



File No. **D07-12-18-0014**

July 31, 2018

Stantec Consulting Ltd.
1331 Clyde Avenue, Suite 400
Ottawa, ON, K2C 3G4
ATTN: David Krajaefski
Dear: Alex:

**Subject: Site Plan Control Application
1117 Longfields Drive and 1034 McGarry Terrace**

On July 25, 2018, the City approved the Site Plan Control application, subject to Owner of the subject lands entering into a Site Plan Agreement. This Site Plan Control Approval pertains only to the extension of a watermain and relocation of sanitary and storm sewers and is the first part of a larger development project that will ultimately consist of a mixed-use building within the 1117 Longfields Drive portion of the property. The 1034 McGarry Terrace portion of the lands will be developed in a future phase.

It is important to note that this Site Plan Control Approval will lapse if certain requirements are not fulfilled by July 25, 2019. Specific details of the requirements will be provided to you once it has been indicated that the Owner is prepared to enter into an agreement with the City. These requirements may include, but are not limited to the following:

- Site Plan Agreement is signed.
- Security in the form of a Letter of Credit – in the City's standard format and wording, certified cheque or bank draft is provided. - *This has been received.*
- Certificate of Liability Insurance provided.
- Any required fees are paid. - *This has been received.*

Please note that the documents referred to above, if not submitted in the City's required format(s), will be returned, resulting in a delay issuing a building permit and/or a commence work order.

The Owner of the subject lands is required to enter into a Site Plan Agreement with the City. Please arrange for legal representation as soon as possible to review this Site Plan Approval and the title to the subject lands. Please note that the City will require that all Agreement(s) entered into with the City shall require postponement(s) of any encumbrance(s) on title at the time of registration of the Agreement(s) with the City on the subject lands, and any lands to be conveyed to the City as a condition of Site Plan Approval are required to be conveyed free and clear of any encumbrance(s) on title.

Also enclosed is a copy of the approved plan(s). We will retain the original site plan(s).

If you have any questions or concerns, please contact Tracey Scaramozzino by telephone at 613-580-2424, extension 12545 or by e-mail at tracey.scaramozzino@ottawa.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracey Scaramozzino', with a stylized flourish at the end.

Tracey Scaramozzino, MCIP RPP
Planner II
Development Review

Enclosures(#)

c.c. Councillor Michael Qaqish
Sharif Sharif, Infrastructure Approvals Project Manager, PIED (include 1 set of approved/signed mylars)
Kevin Lamer (Mail Code: 26-14), Program Manager - Development Inspection West, PIED
Matthew Graham, Manager (A) - Building Inspections, Building Code Services, PIED
Terri Hunt (Mail Code 16-11), Program Manager - Permit Approvals, Building Code Services, PIED (include all final/consolidated approved Geotechnical and/or Slope Stability studies)
Christine Enta, Legal Counsel, City Clerk & Solicitor Department
Joumana Tannouri, Securities Administrator, Finance Department (no plans)