



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Location: 2501 Greenbank Road

File No.: D07-12-23-0064

Date of Application: May 24, 2023

This SITE PLAN CONTROL application submitted by Parsons Inc. on behalf of Canadian Tire Real Estate Limited, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A001, prepared by Turner Fleischer, dated April 24, 2023; Revision 16, January 18, 2024.
2. **Landscape Plan**, A-02L, prepared by DWK Douglas W. Kerr & Associates Ltd., dated December 19, 2022, Revision 7 dated October 20, 2023.
3. **Exterior Elevations**, A2-9, prepared by Turner Fleischer, dated January 17, 2023, Revision 9, October 5, 2023.
4. **Tree Conservation Plan**, A-01L, prepared by DWK Douglas W. Kerr & Associates Ltd., dated December 19, 2022, Revision 7 dated October 20, 2023.
5. **Removal Plan**, C101, prepared by Parsons, Consultant's project # 478461, September 23, 2022, Revision 2, dated October 26, 2023.
6. **Site Servicing & Erosion/Sediment Control Plan**, C102, prepared by Parsons, Consultant's project # 478461, September 23, 2022, Revision 2, dated October 26, 2023.
7. **Grading Plan**, C103, prepared by Parsons, Consultant's project # 478461, September 23, 2022, Revision 2 dated October 26, 2023.
8. **Details**, C104, prepared by Parsons, Consultant's project # 478461, September 23, 2022, Revision 2, dated October 26, 2023.

And as detailed in the following report(s):

9. **Geotechnical Investigation**, prepared by EXP Services Inc., Consultant's project # OTT-23002900-A0, dated April 11, 2023.
10. **Site Servicing & Stormwater Management Brief – Canadian Tire Store No. 442**, prepared by Parsons, dated September 2023.
11. **CTR-442 – Phase 1 Environmental Site Assessment**, prepared by GHD Limited, dated May 1 2023
12. **Level 1B LRT Proximity Study**, prepared by Parsons, dated May 2023.
13. **Tree Conservation Report**, prepared by Thomson Watson Consulting Arborists Inc., dated October 20, 2023

And subject to the following Requirements, General and Special Conditions:

General Conditions

1. Execution of Agreement Within One Year

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. 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.

3. Reinstatement of City Property

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

4. 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, Real Estate and Economic Development.

5. Development Charges

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

6. Designated Substances Survey

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - 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) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, 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, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

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

8. 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 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and

Economic Development 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, Real Estate and Economic Development.

9. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

10. **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, Real Estate and Economic Development 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.

11. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required rooftop and in-ground stormwater inlet control devices, as recommended in the approved Site Servicing & Stormwater Management Brief, 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.

12. **Water Demand for Fire Fighting**

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Real Estate and Economic Development confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire

Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

13. **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 Ottawa Fire Services when requested.

14. **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 any new 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.

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, Real Estate and Economic Development, 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.

15. **Waste Collection**

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

16. **Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 46 square metres.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
 - (i) For conveyance of parkland, cash-in-lieu of conveyance parkland, or combination thereof:
 - i. 2% of the gross land area (commercial & industrial uses).

	gross land area
new soil compound (removed)	
relocated garden centre including frost house	1,125.00 m2
new building expansion area 1	749.00 m2
new building expansion area 2	431.00 m2
Total:	2,305.00 m2
<hr/>	
Parkland Dedication - commercial (2%):	46 m2

17. Cash-in-Lieu of Conveyance of Parkland

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 24 funds. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule "B" herein.

April 02, 2024



Date

Lily Xu
Manager, Development Review, South
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0064

SITE LOCATION

2501 Greebank Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- The site is a rectangular parcel located on the northeastern corner of the intersection of Greenbank Road and Strandherd Drive. The surrounding uses are a mix of commercial, including box stores and restaurants, as well as residential uses across Greenbank Road which primarily consist of detached dwellings. The site is also directly adjacent to the Strandherd Rapid Transit Station and has pedestrian access from its parking area.
- The purpose of this Site Plan Control application is for an expansion of 729 square metres onto the existing Canadian Tire store. The addition would replace the existing garden centre on the south side of the building and a new garden centre is to be relocated into the parking area.
- The relocation of the Garden Centre is resulting in a reduction of 46 vehicle parking spaces from what is existing, to a total of 309 spaces. The applicant has sought and was approved for a minor variance for this reduction in December 2023.

Related Applications

D08-01-23/B-00282 & D08-02-23/A-00268 with the Committee of Adjustment for a minor variance to reduce the number of parking spaces and consent for Long Term Lease in excess of 21 years.

DECISION AND RATIONALE

This application is approved for the following reasons:

- In the Official Plan, the subject property is designated Hub in the Suburban Transect. The policies pertaining to Hubs encourage large employment and commercial uses close to transit stations. The proposed addition is in keeping with these policies.

- The proposed development complies with the Zoning By-law and the site's General Mixed-Use Zone.
- The conditions of approval ensure that infrastructure, grading and erosion and other site-specific issues have been addressed and the responsibilities of the owner have been outlined.
- The proposed addition and relocation of the garden centre is in keeping with the Official Plan policies, complies with the Zoning By-law and is consistent with the built context of the surrounding area. The use is appropriate and complementary to other commercial uses along Greenbank Road.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Wilson Lo was aware of the application related to this report.



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the time required for the applicant to respond to Staff comments and resubmit materials.

Contact: Justin Grift Tel: 613-580-2424, ext. 25825 or e-mail: justin.grift@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-23-0064	23-0519-D	 2501 ch. Greenbank Road	
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REVISION / RÉVISION - 2023 / 06 / 06		