01/24, Revision 2 dated 26/02/24.
7. **Proposed Site Plan**, A101, prepared by IDEA Integrated Design Engineering + Architecture, dated 2024-02-29, Revision 8 2024-04-03.
8. **Building Elevations – East West**, A401, prepared by IDEA Integrated Design Engineering & Architecture, dated 2023-12-01, Revision 2 dated 2024-02-29.
9. **Building Elevations – North South**, A402, prepared by DEA Integrated Design Engineering & Architecture, dated 2023-12-01, Revision 2 dated 2024-02-29.
10. **Tree Conservation Report and Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc. Landscape Architects, dated November 2023, Revision 6 dated 02/28/2024.

And as detailed in the following report(s):

1. **Geotechnical Investigation Proposed Warehouse Development – 145 Thad Johnson Private Ottawa, Ontario**, Report # PG6809-1, prepared by Paterson Group, dated September 26, 2023.
2. **Phase I Environmental Site Assessment – 145 Thad Johnson Private (part of 1000 Airport Parkway) Ottawa, Ontario**, Report # PE6238-1, prepared by Paterson Group, dated August 16, 2023.
3. **Phase II Environmental Site Assessment – 145 Thad Johnson Private Ottawa, Ontario**, Report # PE6238-2, prepared by Paterson Group, dated September 29, 2023.
4. **145 Thad Johnson Pvt. Site Plan Commercial/Industrial Development Servicing and Stormwater Management Report**, prepared by Robinson Land Development, dated Apr 2024.

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

### **Requirements**

1. The Holder 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 Holder shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Holder 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 Holder 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, Development and Building Services.

3. **Water Supply for Fire Fighting**

The Holder 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. **Construction Fencing**

The Holder acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services and the Ottawa International Airport Authority.

5. **Completion of Works**

The Holder 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, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night. 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Holder shall obtain the prior consent of the General Manager, Planning, Development and Building Services 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, Development and Building Services, the Holder 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 Holder 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.

6. **Development Charges**

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

7. **Indemnity**

The Owner, on behalf of himself, his heirs, executors, administrators, and assigns, including his successors in title, covenants and agrees to indemnify and save harmless the City from all actions, causes of actions, suits, claims or demands whatsoever which arise directly or by reason of this Agreement and the construction and maintenance or the improper or inadequate construction and/or maintenance of the Works.

**Special Conditions**

8. **Federal Land Use, Design and Transaction Approval**

The Holder acknowledges and agrees to obtain the required approval from the National Capital Commission consistent with the Framework Agreement for the Review of Land Use and Development Proposals on Airport Lands for the approved development prior to signing the Letter of Undertaking and/or the commencement of site works. The Holder acknowledges and agrees to file copies of said approval with the General Manager, Planning, Development and Building Services.

9. **Revised Plans and Reports**

The Holder acknowledges and agrees that the Federal Land Use, Design and Transaction Approval (FLUDTA) may necessitate changes to the plans and drawings approved herein. If necessary, the Holder further acknowledges and agrees to provide a copy of the revised plans and drawings to the General Manager, Planning, Development and Building Services prior to signing the Letter of Undertaking and/or the commencement of site works.

10. **Professional Engineering Inspection**

The Holder shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Development and Building Services, shall have the right at all times to inspect the installation of the Works subject to the authorization and work permit and safety requirements of the Ottawa International Airport Authority. The Holder acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Development and Building Services, 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 Development and Building Services, may request all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services.

11. **Geotechnical Investigation**

The Holder 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: Proposed Warehouse Development (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Holder further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Holder 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, Development and Building Services.

12. **Re-Grading and Maintenance of Ditch**

The Holder acknowledges and agrees it shall be responsible for various grading and maintenance measures along Thad Johnson Private, which include the following:

- (a) Re-grade the shoulders of the ditch within the road allowance of Thad Johnson Private abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department and the Ottawa International Airport Authority; and,
- (b) Maintain a grass cover within the road allowance of Thad Johnson Private abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

### **13. Stormwater Management Memorandum**

Prior to registration of this Agreement, the Holder acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Holder further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Development and Building Services, and all associated costs shall be the Holder's responsibility.

### **14. Stormwater Works Certification**

Upon completion of all stormwater management Works, the Holder 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 Holder further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services 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. Inlet Control Devices (ICDs)**

The Holder 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 145 Thad Johnson Pvt. Site plan Commercial/Industrial Development Servicing and Stormwater Management Report, referenced in Schedule "E" herein. The Holder further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Holder shall keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

### **16. Water Demand for Fire Fighting**

The Holder acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available privately supplied water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code

professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

#### **17. Water Plant**

The Holder acknowledges and agrees that the water plant within the lands is a private watermain. The Holder 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 Holder 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.

#### **18. Site Lighting Certificate**

- (a) In addition to the requirements contained in Clause 19 of Schedule “C” hereto, the Holder 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 Holder acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Holder shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, 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. Exterior Elevations Drawings**

The Holder acknowledges and agrees to construct the proposed building in accordance with the approved Building Elevations – East Wing (A401) and Building Elevations – North South (A402), referenced in Schedule “E” herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Holder and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

## **20. Waste Collection**

The Holder 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 Holder's sole expense. The Holder shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

## **21. Ottawa Macdonald-Cartier International Airport – Zoning Regulations**

The Holder acknowledges and agrees that the Ottawa Macdonald-Cartier International Airport Zoning Regulations (AZR) apply to temporary construction equipment, such as cranes. The Holder further acknowledges and agrees that if a crane is intended for use on the site, the Holder will deposit an application to NavCAN and notify Transport Canada in Toronto a minimum of ninety (90) days in advance to determine if it will cause a safety hazard to pilots maneuvering in the area.

## **22. Ottawa Macdonald-Cartier International Airport – Bird Attractions**

The Holder acknowledges and agrees that there will not be any present or future action, nor development undertaken, that may result in any bird attraction conditions and therefore a hazard to aircraft flying in the area. The Holder further acknowledges and agrees to maintain the site in a clean state and that any litter on the lands will be removed expeditiously. The Holder acknowledges and agrees to provide enclosed garbage areas and covered containers as shown on the approved Site Plan and Landscape Plan, referenced in Schedule "E" herein.

## **23. Facilities Alteration Permit**

The Holder of a leasehold interest in the Leased Lands shall provide to the City a copy of the Facilities Alteration Permit obtained from the Ottawa Macdonald-Cartier International Airport Authority, which allows for completion of all construction and conditions contemplated within this agreement. In addition, the Holder shall provide to the City a copy of the Lease Agreement between themselves and the Ottawa Macdonald-Cartier International Airport Authority, redacting any confidential information including lease amount need not be declared.

## **24. Testing**

The Holder may be required by the City to perform qualitative and quantitative testing, at the Holder's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

## **25. Provision of As-Built Drawings**

The Holder shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film 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. Furthermore, the Holder 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.

June 24, 2024



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Date

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Lily Xu  
Manager, Development Review South,  
Planning, Development and Building  
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information





## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-24-0023

### SITE LOCATION

145 Thad Johnson Private (Part of 1000 Airport Parkway) and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The subject site measures approximately 17,335 square metres in area and is part of a larger parcel municipally known as 1000 Airport Parkway within the Ottawa MacDonald-Cartier International Airport. The site is currently vacant and bound by Airport Parkway to the north, a commercial building and two hotels to the east, Thad Johnson Private to the south, and the airport tarmac to the west. Other cargo and shipping centres, including Canadian North's existing facilities are located south of Thad Johnson Private.

The applicant is seeking site plan control approval to facilitate the development of a 2-storey, 4063 square metre warehouse and office for Canadian North, an Inuit-owned airline serving northern communities. The warehouse component will provide additional cargo space and the office will serve as the new headquarters for the airline's control centre and other departments.

Due to the site's location adjacent to Airport Parkway, which the City's Official Plan identifies as an Urban Scenic Entry Route, the site design features a landscaped berm to screen operations associated with the warehouse (i.e., tugs, forklifts, loading, surface parking etc.) The design of the building also enhances the scenic route using red cladding that will be seen from Airport Parkway. As shown on the approved elevation drawings, the façade will be clad with precast concrete and metal panels with strips of curtain wall and spandrel glass that feature Canadian North's corporate colours – red and grey.

Access to the site will be provided from two accesses on Thad Johnson Private, one for staff and the second for trucks. Two cargo access are also provided from Airside Access Road. The surface parking lot will feature 102 parking spaces, 5 accessible parking spaces, 12 bicycle parking spaces, and a landscape buffer along the perimeter. Coniferous trees will be planted along the Thad Johnson Private frontage, framing the entrances to the site and smaller deciduous trees will be planted along the eastern lot line to separate the site from the existing parking lot and commercial building to the east.

The development also requires the approval of the National Capital Commission through the Federal Land Use, Design and Transactional Approval (FLUDTA) process. The

statutory deadlines for site plan control approval under the Ontario Planning Act no longer allow for the alignment of the two approval processes. The NCC staff advised staff that the process is approaching completion, and they anticipate issuing the approval following the NCC Board's vote in early October 2024. To ensure the applicant obtains the required federal approval, staff included Condition 7 as a condition of site plan control approval. Should the FLUDTA necessitate changes to the approved plans and drawings, Condition 8 requires the applicant to provide revised plans and drawings prior to signing the Letter of Undertaking or the commencement of site works, whichever occurs first.

## **Related Applications**

N/A

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The application is consistent with the Provincial Policy Statement as it facilitates the efficient use of serviced, freight-intensive land and contributes to the long-term operation and economic role of the airport.
- The application conforms with the City of Ottawa Official Plan. The Official Plan designates the site Special District – Ottawa Internal Airport Economic District, which permits a mix of industrial and commercial uses that have a relationship with the airport. The design of the site aligns the Official Plan's general policy direction to provide high-quality urban places, landscaping, and buildings to recognize the airport's function as a gateway to the city.
- The site is zoned Airport Transportation Facility (T1), which permits air transportation facilities and aviation-related uses. The development complies with the applicable zoning regulations.
- As noted above, staff included special conditions of site plan control approval to address the requirement for a Federal Land Use, Design and Transactional Approval (FLUDTA) from the National Capital Commission.

## **PARKLAND DEDICATION**

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

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor Jessica Bradley was aware of the application related to this report. Councillor concurrence was not required.

## **Public Comments**

This application was 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

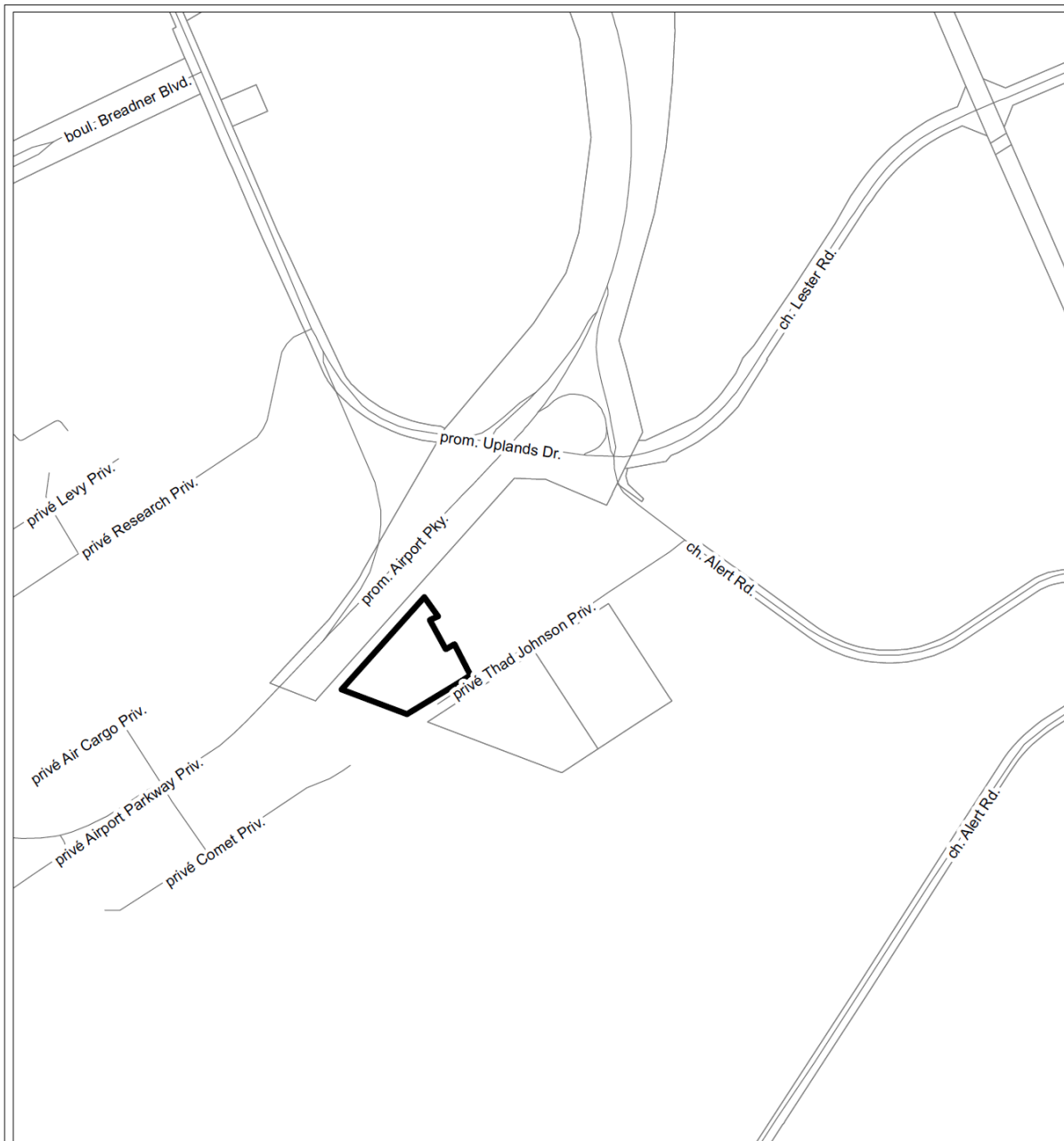
N/A


## **APPLICATION PROCESS TIMELINE STATUS**

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

**Contact:** Siobhan Kelly Tel: 613-580-2424, ext. 27337 or e-mail:  
[siobhan.kelly@ottawa.ca](mailto:siobhan.kelly@ottawa.ca)

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-24-0023	24-0488-D		
I:\CO\2024\Site\Thad_Johnson_145		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 40px; height: 20px; margin-right: 10px;"></div> <div> <p><b>145 privée Thad Johnson Private</b>                      (Part of 1000 Airport Parkway / promenade de l'Aéroport)</p> </div> </div>	
<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.</small>			
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