



File No. D07-12-17-0053

March 29, 2018

Fotenn Consultants
223 McLeod Street
Ottawa, ON, K2P 0Z8

Attention: Stephanie Morris
Planner/Applicant

Dear: Ms. Morris:

**Subject: Site Plan Control Application
1454 & 1460 Merivale Road
Original File No. D07-12-14-0037**

The City has approved the Site Plan Control application received on May 1, 2017, subject to Owner of the subject lands entering into a Site Plan Agreement.

It is important to note that this Site Plan Control Approval will lapse if certain requirements are not fulfilled by March 19, 2019. Specific details of the requirements will be provided to you once it has been indicated that the Owner is prepared to enter into an agreement with the City. These requirements may include, but are not limited to the following:

- Site Plan Agreement is signed.
- Security in the form of a Letter of Credit – in the City's standard format and wording, certified cheque or bank draft is provided.
- Certificate of Liability Insurance provided.
- Any required fees are paid

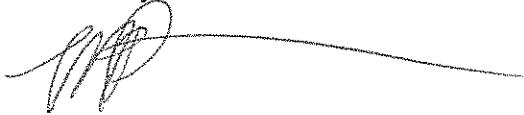
Please note that the documents referred to above, if not submitted in the City's required format(s), will be returned, resulting in a delay issuing a building permit and/or a commence work order.

The Owner of the subject lands is required to enter into a Site Plan Agreement with the City. Please arrange for legal representation as soon as possible to review this Site Plan Approval and the title to the subject lands. Please note that the City will require that all Agreement(s) entered into with the City shall require postponement(s) of any encumbrance(s) on title at the time of registration of the Agreement(s) with the City on the subject lands, and any lands to be conveyed to the City as a condition of Site Plan Approval are required to be conveyed free and clear of any encumbrance(s) on title.

Also enclosed is a copy of the approved plan(s). We will retain the original site plan(s).

If you have any questions or concerns, please contact Mary Dickinson by telephone at 613-580-2424, extension 13923 or by e-mail at mary.dickinson@ottawa.ca.

Sincerely,



Mary Dickinson
Planner
Development Review

Enclosures(10)

- c.c. Councillor Keith Egli
Gabrielle Schaeffer, Infrastructure Approvals Project Manager, PIED (include 1 set of approved/signed mylars)
Kevin Lamer (Mail Code: 26-14), Program Manager - Development Inspection West, PIED
Doug Durham (Mail Code 05-11) , Program Manager - Permit Approvals, Building Code Services, PIED (include all final/consolidated approved Geotechnical and/or Slope Stability studies)
Mike Levasseur, Zoning Plan Examiner, Building Code Services Branch, PIED (2 copies)
Municipal Addressing/Sign Officers, Permit Approvals Unit, Building Code Services Branch, PIED (Site Plan)
Amanda Phanenhour, Supervisor - By-Law Enforcement, Emergency & Protective Services Department
Christine Enta, Legal Counsel, City Clerk & Solicitor Department
Joumana Tannouri, Securities Administrator, Finance Department (no plans)
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5 (no attachments)
FCHT Holdings (Ontario) Corporation, Attn: Luc Fortin
Joe Furano, Canada Post
Alison Sadler, Enbridge Gas Distribution
Alex Trandafilovski, NAV Canada
Eric Lalande, RVCA
Scott Ritchie, Hydro Ottawa Ltd.



**SITE PLAN CONTROL APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Site Location: 1454 and 1460 Merivale Road

File No.: D07-12-17-0053

Date of Application: May 1, 2017

This SITE PLAN CONTROL application submitted by Fotenn Consultants, on behalf of FCHT Holdings (Ontario) Corporation, is APPROVED as shown on the following plan(s):

1. **Site Plan**, 1460 Merivale Road, Drawing No. SP-01, prepared by Project1 Studio Incorporated, dated May 1, 2017, revision 6 dated March 6, 2018.
2. **Exterior Elevations & Details**, A&W Restaurant, Loblaws Plaza- Baseline & Merivale, Ottawa ON, Drawing No. A-6.0, prepared by A&W Food Services of Canada Inc. Design & Construction, dated July 2017, revision 3 dated January 16, 2018.
3. **Exterior Elevations & Details**, A&W Restaurant, Loblaws Plaza- Baseline & Merivale, Ottawa ON, Drawing No. A-6.1, prepared by A&W Food Services of Canada Inc. Design & Construction, dated July 2017, revision 3 dated January 16, 2018.
4. **Landscape Plan**, A&W Loblaws Plaza, Drawing No. L1, prepared by Gino J. Aiello Landscape Architect, dated March 2017, revision 5 dated March 7, 2018.
5. **Existing Conditions & Removals Plan**, 1454 & 1460 Merivale Road, Drawing No. EX-1, Sheet 1 of 4, prepared by DSEL, dated April 19, 2017, revision 6 dated March 9, 2018.
6. **Grading Plan**, 1454 & 1460 Merivale Road, Drawing No. GP-1, Sheet 2 of 4, prepared by DSEL, dated April 19, 2017, revision 6 dated March 9, 2018.
7. **Site Servicing Plan**, 1454 & 1460 Merivale Road, Drawing No. SSP-1, Sheet 3 of 4, prepared by DSEL, dated April 19, 2017, revision 6 dated March 9, 2018.

8. **Erosion Control Plan**, 1454 & 1460 Merivale Road, Drawing No. EC-1, Sheet 4 of 4, prepared by DSEL, dated April 19, 2017, revision 6 dated March 9, 2018.
9. **Existing Drainage Plan**, 1454 & 1460 Merivale Road, Drawing No. SWM-1, prepared by DSEL, dated April 19, 2017, revision 6 dated March 9, 2018.
10. **Proposed Stormwater Management Plan**, 1454 & 1460 Merivale Road, Drawing No. SWM-2, prepared by DSEL, dated April 19, 2018, revision 6 dated March 9, 2018.

And as detailed in the following report(s):

1. **Functional Servicing and Stormwater Management Design Brief for First Capital Assessment Management ULC, 1450 and 1454 Merivale Road**, prepared by David Schaeffer Engineering Ltd., Project No. 17-914, revision 5, dated March 2018.
2. **Geotechnical Investigation, Proposed Commercial Building, 1454 Merivale Road**, prepared by Paterson Group, Report No. PG3167-1 Rev 1, dated March 27, 2017.
3. **Transportation Impact Assessment Addendum No.2, 1450 and 1454 Merivale Road**, prepared by Castleglenn Consultants, dated March 23, 2017.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. **Agreement**
The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. **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, Infrastructure and Economic Development Department.
3. **Extend Internal Walkways**
The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

4. 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 approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.

5. 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.

6. Reinstatement of City Property

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

7. Completion of Works

The Owner acknowledges and agrees that no building shall be occupied on the lands, nor will the Owner convey title to any building 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, Infrastructure and Economic Development Department, 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, conveyance and/or occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development Department for such conveyance and/or occupancy in writing.

8. Snow Storage

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

9. Exterior Lighting

All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans referenced herein unless otherwise approved in writing by the General Manager, Planning, Infrastructure and Economic Development Department. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning, Infrastructure and Economic Development Department, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.

Special Conditions

10. 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 above, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department 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, Infrastructure and Economic Development Department.

11. 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 plans and Functional Servicing and Stormwater Management Design Brief, referenced above. 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.

12. Private Storm Sewer Connection

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the existing storm sewer system until a certificate of conformance and As-Built drawing(s) have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required existing 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

13. 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, Infrastructure and Economic Development 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, Infrastructure and Economic Development 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, Infrastructure and Economic Development Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

14. 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, Infrastructure and Economic Development Department 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.

15. Acknowledgement of Non-Conformance with Ottawa Sewer Design

Guidelines

The Owner acknowledges that specific design parameters recommended in the Ottawa Sewer Design Guidelines (OSDG) have not been adhered to in the design of this site, including (a) the private storm maintenance holes do not account for hydraulic losses, and (b) insufficient cover is provided over the private storm sewer pipes with less than the absolute minimum of 1.0 metres accepted by the OSDG. As such, the City of Ottawa shall not be held responsible or liable for any sub-standard performance of the proposed private storm sewer system.

16. Transfer of Lands

In accordance with the Paragraph 7 and 8, Schedule E, page 19 and 20 of the Site Plan Agreement registered as OC1175811, the Owner acknowledges and agrees to convey, at no cost to the City, a road widening across the complete Baseline Road and Merivale Road frontage for the parcels known municipally as 1460 Merivale Road (being PIN 04686-0011(LT) and PIN 04686-0012(LT), both measuring 22.25 metres from existing centerline of pavement. The exact widening must be determined by legal survey. The Owner shall provide an

electronic copy of the transfer and a copy of the deposited reference plan indicating the widening, after registration of this Agreement by the City. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys and will have been submitted to the City Surveyor for review prior to its deposit at the Registry Office. No further release of securities, held under registered agreement OC1675097, Planning file number D07-12-14-0037, shall be authorized, until such time as the above noted transfers of lands has been completed.

March 19, 2018

Date



Derrick Moodie

Manager, Development Review

Development Review, West

Planning, Infrastructure and Economic Development
Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-17-0053

SITE LOCATION

1454 and 1460 Merivale Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is a portion of the irregular-shaped property known as the Loblaws Plaza Shopping Centre, which has frontage on both Baseline Road to the north and Merivale Road to the south. The shopping centre is currently developed as a multi-building, multi-tenant commercial retail centre which includes a number of uses including retail food store, restaurant, gas bar and two banks.

A Site Plan Control Application was approved in 2014 to modify the shopping centre property to permit two single tenant, single storey free-standing buildings, including the BMO Bank at the Merivale Road frontage. As part of that approval, a new signalized site access from Merivale Road was constructed in line with Burris Lane. The second building was not constructed as a tenant had not yet been secured.

The property owner has secured a fast food restaurant (A&W) for a single tenant, single storey building (approximately 200 square metres in size) fronting onto Merivale Road and immediately to the west of the new signalized intersection off of Merivale Road at Deakin. This application provides the approval for this building, as well as the requested drive-through facility at the rear of the building and associated parking.

The applicant has received approval for minor variances for the subject development, including relief from three development standards associated with the current active street frontage requirements (AM10 zoning), which came into effect between the time of the 2014 approval and this approval. Other variances include reduction in drive-through queuing and variance to screening of refuse collection area to accommodate a semi-below grade garbage system.

Consideration of the timing of the subject application, the acknowledgement of the previous 'place holder' approval for a single storey building at this location, and the recognition that this proposal represents the final piece of the shopping centre development, which has been approved prior to the introduction of the active street frontage zoning, has all culminated in support for the requested variances. The proposed development will address this street, has significant clear glazing facing

Merivale Road, as well as an active entrance, and has placed the drive-through component in the rear of the building, which will all contribute to a significant improvement of the streetscape at this location along Merivale Road.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject development conforms to the applicable policies of the Official Plan
- The subject development conforms to the Merivale Road Secondary Plan.
- The development conforms to the zoning by-law. Variances were sought and granted, providing relief from some development standards (File No. D08-02-17/A-00285)
- The subject development conforms to the Design Guidelines for Development along Arterial Mainstreets.
- Conditions have been included in this approval to ensure the development is constructed in accordance with applicable policies and guidelines.

CONSULTATION DETAILS

Councillor Keith Egli has concurred with the proposed conditions of approval.

Public Comments

Summary of Comments - Public

No public comments were received.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Comments were received from Canada Post, Enbridge, Hydro Ottawa, NAV Canada, which were passed along to the applicant to deal directly with the commenting agency.

Comments from the Rideau Valley Conservation Authority as well as stakeholders within the City of Ottawa have been adequately addressed by the applicant.

Advisory Committee Comments

Summary of Comments – Advisory Committees

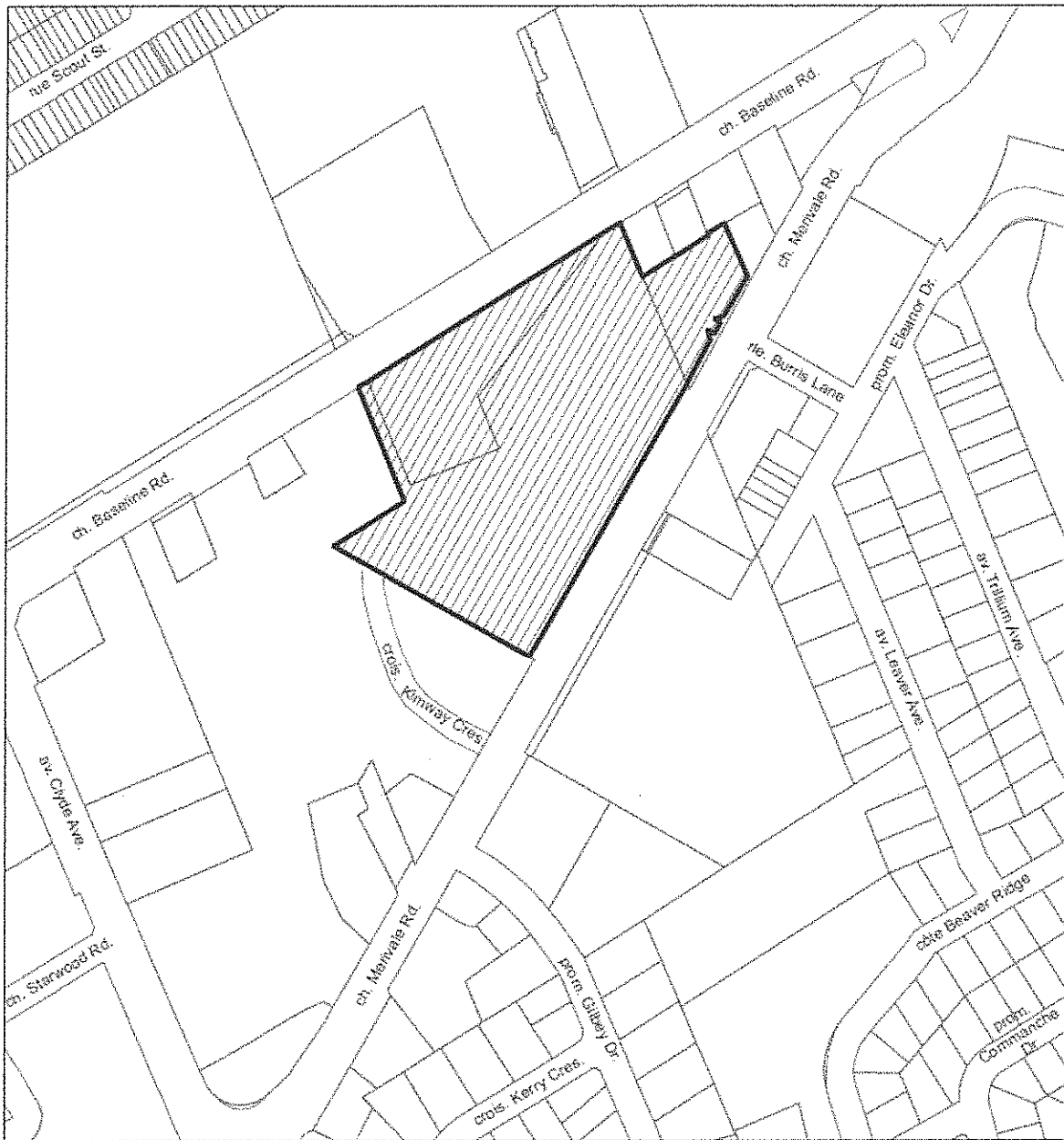
N/A



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to additional time required to resolve certain site plan matters.

Contact: Mary Dickinson - Tel: 613-580-2424, ext. 13923; Fax: 613-580-2576; or e-mail: mary.dickinson@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-17-0053	17-0794-C		
I/COI 2017 \ Site Plan \ Merivale1454			
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REVISION / RÉVISION - 2017 / 05 /03			
		 1454 and 1460 ch. Merivale Rd.	