



CITY OF OTTAWA

INVOICE / FACTURE

Invoice Number /
 Numéro de la facture
02026-2026
 Application Number /
 Numéro de la demande
D01-01-26-0007
 Date
5/11/2026

Fee Description / Description des frais

Cheque / chèque

Initial On-Site Signage	1,068.00
HST # 86393 5995 RT0001	138.84
Official Plan Amendment	41,224.00
Official Plan Amendment-Conservation Authority	845.00
	<hr/>
	43,275.84

Invoice Total / total de la facture**43,275.84**

Notes / notes

Cheque 728 for 43250.84, remaining balance paid by Visa

Location / emplacement

1209 MICHAEL ST N

Invoiced To / facturé à

CFCF 1209 MICHAEL STREET INC
 464 BANK ST
 OTTAWA, ON
 K2P1Z3

Office Use Only

Application Number: D01-01-26-0007 Ward Number: 11 File Lead: _____

Application Received: (dd/mm/yyyy): 11/05/2026

Client Service Centre Staff: Eric Caron Fee Received: \$ 43,275.84



Official Plan Amendment

Application Form

Section 21 of the Planning Act, RSO 1990, as amended (O.Reg. 543/06)

Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of The Planning Act, R.S.O. 1990, C.P.13.

Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the Planning Act, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business and Technical Support Services, Planning, Development and Building Services Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 52815.

Section 1: Background Information

* Mandatory Field

*Site Address or Location: 1209 Michael Street North, Ottawa, ON, K1J 7T2

Have you pre-consulted with City Staff? Yes No

If Yes, please indicate the date of the pre-consultation (dd/mm/yyyy): 08/05/2025

For any and all previously approved, and concurrent development application(s), please list application numbers:

Application Numbers: N/A

Applicant/Agent Information

Company name: Fotenn Planning + Design

*Contact name: Gillian Henderson

*Mailing Address: 420 O'Connor Street, Ottawa, ON, K2P 1B7

*Telephone: 613-730-5709 *Email Address: henderson@fotenn.com

Registered Property Owner Information: Same as above

*Name: His Majesty the King in Right of Canada (c/o Inside Edge Properties)

*Mailing Address: 464 Bank Street, Suite 200, Ottawa, ON K2P 1Z3

*Telephone: 613-627-2105 *Email Address: dhunter@ieproperties.com

Site Details

Legal Description: *Part of Lots 26 & 27, Concession 2 (Ottawa Front), Geographic Township of Gloucester, City of Ottawa*

What is the land currently used for? *The subject property is occupied by a two (2) storey office building in the southwest corner of 1209 Michael Street North, while the balance of the lands is occupied by an associated at-grade parking lot.*

Lot frontage: m Lot depth: m Lot area: _____ m²

Or Lot area: (irregular lot) m²

Does the site have Full Municipal Services? Yes No

Proposal Details

*Type of development proposed (new buildings or additions, land use(s), number of unit(s), proposed tenure, etc.):

The application seeks to develop two (2) high-rise mixed-use towers connected by a six (6) storey, mid-rise podium. Tower A, located in the westernmost corner of the site is proposed to have a height of 30 storeys (98.55 metres), while Tower B, located in the centre of the site is proposed to have a height of 28-storeys (92.55 metres).

What is the site's current Official Plan designation?

The subject properties is located in the "Inner Urban Transect" and is designated "Hub" (Schedule B2 – Inner Urban Transect).

Why is the amendment needed (changes or replaces a designation, add a land use(s), add or replace a policy, alter a performance standard(s), etc.)?

The OPA is needed to amend the Inner East Lines 1 and 3 Stations Secondary Plan. Per Schedule A – Maximum Building Heights and Minimum Densities of the secondary plan, the subject property is located in Area B subject to a maximum height of 20 storeys. The proposed development does not conform to the maximum height, as set out in the Secondary Plan.

Development Information

- | | | |
|--|-------|----------------|
| 1. Indicate the <u>gross floor area</u> of all newly proposed buildings/additions. | 2,918 | m ² |
| 2. Indicate the <u>gross floor area</u> of all existing buildings. | 0 | m ² |
| 3. Indicate the combined number of parking spaces (existing and proposed). | 207 | spaces |
| 4. What is the maximum building height proposed? | 98.55 | m |
| 5. How many storeys are proposed? | 3,030 | storeys |
| 6. Indicate the proposed lot coverage (total area of all building footprints divided by total lot area x 100%) | 54 | % |
| 7. If applicable, indicate the percentage of landscaped area within all parking lots (area of landscaping within parking lots divided by total lot area x 100%). | | % |
| 8. Indicate the percentage of the total site that is occupied by vegetation and landscaping (total area of all landscaping and vegetation divided by total lot area x 100%). | 46 | % |

Community Notification

Have you contacted the Ward Councillor to explain this proposal?

Yes No

Have you contacted the Registered Community Organization's representative(s) to explain this proposal?

Yes No

If Yes, indicate the name of the Registered Community Organization(s):

N/A

Have you consulted with neighbouring property owners?

Yes No

If Yes, give details of how (flyers, local meetings, mail, etc..)

N/A

Section 2: Application Fees

Please visit the City's website for additional information on the Official Plan Amendment.
Fees must be paid in full at the time of application submission.

Planning Fee

\$42,430.84

Plus Initial Conservation Authority Fee

\$820.00

Total

\$43,250.84

Section 3: Submission Requirements

Standard Plans (mandatory submission requirements)

Study and plan requirements are outlined for the applicant during Pre-Consultation. Pre-Consultation is encouraged for all Official Plan Amendment proposals. A [help guide](#) can be viewed in order to prepare studies and plans, as well as gather information on general development considerations.

- Site Plan
- Planning Rationale
- Plan of Survey
- Public Consultation Strategy

Potential Studies and Plans (may be required at time of submission or prior to final approval)

Engineering

- Geotechnical Study
- Noise Control Study

Planning / Design

- Agrology and Soil Capability Study
- Archaeological Assessment
- Building Elevations
- Heritage Impact Assessment
- Impact Assessment Study - Mineral Aggregate
- Impact Assessment Study - Mining Hazards
- Impact Assessment Study - Waste Disposal Sites/ Former Landfill Sites
- Landscape Plan
- Minimum Distance Separation
- Urban Design Brief
- Urban Design Review Panel Report
- Street level visualization of the proposed development (.jpg or .pdf format) - Optional

Environmental

- Environmental Impact Study
- Environmental Management Plan

Technical Requirements

- Plans are to be standard A1 size (594 mm x 841 mm) or Arch D size (609.6 mm x 914.4 mm) sheets, dimensioned in metric and utilizing an appropriate Metric scale (1:200, 1:250, 1:300, 1:400 or 1:500). A scale of 1:200 is recommended for the Site Plan.
- Many of the plans and studies collected with this application must be signed, sealed and dated by a qualified engineer, architect, surveyor, planner or designated specialist. The City will not review a plan or study if it is missing this information.
- Electronic copies of all required studies and the Site Plan must be supplied in Adobe .PDF format and accompany your application submission. All PDF submitted documents are to be unlocked, flattened and not saved as a portfolio file.
- Electronic document names should match the study/plan names contained in Section 3 of this form. These documents will be made publicly available on the City's Development Applications Website.
- Additional development applications, such as Site Plan Control, Plan of Subdivision or Plan of Condominium may be required in support of the proposal.

Legal Requirements

- Staff will prepare a recommendation to the Planning and Housing or Agriculture and Rural Affairs Committee, supporting or refuting the requested Official Plan Amendment. The final decision is made by City Council. Where appropriate criteria are met, a Council decision can be appealed to the Ontario Land Tribunal.
- Information requested through the Planning Act, Ontario Regulation 543/06, Schedule 1 must be contained within the required Planning Rationale. Applicable Sections of Schedule 1, including 4, 7-9, 18 and 20-26 should be addressed within the Planning Rationale.

Financial Requirements

- Large sign(s) describing the proposal will be posted on the subject property. The fee for this service is included as part of the application cost (\$1,206.84). Additional signage, if required will be invoiced to the applicant at a cost of \$602.29 per sign.
- Conservation Authority will invoice for any additional fees and technical report review as required.

Section 5: Undertaking For Ontario Land Tribunal

TO: CITY OF OTTAWA

FROM: Name:

Address:

SUBJECT: APPLICATION FOR OFFICIAL PLAN AMENDMENT

Address of Site:

Where the City of Ottawa substantially supports the application for an Official Plan Amendment,

Name of Applicant:

Hereby undertakes to pay, in accordance with section 19 of the Planning Fees By-Law, as amended, of the City of Ottawa, upon receipt of invoice from the City, any and all legal costs, including all disbursements of the City, to an upset limit of \$10,000 in respect of preparation for and attendance at a Ontario Land Tribunal hearing, until the matter is finally resolved by the said Tribunal.

It is hereby acknowledged that "hearing" shall include all attendances before the Tribunal in respect of the said application whether in person, telephone conference call or other means as directed by the Tribunal.

Dated at Ottawa this day of , .

Please complete 1 or 2.

For Applicants and Individuals

1

Signature of Applicant

(Please print Name)

Signature of Witness

(Please print Name)

For Corporations and Companies

2

Corporate name (if applicable)

(Authorized Signature) I have the authority to bind the Corporation

(Please print Name and Title)