



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

Site Location: 3850 Cambrian Road

File No.: D07-12-23-0049

Date of Application: May 16, 2023

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

1. **Interim Site Plan – Phase 1, A001, prepared by Turner Fleischer Architects Inc. dated 2024-01-22, revision 11 dated 2024-12-12.**
2. **Site Plan – Phase 2, A002, prepared by Turner Fleischer Architects Inc. dated 2024-01-22, revision 11 dated 2024-12-12.**
3. **Site Details, A003, prepared by Turner Fleischer Architects Inc. dated 2024-01-22, revision 11 dated 2024-12-12.**
4. **Erosion/Sediment Control & Existing Conditions Plan, C101, prepared by Parsons Inc., dated 2022-08-19, revision 4 dated 2024-12-20**
5. **Site Servicing Plan, C102, prepared by Parsons Inc., dated 2022-08-19, revision 4 dated 2024-12-20**
6. **Interim Grading Plan, C103, prepared by Parsons Inc., dated 2022-08-19, revision 4 dated 2024-12-20**
7. **Ultimate Grading Plan, C103A, prepared by Parsons Inc., dated 2022-08-19, revision 4 dated 2024-12-20**
8. **Details Page 1, C104, prepared by Parsons Inc., dated 2022-08-19, revision 4 dated 2024-12-20**
9. **Details Page 2, C105, prepared by Parsons Inc., dated 2022-08-19, revision 4 dated 2024-12-20**
10. **Post-Development Drainage Areas and Ponding Plan, C106, prepared by Parsons Inc., dated 2022-08-19, revision 4 dated 2024-12-20**
11. **Landscape Plan, L-1, prepared by Ron Koudys Landscape Architects Inc., dated December 2022, revision 12 dated January 17, 2025**
12. **Landscape Details, L-2, prepared by Ron Koudys Landscape Architects Inc., dated December 2022, revision 12 dated January 17, 2025**
13. **Electrical Photometric Site Plan, ESP, prepared by Hammerschlag and Joffe Inc., dated 2022-11-02, revision 5 dated 2024-02-08**

And as detailed in the following report(s):

1. **Site Servicing and Stormwater Management Report, prepared by Parsons Inc., dated December 2024**
2. **Transportation Impact Assessment, prepared by CGH Transportation, dated January 2024**
3. **Geotechnical Investigation, prepared by GeoTerre, revision 2 dated August 14, 2023**
4. **Environmental Noise Assessment, prepared by SLR Consulting (Canada) Ltd., dated April 27, 2023**

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

General Conditions

1. Execution of Agreement Within Three 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 three (3) 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, Development and Building Services.

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, 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.

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, Development and Building Services.

6. Construct Sidewalks

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

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. **Interim Plan Approval**

The Owner acknowledges that the site plan referenced in/as Site Plan- Phase 2 is permitted to be constructed upon the completion and opening of Greenbank Road. Until such time, only the site plan approved in/as Interim Site Plan – Phase 1 is approved and permitted to be constructed as an interim condition.

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. 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.

13. Private Access

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

14. Noise Control Attenuation Measures

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

- (a) Acoustic barriers for rooftops, loading bay and at property line
- (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 Environmental Noise 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.

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 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.

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. 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 Site Servicing and Stormwater Management Report,

referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

19. 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.

20. 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, Development and Building Services.

21. 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.

22. Private Waste Removal and Recycling

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. 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, unencumbered overlapping corner sight triangles measuring 5.0 metres x 15.0 metres, as shown on the approved Site Plan at the intersection of Cambrian Road and (future) Greenbank Road. 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.

24. 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 Greenbank Road and Cambrian Road frontage of the lands, measuring as per the Greenbank Road Realignment Detailed Design and Cambrian Road Widening Environmental Assessment and as shown on the approved Site Plan. 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.

25. Interim Site Plan Approval

The Owner acknowledges and agrees that the interim site plan titled Interim Site Plan – Phase 1, A001, prepared by Turner Fleischer Architects Inc. dated 2024-01-22, revision 11 dated 2024-12-12 is the sole site plan approved at the time of site plan control approval. The ultimate site plan title Site Plan – Phase 2, A002, prepared by Turner Fleischer Architects Inc. dated 2024-01-22, revision 11 dated 2024-12-12 is not permitted to be constructed until such time as the section of future Greenbank Road along the eastern edge of 3850 Cambrian Road has been constructed and is publicly-accessible. The ultimate plan, including the ultimate right-in right-out vehicles accesses, will be required to be provided at the sole cost of the owner at the time of the opening of future Greenbank Road to the satisfaction of the General Manager, Planning, Development and Building Services

May 2, 2025

Date



Lily Xu
Manager, Development Review South,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0049

SITE LOCATION

3850 Cambrian Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

3850 Cambrian Road is located on the northern side of Cambrian Road and west of the future extension of Greenbank Road. Similarly, the remaining quadrants of the intersection of Cambrian Road and future Greenbank Road have active development applications intended to introduce commercial and retail uses. The broader area is developed exclusively with low-rise residential neighbourhoods in the form of townhouse dwellings. The subject site is currently undeveloped.

The Site Plan Control application proposes to introduce three new commercial and retail buildings to the site. The buildings will total 3,262 sqm of gross floor area and be accompanied by 119 vehicle parking spaces as well as 4 accessible parking spaces.

The proposed development will provide a vehicle connection to Cambrian Road at the south of the site as an interim condition until such time as Future Greenbank Road is constructed and two additional accesses can be opened. This application approval will permit an interim site plan featuring one vehicle access off Cambrian Road during the interim stage, and following the completion of Future Greenbank Road, the ultimate site plan will be permitted, featuring two additional RIRO vehicle accesses on future Greenbank Road. During the interim stage these accesses will be blocked with concrete barriers to prevent vehicle access until Future Greenbank Road is constructed and publicly accessible.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is designated as Neighbourhood within the Evolving Neighbourhood Overlay of the Suburban (Southwest) Transect. The subject site is

adjacent to a future Transitway Station Node and the designation permits mix of building forms, including the proposed commercial uses.

- The north-south extension of Greenbank Road is not yet complete requiring the approval of an interim condition anticipating vehicle connections to Greenbank Road upon its formal completion.
- The subject site is zoned General Mainstreet, Exception 1658 (GM[1628]) which permits the proposed use.
- The proposed development represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280 section 11 (1), was previously satisfied through the related plan of subdivision approval (reference file D07-16-16-0023, phase 3). The parkland dedication rate calculated at subdivision approval was based on a commercial use being developed on the site; the current application is consistent with the commercial use and therefore does not generate additional parkland dedication

CONSULTATION DETAILS

Public Comments

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

Summary of public comments and responses

No public comments were received online.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/a

Response to Comments –Technical

N/a

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/a

Response to Comments – Advisory Committees

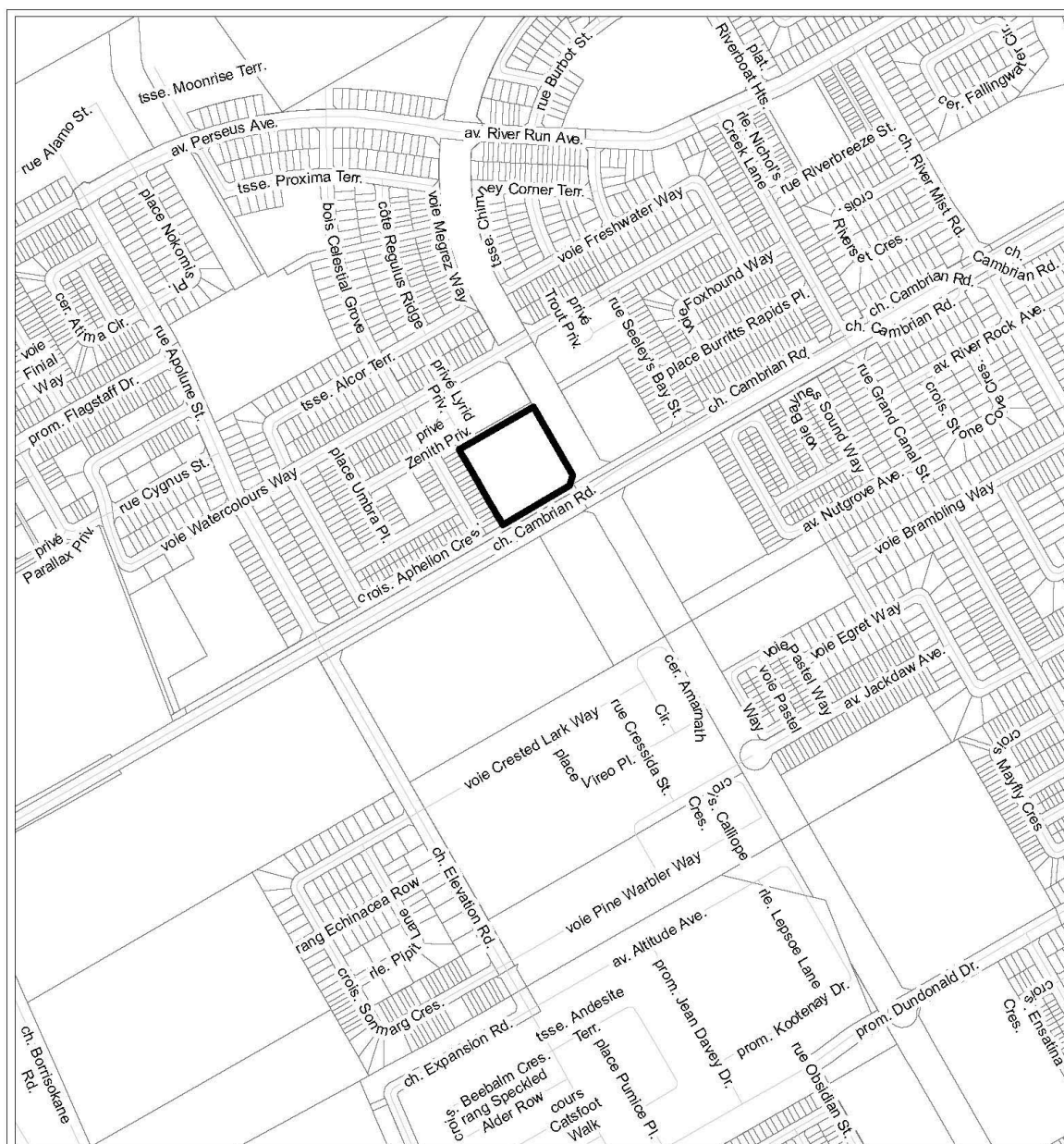
N/a

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date.

Contact: Craig Hamilton Tel: 613-580-2424, ext. 23502 or e-mail:
Craig.hamilton@ottawa.ca

Document 1 – Location Map



D07-12-23-0049

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REVISION / RÉVISION - 2023 / 05 / 09

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



3850 ch. Cambrian Rd

