

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

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

File No.: D07-12-24-0156

Date of Application: November 28, 2024, and revised on January 31, 2025

This SITE PLAN CONTROL application submitted by Dani Farah, on behalf of Richcraft Homes Ltd., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Overall Site Plan**, A1.0, prepared by Ware Malcomb, Revision 7 dated 2024-12-09.
2. **Exterior Elevations**, A210, prepared by Ware Malcomb, Revision 9 dated 12/09/2024
3. **Exterior Elevations**, A211, prepared by Ware Malcomb, Revision 7 dated 12/09/2024.
4. **Exterior Elevations and Building Sections**, A310, prepared by Ware Malcomb, Revision 7 dated 12/09/2024.
5. **Landscape Plan**, L1, prepared by NAK Design Strategies, dated December 2024, Revision 5 dated Mar. 21/25
6. **Details**, L2, prepared by NAK Design Strategies, dated December 2024, Revision 5 dated Mar. 21/25
7. **Details**, L3, prepared by NAK Design Strategies, dated December 2024, Revision 5 dated Mar. 21/25.

And as detailed in the following report(s):

1. **2750 & 2760 Sheffield Road Development Combined Environmental Impact Statement & Tree Conservation Report**, prepared by McKinley Environmental Solutions, dated July 2023.

2. **2750 & 2760 Sheffield Road Development Combined Environmental Impact Statement & Tree Conservation Report – Addendum #1**, prepared by McKinley Environmental Solutions, dated October 20th, 2023.
3. **2750 & 2760 Sheffield Development Combined Environmental Impact Statement & Tree Conservation Report – Addendum #2**, prepared by McKinley Environmental Solutions, dated September 26th, 2024.
4. **2760-2770 Sheffield Road Site Servicing and Stormwater Management Report**, Project/File 160401916, prepared by Stantec Consulting Ltd., dated November 26, 2024
5. **Geotechnical Investigation Proposed Industrial Building 2760-2770 Sheffield Road, Ottawa Ontario**, Report PG6530, prepared by Paterson Group, dated January 23, 2023.
6. **Phase I Environmental Site Assessment 2865 F Walkley Road**, Report # PE5930-1, prepared by Paterson Group, dated January 26, 2023.
7. **Phase II – Environmental Site Assessment 2865 F Walkley Road**, Report # PE5930-2, prepared by Paterson Group, dated February 7, 2023.
8. **2760-2770 Sheffield Road Industrial Site Technical Memorandum**, Project No. 7326, prepared by Castleglenn Consultants, dated July 10, 2023.

And as shown on the following plans that will be resubmitted:

8. Site Servicing Plan.
9. Erosion Control Plan and Detail Sheet.
10. Existing Conditions Plan.
11. Grading Plan.
12. Notes and Legends Plan.
13. Sanitary Drainage Plan.
14. Storm Drainage Plan.

And subject to the following General and Special Conditions:

General Conditions

1. Lapsing of Approval

The Owner shall enter into this Site Plan Control Agreement and/or Letter of Undertaking, 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/or Letter of Undertaking, complete the conditions to be satisfied prior to the

signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. **Updated Civil Plans**

The Owner acknowledges and agrees, prior to the preparation of the Site Plan Agreement or issuance of a Commence Work Notification, to update the civil plans and Site Servicing Plan such as the stormtech chamber is lined with an impermeable liner, to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further 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, Development and Building Services Department prior to preparation of the Site Plan Agreement or the issuance of a Commence Work Notification.

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, Development and Building Services.

4. **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.

5. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

6. **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.

7. **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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services 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, Development and Building Services, 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.

8. Development Charges

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

Special Conditions

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, Development and Building Services Department, 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 Department, 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 Department, 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 Department.

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.

11. 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.

12. 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.

13. 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 Report (the "Report"), referenced in Schedule "E" herein, 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 foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

14. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, 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, Development and Building Services, and all associated costs shall be the Owner's responsibility.

15. 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, 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 in Schedule "E" herein.

16. 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 Site 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.

17. 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, Development and Building Services 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.

18. 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.

19. Municipal Responsibility Agreement

- (a) Prior to the execution of this Agreement by the City, the Owner shall enter into and register on title to the subject lands, a Responsibility Agreement with the City with respect to the private communal water system and the private communal wastewater system servicing the subject lands, such agreement shall be to the satisfaction of the General Manager, Planning, Development and Building Services.
- (b) The Owner further acknowledges and agrees that the communal services shall at all times be operated under a valid Ministry of the Environment, Conservation and Parks Certificate of Approval.

20. 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, Development and Building Services.

21. 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.

22. 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, 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.

23. 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.

24. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 605 square metres.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - i. 2% of the gross land area (commercial & industrial uses).

25. 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 \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule "B" herein.

26. 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.

March 28, 2025

Date



Lily Xu
Manager, Development Review South,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0156

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 parcels of land located between Sheffield Road and Lancaster Road, including portions of the former CN rail corridor.

In December 2023, the City approved a site plan control application (D07-12-23-0065) to facilitate the development of a 10,564 square metre industrial building with surface parking and loading areas. The associated site plan agreement was not executed or registered on title. This revision application seeks to reduce the size of the building to 7,805 square metres and proposes a new site servicing design. The revised site design includes additional surface parking and loading docks on the south elevation for a total of 31 loading docks and 101 parking spaces. The revised site design also retains Building 4, an existing warehouse that the applicant previously proposed to demolish.

The proposed development 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. Stormwater 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 still necessitates the decommission of a drainage channel on site. The Environmental Impact Statement (EIS) and Headwater Drainage Feature Assessment submitted with the application confirmed that the channel has limited hydrological and ecological functions. A permit pursuant to Section 28 of the *Conservation Authorities Act* is required for the decommission/removal (Condition 11).

Related Applications

The following applications are related to this proposed development:

- Site Plan Control – D07-12-23-0065

DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the Provincial Planning Statement as it facilitates the efficient use of urban, serviced land in an Employment Area.

- The application conforms with the Official Plan, which 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.
- Staff included conditions of approval to address outstanding comments that were not resolved during the formal review. Condition 2 requires an updated Site Servicing Plan showing a stormtech chamber that is lined with an impermeable liner as noted in the Geotechnical Report. This update is required to ensure that additional groundwater does not discharge to the surcharged municipal system. The applicant will also update the other civil plans accordingly, including the erosion control plan, grading plan, sanitary drainage plan and stormwater drainage plan.
- Lastly, Condition 10 ensures that the owner obtain the required permit from the RVCA for the decommissioning of the headwater drainage feature. Staff note that Conditions 3, 4, and 11 need to be addressed prior to the registration of the site plan agreement and/or commence works.

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

Summary of Comments –Technical

The Rideau Valley Conservation Authority has no objections to the recommended decommissioning/removal of the headwater drainage feature. A permit pursuant to Section 28 of the Conservation Authorities Act is required.

Response to Comments –Technical

Condition 5 requires the owner to obtain the required permit from the RVCA prior to the commencement of site works.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application 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

