



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

Site Location: 1871 Merivale Road

File No.: D07-12-17-0054

Date of Application: May 1, 2017

This SITE PLAN CONTROL application submitted by Bill Holzman of Holzman Consultants Inc., on behalf of Benson Auto Parts, is APPROVED as shown on the following plan(s):

1. **Schematic Site Plan and Notes**, 1871 Merivale Road, Drawing No. A1, prepared by Architecture 49, dated February 2017, revision 8 dated November 2, 2018.
2. **Landscape Plan**, 1871 Merivale Road, Drawing No. L1.0, prepared by CSW Landscape Architects Ltd., dated August 30, 2018, revision 3 dated November 1, 2018.
3. **Erosion and Sediment Control Plan**, 1871 Merivale Road, Drawing No. C101, prepared by LRL Engineering, dated August 29, 2018, revision 8 dated October 26, 2018.
4. **Demolition Plan**, 1871 Merivale Road, Drawing No. C102, prepared by LRL Engineering, dated August 29, 2018, revision 8 dated October 26, 2018.
5. **Grading and Drainage Plan**, 1871 Merivale Road, Drawing No. C301, prepared by LRL Engineering, dated August 29, 2018, revision 8 dated October 26, 2018.
6. **Site Servicing Plan**, 1871 Merivale Road, Drawing No. C401, prepared by LRL Engineering, dated August 29, 2018, revision 8 dated October 26, 2018.
7. **Pre-development Catchments Plan**, 1871 Merivale Road, Drawing No. C701, prepared by LRL Engineering, dated August 29, 2018, revision 8 dated October 26, 2018.
8. **Post Development Catchments Plan**, 1871 Merivale Road, Drawing No. C702, prepared by LRL Engineering, dated August 29, 2018, revision 8 dated October 26, 2018.

26, 2018.

9. **Sanitary Drainage Area Plan**, 1871 Merivale Road, Drawing No. C703, prepared by LRL Engineering, dated August 29, 2018, revision 8 dated October 26, 2018.
10. **Construction Details Plan**, 1871 Merivale Road, Drawing No. C901, prepared by LRL Engineering, dated August 29, 2018, revision 8 dated October 26, 2018.
11. **Construction Details Plan**, 1871 Merivale Road, Drawing No. C902, prepared by LRL Engineering, dated August 29, 2018, revision 8 dated October 26, 2018.
12. **Construction Details Plan**, 1871 Merivale Road, Drawing No. C903, prepared by LRL Engineering, dated August 29, 2018, revision 8 dated October 26, 2018.
13. **Construction Details Plan**, 1871 Merivale Road, Drawing No. C904, prepared by LRL Engineering, dated August 29, 2018, revision 8 dated October 26, 2018.

And as detailed in the following report(s):

1. **Site Servicing & Stormwater Management Report**, Benson Auto Parts Development, 1871 Merivale Road, prepared by LRL Engineering, 130828, dated August 25, 2017, revision 3 dated July 20, 2018.
2. **Phase I Environmental Site Assessment**, 1871 Merivale Road, Project No. 10869, prepared by AEL Environment, dated August 3, 2017.
3. **Phase II Environmental Site Assessment**, 1871 Merivale Road, Project No. 10869-01, prepared by AEL Environment, dated February 14, 2018.
4. **Geotechnical Investigation**, 1871 Merivale Road, Report No. 130828, prepared by LRL Associates Ltd., dated October 2014.
5. **Addendum to Geotechnical Investigation Report**, 1871 Merivale Road, File Reference No. 130828, prepared by LRL Engineering, 130828, dated August 25, 2017.
6. **Site Lighting Certificate**, prepared by LRL Associates Ltd., File Reference No. 130828, dated August 25, 2017.
14. **Letter to Acknowledge Lack of Sewer Cover**, 1871 Merivale Road, Proposed Benson Auto Parts, dated August 30, 2018.
15. **Tree Conservation Report**, 1871 Merivale Road, Drawing No. TCR 01, prepared by CSW Landscape Architects Ltd., dated September 9, 2018, revision

7 dated June 12, 2018.

And subject to the following Standard and Special Conditions:

1. 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.

2. 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.

3. Designated Substance Survey

Prior to demolition of the existing buildings on the subject lands, the Owner shall submit the findings and recommendations for the proper handling and disposal of waste as identified in a designated substances survey, to the City. Such survey shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department and be in accordance with best management practices. The survey shall address but not be limited to:

- a. Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations, Occupational Health and Safety Act, O.Reg 278/05, as amended, (O.Reg 278/05);
- b. Guideline for Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- c. Construction Projects, Occupational Health and Safety Act, O.Reg 213/91, as amended, (O.Reg 213/91);
- d. Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, published April 1995 and revised June 2011, as amended, to be used in conjunction with General-Waste Management, Environmental Protection Act, R.R.O. 1990, Reg. 347, as amended, (O.Reg 347);
- e. Waste Management – PCB's, Environmental Protection Act, R.R.O. 1990, Reg. 362, as amended, (O.Reg 362).

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. Construct Sidewalks

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Infrastructure and Economic Development Department. Such sidewalk(s) shall be constructed to City Standards.

7. 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.

8. 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, Infrastructure and Economic Development Department.

9. 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.

10. 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.

11. Provision of As-Built Drawings

(a) The Owner shall submit to the Chief Building Official, a certified building location survey, prepared by an Ontario Land Surveyor, including foundations elevations, upon completion of the foundation, to ensure interim compliance with the relevant City Zoning By-Law.

(b) The Owner shall supply to the General Manager, Planning, Infrastructure and Economic Development Department, one set of mylar or plastic film as-built road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, for City records on Acceptance and Approval of the works. Furthermore, the Owner shall provide the “as-built” information and the attribute data for the Works on a CD in a form that is compatible with the City’s computerized systems.

12. Extension of Municipal Services

The City will have no responsibility to install any extension to municipal services if determined to be required in order for the Owner to comply with this Agreement or with any provincial or municipal laws or by-laws. In cases where such an extension is required of municipal services is required, the Works shall be undertaken by and at the expense of the Owner and construction shall be to the standards established by the City for the installation of such municipal services. The Owner shall provide public liability insurance in a form acceptable to the City for any Works involving the extension of municipal services and obtain any required approvals and permits from the City.

13. Erosion and Sediment Control

The Owner agrees to implement the Erosion and Sediment Control Plan to provide protection for the receiving storm sewer during construction activities. This plan, to be used during construction, is intended to ensure that no sediment and/or associated pollutants are discharged to a receiving water course which could degrade water quality and/or impair fish or other aquatic habitat. The methods used should be regularly maintained to ensure effectiveness of the method and compliance with provincial/federal legislation pertaining to water quality and habitat.

14. Site Servicing

The Owner shall design and construct all site servicing to the approval of the General Manager, Planning, Infrastructure and Economic Development Department.

15. Fire Fighting Performance Standards

The Owner shall ensure that the building is served by access routes for fire fighting, as required, designed and constructed in accordance with the Ontario Building Code Act, and Regulations made thereunder. The approved access routes shall be maintained in accordance with the Fire Protection and Prevention Act, 1977. The Owner further agrees to abide by any City by-law relating to maintenance and signage of such access route. The locations of any fire hydrants and Siamese connections on the site shall be in accordance with the Ontario Building Code. Any required fire hydrants shall be installed and in service prior to the commencement of any structural framing for the building in the subject development.

16. Dye Test Inspection

The Owner shall not convey the subject lands or allow any building on the lands to be occupied until the Owner has filed with the General Manager, Planning, Infrastructure and Economic Development Department documentation certification by an independent Professional Engineer of the Province of Ontario, retain by the Owner and approved by the City, that the plumbing and lateral services have received and passed a dye test inspection.

17. Video Examination

Video examination of all proposed storm and sanitary sewer sewers 200mm or larger in diameter, shall be required by the General Manager, Planning and Growth Management, at the Owner's expense.

18. Works on City Road Allowances

Any works required to be done by the Owner on the City road allowances, shall be according to the specifications and by-laws of the City, The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to disruption of the City road allowances and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

19. Street Cleaning

On a continuous basis during development, the Owner shall maintain all streets within the area in order that they are clear of mud, dust and other material, resulting from vehicles involved in development to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. The Owner shall prevent the 'flushing' of dirt and debris associated with development works into any sewers. Upon any default by the Owner to so maintain the streets, the General Manager, Planning, Infrastructure and Economic Development Department may, in his/her discretion, arrange for the required cleaning to be performed and the cost incurred by the City in doing shall be recovered by the City.

20. 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.

21. Approvals

The Owner shall obtain all necessary approvals from the Ministry of the Environment, Conservation and Park (MOECP) as may be required. In addition, the Owner shall obtain all other permits, licenses and approvals from all other federal, provincial or regulatory agencies, as may be required.

22. Utilities

The Owner shall be required to coordinate the preparation of an overall utility distribution plan showing the location and installation, timing and phasing of all required on-site utilities (on-ground, below ground) through liaison with the appropriate electrical, gas, telephone and cablevision authorities and including on-site drainage facilities and streetscaping, such location plan being to the satisfaction of all affected authorities.

Special Conditions

23. Permanent Features

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's right-of-way, including commercial signage, except as otherwise shown on the approved Site Plan referenced in "Schedule E" herein.

24. Access Easement to City

The Owner acknowledges and agrees it shall grant to the City, at the Owner's expense, a Blanket Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City to enter on and to pass at any and all times, on, over, along and upon the lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Private Watermains and Private Service Posts at the Owner's expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of

this Agreement by the City, to the satisfaction of the City Clerk and Solicitor. All costs shall be borne by the Owner.

25. 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, 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.

26. Protection of City Sewers

a. Prior to the issuance of a building permit, the Owner shall, at its expense:

i. obtain a video inspection of the City Sewer System within Jamie Ave. prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Infrastructure and Economic Development Department.

b. Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department:

i. obtain a video inspection of the existing City Sewer System within Jamie Ave. to determine if the City Sewer System sustained any damages as a result of construction on the lands; and

ii. assume all liability for any damages caused to the City Sewer System within Jamie Ave. and compensate the City for the full amount of any required repairs to the City Sewer System.

27. Use of Explosives and Pre-Blast Survey

a. The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structure, water wells and facilities likely to be affected by the blast, in particular, those within seventy-five (75) metres of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner,

or occupant and owner, with a formal request for permission to carry out an inspection (the "Notification Letter").

- b. The Owner acknowledges and agrees that the Notification Letter(s) shall be in compliance with City Standard S.P. No. F-1201 and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department. Pursuant to City Standard S.P. No. F-1201, the Owner or its agents, contractors and subcontractors shall provide written notice to all owners and tenants of any building and/or facility located within a minimum of one hundred and fifty (150) metres from the blasting location at a minimum of fifteen (15) business days prior to any blasting. The Owner further acknowledges and agrees that it shall provide a copy of the Notification Letter(s) to the General Manager, Planning, Infrastructure and Economic Development Department prior to any blasting activities.

28. Soil Management

The Owner acknowledges and agrees to retain an environmental consultant to identify areas on the subject lands where excess soils, fill and/or construction debris will be removed. If through further testing any of these materials are found to be contaminated, the Owner acknowledges and agrees to dispose, treat or recycle these materials at a waste disposal site or landfill licensed for that purpose by the Ministry of the Environment and Climate Change.

29. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Storm Drainage 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. The inlet control devices shall not be removed under any condition.

30. Private Storm Sewer Connection to City Sewer System

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- a. 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 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

- b. a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Infrastructure and Economic Development Department.

31. Site Lighting Certificate

- a. In addition to the requirements contained in clause 19 of Schedule “C” hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state 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.
- b. The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Infrastructure and Economic Development Department, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner’s approved design plan.

32. Private Approach Detail

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City’s “Curb Return Entrances Curb Return at a Private Entrance” Plan, Drawing No. SC7.1, dated March 2007 and revised March 2013, and the Owner shall comply with the City’s Private Approach By-law, being No. 2003-447, as amended.

33. Off-Site Contamination Management Agreement

The Owner acknowledges and agrees that where contamination emanating from the site and impacting the City’s rights-of-way is discovered during the course of the Works, the Owner shall notify the Manager, Realty Services immediately in writing and agrees to enter into an Off-Site Management Agreement with the City to address the contamination in the rights-of-way. The Owner shall be responsible for all associated costs with the Off-Site Management Agreement,

which agreement shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

34. 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.

35. 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.

36. Site Dewatering

The Owner acknowledges and agrees that while the site is under construction, any water discharged to the sanitary sewer due to dewatering shall meet the requirements of the City's Sewer Use By-law No. 2003-514, as amended.

37. Water Plant

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Fire Department when requested.

The Owner agrees to have a professional engineer, licensed in the province of Ontario, conduct regular water loss inspections, every 5 years or as often as requested by the City, of the private water system, and to provide copies of the inspection reports to the General Manager, Environmental Services Department for review by the City's Drinking Water Operations, Utility Services and or Ottawa Fire Services.

38. Oil and Grit Separators

The Owner acknowledges and agrees that oil and grit separators, shown as STC300 Stormceptor-01 and STC300 Stormceptor-02 on the approved Site Servicing Plan, referenced in Schedule "E" herein, are installed within the subject lands to meet the requirements of the Rideau Valley Conservation Authority for storm quality controls and subsequent discharges from the subject lands.

The Owner acknowledges and agrees that all infrastructure within the subject lands are private systems and the Owner shall solely be responsible for the operation, maintenance and or replacement, in perpetuity. The Owner will retain copies of all associated Work and maintenance contracts, and make said contract available for inspection upon demand by the City.

The Owner acknowledges and agrees that the ongoing maintenance responsibility for the oil and grit separators and repairs to the systems must be completed immediately to correct any deficiencies. The Owner further acknowledges and agrees that the annual records of inspections and repairs shall be kept on file and produced to the City should they be requested. The inspections shall be carried out by a competent professional as outlined in the product manual for the soil and grease separator.

39. Underground Storage System

The Owner acknowledges and agrees that the underground storage system within the subject lands, shown as StormTech SC-740 Chamber System on the Site Servicing Plan, referenced in Schedule "E" herein, is private and the Owner is solely responsible for the operation, maintenance and or replacement in perpetuity.

The Owner acknowledges and agrees to conduct routine inspection and maintenance of the underground storage systems and any noted deficiencies to the system must be completed immediately. The Owner further acknowledges and agrees that the inspections records and repair records shall be kept on file and produced to the City should they be requested.

40. Existing Private Well

The Owner acknowledges and agrees that the existing private water well located on the subject site shall be properly decommissioned by a licensed well driller in accordance with the Ontario Ministry of the Environment (MOE) Regulation 903. The Owner agrees to provide certification from a qualified professional confirming

that any private water wells have been decommissioned appropriately to the General Manager, Planning, Infrastructure and Economic Development Department.

41. Road Widening

The Owner acknowledges and agrees to convey, at no cost to the City, a road widening across the complete Merivale Road frontage measuring 18.75 metres from the existing centerline of pavement. The exact widening must be determined by legal survey. The Owner shall provide an electronic copy of the Deed and a copy of the Deposited Reference Plan indicating the widening, prior to execution of the 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 in the Registry Office. The City will not register the Deed for the road widening until after the City has issued the related building permit.

42. Corner Sight Triangle

The Owner acknowledges and agrees to convey, at no cost to the City, a 5.0 x 5.0 metre corner sight triangle. The exact triangle area must be determined by legal survey. The owner shall provide an electronic copy of the Deed and a copy of the Deposited Reference Plan indicating the triangle, prior to execution of the 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 in the Registry Office. The City will not register the Deed for the triangle conveyance until after the City has issued the related building permit.

43. Maintenance and Liability Agreement

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement for all plant and landscaping material (except municipal trees), decorative paving and street furnishings placed in the City's right-of-way along Merivale Road in accordance with City Specifications, and the Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

44. Cash in Lieu of Parkland

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in accordance with the Parkland Dedication By-law. The Owner shall also pay the parkland appraisal fee of \$500.00 plus H.S.T. of \$65.00, as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2009-95, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 9 [Account No.: 830298] funds.

45. Tree Permit

Owner acknowledges and agrees that any trees to be removed shall be removed in accordance with the approved Tree Permit, file number D06-01-17-0083, and the Tree Conservation Report referenced in this report, and in accordance with the City's Urban Tree Conservation By-law, being By-Law No. 2009-200, as amended. The Owner further agrees that a copy of the approved Tree Permit and Tree Conservation Report shall be posted on the construction site at all times until Approval is granted by the City for such Works.

46. Airport Authority

The Owner agrees to notify Transport Canada a minimum of 90 days prior to the use of any cranes on the subject property.

47. Airport Authority

The Owner agrees that any plants used in landscaping the subject property shall not be of any restricted species known to attract birds and listed by Transport Canada's TP 11500 table c4.

November 6, 2018



Date

Derrick Moodie
Manager
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: D07-12-17-0054

SITE LOCATION

The site is municipally known as 1871 Merivale Road and is located in the northwest corner of the intersection of Merivale Road and Jamie Avenue, one block south of West Hunt Club Road, as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject lands are currently occupied by Benson Auto Parts, an automobile service station. The parcel is a 5,800 square metre rectangle located in the northeast corner of the intersection of Merivale Road and Jamie Avenue, one block south of West Hunt Club Road. The site is located at the northern edge of the Merivale Industrial Area and is surrounded by industrial uses to the south and east, and office/retail uses to the north and west.

In February 2016, the Planning, Infrastructure and Economic Development Department approved a Site Plan Control application (D07-12-14-0192) to demolish the existing front portion of the warehouse in order to build a new addition for an automobile repair garage with service bays and a second storey for office and warehouse use. The site plan agreement was never registered, and the applicant is now requesting modifications to the original Site Plan Control application in order to move the main entrance of the building to the middle of the building façade facing Jamie Avenue, as well as increase the total building area and number of parking spaces provided.

The proposed addition will have a gross floor area of approximately 2,336 square metres, and include 12 vehicle service bays and an enhanced reception and retail area. Vehicular access to the site and parking lot is provided through two entrances on Jamie Avenue. A total of 56 parking spots is proposed in the parking lot, which includes both new and existing spaces. The existing vehicular driveway on Merivale Road will be closed off and the sidewalk reinstated, up to City standards.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the policy directions of the Provincial Policy Statement (2014);
- The proposal conforms to the Arterial Mainstreet designation of the Official Plan;
- The proposal conforms to the provisions of the AM10 (Arterial Mainstreet, Subzone 10) zone applicable to the subject site; and,
- The applicant has adequately resolved the comments received during the public and technical review processes.

CONSULTATION DETAILS

Councillor Egli has concurred with the conditions of approval.

Public Comments

The Glens Community Association and Uplands on the Rideau Association were circulated as part of this site plan application, in accordance with City of Ottawa consultation guidelines. No comments were received from these groups. A concern was raised by a member of the public, as detailed below.

Comment – A concern was raised relating to whether the building addition, which extends quite close to the Merivale Road property line, would impact site lines for vehicles entering and exiting this and adjacent sites.

Response – The applicant has undertaken a supplementary site line analysis which has confirmed that the proposed addition will not impede the visibility of vehicles exiting from adjacent sites.

Technical Agency/Public Body Comments

Planning comments focussed on vehicular access, the design of the building, as well as parking and landscape provisions. Transportation comments were made on the requirements for road widening and corner sight triangles on adjacent streets. External agencies who commented include the Rideau Valley Conservation Authority, Zayo, Enbridge Gas, Ottawa International Airport Authority, and Hydro Ottawa.

Advisory Committee Comments

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 the complexity of issues that needed to be resolved.

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

D07-12-17-0054

17-0695-C

I:\CO\2017 \ Site Plan \ Merivale1871

©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 appartient à Teranet Enterprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

REVISION / RÉVISION - 2017 / 05 /08



1871 ch. Merivale Rd.



107 13 80114