

July 19, 2019

Development Review  
Planning, Infrastructure and Economic Development  
City of Ottawa  
110 Laurier Avenue West, 4th Floor  
Ottawa, ON K1P 1J1

**Attention: Don Herweyer, MCIP, RPP  
Manager, Development Review South**

Dear Mr. Herweyer:

**Reference: Application for Site Plan Control  
2555 Sheffield Road  
Our File No.: 119007**

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Novatech has been retained to file a site plan control application on behalf of American Iron & Metal Inc (AIM) for its property municipally known as 2555 Sheffield Road. AIM is a metal recycling company based in Montreal, Quebec.

We have verified with our client's legal counsel that 2555 Sheffield Road (north portion) has merged with the abutting property 2575/2585 Sheffield Road (south portion). A Site Plan Revision approval was obtained for 2575/2585 Sheffield Road in 2012, which amended the original Site Plan approval from 1993. There are no works proposed on the south portion of the site. Accordingly, the south portion of the site is shown as per the approved site plan on file with the City (D07-12-11-0102).

The intent of the current site plan application is to obtain approval for a new facility that will consolidate the Sheffield Road AIM operations on the north portion of the property. Once the AIM operation is consolidated on the north portion, the south portion of the site could be leased to another business, or potentially sold if a severance is obtained. Our client has no interest in severing the property at this time.

The site plan application materials have been prepared such that they are scoped to focus on the north portion of the site, as the proposed works are limited to that area. For the purposes of the new site plan application on the north portion, it has been viewed as a separate, independent parcel, with its own set of building services and self-contained on-site stormwater management system.

The subject property is located on the east side of Sheffield Road, and is legally described as Part of Block 'A' Plan 783, in the City of Ottawa. The property has a total area of approximately 40,835m<sup>2</sup>/4.1 ha and a lot frontage of 171.67 metres on Sheffield Road.

### ***Project Description***

The proposal involves the demolition of the existing building at 2555 Sheffield Road and the construction of a 6,737.91 m<sup>2</sup> GFA building along the Sheffield Road frontage, with a second, smaller building of 1,654.64 m<sup>2</sup> GFA at the rear of the property. Two, two-way driveways are proposed at the

north and south sides of the building to provide truck access to the property and a third, one-way driveway is proposed adjacent to the south entrance to provide access to a drive-through drop-off at the south end of the building. Multiple loading spaces are proposed on the east side of the building, which is accessible by transport truck. An additional loading space is provided at the north east corner of the building for office deliveries.

Parking is grouped in several locations across the site, including a parking lot for 68 vehicles to the north of the building which will be used primarily for staff. An additional 16 spaces are provided along the south side of the building, near the ATM. There are 5 parking spaces adjacent to the rear building. A total of 89 parking spaces are proposed on site. The site is large enough to accommodate the traffic flow of large trucks, which will be able to easily manoeuvre around the building and circulate within the site as needed. A 3 m landscape buffer is provided around the perimeter of the site.

The Sheffield Road facility receives materials from individual small-scale scrap collectors, as well as from commercial operators that deliver large loads using trucks with tandem axles and roll-up containers. Deliveries by individuals will pass through the building drive-thru on the south side, remove their contents for weighing and will receive a receipt for payment dispensed from an ATM located on the south side of the building. Commercial operators will use separate entrances and will pass over the outdoor scales located on the north and south sides of the building.

The facility uses state-of-the-art metal and material recovery systems on site, producing bricks and bales of various sizes for transfer. AIM recycles a wide variety of metals, including steel, stainless steel alloys, nickel and nickel alloys, titanium cobalt, copper and brass alloys, zinc, lead and aluminium. These metals and materials would then be temporarily stored both indoors and outdoors while awaiting transfer by truck to the major metal processing facility in Montreal.

### ***Planning Policy & Zoning***

The subject property is designated Employment Area (Section 3.6.5) in the City of Ottawa Official Plan. The project conforms to Employment Area policies by continuing the use of land as a place of business and economic activity. Offices, storage yards and warehouses are typical land uses in the Employment Area.

The subject property is zoned IH-Heavy Industrial in the City of Ottawa Zoning By-law 2008-250. The purpose of the IH Zone is to permit a wide range of industrial uses, including those which generate noise, fumes, odours and are hazardous or noxious, in accordance with the Employment Area designation in the Official Plan. The proposed redevelopment of 2555 Sheffield Road complies with present zoning, both in terms of permitted uses and performance standards.

It is noted that a rail line runs along the rear limit of the site, and beyond that is Green's Creek. The subject property falls beyond 30 m from the watercourse. Although the surveyor was not able to pick up the high watermark because they were unable to cross the rail line, we have approximated a conservative setback using aerial imagery and topographical data (see below). This line work is included on the Site Plan to demonstrate zoning compliance with required watercourse setbacks.



### **Submission Requirements**

A formal pre-consultation meeting was held with Max Walker and Sharif Sharif on February 26, 2019. The applicant's list of required plans and studies was provided by staff following the meeting. In accordance with this list, please find the following materials enclosed in support of the application:

- Site Plan – 10 copies
- Overall Property Plan – 10 Copies
- Site Statistics Plan – 10 copies
- Landscape Plan – 10 copies
- Site Servicing Plan – 10 copies
- Overall Site Servicing Plan – 10 Copies
- Grade Control/Drainage Plan – 10 copies
- Overall Grade Control/Drainage Plan – 10 copies
- Plan of Survey – 1 copy
- Elevation Drawings – 10 copies

- Floor Plans – 10 copies
- Servicing and Stormwater Management Report – 3 copies
- Phase II Environmental Site Assessment – 3 copies
- Geotechnical Report – 3 copies
- Application fees in the amount of \$37,216.89
- A copy of the completed application form
- All reports and plans in .pdf format on USB

Please do not hesitate to contact me in the event you require further information.

Sincerely,

**NOVATECH**



Theresa Gilchrist, MCIP RPP  
Project Planner

C.c. Christian Brisebois, Director, Engineering & Construction, AIM