



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

Site Location: 2616, 2628 Edinburgh Place

File No.: D07-12-22-0184

Date of Application: December 23, 2022

This SITE PLAN CONTROL application submitted by Bridgette Alchawa, McIntosh Perry Consulting Ltd, on behalf of BBS Construction Ltd., is APPROVED as shown on the following plan(s):

1. **Site Plan**, SP1, prepared by GJA Inc., dated December 19, 2022, revision 3 dated June 5, 2023
2. **Site Servicing Plan**, C102, prepared by McIntosh Perry Consulting, dated December 5, 2022, revision 3 dated June 5, 2023
3. **Erosion, Sediment Control, Grading and Drainage Plan**, C101, prepared by McIntosh Perry Consulting, dated December 5, 2022, revision 3 dated June 5, 2023
4. **Landscape Plan**, L1, prepared by GJA Inc., dated December 19, 2022, revision 3 dated June 5, 2023.
5. **Building Elevations**, A200, prepared by Deimling Architecture & Interior Design, dated October 1, 2022, revision 4 dated April 17, 2023.

And as detailed in the following report(s):

1. **Geotechnical Investigation**, prepared by Paterson Group, Report No. PG6279-1 dated August 17, 2022
2. **Geotechnical Memo**, prepared by Paterson Group, Memo No. PG6279-MEMO.01 dated April 13, 2023.
3. **Grading and Servicing Plan Review Memo**, prepared by Paterson Group, Memo No. PG6279-MEMO.02 dated April 13, 2023
4. **Servicing & SWM Report**, prepared by McIntosh Perry Consulting, dated December 5, 2022, revision 2 dated April 28, 2023.
5. **Tree Conservation Report**, prepared by GJA Inc., dated June 5, 2023

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

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, Real Estate and Economic Development.

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, Real Estate and Economic Development.

4. **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, Real Estate and Economic Development, 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development 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, Real Estate and Economic Development, 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.

5. **Development Charges**

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

SPECIAL CONDITIONS

6. **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

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 *Geotechnical Investigation, prepared by Paterson Group, Report No. PG6279*, 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.

Civil Engineering

8. **Spill Contingency and Pollution Prevention Plan**

The Owner shall, within six (6) months of signing this Agreement, develop and implement a spill contingency and pollution prevention plan, which plan, at a

minimum, will include a set of written procedures describing how to prevent and/or mitigate the impacts of a spill within the area serviced by the Works:

- a. the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the buildings;
- b. the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency and pollution prevention plan;
- c. a site plan drawn to scale showing the facility, nearby buildings, streets, catch basins and manholes, drainage patterns (including direction of flow in storm sewers), and receiving water course that could potentially be significantly impacted by a spill and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);
- d. steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
- e. a listing of telephone numbers for local clean-up companies who may be called upon to assist in responding to spills, local emergency responders including health institution(s), and the Ministry of the Environment, Conservation and Parks Spills Action Centre;
- f. Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored in the said building;
- g. the means (internal corporate procedures) by which the spill contingency and pollution prevention plan is activated;
- h. a description of the spill response training provided to employees assigned to work in the said building, the date(s) on which the training was provided and by whom;
- i. an inventory of response and clean-up equipment available to implement the spill contingency and pollution prevention plan, location and date of maintenance/replacement if warranted; and
- j. the dates on which the spill contingency and pollution prevention plan was prepared and subsequently, amended.

The Owner covenants and agrees to maintain the spill contingency and pollution prevention plan up to date through revisions undertaken from time to time as required by changes to the general operations of the site. The Owner further covenants and agrees to retain a copy of the spill contingency and pollution prevention plan in a conspicuous, readily accessible location on-site such that it can be used as a reference by employees assigned to work in the said building. The Owner further covenants and agrees that it will make available, for inspection and copying by City personnel, the spill contingency and pollution prevention plan.

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. **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 Servicing and Stormwater Management Report, 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.

11. **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, Real Estate and Economic Development 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

12. **Water Plant**

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

13. **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, Real Estate and Economic Development.

Site Lighting

14. 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.

PLANNING AND OTHER

15. Waste Collection

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

16. Cash-In-Lieu of Conveyance of Parkland

Prior to the issuance of a building permit, 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 18 funds. The Owner shall also pay the parkland appraisal fee of \$800.00 plus H.S.T. of \$104.00, as referenced in Schedule "B" herein.

October 16, 2023

Date



Lily Xu
Manager, 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: D07-12-22-0184

SITE LOCATION

2616 and 2628 Edinburgh Place, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is located at the end of Edinburgh Place, off of Bantree Street. The surrounding uses include a mix of industrial and commercial uses; such as, a construction company, landscape company and auto part sales. Directly southwest of the property is an old athletic centre that was converted into a warehouse and offices in 2021.
- With this application the applicant is proposing to build an addition onto an existing industrial building currently occupied by Ottawa Equipment & Hydraulic Inc (OEH). The addition will consist of a single-storey sales area with service bays and will measure approximately 1103 m² in area. It will extend along the northwest property line and be flush with the front of the existing building, with no changes to the front yard setback. The proponent is also requesting additional parking and storage of heavy equipment near the rear of the properties.

Related Applications

- D02-02-22-0124, was the Zoning By-law Amendment application that accompanied this Site Plan Control to permit outdoor storage throughout the entire site and to permit the addition to be 3 metres from the side lot line.

DECISION AND RATIONALE

This application is approved for the following reasons:

Official Plan

The Official Plan designates both properties Industrial and Logistics in the Outer Urban Transect, with a sliver of 2628 Edinburgh Place as Mixed Industrial. The policies pertaining to the Industrial and Logistics designation support a wide variety of industrial uses, including manufacturing, warehousing, and distribution, as well as uses that store more products outdoors and require large areas devoted to external storage. The

policies that pertain to the Mixed Industrial designation support low-impact light industrial uses including light manufacturing, warehousing and distribution, heavy equipment sales and services, as well as trades and contractors like carpenters, plumbers, and electricians. The Official Plan does not prohibit outdoor storage in the Mixed Industrial designation and allows the sales and servicing of heavy equipment.

Zoning By-law

The proposed addition underwent a Zoning Amendment to rezone the back portion of the property from *Light Industrial* to match the remainder of the property with the *Heavy Industrial* zone to allow outdoor storage throughout the entire site. The amendment also included a reduced side yard setback of 3 metres. This amendment was approved by Council on July 12, 2023, making the proposed addition compliant with the Zoning By-law.

Summary

The proposed addition will help expand and facilitate the industrial use of the existing building and is in keeping with the Official plan policies and complies with the Zoning By-law. The use is appropriate and complementary to other industrial uses along Edinburgh Place.

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 Marty Carr was 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. There was no public comment received online.

Technical Agency/Public Body Comments

Comments received from the technical agencies have been addressed, as necessary.

Advisory Committee Comments

Summary of Comments – Advisory Committees

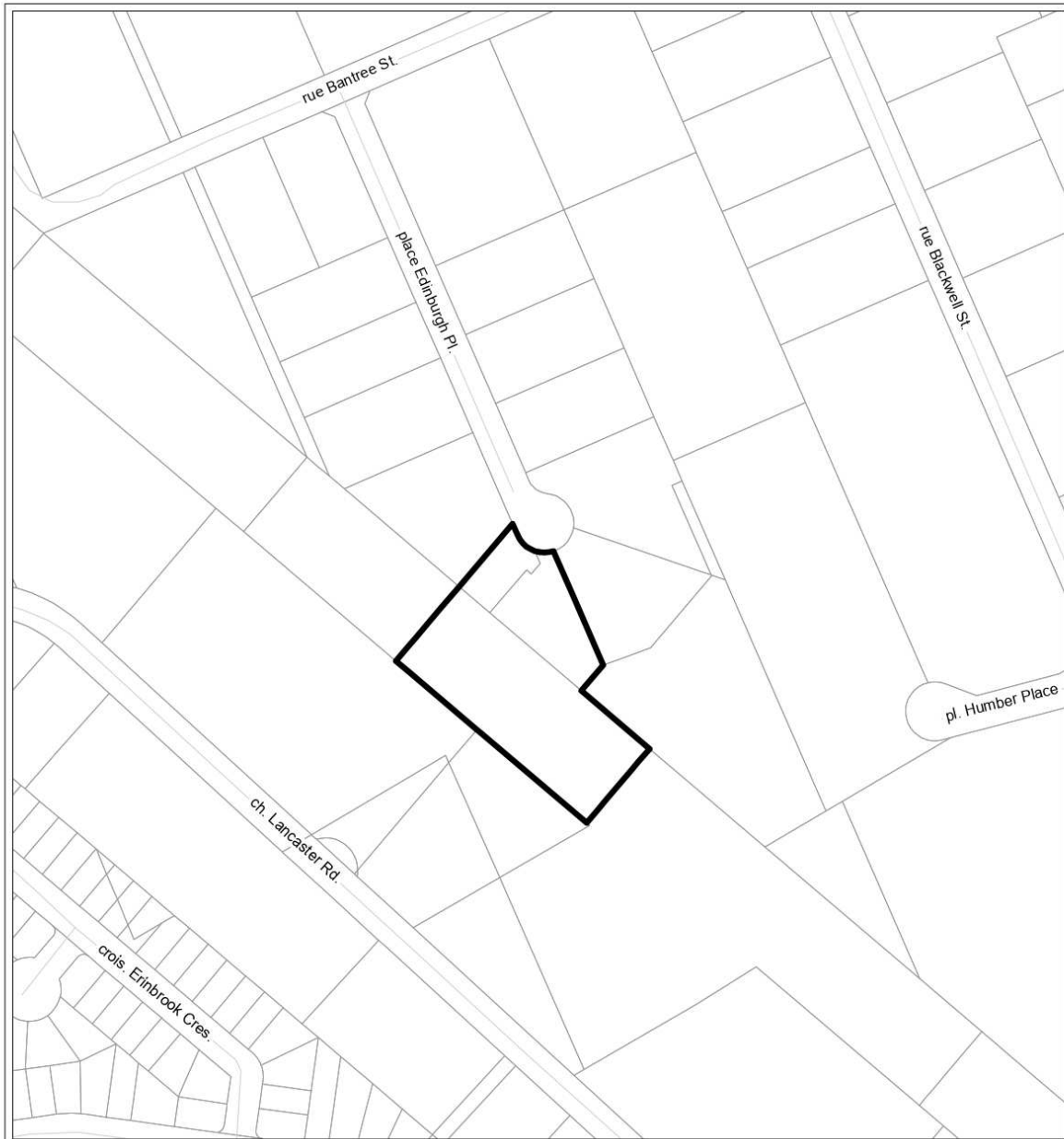
N/A – no comments received.




APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the time needed for the applicant to respond to Staff comments and resubmit updated materials and for the file to be presented to the Planning and Housing Committee and Council.

Contact: Justin Grift, Tel: 613-580-2424, ext. 25825 or e-mail: justin.grift@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN DE EMPLACEMENT	
D02-02-22-0124	22-1259-X	 2616, 2628 place Edinburgh Place	
D07-12-22-0184			
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REVISION / RÉVISION - 2023 / 02 / 23		 <small>NOT TO SCALE</small>	