



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

Site Location: 2370 Walkley Road

File No.: D07-12-19-0164

Date of Application: October 31, 2013

This SITE PLAN CONTROL application submitted by Fairouz Wahab, on behalf of Richcraft, is APPROVED as shown on the following plan(s):

1. **Site servicing and grading plan**, SSGP-1, sheet 1 of 3, prepared by Stantec Consulting Ltd., dated 23.04.21, revised 23.08.17.
2. **Erosion control plan**, EC/DS-1, sheet 2 of 3, prepared by Stantec Consulting Ltd., dated 23.04.21, revised 23.08.17.
3. **Storm drainage plan**, SD-1, sheet 3 of 3, prepared by Stantec Consulting Ltd., dated 23.04.21, revised 23.08.17.
4. **Landscape Plan**, L01, prepared by NAK design strategies, dated 23-07-05, revised 23-08-17.
5. **Landscape Plan Details**, L02, prepared by NAK design strategies, dated 23-07-05, revised 23-08-17.
6. **Retaining Wall**, PG6595-1, prepared by Paterson Group, dated 07/2023.
7. **Site Plan**, Plan number 18547, sheet 1, Ware Malcomb, dated 07.06.23.

And as detailed in the following report(s):

8. **Servicing Report**, prepared by Stantec Consulting Ltd., dated September 5th, 2023.
9. **Geotechnical Recommendation for Parking Lot Expansion**, prepared by Paterson Group, dated March 6, 2023.
10. **Tree Conservation Report**, prepared by Muncaster Environmental Planning Inc., December 20, 2022.

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

2. 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.

3. 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.

4. 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.

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, Real Estate and Economic Development, 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, Real Estate and Economic Development, 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, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

ENGINEERING

Geotechnical Engineering and Soils

6. 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 Recommendation for Parking Lot Expansion (the "Report"), referenced in Schedule "E" 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 construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

7. Retaining Wall

The Owner agrees to submit to the General Manager, Planning, Real Estate and Economic Development, 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 Retaining Wall 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, Real Estate and Economic Development. The Owner shall provide confirmation to the General Manager, Planning, Real Estate and Economic Development that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

8. Retaining Wall - Stability

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for 2370 Walkley and as shown on the approved Site Servicing and Grading Plan and the Grande Retaining Wall Design, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Real Estate and Economic Development, 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 2370 Walkley. 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, Real Estate and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

9. **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, 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 "E" herein.

10. **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, 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.

Nov. 27, 2023

Date

Kelby Lodoen Unseth

Kelby Lodoen Unseth
Planner II, Development Review, South
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-19-0164

SITE LOCATION

2370 Walkley Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is located at 2370 Walkley Road, which is on the south side of Walkley Road between St. Laurent Boulevard and Russell Road.
- The site is currently developed with a warehouse building with multiple tenants, and includes 179 parking stalls.
- The surrounding lands include employment lands to the east, west, and south. Also to the south of the site are a rail and hydro corridor. Along the north side of Walkley Road are low-rise residences.
- The application will increase on-site parking from 179 to 203, as well as 39 truck trailer parking spaces.
- To allow for the parking expansion, an existing drainage ditch along the southern portion of the property will be converted to a new storm sewer.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The City of Ottawa Official Plan identifies the lands as Industrial and Logistics and the use on the lands is consistent with this designation.
- No variances are required as part of this application.
- The proposed development generally represents good planning by providing appropriate and efficient land use.

PARKLAND DEDICATION

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

CONSULTATION DETAILS

Public Comments

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




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application due to the time required to resolve identified issues.

Contact: Kelby Lodoen Unseth Tel: 613-580-2424, ext. 12852 or e-mail:
Kelby.LodoenUnseth@ottawa.ca

Document 1 – Location Map



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D07-12-19-0164	20-0172-L		
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<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>		 2370 chemin Walkley Road	
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REVISION / RÉVISION - 2020 / 02 / 18		 <small>NOT TO SCALE</small>	