



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

Site Location: 1500 St Laurent Boulevard

File No.: D07-12-25-0095

Date of Application: July 10, 2025

This SITE PLAN CONTROL application submitted by Todd Grand of AECOM, on behalf of the City of Ottawa (Ian Craig), is APPROVED pursuant to conditions stated in this report.

And the following plans are approved:

1. **Site Plan, Proposed**, OTC ZEB-New Garage, AS101, prepared by grc architects, dated 2024/03/28, revision 8 dated 2025/11/14.
2. **Site Plan, Proposed**, OTC ZEB-New Garage, AS101a, prepared by grc architects, dated 2024/03/28, revision 8 dated 2025/11/14.
3. **Site Plan, Context Plan**, OTC ZEB-New Garage, AS102, prepared by grc architects, dated 2024/03/28, revision 8 dated 2025/11/14.
4. **Tree Preservation and Landscape Plan** OTC ZEB-New Garage, L0001, prepared by grc architects, revision 1 dated 2025-12-15.
5. **Tree Preservation and Landscape Details** OTC ZEB-New Garage, L0002, prepared by grc architects, revision 1 dated 2025-12-15.
6. **Landscape Details** OTC ZEB-New Garage, L0003, prepared by grc architects, revision 1 dated 2025-12-15.
7. **New Building Roof Plan**, OTC ZEB-New Garage, A-103, prepared by grc architects, dated 2024/03/28, revision 9 dated 2025/11/14.
8. **Building Elevations**, OTC ZEB-New Garage, A-201, prepared by grc architects, dated 2024/03/28, revision 9 dated 2025/11/14.
9. **Legend and Drawing List**, OTC ZEB-New Garage, "C001", prepared by AECOM, revision 3 dated 2026/03/26.
10. **General Notes**, OTC ZEB-New Garage, "C002", prepared by AECOM, revision 3 dated 2026/03/26.
11. **Existing Conditions and Removals**, OTC ZEB-New Garage, "C003", prepared by AECOM, revision 4 dated 2026/04/01.
12. **Existing Conditions and Removals**, OTC ZEB-New Garage, "C004", prepared by AECOM, revision 3 dated 2026/03/26.
13. **Site Grading Plan**, OTC ZEB-New Garage, "C005", prepared by AECOM, revision 5 dated 2026/04/01.

14. **Site Servicing Plan**, OTC ZEB-New Garage, "C006", prepared by AECOM, revision 5 dated 2026/04/01.
15. **South Storm and Watermain Profile**, OTC ZEB-New Garage, "C007", prepared by AECOM, revision 3 dated 2026/03/26.
16. **West Storm**, OTC ZEB-New Garage, "C008", prepared by AECOM, revision 4 dated 2026/03/26.
17. **East Storm Profile**, OTC ZEB-New Garage, "C009", prepared by AECOM, revision 4 dated 2026/03/26.
18. **Sanitary Outlet**, OTC ZEB-New Garage, "C010", prepared by AECOM, revision 3 dated 2026/03/26.
19. **Erosion and Sediment Control Plan**, OTC ZEB-New Garage, "C011", prepared by AECOM, revision 4 dated 2026/03/26.
20. **Stormwater Storage and Inlet Control Details**, OTC ZEB-New Garage, "C012", prepared by AECOM, revision 3 dated 2026/03/26.
21. **Standard Detail OPSD**, OTC ZEB-New Garage, "C013", prepared by AECOM, revision 3 dated 2026/03/26.
22. **Pre Development Drainage Areas**, OTC ZEB-New Garage, "C014", prepared by AECOM, revision 3 dated 2026/03/26.
23. **Post Development Drainage Areas**, OTC ZEB-New Garage, "C015", prepared by AECOM, revision 4 dated 2026/03/26.

And as detailed in the following report(s):

1. **Geotechnical Investigation**, Proposed OC Transpo Hydro Substation, 1500 St Laurent Boulevard, prepared by exp., dated November 13, 2024.
2. **Phase One Environmental Site Assessment**, Part of 1500 St Laurent Boulevard, prepared by exp., dated 2023-05-15.
3. **Phase Two Environmental Site Assessment**, Proposed OC Transpo Parking Garage, Part of 1500 St Laurent Boulevard, prepared by exp., dated 2023-05-15.
4. **Site Servicing Report**, OC Transpo Bus Garage, Project 60716350, prepared by AECOM, dated April 2026.
5. **North Garage Water Servicing Memo Updates**, JLR project no.: 31489-023, prepared by JL Richards, dated March 2nd, 2026.

And subject to the following General and Special Conditions:

General Conditions

1. **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.

2. **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.

3. **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.

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, Development and Building Services.

SPECIAL CONDITIONS

5. **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.

6. **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 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.

7. **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.

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 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.

10. **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.

11. **Site Lighting Certificate**

- (a) The Owner acknowledges and agrees 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.

June 4, 2026

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: D07-12-25-0095

SITE LOCATION

1500 St Laurent Boulevard, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is currently developed with the City of Ottawa OC Transpo office building and large outdoor parking lot for OC Transpo buses.
- The lands surrounding the subject site are comprised of industrial and commercial uses.
- The proposal is for the construction of an enclosed parking garage that will house a new fleet of full battery electric buses (BEB) in 2027 and will be located on top of part of the existing surface parking lot.
- The parking garage is a simple, 1-storey, grey metal-clad building with multiple, large overhead garage doors.
- The site is providing stormwater management by the means of underground and rooftop stormwater storage. Quality control will be provided by an oil grit separator (OGS) unit before out-letting to the ditch at the northwest of the property.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with the City's Official Plan and Zoning By-law.
- The conditions of approval are standard for this type of application.
- The proposed 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 Marty Carr 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.

Contact: Tracey Scaramozzino Tel: 613-580-2424, ext. 12545 or e-mail: tracey.scaramozzino@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-25-0095	25-0913-H		
I:\CO\2025\Site\StLaurent_1500		 1500 boul. St-Laurent Blvd.	
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REVISION / RÉVISION - 2025 / 07 / 14		 <small>NOT TO SCALE</small>	