



Site Plan Control Application Summary Standard (Staff approval, no public consultation)

File Number: D07-12-20-0025	Date: March 16, 2020
Applicant: Mark Kauhanen, BBS Construction Ltd.	Comments due date: April 6, 2020
Email: mark.kauhanen@bbsconstruction.ca	Planner: Colette Gorni
Phone: 613-226-8830	Ward: Ward 9 Knoxdale-Merivale
Owner: Tesmor Realities Inc.	Councillor: Keith Egli

Site Location

7 Tristan Court, 35 Gifford Street, and part of 2005 Merivale Road.

Applicant's Proposal

A Site Plan Control application to construct a new one-storey warehouse building with 1259 sqm GFA, a one-storey 229 sqm addition to an existing office, a 35 sqm addition to an existing warehouse building to accommodate a new loading dock ramp, and 20 new parking spaces.

Proposal Details

The subject property is located along the east side of Tristan Court, at the intersection of Tristan Court, Gifford Street and Bongard Avenue, as shown on the attached Location Map.

The subject site is comprised of three (3) abutting properties – municipally known as 7 Tristan Court, 35 Gifford Street, and part of 2005 Merivale Road – with a combined area of approximately 18,928 square metres and 91.48 metres of continuous frontage along Gifford Street and Tristan Court. The site is currently occupied by several buildings. The 35 Gifford property contains two (2) contiguous warehouse buildings. The 7 Tristan Court property contains an office building fronting onto the street and a warehouse building in behind. The rear of the site, mainly on the 2005 Merivale Road property, is currently used for outdoor storage. There are several easements on the site, which run north-south through the site, behind the existing buildings towards the front of the site. Surrounding land uses include the Smith Falls Rail Corridor to the south, and various industrial uses to the north, east south, and west.

The purpose of the Site Plan Control application is to permit the development of a 1,259 square metre, one-storey warehouse building at the rear of the site; a 229 square metre, one-storey addition to the back of the existing office building; and, a 35 square metre to an existing warehouse building to accommodate a new loading dock ramp. All existing buildings and parking spaces are to be retained. A total of 66 parking spaces

are provided, including the existing 46 spaces at the front of the site, and 20 proposed spaces at the rear of the site. All buildings on the site, existing and proposed, will share parking facilities and a singular access on Tristan Court.

Related Planning Applications

N/A

Roadway Modifications

N/A

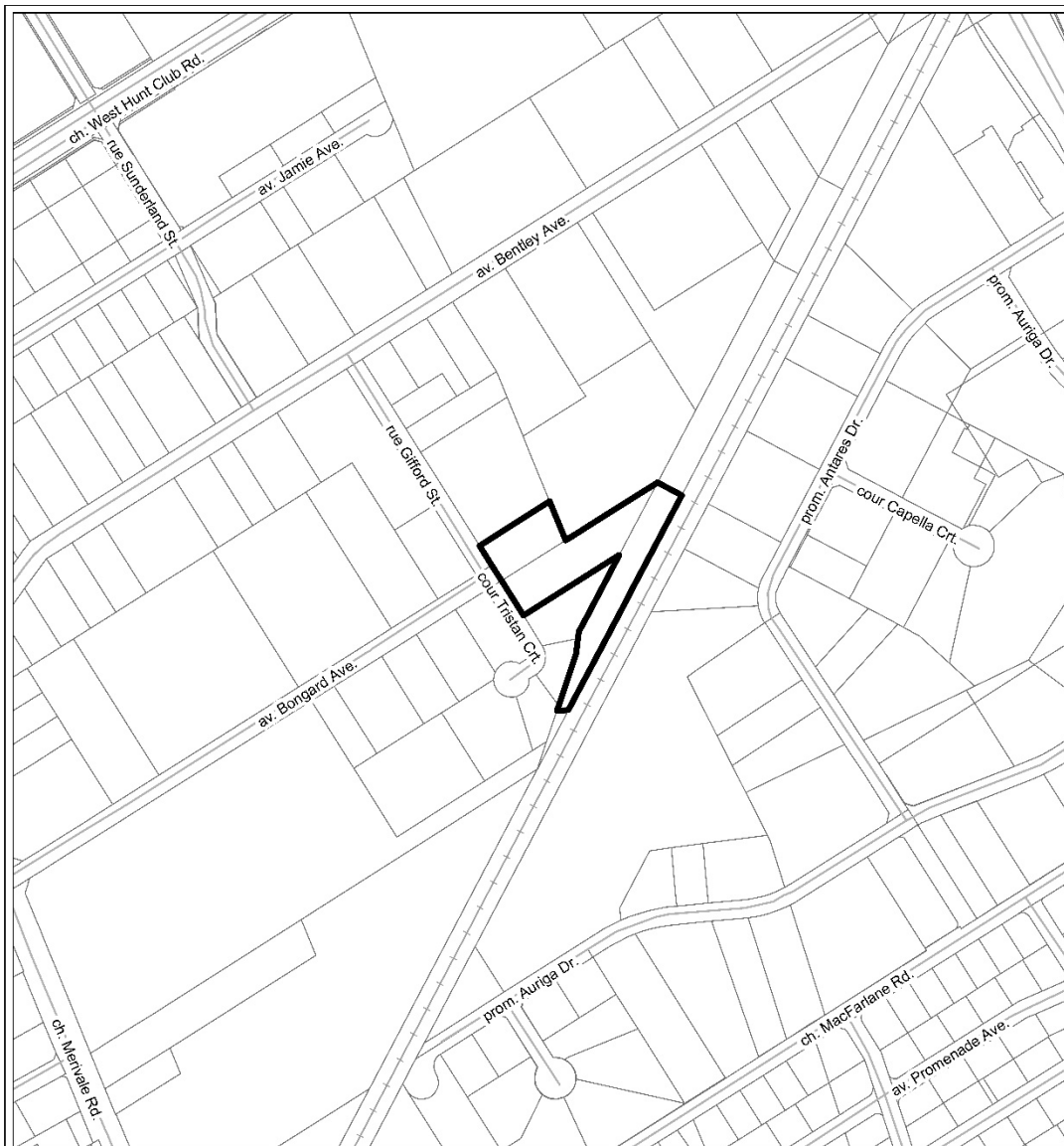
How to Provide Comments

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

Colette Gorni
Planner I
Development Review, West
110 Laurier Avenue West, 4th floor
Ottawa, ON K1P 1J1
613-580-2424, ext. 21239
Fax No.: 613-580-2576
Colette.Gorni@ottawa.ca

*Please provide comments by **April 6, 2020**

Location Map / Carte de l'emplacement



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-20-0025	20-0240-B		
I:\CO\2020\Site\Tristan_7			
©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY. ©Les données de parcelles appartiennent à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE			
REVISION / RÉVISION - 2020 / 03 / 10		 <small>NOT TO SCALE</small>	