

June 11, 2019

Project 1 Studio Inc.
260 St. Patrick Street
Ottawa, ON K1N 5K5

Attention: Ryan Koolwine
Architect

Dear Mr. Koolwine:

Subject: Site Plan Control Application
776-784 St. Laurent Boulevard

The City has approved the Site Plan Control application received on October 27, 2017, subject to Owner of the subject lands entering into a Site Plan Agreement.

It is important to note that this Site Plan Control Approval will lapse if certain requirements are not fulfilled **by June 3, 2020**. 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.
- Certificate of Liability Insurance provided.
- Any required fees are paid

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 Simon Deiaco by telephone at 613-580-2424, extension 15641 or by e-mail at Simon.Deiaco@ottawa.ca.

Sincerely,



Simon M. Deiaco, MCIP, RPP
Planner III
Development Review, Central

Enclosures(#)

c.c. Councillor Rawlson King
John Wu, Infrastructure Approvals Project Manager
Wally Dubyk, Transportation Project Manager
Matthew.Wilson@ottawa.ca, Development Inspections
Mark.Richardson@ottawa.ca, Forester
Linda.Carkner@ottawa.ca, Right of Way
Pauline.Prevost@ottawa.ca, Circulation Clerk - Design Review
Colin Simpson, Program Manager, Transportation Engineering Services
John.Buck2@ottawa.ca, Building Inspections
Tina.Carrier@ottawa.ca, Program Manager - Permit Approvals (include all final/consolidated approved Geotechnical and/or Slope Stability studies)
Mike.Levasseur@ottawa.ca, Zoning Plan Examiner
Addressing and Signs
Joseph Langiano, Right of Way Agreements Coordinator
Jake.Gravelle@ottawa.ca, By-Law Enforcement
Wendy.Hickson@ottawa.ca, Development Agreement Officer
Joumana Tannouri, Securities Administrator, Finance Department
Jake.Lefebvre@mpac.ca, Account Manager, MPAC
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
1252066 Ontario Inc., 231 Brittany Drive, ON K1K 0R8