



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

---

Site Location: 1545A Merivale Road

File No.: D07-12-22-0190

Date of Application: December 30, 2022

---

This SITE PLAN CONTROL application submitted by Pamela Whyte, Parsons on behalf of 1545A Merivale Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan – Revised New Construction**, A-100, prepared by Lalande + Doyle Architects Inc., dated 2022/09/20, revision 5 dated 2023/08/10;
2. **Tree Conservation Report & Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated October 2022, revision 6 dated 2023/08/14;
3. **Building Elevations**, A-400, prepared by Lalande + Doyle Architects Inc., dated 2022/04/18, revision 4 dated 2023/05/16;
4. **General Plan of Services**, Drawing No. 122098-GP, prepared by Novatech, Project No. 122098, dated November 16, 2022, revision 5, dated August 14, 2023;
5. **Grading Plan**, Drawing No. 122098-GR, prepared by Novatech, Project No. 122098, dated November 16, 2022, revision 7, dated August 14, 2023;
6. **Storm Drainage Area Plan**, Drawing No. 122098-STM, prepared by Novatech, Project No. 122098, dated December 23, 2022, revision 4, dated August 14, 2023;
7. **Erosion and Sediment Control Plan**, Drawing No. 122098-ESC, prepared by Novatech, Project No. 122098, dated November 16, 2022, revision 5, dated August 14, 2023; and
8. **Retaining Walls Plan, Sections and Specifications**, Drawing No. RW1, prepared by Robert E. Dale Limited Consulting Engineers, Project No. 220357, dated June 13, 2023.

And as detailed in the following report(s):

1. **Servicing Design Brief**, Merivale Medical Imaging Clinic, prepared by Novatech, File No. 122098, dated December 23, 2022, revision 2, dated August 14, 2023;
2. **Phase One Environmental Site Assessment**, 1545 and 1545A Merivale Road, prepared by Pinchin, File No. 319880, dated December 22, 2022;
3. **Geotechnical Report**, Proposed Commercial Building, prepared by Paterson Group, File No. PG6288-1, dated August 3, 2022;
4. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind, dated October 18, 2022; and
5. **TIA Strategy Report**, prepared by Parsons, dated November 2022.

And subject to the following 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. **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, Real Estate and Economic Development.

3. **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.

4. **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.

5. **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.

6. **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, Real Estate and Economic Development.

7. **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, Real Estate and Economic Development, 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development 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, Real Estate and Economic Development, 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.

8. **Development Charges**

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

9. **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**

### **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, 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.

### **11. Road Modifications**

The Owner agrees to complete all road modifications required to accommodate this development, as identified in the road modification approval report referenced

in Schedule "E" hereto, and further acknowledges and agrees that it is responsible for all costs associated with the public roadway modifications.

12. **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, Real Estate and Economic Development.

13. **Noise Control Attenuation Measures**

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

- (a) The office is to be equipped with central air conditioning;
- (b) The office is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (c) 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.
- (d) 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 Roadway Traffic Noise Assessment referenced in Schedule "E" hereto. The Professional Engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Real Estate and Economic Development (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, Real Estate and Economic Development;
- (e) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in clause Type D below.

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

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 D – Central Air Conditioning

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which 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 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.”

15. **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, 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.

16. **Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Real Estate and Economic Development, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Retaining Walls Plan, Sections and Specifications referenced in Schedule “E” hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner shall provide confirmation to the General Manager, Planning, Real Estate and Economic Development that the Professional Structural Engineer has inspected

and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

17. **Retaining Wall - Stability**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Walls Plan, Sections and Specifications and as shown on the approved Grading, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Real Estate and Economic Development, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

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 within Merivale 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, Real Estate and Economic Development.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development:
  - (i) obtain a video inspection of the existing City Sewer System within Merivale 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 Merivale Road 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, 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.

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, 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.

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

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top stormwater inlet control devices, as recommended in the approved Servicing 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, 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.



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) 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, Real Estate and Economic Development.

25. **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, 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.

26. **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.

27. **Cash-in-Lieu of Conveyance of Parkland**

- (a) Cash-in-lieu of Parkland will be based on 2% of the Gross Land Area of 138 square metres of the development.
- (b) The Owner acknowledges and agrees that the conveyance requirement to the City is 138 square metres.  $6,905 \text{ square metres} \times 2\% = 138 \text{ square metres}$ .

Prior to the issuance of a building permit, 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 9 funds. The Owner also acknowledges and agrees that the value of the land, determined as of the day before the day of building permit issuance, is to be determined by the City's Corporate Real Estate Office. The Owner shall also pay the parkland appraisal fee of \$800.00 plus H.S.T. of \$104.00, as referenced in Schedule "B" herein.

28. **Road Widening**

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Merivale frontage of the lands, measuring 8.1 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, 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.

29. **Grading Works on Adjacent Property**

Prior to registration of this Agreement, the Owner acknowledges and agrees to obtain a letter of permission from the owner of 1543 Merivale Road for the proposed grading works on the adjacent property, 1543 Merivale Road, as shown on the approved Grading Plan referenced in Schedule "E" hereto.

September 15, 2023

\_\_\_\_\_  
Date



\_\_\_\_\_  
Allison Hamlin  
Manager (A), Development Review West  
Planning, Real Estate and Economic  
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information  
Road Modifications Report

## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

---

**File Number:** D07-12-22-0190

### SITE LOCATION

1545A Merivale Road, as shown on Document 1.

### SYNOPSIS OF APPLICATION

- The site is located on the west side of Merivale Road and south of Capilano Drive. It is currently occupied by a vacant commercial building and associated surface parking lot in the Geographic Township of Nepean, Ottawa,
- The site has an area of 0.69 hectares and is irregularly shaped. The site has a narrow front lot line of 4.57 metres in width that provides access to the site from Merivale Road in conjunction with the right-of-way of equal width on the adjacent gas station site at 1543 Merivale Road.
- To north of the site is a gas station and a commercial plaza; east of the site is a curling facility; south of the site is a commercial plaza and a former restaurant building; and west of the site across Merivale Road is a church and a gas station
- The site is zoned “Arterial Mainstreet, Subzone 10 (AM10)” in the City of Ottawa’s Zoning By-law.
- The proposed development is a one (1) storey, 2,481 square metre medical imaging facility.
- Vehicle access is provided from Merivale Road from the existing driveway. A total of 127 vehicle parking spaces with 70 surface spaces and 57 underground spaces are provided. A total of 27 bicycle parking spaces will be provided (5 above ground and 22 underground). The ramp leading to the underground parking garage is located at the rear of the site. A new internal sidewalk from Merivale Road will provide pedestrian access from Merivale Road to the building’s front entrance.
- Enhanced landscaping is provided around the perimetre of the site as well as within the surface parking areas. The site also features an outdoor amenity area for staff at the rear of the building.
- A Minor Variance application was granted by the Committee of Adjustment on June 30, 2023 (D08-02-23/A-00120) to permit a reduced building frontage along the front lot line.

## **Related Applications**

The following applications are related to this proposed development:

- Minor Variance - D08-02-23/A-00120

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The property is designated Mainstreet Corridor in the Outer Urban Transect on Schedule B3 of the City of Ottawa's Official Plan. The proposal conforms with the City of Ottawa Official Plan policies;
- The proposal complies with all applicable zoning provisions including the provisions of the AM10 Subzone of the Zoning By-law 2008-250 as amended;
- The proposal responded appropriately to the Urban Design Guidelines for Development along Arterial Mainstreets;
- Conditions of approval have been included in this report in order to ensure the proposed development is constructed in conformity with City policies and guidelines;
- The Applicant has adequately resolved the comments received during the technical review process; and
- The proposal development is appropriately designed and 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, as detailed in the attached Road Modifications Report.

## **CONSULTATION DETAILS**

### **Public Comments**

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

In addition, a virtual Councillor-led information meeting was held on February 7, 2023 from 7:30 pm to 9:00 pm. There were approximately 10 members of the public that attended.

Summary of public comments and responses

Approximately 13 comments were received, with the following concerns expressed:

<p>Concern: The development does not provide enough intensification on the site.</p>	<p>Response: Regulations for medical imaging facilities limit the maximum building height of the development to one-storey. Medical Facility is a permitted use within the AM10 Zone.</p>
<p>Concern: Lack of pedestrian connections from Merivale Road.</p>	<p>Response: An internal sidewalk has been provided from Merivale Road to the front entrance of the building. The limited lot frontage and driveway width precludes additional pedestrian connections from being provided.</p>
<p>Concern: Traffic generation will be a concern.</p>	<p>Response: In support of the application, a Transportation Impact Assessment (TIA) was submitted and reviewed by staff, who found the report to be satisfactory.</p>
<p>Concern: Too much parking is being provided.</p>	<p>Response: After accounting for the 21 parking spaces allocated for snow storage, a total of 105 parking spaces are provided. This is 2 spaces more than the minimum number of parking spaces required by the Zoning By-law of 105 spaces.</p>
<p>Concern: The building is unattractive.</p>	<p>Response: In support of the application, a Design Brief and elevations were submitted and reviewed by staff, who found the design to incorporate features that add visual interest and positively contribute to the appearance of the street.</p>
<p>Concern: Does not align with the City of Ottawa Public Bike Parking Strategy.</p>	<p>Response: Staff have reviewed the Bike Parking Strategy and are satisfied that the</p>

	proposed bicycle parking is designed appropriately.
<p>Concern: The site does not accommodate an internal transit stop for patient pick-up/drop off.</p>	<p>Response: There are existing OC Transpo Transit stops in walking distance to the site along Merivale Road to service the development.</p>
<p>Concern: A green roof and solar panels should be added to building to provide amenity area to patients and reduce impacts on the environment.</p>	<p>Response: It is the decision of the Developer to implement design features such as green roofs and solar panels. They are not currently required by the City.</p>

**APPLICATION PROCESS TIMELINE STATUS**

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

**Contact:** Samantha Gatchene Tel: 613-580-2424, ext. 25478 or e-mail: [samantha.gatchene@ottawa.ca](mailto:samantha.gatchene@ottawa.ca)

# Document 1 – Location Map



D07-12-22-0190

22-1267-L

I:\CO\2022\Site\_Plan\Merivale\_1545A

©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 appartiennent à Teranet Entreprises Inc. et  
à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans  
autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE

REVISION / RÉVISION - 2022 / 12 / 30

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



**1545A ch. Merivale Rd.**





**PLANNING, REAL ESTATE, AND ECONOMIC DEVELOPMENT**

**ROAD MODIFICATIONS APPROVAL (RMA)  
REPORTS UNDER DELEGATED AUTHORITY**

**INTERNAL ROUTING CHECKLIST**

UNIT: Transportation Engineering Services	FILE NUMBER: RMA-2023-TPD-050
RECOMMENDATIONS: Staff recommend road works at 1545 Merivale Road to implement a raised concrete curb and median; as described in this report.	
LOCATION: 1545 Merivale Road	

<b>Revised Steps for the RMA</b>			
	<b>Office</b>	<u>Approval</u>	
		Initials	Date
1.	Report Author	G. Dyck	June 23, 2023
2.	Specialist, Development Review & Roadway Modification	E. Proulx	July 20, 2023
3.	Program Manager – Transportation Engineering Services	E. Murphy	July 21, 2023
<b>Councilor Concurrence</b>			
	<b>Ward/Name</b>	<u>Concurrence</u>	
		Verified By	Date
4.	Ward 8 – Councilor Laine Johnson	LJ – email	July 24, 2023
5.	Ward 9 – Councilor Sean Devine	SD - email	July 24, 2023
<b>Final Review and Approval</b>			
	<b>Office</b>	<u>Approval</u>	
		Initials	Date
6.	Program Manager – Transportation Engineering Services		

**CITY OF OTTAWA**  
**ROAD MODIFICATION**  
**APPROVAL UNDER DELEGATED AUTHORITY**

**RMA-2023-TPD-050**

**DATE: June 23, 2023**

**RECOMMENDATIONS**

- Staff recommend road works at 1545 Merivale Road to construct raised concrete curbs and median as described in this report.

**LOCATION**

- 1545 Merivale Road, Wards 8 and 9, see Attachment 1.

**BACKGROUND**

- The existing median at 1545 Merivale Road is depressed allowing for left-in-left-out access to 1545 Merivale Road and adjacent sites.
- Left turns into 1545 Merivale Road and Rossland Avenue have no left turning vehicle storage and will block the through lanes of Merivale Road.
- As Merivale Road is an arterial with high traffic volumes, left-in-left-out movements are highly undesirable and pose a safety concern.
- The proposed road works are required to restrict access at 1545 Merivale Road and Rossland Avenue to right-in-right-out only.

**COMPLIANCE WITH THE ROAD SAFETY ACTION PLAN**

The recommendations summarized in this report will help achieve the following objectives from the City's 2023 Road Safety Action Plan:

- Reduce collisions involving vulnerable users (pedestrians, cyclists, or motorcyclists) by implementing:
  - Pedestrian safety enhancements: Implement low-cost measures to address pedestrian safety issues at one location.
- Reducing collisions resulting from aggressive, impaired, or distracted driver behaviors by:
  - Using access management measures to reduce areas of conflict for motor vehicles.

**MODIFICATION OUTCOMES - BENEFITS AND IMPACTS**

The recommendations summarized in this report will help achieve the following objectives from the City's current Transportation Master Plan:

- Policy 4-3: Improve performance and adaptability of the transportation system

- Policy 9-6: Optimize Traffic Signal Operations for Multimodal Safety and Efficiency
- Policy 9-8: Implement the Strategic Road Safety Action Plan to reduce fatal and major injury collisions

### **Potential Benefits**

The proposed road modifications will improve the efficiency and performance of the through lanes on Merivale Road. The modifications will also prevent vehicles from making unprotected turn movements, decreasing the points of conflict for motorists on Merivale Road. Preventing blockages of through lanes on Merivale Road shall reduce the likelihood of a rear-end collision.

### **Potential Impacts**

1545 Merivale Road and Rossland Avenue will lose left-in-left-out access from Merivale Road.

### **EXISTING ROAD CONDITIONS**

- Merivale Road in study is a four-lane arterial road with curbs, sidewalks, is separated by a median, and is posted at 60 km/h.
- The area in study has seen 14 collisions from 2017 through 2021, including 5 injuries.
- Merivale Road is identified as a cycling spine route in the ultimate cycling plan.
- Merivale Road is a truck route carrying full load trucks.
- An OC Transpo bus stop exists on the west side of Merivale Road, north of Rossland Avenue.

### **PROPOSED ROAD MODIFICATIONS**

- It must be emphasized that the following road modifications (see Attachment 2) are conceptual and intended only to illustrate the proposed function. The approval of any detailed design of the road modifications stemming from this report will be subject to the City's detailed design review process.
- The detailed design review process will include requirements for roadside safety provisions, center medians, utility relocations, street lighting, drainage and other needs as deemed appropriate by the City.
- Any required easements or property requirements identified to implement the project as a result of the approved design review process will be the responsibility of the applicant to secure at their cost, to the satisfaction of the City of Ottawa.

#### **Proposed Road Modifications:**

- The proposed modifications are to construct approximately 30m of raised concrete median with curbs in front of 1545 Merivale Road.

- The median will divide Merivale Road northbound and southbound and prevent vehicles from making left turns in the area of study.
- In addition, 1.0m of asphalt re-instatement will be constructed on either side of the new median.

## **FINANCIAL COMMENTS**

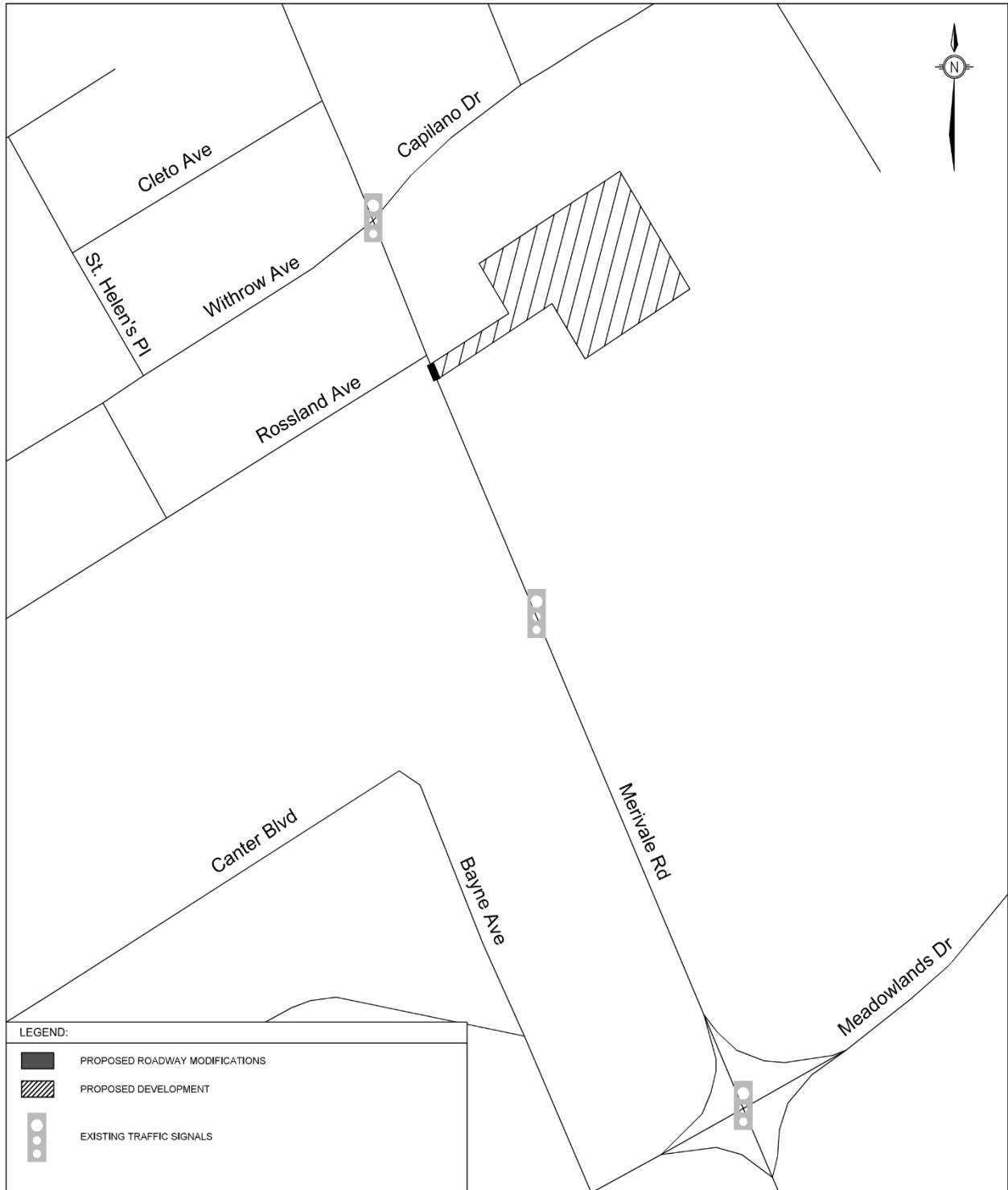
- Due to the minor nature of measures being recommended in the report, the impact to the operational costs for maintaining the street are expected to be minimal. The total estimated cost for the work is \$87,000.00
- Road works are to be developer-funded.

## **CONSULTATIONS**

- The area in study was reviewed as part of the TIA process.
- Posted on the City of Ottawa website for public consultation from July 24<sup>th</sup> to August 11<sup>th</sup>, 2023.
- Preliminary approval received from Manager of Transportation Engineering Services on 21 July 2023.
- Concurrence from Ward 8 provided by email on July 24<sup>th</sup>, 2023.
- Concurrence from Ward 9 provided by email on July 24<sup>th</sup>, 2023.
- Discussed providing 'No Left Turn' signage facing the eastbound lane of Rosland Ave with Councillor Devine via email, August 23, 2023.
- Approval for inclusion in Site Plan was received from the Program Manager of Transportation Engineering Services on [DATE].

## **ATTACHMENTS**

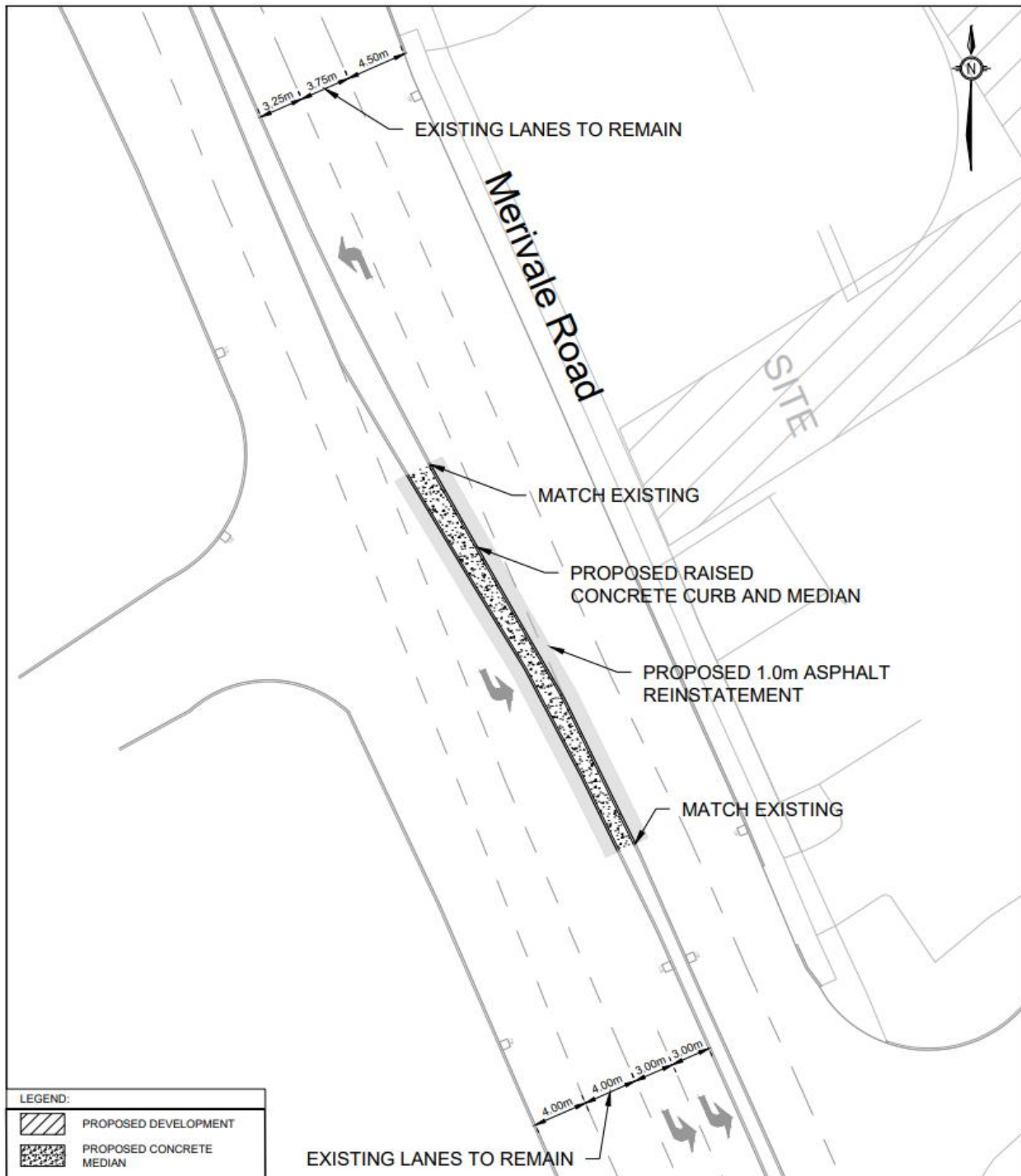
- Attachment 1 – Key Plan
- Attachment 2 – Proposed Road Modifications



LEGEND:

	PROPOSED ROADWAY MODIFICATIONS
	PROPOSED DEVELOPMENT
	EXISTING TRAFFIC SIGNALS

<p>Ottawa TRANSPORTATION SERVICES DEPT</p>	<p>KEY PLAN</p> <p>1545 MERIVALE ROAD</p>	Transportation Engineering Services Branch	
		Approved By: --	Drawing No.:
		Completed By: PARSONS	RMA-2023-TPD-XXX-A
		Scale: N.T.S.	Date: MAY 2023



LEGEND:	
	PROPOSED DEVELOPMENT
	PROPOSED CONCRETE MEDIAN

<p>PLANNING, REAL ESTATE &amp; ECONOMIC DEVELOPMENT DEPARTMENT</p>	<p>PROPOSED ROADWAY MODIFICATIONS</p> <p>1545 MERIVALE ROAD</p>	<p>Transportation Engineering Services Branch</p>	
		<p>Approved By: --</p>	<p>Drawing No.:</p>
		<p>Completed By: PARSONS</p>	<p>RMA-2023-TPD-050-B</p>
		<p>Scale: N.T.S.</p>	<p>Date: JULY 2023</p>