



**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 444 CitiGate Drive

File No.: D07-16-22-0025

Date of Application: December 8, 2022

This application submitted Joe Cimer on behalf of CanFirst is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

June 4, 2026

Date

Geraldine Wildman,
Manager, Development Review
Planning, Development and Building Services
Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-22-0025

SITE LOCATION

444 CitiGate Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The applicant submitted a Plan of Subdivision application which will extend CitiGate Drive south from the existing intersection at Systemhouse Street southward to connect to an existing roadway. This plan of subdivision will create 4 blocks and the roadway dedication. Block 1 is 8.60 hectares and Block 2 is 8.80 ha in area, the development of each block will be for industrial and logistics uses and will be subject to Site Plan Control approval. Additionally, Block 4 is a 0.37 ha block for parkland dedication in the northeast corner of the site, and Block 3 is a 1.55-hectare environmental block which will be created to conserve a remnant woodland identified as a Natural Heritage Feature in the northwest corner.

Residential Units and Types

N/A

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-22-0117

DISCUSSION AND ANALYSIS

It is recommended that the application be approved.

The subject application was examined pursuant to the policies of the Provincial Policy Statement and the City's Official Plan. The proposal is consistent with the Provincial Policy Statement given that it efficiently uses land and infrastructure to facilitate the redevelopment of vacant land in an existing business park.

The application conforms with the Official Plan including the Suburban Transect policies and the Industrial and Logistics designation. The Official Plan provides direction to preserve lands designated Industrial and Logistics for industrial, goods movement, and logistics uses and to minimize adverse impacts on sensitive land uses. The proposed subdivision creates blocks and public right of ways to support future warehouse/industrial



development. There are no sensitive land uses located in proximity to the subdivision and the proposed uses are compatible with adjacent land uses, which include other warehousing and commercial uses, a stormwater management pond, radio towers, and the Highway 416.

A portion of the land is within the Natural Heritage Features Overlay shown on Schedule C11 of the Official Plan and contains a woodland identified as a Natural Heritage Feature. The Environmental Impact Statement (EIS) submitted with the application assessed the woodland's ecological functions and delineated the boundaries of the conservation area shown as Block 3 on the draft plan of subdivision. The City will acquire Block 3 as a condition of draft plan approval for the long-term retention of the Natural Heritage Feature. Block 3 consists of a 1.55-hectare rectangular area located outside the developable area and contains existing natural features and ecological land classification (ELC) communities. An access easement across the subject lands from the to-be-constructed CitiGate Drive to the EP lands will be required, with the location and design details of the physical access to the EP lands still to be determined. To ensure that development and site alteration is conducted in accordance with the conclusions and recommendations of the approved EIS, special conditions 25, 53, 54, and 55 are included as conditions of draft plan approval.

The subject application also establishes the road pattern for the southern and undeveloped portion of the CitiGate Business Park. CitiGate Drive is identified as a Major Collector and shown as Street One on the draft plan of subdivision. The first segment (i.e., Street One) consists of a 26-metre wide right of way extending south from the constructed intersection at Systemhouse Street connecting to a construction portion of CitiGate Drive north of Dealership Drive.

The conditions of approval are supported by the applicant and the Ward Councillor.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the dedication of 0.3748 hectares of land as detailed in the above conditions.



Preliminary Parkland Dedication Calculation:

Proposed Use	Approx. Gross Land Area (ha)	Hazard lands or Natural Heritage Features (ha)	Approx. Gross Land Area (ha)	Parkland Dedication Rate	Approx. Parkland Dedication Required (ha)
Commercial	20.2900	1.5500	18.7400	2%	0.3748
Approx. Parkland Dedication Required:					0.3748
Approx. Parkland Dedicated (Land Conveyance):					0.3748
Approx. Parkland Dedicated (Cash-in-Lieu of Parkland):					-

CONSULTATION DETAILS

Councillor David Hill has concurred with the proposed conditions of Draft Approval.

Public Comments

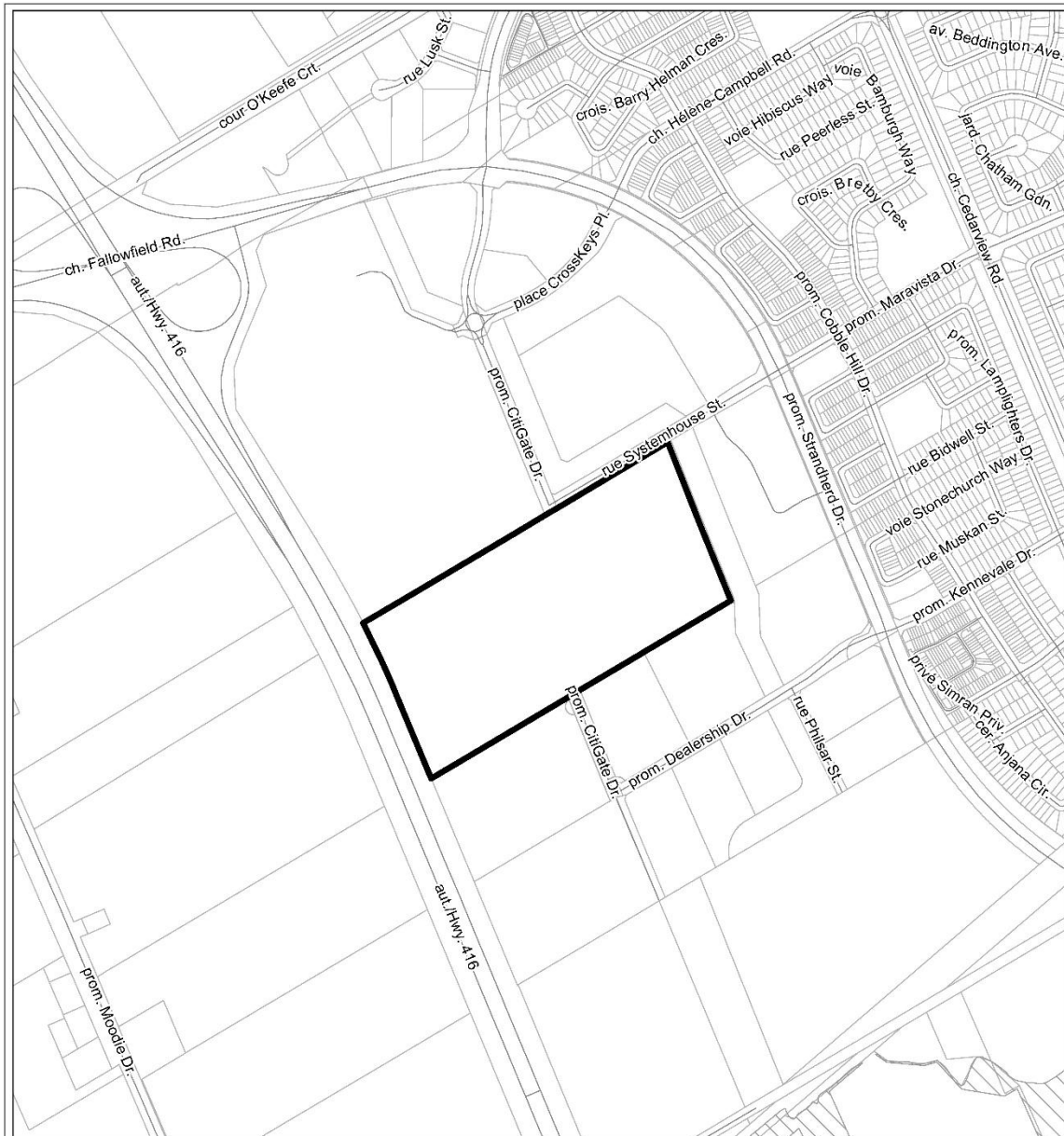
This application was subject to the Public Notification and Consultation Policy.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was not processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to the complexity of issues associated with the woodlot and extending CitiGate Drive.

Contact: Kelby Lodoen Unseth Tel: 613-580-2424, extension 72852 or e-mail: Kelby.LodoenUnseth@ottawa.ca.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING BY-LAW AMENDMENT / MODIFICATION DU RÈGLEMENT DE ZONAGE PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT	
D02-02-22-0117 D07-16-22-0025	22-1195-X		444 promenade CitiGate Drive
I:\CO\2022\Zoning_Sub\CitiGate_444			Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
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