



**SITE PLAN CONTROL APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Site Location: 2500 St-Laurent Boulevard

File No.: D07-12-17-0127

Date of Application: October 3, 2017

This SITE PLAN CONTROL application submitted by Lloyd Phillips, Lloyd Phillips & Associates Ltd., on behalf of Conroy Business Park Inc., is APPROVED as shown on the following plan(s):

1. **Erosion & Sediment Control Plan**, ESCP-1, prepared by exp Services Inc., dated 19/09/17, revision 5 dated 06/06/18.
2. **Tree Conservation Report & Landscape Plan**, L.1, prepared by James B. Lennox & associates Inc., dated 09/20/2017, revision 4 dated 06/05/2018.
3. **Site Plan**, SP-1, prepared by M. David Blakely Architect Inc., dated 08/09/2016, revision 13 dated 18/05/18.
4. **Site Servicing and Grading Plan**, SSGP-1, prepared by exp Services Inc., dated 19/09/2017, revision 5 dated 06/06/18.
5. **Stormwater Management Plan**, SWM-1, prepared by exp Services Inc., dated 19/09/2017, revision 5 dated 06/06/18.
6. **Building #1 Elevations**, A1, prepared by M. David Blakely Architect Inc., dated 15/03/2017, revision 6 dated 09/05/18.
7. **Building #2 Elevations**, A2, prepared by M. David Blakely Architect Inc., dated 15/03/2017, revision 6 dated 09/05/18.

And as detailed in the following report(s):

1. **Stormwater Management & Servicing Report**, prepared by exp Services Inc., dated September 19, 2017, revised April 26, 2018.
2. **2500 St Laurent Blvd Transportation Brief**, prepared by Santec, dated September 7, 2017.
3. **Phase One Environmental Site Assessment**, prepared by exp Services Inc., dated May 10, 2017.
4. **Geotechnical Investigation**, prepared by exp Services Inc., dated July 5, 2017.
5. **Traffic Noise Assessment**, prepared by Gradient Wind Engineering Inc., dated September 6, 2017.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. **Permits**
The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development Department.
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 approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.
6. **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.
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, Infrastructure and Economic Development Department. Such sidewalk(s) shall be constructed to City Standards.
8. **Reinstatement of City Property**
The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.
9. **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, Infrastructure and Economic Development Department.
10. **Maintenance and Liability Agreement**

The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

11. Completion of Works

The Owner acknowledges and agrees that no building shall be occupied on the lands, nor will the Owner convey title to any building 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, Infrastructure and Economic Development Department, 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, conveyance and/or occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development Department, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development Department for such conveyance and/or occupancy in writing.

12. Snow Storage

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

13. Exterior Lighting

All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans referenced herein unless otherwise approved in writing by the General Manager, Planning, Infrastructure and Economic Development Department. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning, Infrastructure and Economic Development Department, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.

14. Extend Internal Walkways

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, Infrastructure and Economic Development Department.

Special Conditions

15. 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, an unencumbered corner sight triangle measuring 5 metres x 5 metres at the intersection of St. Laurent Boulevard and Conroy 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 Clerk and Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

16. Permanent Features

The Owner acknowledges and agrees that no permanent features shall be permitted above and below grade within the City's widened right-of-way or corner sight triangle, including commercial signage.

17. Noise Impact Assessment

The Owner(s) shall implement the following noise control attenuation measures recommended in the approved Noise Impact Assessment, referenced in Schedule "E" herein;

- (a) Building will be supplied with central air conditioning.
- (b) Prior to issuance of building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound level criteria. Building components are to be constructed as per the Ontario Building Code (OBC 2012). Minimum AIF requirements for building components are provided in the approved Noise Impact Assessment.
- (c) Notices-on-Title respecting noise

"To ensure provincial sound level limits are not exceeded this unit has been supplied with a central air conditioning system and other measures which allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment."

"Purchasers/tenants are advised that sound levels due to increasing road/rail/light-rail/transitway traffic will interfere with outdoor activities as the sound levels exceed the sound level limits of the City of Ottawa and the

Ministry of the Environment. To help address the sound attenuation this development includes multi-pane glass and upgraded exterior walls.”

“The transferee covenants with the transferor, and the lessee covenants with the lessor, that the above clause’s, verbatim, shall be included in all subsequent agreements of purchase and sale, lease agreements, and Transfers/Deeds conveying the lands described herein, which covenant shall run with the said lands and is for the benefit of the owner of the adjacent road.”

- (d) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the Lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the approved Noise Study Update referenced in Schedule “E” hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment and Climate Change) or noise thresholds identified in the City’s Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the City’s Design and Construction, Building and Parks Manager (the “Certification Letter”) stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development.
- (e) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:
 - (i) Actual site visits, inspection, testing and actual sound level readings at the receptors;
 - (ii) Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City’s *Environmental Noise Control Guidelines*; and
 - (iii) Non-conditional final approval for release for occupancy.

All of the information required in subsections (d) and (e) above shall be

submitted to the General Manager, Planning, Infrastructure and Economic Development Department, and shall be to his satisfaction.

18. **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 – Conroy Business Park, 2500 St. Laurent Blvd** - “Project No. OTT-00238830-A0, dated July 5, 2017; by EXP Services Inc.” (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department 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, Infrastructure and Economic Development Department.

19. **Access Easement to City**

The Owner acknowledges and agrees it shall grant to the City, at the Owner’s expense, a Blanket Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City to enter on and to pass at any and all times, on, over, along and upon the lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Private Watermains, Private Service Posts and fire hydrants at the Owner’s expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Clerk and Solicitor. All costs shall be borne by the Owner.

20. **Traffic Impact Assessment**

The Owner(s) has undertaken a Transportation Study/Brief for this site, prepared by Stantec Consulting Ltd, Project No. 163601146 dated September 07, 2017, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure, that the recommendations of the Transportation Study/Brief are fully implemented, to the satisfaction of the General Manager, Planning and Growth Management Department.

21. **Maintenance and Liability Agreement**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement for all concrete paving placed in the City’s right-of-way along St Laurent Blvd in accordance with City Specifications, and the

Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

22. **Provision for Transit Passenger Standing Area**

The Owner(s) shall locate, design and construct, at no cost to the City of Ottawa, paved transit passenger standing area on St Laurent Blvd to the specifications of the City of Ottawa.

23. **Waste and Recycling Collection**
Non-Residential/Commercial Units

The Owner acknowledges and agrees that waste collection and recycling collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for waste collection and recycling collection. The Owner shall consult a private contractor regarding any access requirements for waste and/or recycling collection.

24. **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 **Site Servicing & Grading Plan** – “Drawing No. SSGP-1, Project No. OTT-00238830-A0, dated September 19, 2017, revision 4, dated May 10, 2018”, prepared by EXP Services Inc., referenced in Schedule “E” herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department 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 **Site Servicing & Grading Plan** – “Drawing No. SSGP-1, Project No. OTT-00238830-A0, dated September 19, 2017, revision 4, dated May 10, 2018”, prepared by EXP Services Inc., referenced in Schedule “E” herein.

25. **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 & Grading Plan** – “Drawing No. SSGP-1, Project No. OTT-00238830-A0, dated September 19, 2017, revision 4, dated May 10, 2018”, prepared by EXP Services Inc., 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.

26. **Cash in Lieu of Parkland**

That the Owner(s) provide evidence (payment receipt) to the Committee that payment has been made to the City of Ottawa of cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of the land otherwise required to be conveyed shall be determined by the City of Ottawa in accordance with the provisions of By-Law No. 2009-95, as amended.

27. 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, Infrastructure and Economic Development Department, 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.

28. Installation of Signs on Private Property

The Owner acknowledges and agrees it shall obtain approval from the Chief Building Official, Building Code Services prior to installation of any signs on the subject lands. The Owner further acknowledges and agrees that any such signs shall be installed in a location to the satisfaction of the Chief Building Official, Building Code Services and the General Manager, Planning, Infrastructure and Economic Development Department, and in accordance with the City’s Permanent Signs on Private Property By-law No. 2005-439, as amended.

29. Bell Canada – Easements

The Owner acknowledges and agrees to grant to Bell Canada any easements that may be required for telecommunication services at the Owner’s sole cost and expense. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements at the Owners sole cost and expense.

30. Bell Canada

The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

31. Communication and Telecommunication

The Owner acknowledges and agrees that, prior to commencing any Work on the subject lands, it shall confirm with Bell Canada that sufficient wire-line communication and telecommunication infrastructure is currently available within the subject lands to provide communication and telecommunication service to it. The Owner acknowledges and agrees that, in the event that such infrastructure is not available, the Owner shall be required to pay for the connection to and/or extension of the existing communication and telecommunication infrastructure. If the Owner elects not to pay for such connection and/or extension of the existing communication/telecommunication infrastructure, it shall provide evidence satisfactory to the General Manager, Planning, Infrastructure and Economic Development Department, that sufficient alternative communication and telecommunication facilities are available on the subject lands to enable, at a minimum, the effective delivery of communication and telecommunication services for emergency management services, such as 911 emergency services.

32. Hydro Ottawa Limited – Medium Voltage Overhead Lines

The Owner acknowledges and agrees that there are medium voltage overhead lines along the East side of the subject lands and the following conditions shall apply:

- a) The Owner shall ensure that no personnel or equipment encroaches within three (3.0 m) metres of the Hydro Ottawa Limited overhead medium voltage distribution lines, unless approved by Hydro Ottawa Limited. The Owner shall contact Hydro Ottawa prior to commencing work when proposing to work within three (3.0 m) metres of the Hydro Ottawa Limited distribution lines as noted above. No such work shall commence without prior approval of Hydro Ottawa Limited.
- b) The Owner shall ensure that no permanent structures are located within the "restricted zone" defined by Hydro Ottawa Limited's standard OLS0002. The "restricted zone" surrounds overhead medium voltage pole lines, consisting of a five (5.0 m) metre radial distance from overhead medium voltage conductors, and a two (2.0 m) metre distance from a vertical line drawn from the conductors to ground level along, the length of the pole line. This standard complies with the requirements of the *Occupational Health & Safety Act*, the Ontario Building Code and the Ontario Electrical Safety Code.

33. Hydro Ottawa Limited – Easements

The Owner acknowledges and agrees to convey any such easement deemed necessary by Hydro Ottawa Limited, depending on the electrical servicing design, at the Owner's own expense and to the satisfaction of Hydro Ottawa

Limited.

34. **Hydro Ottawa Limited – Relocation**

The Owner acknowledges and agrees it shall be responsible for all costs for feasible relocations, protection or encasement of any existing Hydro Ottawa Limited plant and/or asset

35. **Hydro Ottawa Limited – Encroachment**

The Owner acknowledges and agrees that it shall ensure that any landscaping or surface finishing will not encroach into the existing or proposed Hydro Ottawa Limited overhead or underground assets or easement. When proposing to plant in the proximity of existing power lines, the Owner shall refer to Hydro Ottawa Limited's free publication *Tree Planting Advice*. The Owner acknowledges and agrees to ensure that the shrubs and tree locations and expected growth will be considered. If any Hydro Ottawa Limited related activity requires the trimming, cutting or removal of vegetation, or removal of other landscaping or surface finishing, the activity and the re-instatement shall be at the Owner's expense.

36. **Hydro Ottawa Limited – Service Entrance Requirement**

The Owner acknowledges and agrees it shall be responsible for servicing the buildings within the subject lands. The Owner further acknowledges and agrees that only one service entrance per property shall be permitted by Hydro Ottawa Limited.

37. **Hydro Ottawa Limited – Conditions of Service**

The Owner shall comply with Hydro Ottawa Limited's *Conditions of Service*, as amended, and shall consult with Hydro Ottawa Limited regarding the servicing terms prior to commencing engineering designs in order to ensure compliance with all Hydro Ottawa Limited standards and guidelines.

38. **Hydro Ottawa Limited – Non-Conformance**

The Owner acknowledges and agrees that Hydro Ottawa Limited reserves the right to raise conditions throughout the development of this proposal, should any revisions to the development contain non-conformances with, for example, Hydro Ottawa Limited's *Conditions of Service*, or any other standards and specifications established by Hydro Ottawa Limited.

39. **Enbridge Gas Distribution Inc.-Relocation Costs**

The Owner acknowledges and agrees to bear the responsibility of all costs associated with the relocation of any gas main resulting from changes in the alignment or grade of future road allowances, or for temporary gas pipe installations pertaining to phased construction.

40. **Enbridge Gas Distribution Inc. – Easements**

The Owner agrees to convey to Enbridge Gas Distribution Inc., at the Owner's cost, any easements which are required to service this development, as

determined by Enbridge Gas Distribution Inc.

41. **Enbridge Gas Distribution Inc. – Other**

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department.

June 25, 2018



Date

Don Herweyer
Manager, Development Review
Development Review, South
Planning, Infrastructure and Economic Development
Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-17-0127

SITE LOCATION

The site municipally known as 2500 St-Laurent Boulevard is located at the northwest corner of the St-Laurent Boulevard and Conroy Road intersection, and is within the Ottawa Business Park, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is vacant save for some minor vegetation and a few trees within the site and along both frontages.

The property is surrounded by the following:

- A vacant business park site to the north;
- A vacant business park site to the west;
- St-Laurent Boulevard and an existing one-storey office building to the south; and
- Conroy Road and a large commercial building -Sky Zone & Yang Medicine- to the east.

The applicant is proposing the development of two linear, two-storey office buildings framing the frontages along St-Laurent Boulevard and Conroy Road. The buildings are designed to have articulations, vertical elements and a variety in materials to reduce the perceived building length. A high proportion of glazing is provided. Each unit has a ground-oriented patio. Units along St-Laurent Boulevard have a walkway connection from the patios to the sidewalk. A barrier free pedestrian walkway is proposed between the site the multi-use path along Conroy Road.

A single access is provided from St-Laurent Boulevard and leads to an internal parking area of 141 spaces. A waste management building is proposed within the parking area.

A future Phase 2 is contemplated for a similar type of building along the western edge of the property. However, an additional Site Plan Control application will be submitted for this when the Owner wishes to proceed.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is designated in the City's Official Plan as Employment Area, which permits predominantly office spaces, manufacturing, warehousing, distribution, research and development facilities and utilities. The proposed development conforms with the relevant policies of the Plan and will contribute to the long-term economic health of the community and its ability to attract and retain new investment.
- The subject site is zoned IP [2103] (Business Park Industrial Zone) which permits the proposed use on the subject site. The proposed development will comply with all relevant provisions of Zoning By-law 2008-250.
- The proposed development complies with the City's applicable design and compatibility objectives of the City's Official Plan. The site layout and design is an efficient use of the land, helps frame the street edge and provides opportunity for pedestrian connections between the subject site and the surrounding area. Locating active uses at grade adjacent to the pedestrian pathways and the street animates the building and creates interest while the proposed landscaping enhances and creates an attractive development.
- The proposed site design represents good planning.

CONSULTATION DETAILS

Councillor Deans is aware.

Public Comments

Summary of Comments - Public

N/A

Response to Comments - Public

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

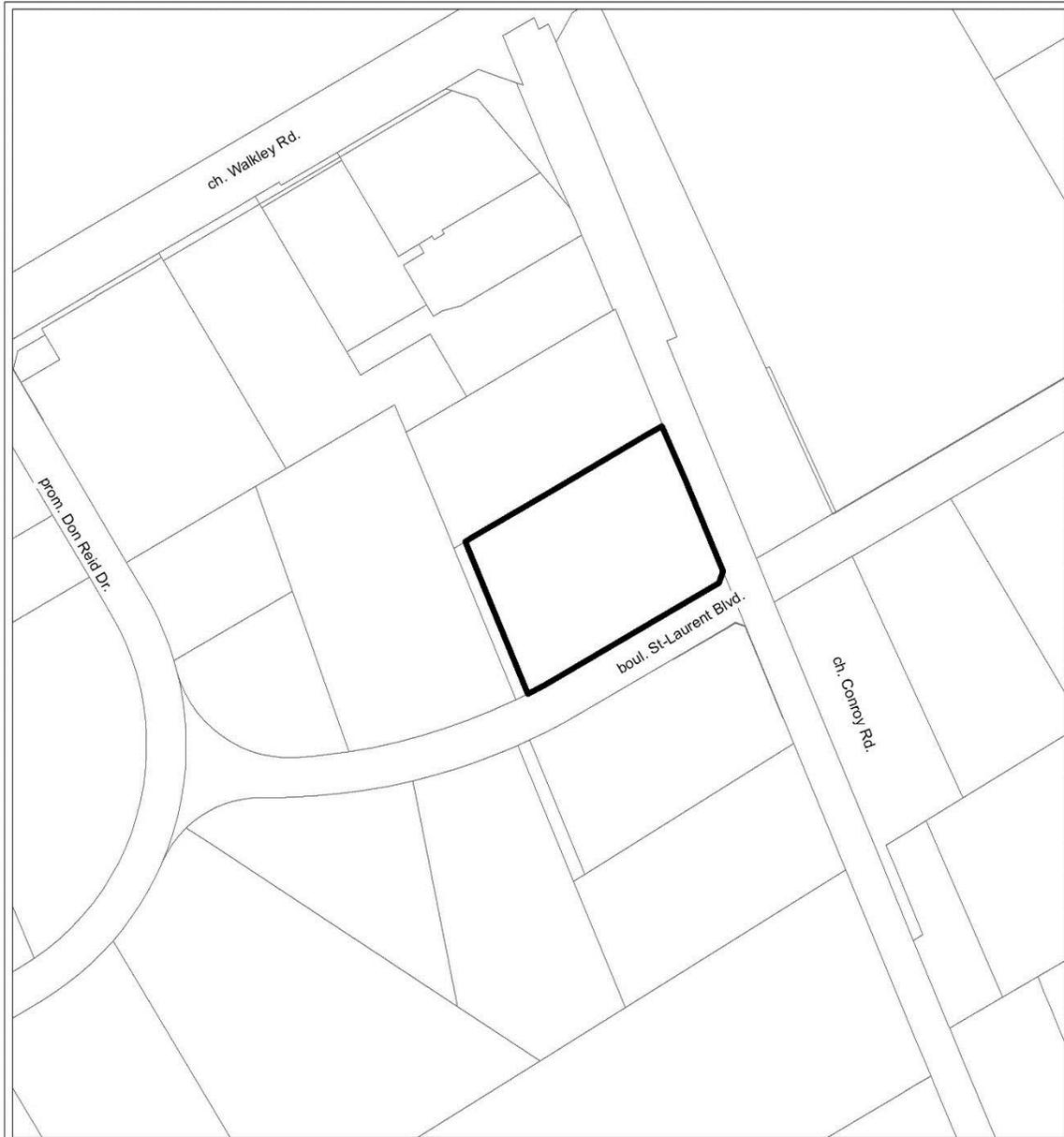
N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to the to the turnaround time of the comment response.

Contact: Max Walker - Tel: 613-580-2424, ext. 23947; Fax: 613-580-2576; or e-mail: max.walker@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-17-0127	17-1465-A		
I:\CO\2017\Site\StLaurent2500			
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