



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

Site Location: 1620 Laperriere Avenue

File No.: D07-12-24-0085

Date of Application: August 9, 2024

This SITE PLAN CONTROL application submitted by Pierre Tabet, on behalf of Marc Steel, is APPROVED as shown on the following plan(s):

- 1) **Proposed Landscape Plan**, A1.0, prepared by Olivia Gauthier, dated 07/25/24, revised 05/29/25.
- 2) **Site Plan: Existing Condition and Proposed Addition**, A-100, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 3) **Existing Elevations: As Built Condition**, A-200ex, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 4) **North-West & South-West Elevations: Existing Building and Proposed Addition**, A-201, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 5) **North-East & South-East Elevations: Existing Building and Proposed Addition**, A-202, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 6) **Floor Plans: Existing Condition**, A-300ex, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 7) **First Floor Plan: Existing Condition and Proposed Addition**, A-310, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 8) **Second Floor Plan: Existing Condition and Proposed Addition**, A-320, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 9) **Roof Plan: Existing Condition and Proposed Addition – Roofing Details**, A-330, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.

- 10) **Building Sections**, A-401, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 11) **Building Sections**, A-402, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 12) **Section DD**, A-403, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 13) **Section DD**, A-404, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 14) **Specs and Installation Details**, A-500, prepared by PTabet Architecte Inc., dated 2024.06.26, revised 2024.10.28.
- 15) **Grading & Site Servicing Plan**, C1, prepared by EAU & Structural Environmental Services, dated 13/11/2024, revised 28/05/2025.
- 16) **Details and Notes**, C2, prepared by EAU & Structural Environmental Services, dated 13/11/2024, revised 28/05/2025.
- 17) **Erosion & Sediment Control Plan**, C3, prepared by EAU & Structural Environmental Services, dated 11/13/2024, revised 28/05/2025.

And as detailed in the following report(s):

- 18) **Stormwater Management Report Revision 8**, prepared by EAU & Structural Environmental Services, dated July 2024, revised May 28, 2025.
- 19) **Adequacy of Public Servicing Report Revision 8**, prepared by EAU & Structural Environmental Services, dated September 2024, revised May 28, 2025.
- 20) **Tree Conservation Report**, prepared by IFS Associates, dated July 31, 2024, revised November 18, 2024.
- 21) **Geotechnical Investigation**, prepared by Paterson Group, Report PG7151-1, dated June 27, 2024.

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, 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, 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. **Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between Manda Investments Limited, registered as Instrument No. NS72700 on 1979/11/07 and NS191424 registered on 1983/05/24, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

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. **Revised Engineering Plans and Studies**

Prior to registration of this Agreement or the issuance of a Commence Work Notification, the Owner acknowledges and agrees to provide the General manager, Planning, Real Estate and Economic Development, with revised drawings and reports prepared by a Professional Engineer, licensed in the Province of Ontario, addressing the outstanding comments stated in the Special Condition: Outstanding Comments letter dated March 14, 2025. The Owner further acknowledges and agrees that said drawings and reports 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.

10. **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.

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.

ENGINEERING

Geotechnical Engineering and Soils

12. 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, 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.

Civil Engineering

13. 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.

14. 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.

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

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

16. **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:

- (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.

Site Lighting

17. **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.

PLANNING AND OTHER

Waste Collections

18. **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.

Parks

19. **Parkland Dedication**

(a) The Owner acknowledges and agrees that the conveyance requirement to the City is 7 square metres.

20. **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 16 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.

July 3, 2025

Date



Kelby Lodoen Unseth
Planner, 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: D07-12-24-0085

SITE LOCATION

1620 Laperriere, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is located on the south side of Laperriere Avenue, which is south of the Queensway and east of Clyde Avenue.
- The area is surrounded by low-rise light industrial buildings and the site sits on the north side of Carlington Park Ball Diamond 1.
- The application has been submitted to accommodate the expansion of an existing business, which includes 368m² of warehouse space to the rear of the existing building.
- The expansion is a steel clad, 1-storey building built into the rear of the lot connected to the existing building. Parking is arranged so that delivery trucks will be able to access the addition for pick-up and deliveries. No new vehicular parking is required.
- No requests to amend zoning or performance standards are required.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The lands are designated as Mixed Industrial within Schedule B of the City of Ottawa Official Plan, which encourages a broader range of non-residential uses such as smaller-scale industrial and commercial uses.
- The proposal is in conformity with existing zoning and no variance are requested.
- The proposed development generally represents good planning by providing appropriate and efficient land use.

PARKLAND DEDICATION

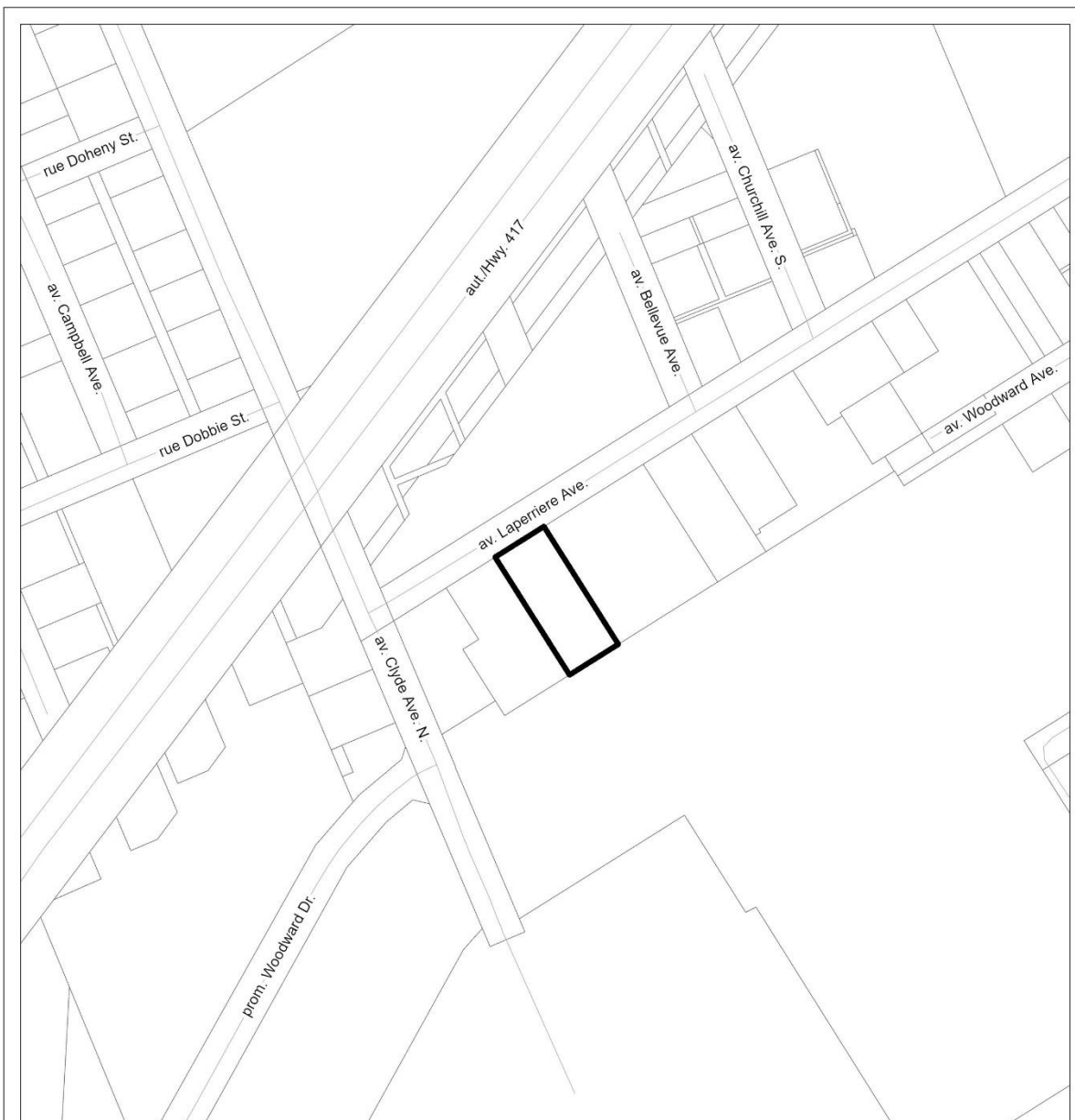
Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to complexity of issues associated with the expansion.

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

Document 1 – Location Map



D07-12-24-0085

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REVISION / RÉVISION - 2024 / 12 / 12

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



1620 av. Laperriere Ave.



NOT TO SCALE