



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

Site Location: 2750 & 2760 Sheffield Road, 2713 Lancaster Road 2865 F Walkley Road and Two Unaddressed Parcels

File No.: D07-12-23-0065

Date of Application: October 30, 2023

This SITE PLAN CONTROL application submitted by Harrison Werner on behalf of Richcraft Homes Ltd., is APPROVED as shown on the following plan(s):

1. Site Plan, A100, prepared by Ware Malcomb, dated 2023-05-17, revision 2 dated 2023-08-31.
2. Exterior Elevations, A210, prepared by Ware Malcomb, dated 2023-05-17.
3. Post Development Drainage Plan, C3.0, prepared by Ware Malcomb, dated 2023-10-20.
4. Grading Plan, C4.0, prepared by Ware Malcomb, dated 2023-10-20.
5. Servicing Plan, C5.0, prepared by Ware Malcomb, dated 2023-10-20.
6. ECS & Construction Management Plan, C6.0, prepared by Ware Malcomb, dated 2023-10-20.
7. Removals Plan, C6.1, prepared by Ware Malcomb, dated 2023-10-20.
8. Details, C7.0, prepared by Ware Malcomb, dated 2023-10-20.
9. Details, C7.1, prepared by Ware Malcomb, dated 2023-10-20.

And as shown on the following future plan update:

10. Landscape Plan & Details

And as detailed in the following report(s):

1. **2750 & 2760 Sheffield Road Development Combined Environmental Impact Statement & Tree Conservation Report – Addendum #1**, prepared by McKinley Environmental Solutions, dated October 20th, 2023.
2. **2750 & 2760 Sheffield Road Development Combined Environmental Impact Statement & Tree Conservation Report**, prepared by McKinley Environmental Solutions, dated July 2023.
3. **2750 & 2760 Sheffield Road Development Headwaters Drainage Feature Assessment**, prepared by McKinley Environmental Solutions, dated July 2023.
4. **2760-2770 Sheffield Road Industrial Site Technical Memorandum**, prepared by Castleglenn Consultants, Project No. 7326, dated July 2023.
5. **Phase I Environmental Site Assessment 2865 F Walkley Road Ottawa, Ontario**, prepared by Paterson Group, Report: PE5930-1, dated January 26, 2023.
6. **Phase II – Environmental Site Assessment 2865 F Walkley Road Ottawa, Ontario**, prepared by Paterson Group, Report: PE5930-2, dated February 7, 2023.
7. **Geotechnical Investigation Proposed Industrial Building 2760-2770 Sheffield Road, Ottawa Ontario**, prepared by Paterson Group, Report: PG6530-1, dated January 23, 2023.
8. **Functional Servicing and Stormwater Management Report Proposed Industrial Building 2760-2770 Sheffield Road City of Ottawa, Ontario**, prepared by Ware Malcomb, dated September 6, 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, Real Estate and Economic Development.

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. **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.

5. **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.

6. **Development Charges**

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

7. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Real Estate and Economic

Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

8. Plans and Reports to be Updated

Prior to registration of this Agreement, the Owner acknowledges and agrees to update the Landscape Plan to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Real Estate and Economic Development prior to registration of this Agreement or the issuance of a Commence Work Notification.

9. 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.

10. **Commence Work Notice**

The Owner acknowledges that a Commence Work Notice for infrastructure works will not be issued until all requirements of the Ministry of Environment, Conservation and Parks (MECP) are satisfied through an Environmental Compliance Approval. If any changes to the current plans are required by the MECP, then revised plans and reports must be submitted to the General Manager, Planning, Real Estate and Economic Development prior to the issuance of the Commence Work Notification.

11. **Landscape Plan**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide a revised Landscape Plan that demonstrates adequate soil volume for each tree and a 40-year canopy cover projection for the site. The Owner further acknowledges and agrees that said plan shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

12. **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, Real Estate and Economic Development.

13. **Environmental Impact Statement**

The Owner acknowledges and agrees to construct and manage the site in accordance with the approved Combined Environmental Impact Statement & Tree Conservation Report (prepared by McKinley Environmental Solutions, dated July 2023) and addendum (prepared by McKinley Environmental Solutions, dated October 20, 2023). The Owner further agrees to keep a copy on site for construction and site management.

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 (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.

15. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

16. **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.

17. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Functional 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.

18. **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.

19. **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.

20. **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.

21. **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.

22. **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 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.

23. **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.

24. **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, Real Estate and Economic Development.

25. **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.

26. **Environmental Site Assessment**

The Owner acknowledges and agrees to implement the recommendations of the Phase I and Phase II Environmental Site Assessments, both referenced in

Schedule "E" herein. The Owner further acknowledges and agrees that all site works shall be completed in accordance with all applicable Provincial requirements.

December 15, 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: D07-12-23-0065

SITE LOCATION

2750 & 2760 Sheffield Road, 2713 Lancaster Road, 2865 F Walkley Road and two unaddressed parcels as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site consists of six (6) parcels of land located between Sheffield Road and Lancaster Road, including portions of the former CN rail corridor. In total, the site measures 8.45 hectares in area with 192.21 metres of frontage on Sheffield Road and 59.7 metres of frontage on Lancaster Road. The surrounding context is characterized by existing industrial uses, including multi-unit warehouses located north and south of the site, a Bell Communications tower and service building located east of the site, and office and light industrial buildings located west of the site.

The applicant proposes to demolish a portion of an existing warehouse (Building #4 is to be reduced by 1880.6 sqm) at 2760 Sheffield Road to develop a 10,564 sqm light industrial building across 2760 Sheffield Road and 2865 Walkley F Road. The development includes loading bays along the east elevation and 126 surfacing parking spaces located north and south of the proposed building. A landscape area, ranging between 3 and 7.5 metres in width will be provided along the perimeter of the site for tree and shrub planting. Vehicular access will be provided from the existing access on Sheffield Road and a new access on Lancaster Road adjacent to the two-storey office building at 2713 Lancaster Road.

The proposed development will be serviced from the existing public infrastructure on Lancaster Road. The building will be serviced by a twin watermain connection and a new sanitary connection on Lancaster Road. The stormwater management for the site will be limited to the portion of the site that will be redeveloped. Storm water will be retained with roof top and underground storage and will be controlled to the pre-development 5-year event. Quality control will be achieved with an OGS unit. The emergency overland flow route will outlet Sheffield Road.

The development necessitates the decommissioning of a drainage channel on site. The Environmental Impact Statement (EIS) and Headwater Drainage Feature Assessment submitted with the application confirmed that it is a degraded and low-quality habitat feature that does not provide any significant ecological functions. The proposed decommissioning requires approval from the Rideau Valley Conservation Authority

(RVCA). To ensure that the development and site alteration, including the decommissioning of the drainage channel, is conducted in accordance with the approved EIS and addendum, staff included special conditions #12 & 13 as conditions approval.

Further, to ensure that there is adequate soil volume to support the proposed tree planting on site, staff included special condition # 11 requiring the submission of a revised landscape plan prior to registration of the site plan agreement.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the Provincial Policy Statement as it facilitates the efficient use of urban, serviced land in an Employment Area.
- The application conforms with the policies of the Official Plan. The Official Plan designates the site Mixed Industrial and Industrial & Logistics in the Outer Urban Transect. The Official plan permits light industrial uses, such as manufacturing, warehousing, distribution and storage in both designations and provides direction to minimize impacts on sensitive land uses. The subject site is not located in proximity to sensitive land uses and the proposed development does not conflict with the operation of traditional heavy and light industrial uses in the area.
- The western portion of the site is zoned Light Industrial (IL), and the eastern portion is zoned Heavy Industrial (IH). The proposed development complies with the provisions of the applicable zones.
- As noted above, staff included special conditions of approval to address forestry comments that were not resolved during the review period. Conditions 8, 10, and 11 need to be satisfied prior to registration of the site plan agreement.

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. Councillor concurrence was not required.

Public Comments

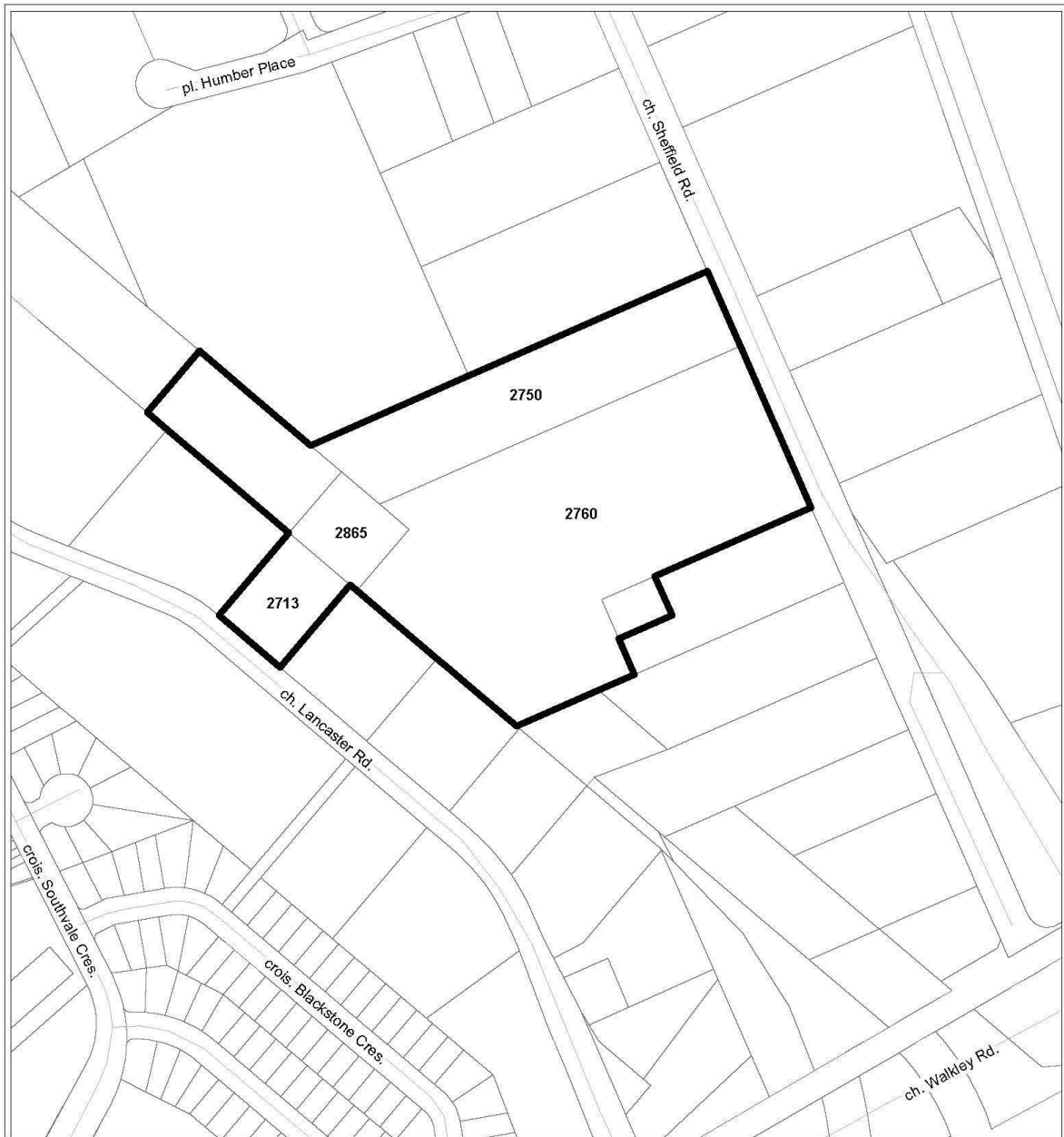
This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application is subject to Bill 109 and was processed by the On Time Decision Date.

Contact: Siobhan Kelly Tel: 613-580-2424, ext. 27337 or e-mail:
siobhan.kelly@ottawa.ca

Document 1 – Location Map



LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

D07-12-23-0065

23-0523-R

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REVISION / RÉVISION - 2023 / 10 / 30



**2750, 2760 chemin Sheffield Road,
2713 chemin Lancaster Road,
2865 chemin Walkley Road & two
unaddressed parcels / deux
parcelles sans adresse municipale**

