

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

Site Location: 1400 Coldrey Avenue

File No.: D07-12-25-0083

Date of Application: June 12, 2025

This SITE PLAN CONTROL application submitted by Tim Eisner, JSFA Canada Inc. on behalf of the Kehillat Beth Israel Congregation, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Erosion and Sediment Control Plan**, prepared by Robinson Land Development, dated 09/06/25.
2. **Notes & Details**, prepared by Robinson Land Development, dated 09/06/25.
3. **Existing Conditions and Removals Plan**, prepared by Robinson Land Development, dated 09/06/25.
4. **Pre-Development Drainage Area Plan**, prepared by Robinson Land Development, dated 09/06/25.
5. **Storm Drainage Area Plan**, prepared by Robinson Land Development, dated 09/06/25.
6. **Site Plan**, Sheet Number A101, prepared by Idea – Integrated Design Engineering + Architecture, dated April 16, 2025. Revision dated August 22, 2025.
7. **Landscape Plan**, Drawing No. L.1 and L.2, prepared by James B. Lennox & Associates Inc, dated March 2025. Revision dated September 8, 2025.
8. **Servicing Plan**, Drawing No. 24060-S1, prepared by Robinson Land Development, dated 09/06/25. Revision 3 dated 11/12/25.
9. **Grading Plan**, Drawing No. 24060-GR1, prepared by Robinson Land Development, dated 09/06/25. Revision 3 dated 11/12/25.

And as detailed in the following report(s):

1. **Tree Conservation Report**, prepared by Ottawa Tree Reports, dated June 9, 2025. Revision dated August 18, 2025.
2. **Stormwater Management Brief**, project no. 24060, prepared by Robinson Land Development, dated June 2025. Revision dated August 2025.
3. **Water Servicing Memorandum**, Project No. 24060, prepared by Robinson Land Development, dated December 2025.

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 Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, 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, Development and Building Services.

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, Development and Building Services.

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, 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.

Special Conditions

5. 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.

6. Transit Pads and Shelters

The Owner shall locate, design and construct, at no cost to the City, paved transit passenger standing areas/shelter pads and shelters to the specifications of the City.

7. 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.

8. 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.

9. 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 Stormwater Management Brief, 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.

10. 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.

11. 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.

12. 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 proposed 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 proposed 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 proposed site lighting has been constructed in accordance with the Owner's approved design plan.

13. 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.

14. 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.

15. 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.

16. 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 Agreement to

determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

17. 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.

December 23, 2025

Date



Geraldine Wildman
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: D07-12-25-0083

SITE LOCATION

1400 Coldrey Avenue, as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject-site is a 1.7 ha through-lot, bound by Coldrey Avenue to the north and Laperriere Avenue to the south. The site contains the Kehillat Beth Isreal Synagogue. A surface parking lot occupies the southern portion of the site, while the north is softly landscaped. There is an existing hedgerow consisting of trees and shrubs along the eastern lot line and Laperriere Avenue.

The Site Plan Control application seeks to reconfigure the existing surface parking lot to manage site access. As proposed, the existing parking lot and the western driveway from Laperriere Avenue will be removed and replaced with sod and vegetation. New parking spaces will be added in front of the existing Synagogue and along the eastern property line. The total number of parking spaces will remain unchanged from the existing configuration of 130 spaces. Vehicular access to the site will be provided by the existing access from Coldrey Avenue, allowing the congregation to use the building entrance on Coldrey Avenue as the primary entry point to the Synagogue. A fence will be added along the south, east, and western property lines and a gate will be added at the Coldrey Avenue entrance to manage site access.

Trees will be removed along the eastern property line to accommodate the installation of the fence, as well as the northern portion of the site where the parking lot will be relocated. Replacement trees and shrubs will be planted along Coldrey Avenue and the interior side yards.

The site is subject to existing storm sewer easement on the east side of the site which must remain accessible to the City via the Coldrey Avenue entrance for inspections and maintenance. Security personnel will provide access to the site when required.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement.
- The proposal conforms with the Official Plan's direction for surface parking lots, outlined in Section 4.1.4, Policy 11. The retention of existing trees and the inclusion of replacement trees along and within the parking lot enhance perimeter landscaping and incorporate tree islands that support the growth of mature shade trees.
- The proposal complies with the Zoning By-law.
- Staff included special conditions of approval to address outstanding comments from the formal review:
 - Condition 10 indicates that new private storm sewers shall not be connected to the City's system until certified as-built drawings confirming compliance with City standards are provided by a Professional Engineer, or until a City-approved flow-limiting orifice plate is installed, which must remain in place until certification is complete.
- The proposed site design represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

CONSULTATION DETAILS

Councillor's Comments

Councillor Riley Brockington is 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

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline has been met.

Contact: Chloe Bullen Tel: 613-580-2424, ext. 76242 or e-mail: chloe.bullen@ottawa.ca

Document 1 – Location Map

