

**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 1826 Robertson Road

File No.: D07-12-23-0027

Date of Application: March 06, 2023

This SITE PLAN CONTROL application submitted by Regional Group (Stefanie Kaminski), on behalf of Northside Road Inc., c/o Regional Group, is APPROVED as shown on the following plans:

1. **Proposed Site Plan**, SP-A01, prepared by MCROBIE Architects + Interior Designers, dated 03 Mar 2023, revision 12 dated 08 Nov 2024.
2. **Proposed Elevations**, A201, prepared by MCROBIE Architects + Interior Designers, dated 03 Mar 2023, revision 07 dated 10 Jan 2025.
3. **Landscape Plan**, L-01, prepared by Ruhland & Associates Ltd., dated 2023/03/03, revision 6 dated 2025/01/02.
4. **Landscape Details**, L-02, prepared by Ruhland & Associated Ltd., dated 2023/03/03 revision 6 dated 2025/01/02.
5. **Grading & Servicing Plan**, 106134-GS, prepared by NOVATECH, dated Feb 24/23, revision 12 dated Nov 6/24.
6. **Removals and Erosion & Sediment Control Plan**, 106134-RM-ESC, prepared by NOVATECH, dated Mar 3/23, revision 6 dated Dec 17/24.
7. **Notes & Details Plan**, 106134-ND, prepared by NOVATECH, dated Mar 3/23, revision 5 dated Nov 6/24.
8. **Site Plan – Proposed ROW Protection**, SPA02, prepared by MCROBIE Architects + Interior Designers, dated 19 Apr 2024, revision 04 dated 29 Nov 2024.

And as detailed in the following reports:

1. **Geotechnical Investigation**, prepared by Paterson Group, dated November 9, 2022.
2. **Phase One Environmental Site Assessment**, 1826 Robertson Road Ottawa, Ontario, prepared by PINCHIN, dated November 9, 2022.
3. **Lynwood Retail Plaza 1826 Robertson Road, Ottawa**, Transportation Impact Assessment, prepared by NOVATECH, dated March 2023, revised April 2024.

4. **Site Servicing and Stormwater Management Brief**, Lynwood Retail Plaza 1826 Roberson Road, prepared by NOVATECH, dated March 3, 2023, revised July 19, 2024.
5. **Lynwood Retail Plaza 1826 Robertson Road Ottawa, Ontario**, Planning Rationale, prepared by NOVATECH, dated March 3, 2023.
6. **Grading, Servicing and Landscape Plan Review**, PG6426-MEMO.01 Revision 2, prepared by Paterson Group, dated November 13, 2024.

And subject to the following General and Special Conditions:

General Conditions

1. Lapsing of Approval

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, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between KD.R Holdings Limited and Emchow Limited in Trust and The Corporation of the City of Nepean, registered as Instrument No. N489070 on 01/06/1989, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

3. 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 drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

4. 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.

5. **Reinstatement of City Property**

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

6. **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, Development and Building Services.

7. **Extend Internal Walkway**

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, Development and Building Services.

8. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands 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, Development and Building Services, 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, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

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, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

9. **Development Charges**

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

Special Conditions

10. 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, Development and Building Services, 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, Development and Building Services, 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, Development and Building Services, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services.

11. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

12. 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 approved **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, Development and Building Services 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, Development and Building Services.

13. Geotechnical – Encroachments

The Owner acknowledges and agree that the Geotechnical Report has recommended a method of shoring that may encroach onto the adjacent easement(s). The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent easement owner(s), prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said easements, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the said easements.

14. **Re-Grading and Maintenance of Ditch**

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Robertson Road and Northside Road, which include the following:

- (a) Obtain approval from the City's Roads Services Branch of the Public Works Department if the grade of any ditch bottom is to change; and
- (b) Maintain a grass cover within the road allowance(s) of Robertson Road and Northside Road abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

15. **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 the City-owned sewer easement over 1826 Robertson Road and the City sewer system within Robertson Road and Northside Road 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, Development and Building Services.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
 - (i) obtain a video inspection of the existing City sewer system within the City-owned sewer easement over 1826 Robertson Road and the City sewer system within Robertson Road and Northside Road 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 the City-owned sewer easement over 1826 Robertson Road and the City sewer system within Robertson Road and Northside Road and compensate the City for the full amount of any required repairs to the City sewer system.

16. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, 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, Development and Building Services, and all associated costs shall be the Owner's responsibility.

17. **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, Development and Building Services 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.

18. **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, Development and Building Services 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.

19. **Use of Explosives and Pre-Blast Survey**

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, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. 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.

20. **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.

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, Development and Building Services, 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.

21. **Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City's Robertson Road and Northside Road rights-of-way, as shown on the approved Landscape Plan and Grading and Servicing Plan referenced in Schedule "E" herein, including a culvert and a sidewalk. 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.

22. **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.

23. **Landscape Plan**

The Owner agrees to provide a digital georeferenced CAD or GIS file of the final approved Landscape Plan. Please follow this link to review the submission requirements in the Landscape Plan Terms of Reference: https://documents.ottawa.ca/sites/documents/files/landscape_tor_en.pdf . The file can be sent to the Planning Forester or Planning File Lead.

24. **Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 380.28 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).

25. **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 8 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.

26. **Road Widening**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, unencumbered road widenings across the complete Lynhar Road frontage of the lands measuring 12 metres from the existing centreline of pavement, across the complete Robertson Road frontage of the lands measuring 18.75 metres from the existing centreline of pavement and across the complete Larkspur Drive frontage of the lands measuring 12 metres from the existing centreline of pavement. The exact widenings must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widenings, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

February 12, 2025

Date



Kersten Nitsche
Manager (A), Development Review West,
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0027

SITE LOCATION

1826 Robertson Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located at the southeast intersection of Robertson Road and Lynhar Road within Bells Corners. The site has an area of 1.89 hectares and is currently occupied by the Lynwood Centre retail plaza and associated surface parking. Development is proposed on 0.49 hectares of the site, with no changes proposed for the remainder.

To the north of the site across Robertson Road are several retail plazas comprised of retail stores, restaurants, personal service businesses, recreational and athletic facilities and a bank. East of the site across Larkspur Drive are residential and commercial uses, places of worship, and a medical facility. A retirement residency and a park are located south, and a gas bar, an automobile service station, a hotel and residential uses are located to the west across Lynhar Drive.

The applicant proposes constructing a 790 square metre retail plaza with five units, including a drive-through facility and associated queuing lane. The development is proposed on 0.49 hectares of the site; a portion of the parking area will be reconfigured to add barrier-free spaces and access aisles. Nine bicycle spaces and one loading space are proposed.

The site is within the Outer Urban Transect and is designated Corridor – Mainstreet within the Evolving Neighbourhood Overlay in the Official Plan. The site is zoned AM (Arterial Mainstreet), which permits a variety of residential and non-residential uses, including a retail store and drive-through facility.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Official Plan policies in the Outer Urban Transect Policy Area and with policies in the Corridor – Mainstreet, which permit commercial uses in support of residential uses.
- The proposal conforms with the Zoning By-law. The site is zoned AM (Arterial Mainstreet) which permits the proposed retail stores and drive-through facility uses.
- The report includes conditions of approval to ensure the proposed development is constructed in conformity with City policies and guidelines.
- The proposal represents good planning as the site design is appropriate under the current policy framework.

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 Laine Johnson was aware of the application related to this report. Councillor has concurred with the proposed conditions of approval.

Councillor Laine Johnson indicated the following comments:

I am glad to see the plans include adding more impermeable surfaces to the area, the attention to adding new trees and shrubs to this space, and the dedicated bike parking. I appreciate that this project will not require any modifications to the access and egress points of the existing parking lot. I met with the proponent early on, and while I would like to see more intensive land use here, this site is currently an underutilized parking lot, and this project offers new retail opportunities along this commercial strip that will contribute to a more animated and people-friendly streetscape.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

Technical Agency/Public Body Comments

N/A

Advisory Committee Comments

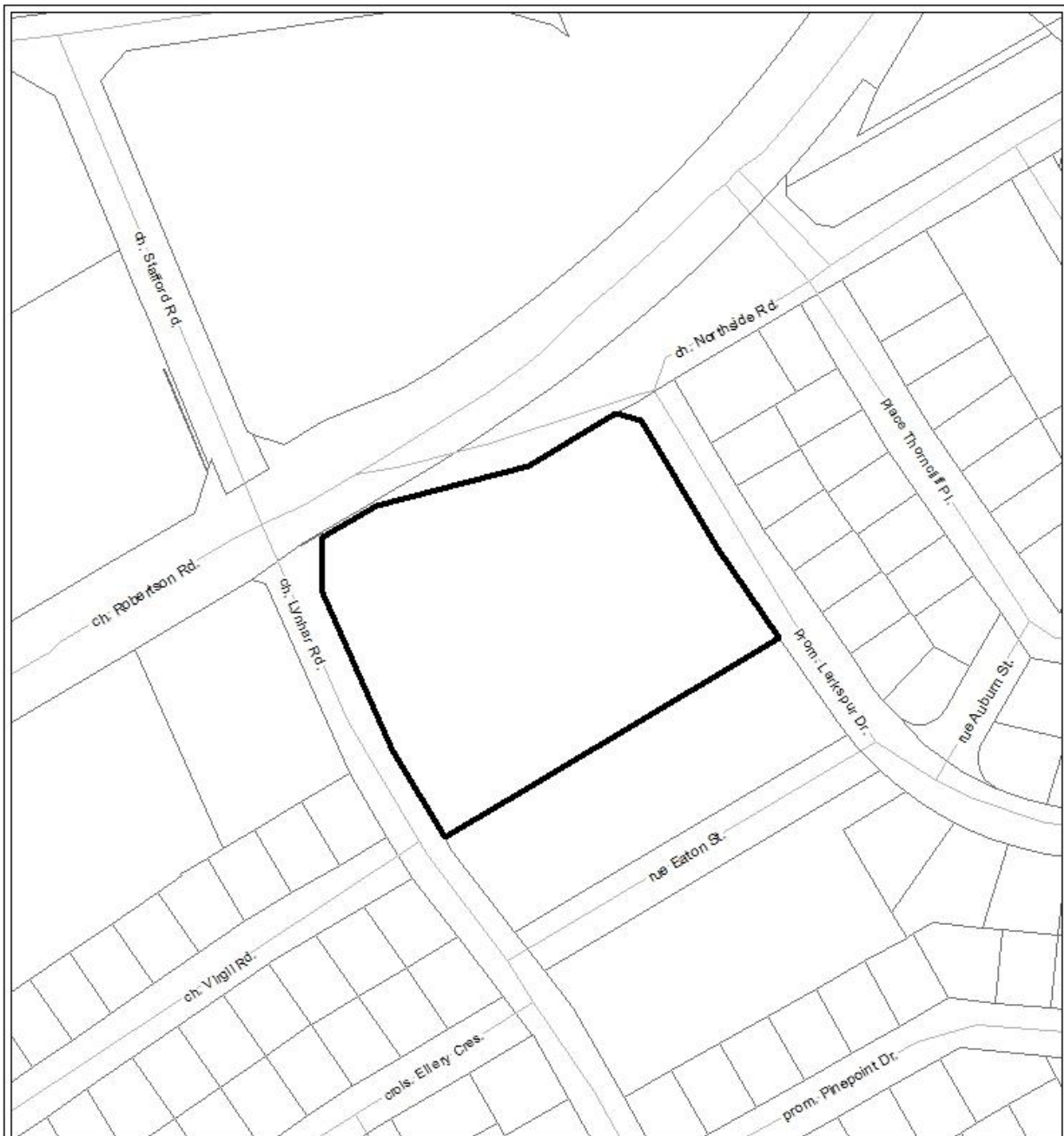
N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the complexity of engineering issues associated with the application.

Contact: Solé Soyak Tel: 613-315-1597 or e-mail: Sole.Soyak@ottawa.ca

Document 1 – Location Map



D07-12-23-0027

23-0240-R

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REVISION / RÉVISION - 2023 / 03 / 07

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT



1826 ch. Robertson Rd.

