



File No. D07-12-18-0053

June 17, 2019

Chris Havers
HDR
300 Richmond Road, Suite 200
Ottawa, ON
K1Z 6X6

Dear Mr. Havers:

Subject: Site Plan Control Application
2225 Mer-Bleue Road
Original File No: D07-12-18-0053

The City has approved the Site Plan Control application received on April 11, 2018, subject to the Owner of the subject lands entering into a Site Plan Agreement and satisfying the conditions contained in the attached Delegated Authority report.

It is important to note that this Site Plan Control Approval will lapse if certain requirements are not fulfilled by June 11, 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 Julie Lebrun by telephone at 613-580-2424, extension 27816 or by e-mail at Julie.Lebrun@ottawa.ca.

Sincerely,



Julie Lebrun, MCIP, RPP
Planner
Development Review, East

Enclosures(#)

c.c. Councillor Stephen Blais
Will Curry, Infrastructure Approvals Project Manager
Mike Giampa, Transportation Project Manager
Matthew.Wilson@ottawa.ca, Development Inspections
Sami Rehman, Environmental Planner
Mark.Richardson@ottawa.ca, Forester
Linda.Carkner@ottawa.ca, Right of Way
Pauline.Prevest@ottawa.ca, Circulation Clerk - Design Review
Colin Simpson, Program Manager, Transportation Engineering Services
John.Buck2@ottawa.ca, Building Inspections
Matthew.Brozincevic@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
Carole Legault, Co-ordinator, Accessibility Advisory Committee
EUCOG - Kris Kilborn, East Urban Community Owners Group
Jake.Lefebvre@mpac.ca, Account Manager, MPAC
OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5
Mélanie Potvin-Simon, Carrefour Santé Orléans Health Hub
David Henselwood, ZW Project Management Inc.
Allan Evans, Fire Services
Bill Harper, City Surveyor

Eric Cryderman, Drainage Superintendent
Joshua Good, Building Code Services
Tracy Smith, Forestry Services
Matthew Hunt, Ottawa Police, CPTED Unit
Mathieu Gravel, Mayor's Office
André Korol-Paradis, Transportation Services
David McLeod, Right of Way Approvals Unit
Mark Beaudette, Hydro One
Karolyn Bois, Conseil des Écoles catholiques du Centre-est
Meaghan Palynchuk, Bell Canada
James Holland, South Nation Conservation
Jamie Batchelor, Rideau Valley Conservation
Joan Zacharias, Rogers Communications Canada Inc.
Ian Fleming, Zayo
Alice Coleman, Enbridge Gas Distribution