



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

Site Location: 2244 Innes Road

File No.: D07-12-23-0040

Date of Application: April 11, 2023

This SITE PLAN CONTROL application submitted by Domenico Giangregorio, on behalf of Infrastructure Ontario, is APPROVED as shown on the following plan(s):

1. **Existing Conditions**, drawing no. C1, prepared by Jp2g Consultants Inc., dated December 2022, revision 11 dated 2024-04-04.
2. **Site Plan - New Parking Layout**, drawing no. C2, prepared by Jp2g Consultants Inc., dated December 2022, revision 11 dated 2024-04-04.
3. **Site Grading Plan**, drawing no. C3, prepared by Jp2g Consultants Inc., dated December 2022, revision 11 dated 2024-04-04.
4. **Existing Tree Preservation / Tree Removals Plan**, drawing no. L-1, prepared by Jp2g Consultants Inc., dated January 2023, revision 7 dated 2024/04/26.
5. **Landscape Plan**, drawing no. L-2, prepared by Jp2g Consultants Inc., dated January 2023, revision 7 dated 2024/04/26.
6. **Topographic Detail – Part of Lot 17, Concession 3, Ottawa Front, City of Ottawa**, prepared by J. D. Barnes Limited, dated April 24, 2017.

And as detailed in the following report(s):

1. **Phase One Environmental Site Assessment, Ottawa Carleton Detention Centre, 2244 Innes Road, Ottawa, Ontario**, prepared by ECOH Management Inc., dated February 2017.
2. **Review and Update of Phase ESA and Soil Investigation Program Reports, Ottawa Carleton Detention Centre, 2244 Innes Road, Ottawa, ON ECOH Project No.: 25996**, prepared by Colliers Project Leaders, dated August 25, 2023.
3. **Soil Management Plan**, prepared by ECOH Management Inc., dated December 14, 2023.

4. **Soil Investigation Program, Ottawa-Carleton Detention Centre, 2244 Innes Road, Ottawa, ON**, prepared by ECOH Management Inc., dated December 4, 2020.
5. **Slope Stability Assessment, Ottawa-Carleton Detention Centre, Parking Lot Expansion – 2244 Innes Road, Ottawa, Ontario**, prepared by GEMTEC Consulting Engineers and Scientists Limited, dated July 29, 2022.
6. **Final Geotechnical Investigation Report, Building Expansion – Ottawa Carleton Detention Centre, 2244 Innes Road, City of Ottawa, Ontario**, prepared by DST Consulting Engineers Inc., dated August 11, 2017.
7. **Preliminary Environmental Impact Study for the Proposed Parking Lot Expansion at the Ottawa-Carleton Detention Centre, 2244 Innes Road**, prepared by Kilgour & Associates Ltd., dated May 2, 2022, version 3 dated January 11, 2024.
8. **Design and Stormwater Management Report, Ottawa Carleton Detention Centre Rev. 1, 2244 Innes Road, Ottawa, Ontario**, prepared by Jp2g Consultants Inc., dated January 12, 2024.
9. **Parking Study, Ottawa Carleton Detention Centre, 2244 Innes Road, Ottawa, Ontario**, prepared by Jp2g Consultants Inc., dated September 23, 2022.

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

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, Development and Building Services.

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, Development and Building Services.

4. **Relocation of Utilities and Provision of Easements**

The Owner shall obtain approval for, arrange for and pay for the cost of the relocation of any existing utilities which are necessary due to this development to the satisfaction of, and at a time satisfactory to the authority having jurisdiction, together with the granting of such new easements as may be required and the release of any existing easements which are rendered unnecessary.

SPECIAL CONDITIONS

5. **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, Development and Building Services, 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, 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 order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services.

Access

6. **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, Development and Building Services.

ENGINEERING

Geotechnical Engineering and Soils

7. **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 Final Geotechnical Investigation Report, Building Expansion – Ottawa Carleton Detention Centre, 2244 Innes Road, City of Ottawa, Ontario (the "Report"), referenced above, 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 parking lot and at the completion of the

Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

Civil Engineering

8. 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 above. 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 above.

Site Lighting

9. Site Lighting Certificate

- (a) The Owner acknowledges and agrees, prior to construction of the parking lot, 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.

AGENCIES

RVCA

10. Rideau Valley Conservation Authority

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the Rideau Valley Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies of such approvals and/or permits with the General Manager, Planning, Development and Building Services.

June 13, 2024

Date



Cass Schlauzero
Planner II, Development Review Rural
Planning, Development and Building
Services Department

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0040

SITE LOCATION

2244 Innes Road (2125 Anderson Road), and as shown on Document 1.

SYNOPSIS OF APPLICATION

This Site Plan Control application proposes to expand and formalize the existing gravel parking area at the Ottawa Carleton Detention Centre (OCDC).

The OCDC site is located within a large, irregular parcel of NCC-owned land in the Greenbelt. Municipally addressed as 2125 Anderson Road, the NCC parcel is bounded by Innes Road to the north, Anderson Road to the south and west, and by 5131 Renaud Road, another NCC-owned parcel, to the east. The OCDC site is addressed as 2244 Innes Road and fronts onto Innes Road and occupies approximately one-tenth of the parcel. A place of worship also occupies a portion of the 2125 Anderson Road parcel immediately to the west of the OCDC site. The balance of the parcel is mostly woodlot, with a tributary of Green's Creek running west to east through the south half.

The OCDC building is a large, irregular structure constructed in multiple phases beginning in the early 1970s. Except for the visitor parking lot, the site including the building and staff parking areas are enclosed by a permanent security fence accessed by a single gated entrance.

The staff parking areas to the north and immediately west of the building are surfaced in asphalt and more or less reflect the locations and configuration of the original staff and visitor parking areas, respectively. Aerial photos indicate that, sometime between 1976 and 1991, the portion of the site enclosed by the security fence was expanded to include the parking lot to the immediate west of the building, and a new visitor parking area was added to the northwest of the site outside of the security fence area.

Following a significant addition to the north and east of the building between 1999 and 2002, nearly doubling the building's footprint, the gradual expansion of the informal staff parking areas began. These expanded areas were established ad-hoc and have no delineated boundaries or formal parking spaces. As a result, nearly half of the staff parking lot, containing approximately 132 parking spaces, is disorganized and inefficient.

The application proposes to redevelop the gravel parking areas and a portion of the paved parking area to the west of the building, flanking the main drive aisle and fire route. Gravel areas will be resurfaced in asphalt, and parking spaces and drive aisles will be established in accordance with applicable provisions of the City of Ottawa's Zoning By-law 2008-250, as amended, to replace the existing 132 parking spaces with 143 new parking spaces. The 24 visitor parking spaces and approximately 68 staff parking spaces in the asphalt area to the north of the building are excluded from the redevelopment area.

Section 10 – Minimum Parking Space Rates of the Zoning By-law requires that parking for a correctional facility in Area C of Schedule 1A to the By-law be provided at a rate of one parking space per 100 square metres of gross floor area of the building. The applicant indicated that the building was approximately 12,225 square metres; therefore, a minimum of 122 parking spaces are required. Post-development, the site will contain a total of 235 parking spaces, comprised of 211 staff parking spaces, including nine accessible parking spaces compliant with the requirements of the Accessibility for Ontarians with Disabilities Act (AODA), and 24 visitor parking spaces.

Although policies under Section 4.1 of the Official Plan support a shift toward more sustainable modes of transportation, including through the reduction of surface parking areas, the OCDC facility has unique operational needs that warrant vehicle parking for staff in excess of the minimum requirements. The Parking Study indicates that over 200 staff may be present at the facility during daytime/visiting hours, including specialized correctional institution staff commuting from former correctional facilities in other communities. The site is somewhat isolated within the Greenbelt and is presently served by a single local bus route operating on a 30-minute schedule with infrequent overnight service. Although Innes Road is equipped with a dedicated bicycle lane, bicycle transportation to the facility is infrequent given the site's location, typical staff working hours, and weather considerations. Through the proposed redevelopment, the overall area of land occupied by the surface parking area will be reduced and soft landscaping areas will be increased.

The current parking configuration shows that several parking spaces encroach into a 1-metre buffer around the large wetland area in the middle of the parking lot west of the building. The redevelopment introduces a 5-metre buffer around the wetland and replaces a gravel parking area north of the wetland with soft landscaping. Stormwater drainage will be directed to the wetland area, which will act as a natural filter for the stormwater, using the existing soil, plants and microbes to remove sediment and contaminants. After natural filtration through the wetland, treated runoff will discharge through an upgraded culvert into the existing ditch at the northwest of the site.

Removal of 16 trees along the western limit of the site is required to facilitate the development. In support of Official Plan policies under Section 4.8.2 that seek to grow the urban tree canopy, 31 new large deciduous trees are proposed for planting, including six along the western limit, with the balance surrounding the wetland area, visitor parking lot, and entrance to the parking lot.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposed development conforms with applicable Official Plan policy.

- The proposed development conforms with applicable policy under Part 4 of the Zoning By-law.
- The proposed development represents good planning in that it improves the overall conditions of the parking lot through asphalt resurfacing, formalizing of parking spaces and drive aisles, improved drainage, and increase in tree canopy.

CONSULTATION DETAILS

Councillor's Comments

Councillor Catherine Kitts is 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.

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