



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

Site Location: 75 Michael Cowpland Drive

File No.: D07-12-22-0174

Date of Application: December 15, 2022

This SITE PLAN CONTROL application submitted by Jill MacDonald, WSP, on behalf of Derek Noble, Huntington Properties, is APPROVED as shown on the following plans:

1. **Site Plan - General**, A101, prepared by Architecture 49, dated 2022-12-12, revision Revision 6 dated 2023.11.13.
2. **Site Plan Details**, A.02, prepared by Architecture 49, dated 2023.09.20, revision 6 dated 2023.11.13.
3. **Tree Conservation Report & Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc. Landscape Architects, dated 12/13/2023, revision 6 dated 07/18/2023.
4. **Elevations - Exterior**, A401, prepared by Architecture 49, dated 2023.12.05.
5. **Building B - Overall Plans - Ground Floor**, B-A2.1, prepared by Architecture 49, dated 2023.03.15.
6. **Building C - Overall Plans - Ground Floor**, C-A2.1, prepared by Architecture 49, dated 2023.03.15.
7. **Building D - Overall Plans - Ground Floor**, D-A2.1, prepared by Architecture 49, dated 2023.03.15.
8. **Building E - Overall Plans - Ground Floor**, E-A2.1, prepared by Architecture 49, dated 2023.03.15.
9. **Building F - Overall Plans - Ground Floor**, F-A2.1, prepared by Architecture 49, dated 2023.03.15.
10. **General Plan of Services**, C-001, prepared by IBI Group, dated 2022-12-09, revision Revision 7 dated 2023-12-20.
11. **Details and Notes**, C-010, prepared by IBI Group, dated 2022-12-09, revision 7 dated 2023-12-20.
12. **Cross Sections**, C-011, prepared by IBI Group, dated 2022-12-09, revision 7 dated 2023-12-20.

13. **Grading Plan**, C-200, prepared by IBI Group, dated 2022-12-09 , revision 7 dated 2023-12-20.
14. **Storm Drainage Area Plan**, C-500, prepared by IBI Group, dated 2022-12-09 , revision 7 dated 2023-12-20.
15. **Ponding Plan**, C-600, prepared by IBI Group, dated 2022-12-09 , revision 7 dated 2023-12-20.
16. **Sediment - Erosion Plan**, C-900, prepared by IBI Group, dated 2022-12-09 , revision 7 dated 2023-12-20.
17. **Grande Retaining Wall Design**, PG3798-2, prepared by Paterson Group, dated 15/06/2024, revision 7, dated 28/05/2024

And as detailed in the following reports:

1. **Site Servicing Brief - 75 Michael Cowpland Drive**, prepared by IBI Group, dated December 2022, revised December 2023.
2. **Memorandum - Grading and Site Service Plan Review - Proposed Self Storage Development - 75 Michael Cowpland Drive - Ottawa, Ontario**, prepared by Paterson Group, dated December 21, 2023.
3. **Geotechnical Investigation - Proposed Commercial Development - 60 Denzil Doyle Court, Ottawa, Ontario**, prepared by Paterson Group, dated November 23, 2022, revised December 2023.
4. **Memorandum: Geotechnical Response to City Comments**, prepared by Paterson Group, dated May 30, 2024.
5. **Stationary Noise Assessment - 75 Michael Cowpland Drive Kanata, Ontario**, prepared by Gradient Wind Engineers & Scientists, dated June 13, 2023.
6. **Phase One Environmental Site Assessment - 60 Denzil Doyle Court Ottawa, Ontario**, prepared by Pinchin, dated August 3, 2021.
7. **Site Plan Mechanical Response Letter**, prepared by Goodkey Weedmark & Associates Ltd., dated September 23, 2023.

And subject to the following General and Special Conditions:

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. 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, Development and Building Services.

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, Development and Building Services, 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, Development and Building Services.

6. 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, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

7. 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, Development and Building Services.

8. 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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner 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 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.

9. Development Charges

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

SPECIAL CONDITIONS

Access

10. Private Approach Detail

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

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. Authorization Documentation for 630 Eagleson Road

The Owner agrees to provide authorization documentation from 630 Eagleson Road, allowing construction related works on their land to install the retaining wall on 75 Michael Cowpland Drive, to the satisfaction of the General Manager, Planning, Development and Building Services.

Noise

13. Noise

The Owner shall have a Noise Study undertaken related to noise assessment and land use planning with respect to noises generated by stationary sources prepared by a Professional Engineer, licensed in the province of Ontario to the satisfaction

and approval of the General Manager, Planning, Development and Building Services. The Study shall comply with:

- (a) the City of Ottawa's Environmental Noise Control Guidelines, as amended; and,
- (b) address, and be in accordance with, the current version of the Association of Professional Engineers of Ontario Guidelines for Professional Engineers providing Acoustical Engineering Services in Land Use Planning.

The study shall provide all specific details on the methods and measures required to attenuate any noise that exceeds the allowable noise limits in locations as determined by the recommendations of the Noise Assessment Study.

ENGINEERING

Geotechnical Engineering and Soils

14. 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 subsequent Geotechnical Memorandums (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner 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 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, Development and Building Services.

15. Retaining Wall

The Owner agrees to submit to the General Manager, Planning, Development and Building Services, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Grande Retaining Wall Design plan referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

16. Retaining Wall – Stability

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for 75 Michael Cowpland Drive (formerly known as 60 Denzil Doyle Court) and as shown on the approved Grande Retaining Wall Design plan and Grading Plan, both referenced in Schedule

“E” hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Development and Building Services, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for 75 Michael Cowpland Drive (formerly known as 60 Denzil Doyle Court). The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services. The report shall provide structural details of the retaining wall(s).

Civil Engineering

17. 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, 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.

18. 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 Site Servicing 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.

19. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the City’s boundary conditions were provided for the subject development site setting out the available municipal 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.

Private Systems

20. 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, Development and Building Services.

21. 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.

Site Lighting

22. 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); 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, 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.

PLANNING AND OTHER

Planning and Design

23. Building Elevations

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Building Elevation drawings, 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 Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

24. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 331.5 square metres.

- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - i. For cash-in-lieu of conveyance parkland, 2% of the gross land area (commercial & industrial uses).

25. Cash-In-Lieu of Conveyance of Parkland

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule “B” herein. Pursuant to the City’s Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 23 funds. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule “B” herein.

CONVEYANCES TO CITY

26. Access Easement to City

The Owner acknowledges and agrees it shall grant to the City, at the Owner’s expense, a Blanket Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City to enter on and to pass at any and all times, on, over, along and upon the lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Private Watermains, Private Service Posts and fire hydrants at the Owner’s expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Solicitor. All costs shall be borne by the Owner.

July 8, 2024

Date



Kersten Nitsche, MCIP RPP
Manager (A), Development Review, West
Planning, Development and Building Services
Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-22-0174

SITE LOCATION

75 Michael Cowpland Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is irregularly shaped and mostly vacant, with a line of mature trees along Terrance Matthews Crescent.
- The site is bounded by Michael Cowpland Drive to the southeast, Terence Matthews Crescent to the southwest, Denzil Doyle Court to the northwest and by a long-term care facility and commercial uses to the east.
- The development consists of a self-storage facility with six buildings with a total GFA of 6,955 m². One building (Building A) will contain storage and a small office to support operations of the storage facility and the other five buildings (Buildings B to F) are entirely storage. 52 parking spaces are distributed throughout the site. Two accesses are proposed, with a main public access off of Michael Cowpland Drive and a secondary access from Terence Matthews Crescent.
- The buildings are all similar design with aluminum exterior paneling and red accents. Building A includes glazing for the small office located at the southeast corner of the building.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with the applicable IP4 zoning.
- The proposal develops a parcel of land that has long been vacant.
- The proposed site design represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Allan Hubley was aware of the application related to this report.

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.

Technical Agency/Public Body Comments

N/A

Advisory Committee Comments

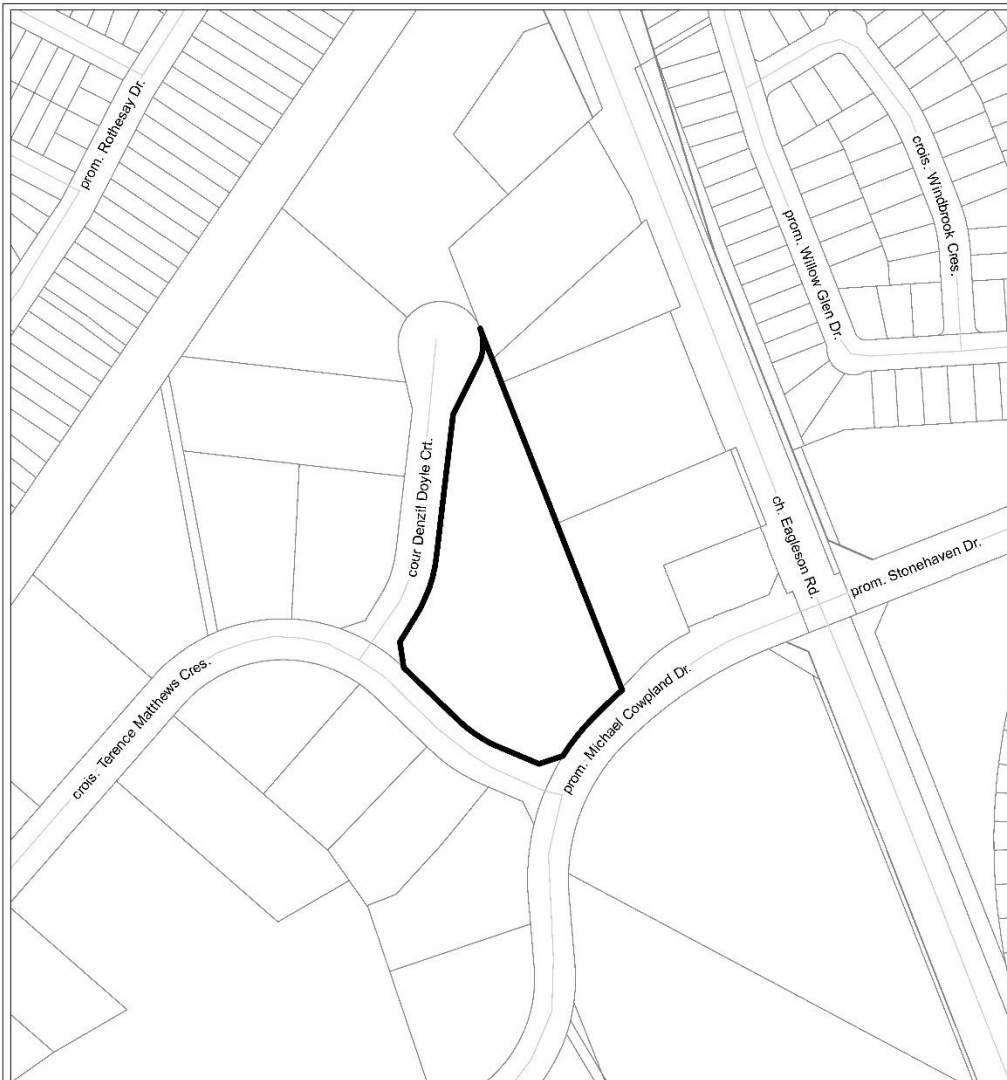
N/A




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the complexity of issues related to site design and stormwater management.

Contact: Alex Gatien Tel: 613-580-2424, ext. 26838 or e-mail: alex.gatien@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0174	24-0077-L	 75 prom. Michael Cowpland Dr.	
I:\CO\2024\Site_Plan\MichaelCowpland_75			
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REVISION / RÉVISION - 2024 / 01 / 23		 <small>N NOT TO SCALE</small>	