



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

---

Site Location: 3075 Palladium Drive

File No.: D07-12-24-0076

Date of Application: August 07, 2024

---

This SITE PLAN CONTROL application submitted by Peter Cai, Camion Development Inc/ TAES Architects Ltd, on behalf of 1000514608 Ontario Inc., is APPROVED upon resolution of the conditions stated in this report

And the following plans are received:

1. **Site Plan**, A001, prepared by TAES Architects Inc., dated 2024-07-25, Revision 5 dated 2025-05-20.
2. **Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated 2024-07-25, Revision 16 dated 06/11/2025.
3. **Site Grading Plan**, C-01, prepared by WPE Engineering LTD., dated 2024-06-24, Revision 5, dated 2025-06-18.
4. **Interim Grading Plan**, C-02, prepared by WPE Engineering LTD., dated 2024-06-24, Revision 4, dated 2025-06-18.
5. **Site Servicing Plan**, C-03, prepared by WPE Engineering LTD., dated 2024-06-24, Revision 5, dated 2025-06-18.
6. **Erosion & Sediment Control Plan**, C-04, prepared by WPE Engineering LTD., dated 2024-06-24, Revision 4, dated 2025-06-13.
7. **Notes & Details**, C-06, prepared by WPE Engineering LTD., dated 2024-06-24, Revision 4, dated 2025-06-13.
8. **Details**, C-07, prepared by WPE Engineering LTD., dated 2024-06-24, Revision 4, dated 2025-06-13.
9. **Tree Conservation Report**, TCR1.1 prepared by CSW Landscape Architects, dated 2023-04-25, Revision 7 dated 2024-09-18

10. **Tree Conservation Report**, TCR1.2 prepared by CSW Landscape Architects, dated April 25, 2023, Revision 7 dated 2024-09-18.
11. **Tree Conservation Report**, TCR1.3 prepared by CSW Landscape Architects, dated April 25, 2023, Revision 7 dated 2024-09-18.

Reports received:

1. **Geotechnical Report**, prepared by Yuri Mendez Engineering, dated November 11, 2024
2. **Transportation Impact Assessment**, prepared by WPE Engineering LTD., dated July 15, 2024, Revision 3 dated 2025-06-13.
3. **Functional Servicing & Stormwater Management Report**, prepared by WPE Engineering LTD., dated July 15, 2024, Revision 4 dated 2025-06-13.
4. **Phase 1 – Environmental Site Assessment Update 3075 Palladium**, prepared by Paterson Group dated September 12, 2024.

And subject to the following General and Special Conditions:

### **General Conditions**

1. **Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between the City of Ottawa and West Ottawa Land Holdings Inc., registered as Instrument No. OC1843994, 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 herein 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.

2. **Lapsing of Approval**

The Owner shall enter into a 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 Letter of Undertaking and have the corresponding building permit(s) issued within three (3) years 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, 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. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

8. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

9. **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 Letter of Undertaking 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 Letter of Undertaking 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.

10. **Development Charges**

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

11. **Permits**

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Development and Building Services.

12. **Works on City Road Allowances**

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

13. **Video Examination**

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Development and Building Services, at the Owner's expense, before final Acceptance or Approval of the Works.

14. **Testing**

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Letter of Undertaking to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

15. **Provision of As-Built Drawings**

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

## **Special Conditions**

### **16. 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, 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, 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, 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.

### **17. 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.

### **18. 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.

### **19. 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 Subsurface Investigation Report (the "Report"), referenced 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.

### **20. Stormwater Management Memorandum**

Prior to the Execution of the Letter of Undertaking, 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.

21. **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 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 herein.

22. **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 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.

23. **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.

24. **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.

25. **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.

July 18, 2025

\_\_\_\_\_  
Date



\_\_\_\_\_  
Kersten Nitsche  
Manager (A), Development Review  
West, Planning, Development and  
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

## **SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION**

---

**File Number:** D07-12-24-0076

### **SITE LOCATION**

3075 Palladium Drive, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The subject property is located at the southwest corner of Palladium Drive and Campeau Drive and is currently undeveloped. The site is an irregularly shaped parcel with an approximate area of 25,754 square metres, lot depth of 137 metres, 161 metres of frontage along Campeau Drive. Surrounding land uses include future commercial/light industrial sites to the north and east; Bass Pro Shop to the south; and vacant lands to the west. Further east along Campeau Drive is Tanger Outlets Mall, and accessway to Highway 417 to the south.

The proposed development is a large commercial development that consists of grocery store use and multiple tenant spaces. In addition, there are three separate retail stores on site that include multiple commercial units. The proposed development proposes a total of 237 parking spaces (including seven accessible parking spaces) and 28 bicycle parking spaces. There is a total of four vehicular accesses to the site: one along Kanata West Centre Drive, two along Cabela's Way, and one along the unnamed private roadway to the west.

### **Related Applications**

N/A

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposed development conforms with the Official Plan policies related to the Suburban (West) Transect – Neighbourhood Designation.
- The proposed development conforms with the Zoning By-law, including provisions specific to the General Mixed-use Zone (GM [2167]).
- Amusement centre is not a permitted use; therefore, the proposed use will need to be further examined prior to issuance of a building permit to ensure that it is compliant with the existing zoning. Should it be determined that the use cannot be

considered an accessory use, further applications may be required, or the scale of the use adjusted through the building permit to meet zoning.

- Conditions of approval are included in this report to ensure the proposed development conforms with City policies and guidelines.
- The proposed development demonstrates appropriate site design and represents good planning.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval D07-16-14-0003 (registration # OC1793705).

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor Cathy Curry was aware of the application related to this report.

### **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 was processed by the On Time Decision Date. The Council approved timeline has been met.

**Contact:** John Bernier Tel: 613-580-2424, ext. 71576 or e-mail: John.Bernier@ottawa.ca

Document 1 – Location Map

