



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

Site Location: 801 Eagleson Road

File No.: D07-12-25-0014

Date of Application: February 5, 2025

This SITE PLAN CONTROL application submitted by Vincent Denomme, on behalf of Urbandale Corporation, is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Site Details**, Sheet A-2, prepared by Dredge Leahy Architects Inc., revision 2 dated 06/27/2025.
2. **Building A1 – Preliminary Exterior Elevations**, Sheet SP-A1, prepared by Dredge Leahy Architects Inc., revision 1 dated 2025/01/15.
3. **Building A2 – Preliminary Exterior Elevations**, Sheet SP-A2, prepared by Dredge Leahy Architects Inc., revision 1 dated 2025/01/15.
4. **Building A3 – Preliminary Exterior Elevations**, Sheet SP-A3, prepared by Dredge Leahy Architects Inc., revision 1 dated 2025/01/15.
5. **Building C – Preliminary Exterior Elevations**, Sheet SP-C, prepared by Dredge Leahy Architects Inc., revision 1 dated 2025/01/15.
6. **Building D – Preliminary Exterior Elevations**, Sheet SP-D, prepared by Dredge Leahy Architects Inc., revision 2 dated 06/27/2025.
7. **Building E – Preliminary Exterior Elevations**, Sheet SP-E, prepared by Dredge Leahy Architects Inc., revision 1 dated 2025/01/15.
8. **Tree Conservation Report and Landscape Plan**, Drawing L.1, prepared by James B. Lennox & Associates Inc., revision 3 dated 09/22/2025.

And as detailed in the following reports:

1. **Environmental Noise Impact Assessment, 801 Eagleson Road**, prepared by Arcadis, Project: 148185-6.04-01, dated January 16, 2025.
2. **Geotechnical Investigation**, prepared by Paterson Group, Report PG2574-1, Revision 1 dated June 25, 2025.
3. **Geotechnical Review of Grading Plan Proposed Commercial Development 801 Eagleson Road – Ottawa, Ontario**, prepared by Paterson Group, File PG2574-MEMO.04, dated July 29, 2025.
4. **Transportation Impact Assessment Step 4: Final Report**, prepared by Arcadis, Ref: 148185, dated July 16, 2025.
5. **Phase I Environmental Site Assessment**, prepared by Paterson Group, PE2288-1, dated October 28, 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 and/or Letter of Undertaking, 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/or Letter of Undertaking, 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. Update to Plans and Reports

The Owner acknowledges and agrees, prior to the preparation of the Site Plan Agreement or issuance of a Commence Work Notification, to update the list of required plans and studies listed below to address the comments from the formal review letter dated October 16, 2025, to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to preparation of the Site Plan Agreement or the issuance of a Commence Work Notification.

- a) **Site Plan**, Sheet A-1, prepared by Dredge Leahy Architects Inc., dated 2025-08-22.
- b) **General Plan of Services**, Drawing C-001, prepared by Arcadis, revision 4 dated 2025-08-29.
- c) **Notes & Legend**, Drawing C-010, prepared by Arcadis, revision 4 dated 2025-08-29.
- d) **Grading Plan**, Drawing C-200, prepared by Arcadis, revision 4 dated 2025-08-29.

- e) **Sanitary Drainage Area Plan**, Drawing C-40, prepared by Arcadis, revision 4 dated 2025-08-29.
- f) **Storm Drainage Area Plan**, Drawing C-500, prepared by Arcadis, revision 4 dated 2025-08-29.
- g) **Ponding Plan**, Drawing C-600, prepared by Arcadis, revision 4 dated 2025-08-29.
- h) **Sediment and Erosion Control Plan**, Drawing C-900, prepared by Arcadis, revision 4 dated 2025-08-29.
- i) **Design Brief**, prepared by Arcadis, dated August 2025.

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. **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, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

8. **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.

9. **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.

10. **Development Charges**

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

Special Conditions

11. **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.

12. **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.

13. **Roadway Modifications – Delayed Process**

The Owner acknowledges and agrees that the road modification detailed design review and acceptance by the City is required for the road modification works associated with the proposed Site Plan, to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner agrees to pay the separate process fee of \$2,940.00 (plus HST) at the time of registration of this Site Plan Agreement. The Owner acknowledges and agrees that the Owner may be subject to other additional fees and agreement addendum due to the delayed road modification detailed design process. The Owner agrees to submit required drawings for the aforementioned road modification detailed design. Further, the Owner agrees to be responsible for all costs associated with the public roadway modifications and provide required securities to the City, all to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees that the required roadway modifications, must be complete prior to the Owner requesting or allowing occupancy of the building.

14. **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.

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 – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

15. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Environmental Noise Impact Assessment, referenced in Schedule "E" of this Agreement, as follows:

- (a) Building A-1 is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (b) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands;
- (c) upon completion of the development and prior to occupancy and/or final building inspection, a professional engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the approved Environmental Noise Impact Assessment referenced in Schedule "E" hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

16. **Notice on Title – Noise Control Attenuation Measures**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type A – Increasing Roadway Traffic

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that noise levels due to increasing roadway may be of concern, occasionally interfering with some activities of the unit occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Type C – Forced Air Heating System and Ducting

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this unit has been fitted

with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the purchaser/lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands."

Ending Paragraph

"The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands."

17. **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 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, 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.

18. **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 prior to any construction to determine the condition of the existing City Sewer System within the property 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 property 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 property and compensate the City for the full amount of any required repairs to the City Sewer System.

19. **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.

20. **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.

21. **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 Design 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.

22. **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.

23. **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.

24. **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) certificate of conformance and As-built Drawings 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, Development and Building Services.

25. **Leak Survey**

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's

ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.

26. **Storm Sewer Easement**

Prior to the registration of this Agreement, the Owner shall grant to the City, at no cost to the City, an unencumbered 6.2 metre easement for the existing City-owned 1800 mm storm sewer within this property, as shown on the approved Site Servicing Plan referenced in Schedule "E" hereto, if applicable, to the satisfaction of the City. The Owner shall provide a Reference Plan for registration, indicating the storm sewer easement, 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 registration of the easement. All costs shall be borne by the Owner.

27. **Sanitary Sewer Easement**

Prior to the registration of this Agreement, the Owner shall grant to the City, at no cost to the City, an unencumbered 9 metre easement for the existing City-owned 600 mm sanitary sewer within this property, as shown on the approved Site Servicing Plan referenced in Schedule "E" hereto, if applicable, to the satisfaction of the City. The Owner shall provide a Reference Plan for registration, indicating the sanitary easement, 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 registration of the easement. All costs shall be borne by the Owner.

28. **Release of Existing Storm and Sanitary Sewer Easement**

The Owner acknowledges and agrees that upon registration of the storm and sanitary sewer easements required for this site, the existing storm and sanitary sewer easement registered as Instrument Number OC1397929 can be released by the City, if applicable, at the Owner's cost.

29. **Hydro Ottawa Clearance**

The Owner acknowledges and agrees to provide a clearance from Hydro Ottawa prior to the Commence Work Notification issuance, confirming they agreed to the proposed works near the existing utility poles, overhead wires and within their easement along Eagleson Road, to the satisfaction of the General Manager, Planning, Development and Building Services.

30. **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, 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.

31. **Parkland Dedication**

- (a) In accordance with the Planning Act and the City of Ottawa Parkland Dedication By-law No. 2022-280, as amended, the Owner shall provide parkland dedication on the subject lands within Ward 23.
- (b) The Owner covenants and agrees that the conveyance requirement for the proposed commercial use has been calculated at the rate set out below and as shown in the table below:
- (i) For conveyance of parkland, cash-in-lieu of conveyance parkland, or combination thereof: 2% of the gross land area (commercial & industrial uses).

Parkland Dedication Calculation:	
<i>* based on area shown on GeoOttawa</i>	
Property Address	Gross Land Area*
801 Eagleson Road	17,178 m2
	17,178 m2
Parkland dedication rate:	2%
Parkland Dedication requirement:	344 m2 0.0344 ha

32. **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 23 funds. The Owner shall also pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule "B" herein.

33. **Corner Sight Triangle**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, two overlapping unencumbered corner sight triangles measuring 5 metres x 15 metres at the intersection of Eagleson Road and Bridgestone. The exact location and area of the corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, to the City Surveyor for review 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.

October 16, 2025

Date



Kersten Nitsche
Manager (A), Development Review
West, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-25-0014

SITE LOCATION

801 Eagleson Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located at the northeast corner of the intersection of Eagleson Road and Bridgestone Drive, in the Bridlewood neighbourhood. The site is currently vacant, has an area of approximately 17178.01 square metres, and frontage on two streets – approximately 175 metres along Eagleson Road and 83 metres along Bridgestone Drive. Surrounding uses include an elementary school to the immediate east, with existing low-rise residential neighbourhoods further east and northeast; large-format commercial plazas further north along Eagleson Road; the Monahan Drain and existing low-rise residential neighbourhoods to the west; and existing and developing low-rise residential neighbourhoods to the south.

The proposed development consists of six single-storey commercial buildings with a combined gross floor area (GFA) of 3,936 square metres. Building 'A-1' is in the northeast corner of the site, has a GFA of 796 square metres, and 360 square metres of associated outdoor play area. Building 'A-2' is centrally located along the rear property line and has a GFA of 1,016 square metres. Building 'A-3' is in the southeast corner of the site, has a GFA of 796 square metres and an associated patio along Bridgestone Drive. Building 'C' is in the northwest corner of the site, along Eagleson Road, and has a GFA of 611 square metres. Building 'D' is centrally located along Eagleson Road, has a GFA of 376 square metres and an associated drive through facility. Building 'E' is in the southwest corner of the site, at the intersection of Eagleson Road and Bridgestone Drive, has a GFA of 611 square metres and associated patio along Eagleson Road.

A total of 210 vehicular parking spaces are proposed within a surface parking lot, which will serve all proposed commercial buildings. A total of 20 bicycle parking spaces are also proposed throughout the site. The site has two proposed vehicular accesses – a full-movement access along Eagleson Road, and a full-movement access along Bridgestone Drive. The proposed development includes two access points: one along Bridgestone Drive and the other along Eagleson Road. These access points have been strategically placed as far from intersections as possible.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to the applicable Official Plan policies, including those specific to the Suburban Transect and Mainstreet Corridor designation.
- The proposed is in compliance with the majority of applicable zoning provisions including those specific LC7[226] (Local Commercial, Subzone 7, Urban Exception 226) zoning. Where provisions are not being met, conditions of approval have been included requiring that relief be obtained prior to the registration of the Site Plan Agreement.
- All technical issues have been resolved to the satisfaction of the City, through the approved drawings or inclusion of conditions.
- Conditions of approval have been included to ensure the proposed development conforms to City policies and guidelines.
- The proposed site design represents good planning.

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.

ROAD MODIFICATIONS

There are road modifications associated with this site plan control application. The Road Modification Approval report is still in progress and does not have final approval. Conditions have been included in the approval outlining the requirement for a delayed process to enter into a Road Modifications Agreement with the City of Ottawa.

CONSULTATION DETAILS

Councillor's Comments

Councillor Allan Hubley was aware of the application related to this report.

Technical Agency/Public Body Comments

Bell Canada

The applicant has been provided comments from Bell Canada, which are to be addressed directly with Bell Canada.

TELUS Communications

TELUS has confirmed that the proposed development has no conflicts with TELUS infrastructure.

Enbridge Gas Inc.

The applicant has been provided with comments from Enbridge Gas Inc., which are to be addressed directly with Enbridge Gas Inc.

Hydro Ottawa

The applicant has been provided comments from Hydro Ottawa, which are to be addressed directly with Hydro Ottawa.

Rideau Valley Conservation Authority

The Rideau Valley Conservation Authority confirmed that they have no objections to the proposed development.

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline has been met.

Contact: Colette Gorni Tel: 613-580-2424, ext. 21239 or e-mail:
Colette.Gorni@ottawa.ca

Document 1 – Location Map

