



Site Plan Control Application Summary Revision – Standard

File Number: D07-12-26-0043

Date: August 14, 2026

Applicant: Gaetan deVille

Comments due date: August 28, 2026

Email: gdv@atelier292.com

Planner: Kelby Lodoen Unseth

Phone: 613-231-2245

Ward: 3 - Barrhaven West

Owner: Zahra Mahamed

Councillor: David Hill

Site Location

100 Lusk Street.

Applicant's Proposal

A Site Plan Control application to construct a one-storey child day care facility, with a gross floor area of 780 square metres. The development will include an outdoor play area and 18 surface parking spaces.

Proposal Details

The subject site is located south of O'Keefe Crout, on the north side of Lusk Street within the Prestige Business Park. The site measures 0.40 hectares in area and has frontage along both Lusk Street and O'Keefe Court. The site is currently vacant.

Surrounding land uses consist of vacant lands, intended to accommodate mixed light industrial uses in a business park setting. Land uses north of the subject site consist of low-rise residential and Lytle Park further northwest. To the south of Fallowfield Road is the approved business park and commercial development known as the CitiGate 416 Corporate Campus, and residential neighbourhoods to the east.

The Site Plan Control application will construct the development of a one-storey child day care facility, with a gross floor area of approximately 780 square metres. The development will also include an outdoor play area with a portion designated as an infant playground. Vehicular access will be provided on Lusk Street. The parking lot will include 18 surface parking spaces and 4 bicycle parking spaces. To provide additional separation and screening from the adjacent land uses and O'Keefe Court, the outdoor play area will be enclosed by a 1.5 metre perimeter fenced and screened by a combination of a limestone wall and a row of coniferous trees along the interior north and west property lines. In addition, a 3-metre landscape buffer will be provided along Lusk Street and O'Keefe Court.

Submission Requirements

Pursuant to subsection 41 (12.0.1) of the Planning Act, as amended:

If the owner of the land is not satisfied with any requirement made by the municipality under subsection (7) or by the upper-tier municipality under subsection (8) or with any part thereof, including the terms of any agreement required, the owner may appeal the unsatisfactory requirements, or parts thereof, including the terms of any agreement required, to the Tribunal by filing with the clerk of the local municipality a notice of appeal accompanied by the fee charged by the Tribunal. 2017, c. 23, Sched. 3, s. 13 (1); 2021, c. 4, Sched. 6, s. 80 (1).

Related Planning Applications

Site Plan Control – D07-12-20-0110.

Roadway Modifications

N/A.

How to Provide Comments

For additional information or to provide your comments go through [Ottawa.ca/devapps](https://ottawa.ca/devapps) or contact:*

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Development Review, South
110 Laurier Avenue West, 4th floor
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Kelby.LodoenUnseth@ottawa.ca

*Please provide comments by **August 28, 2026**. Comments received after this date will be accepted and considered, however, may not be reflected in the staff report.

ii) For your reference, subsection 1(1) of the *Planning Act* states:

“specified person” means

- o. a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- p. Ontario Power Generation Inc.,
- q. Hydro One Inc.,
- r. a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- s. a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- t. a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,

- u. a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- v. a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply,
- w. NAV Canada,
- x. the owner or operator of an airport as defined in subsection 3 (1) of the Aeronautics Act (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
- y. a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the Aggregate Resources Act, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
- z. the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the Environmental Protection Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
- aa. a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the Environmental Protection Act, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- bb. the owner of any land described in clause (k), (l) or (m).

Résumé de la proposition du plan d'implantation Révision – Standard

N° de dossier : D07-12-26-0043

Date: 14 août 2026

Requérant : Gaetan deVille

Date d'échéance: 28 août 2026

Courriel : gdv@atelier292.com

Urbaniste : Evode Rwagasore

Téléphone : 613-231-2245

Quartier: 3 - Barrhaven-Ouest

Propriétaire: Zahra Mahamed

Conseiller : David Hill

Emplacement

100, rue Lusk.

Proposition du requérant

Demande de réglementation du plan d'implantation pour construire une garderie de plain-pied d'une surface de plancher hors œuvre brute de 780 mètres carrés. Le projet comprendra une aire de jeux extérieure et 18 places de stationnement de surface.

Détails de la proposition

L'emplacement visé se trouve au sud de la cour O'Keefe, du côté nord de la rue Lusk, dans le parc d'affaires Prestige. Couvrant 0,40 hectare et actuellement vacant, il présente des façades sur la rue Lusk et la cour O'Keefe.

Aux alentours, on retrouve des terrains vacants destinés à accueillir diverses utilisations d'industrie légère dans un environnement de parc d'affaires. Au nord, on retrouve des habitations de faible hauteur et le parc Lytle plus loin au nord-ouest. Au sud, du chemin Fallowfield, on peut apercevoir le parc d'affaires et commercial dont l'aménagement a été approuvé récemment et connu sous l'appellation de CitiGate 416 Corporate Campus. Des secteurs résidentiels s'étendent à l'est.

La demande de réglementation du plan d'implantation permettra la construction d'une garderie de plain-pied d'une surface de plancher hors œuvre brute d'environ 780 mètres carrés. L'ensemble comprendra également une aire de jeux extérieure, dont une partie sera réservée aux nourrissons. L'accès des véhicules se fera depuis la rue Lusk. L'aire de stationnement de surface pourra accueillir 18 véhicules et quatre vélos. Afin d'assurer une séparation avec les utilisations des terrains adjacents et la cour O'Keefe et dans le but de mieux dissimuler l'emplacement, l'aire de jeux extérieure sera délimitée par une clôture périphérique de 1,5 mètre et masquée par un mur en calcaire et une rangée de conifères le long des limites de propriété intérieures nord et ouest. En outre, une zone tampon paysagère large de trois mètres sera aménagée le long de la rue Lusk et de la cour O'Keefe.

Demandes connexes de planification

Réglementation du plan d'implantation – D07-12-20-0110.

Modifications aux chaussées

S.O.

Soumission de commentaires

Pour obtenir des renseignements supplémentaires ou faire part de vos commentaires, veuillez consulter Ottawa.ca/demdam ou communiquer avec* :

Evode Rwagasore

Examen des demandes d'aménagement

110, avenue Laurier Ouest, 4^e étage

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*S'il vous plait fournissez vos commentaires, d'ici le **28 août 2026**. Les commentaires reçus après cette date seront acceptés et examinés, mais pas nécessairement pris en compte dans le rapport du personnel.

Location Map / Carte de l'emplacement

