



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

Site Location: 2425 Bank Street

File No.: D07-12-20-0050

Date of Application: April 30, 2020

This SITE PLAN CONTROL application submitted by Novatech (attn.: Kayla Blakely) on behalf of Zlepnig Holdings Limited Attn Fred Zlepnig, is APPROVED as shown on the following plan(s):

1. **General Plan of Services, Waterford Ottawa Seniors Apartments**, GP, prepared by Novatech, dated April 30, 2020, revised October 30, 2020 (Revision 5).
2. **Grading and ESC Plan, Waterford Ottawa Seniors Apartments**, GR, prepared by Novatech, dated April 30, 2020, revised October 30, 2020 (Revision 5).
3. **Notes, Details and Tables, Waterford Ottawa Seniors Apartments**, NDT, prepared by Novatech, dated April 30, 2020, revised October 30, 2020 (Revision 5).
4. **Site Plan (Ground Level), Waterford Ottawa Senior Apartments**, A-101, prepared by Neuf Architect(e)s, dated April 28, 2020, revised October 13, 2020 (Revision K).
5. **Site Plan (Roof Level), Waterford Ottawa Senior Apartments**, A-102, prepared by Neuf Architect(e)s, dated April 28, 2020, revised October 13, 2020 (Revision K).
6. **Garage Level 1 & 2, Waterford Ottawa Senior Apartments**, A-200, prepared by Neuf Architect(e)s, dated April 28, 2020, revised October 13, 2020 (Revision K).
7. **Section – Retaining Wall, Waterford Ottawa Seniors Apartments**, SK1, prepared by Cleland Jardine Engineering Ltd., dated September 1, 2020.

8. **Geogrid Reinforced Design 17 Degree Batter to 2.8 m (9.18 ft)**, GRANDE-SE-RI-17 DEGREE, prepared by Peto MacCallum Ltd., dated October 31, 2007.
9. **Elevations, Waterford Ottawa Senior Apartments**, A-400, prepared by Neuf Architect(e)s, dated April 28, 2020, revised October 13, 2020 (Revision K).
10. **Elevations, Waterford Ottawa Senior Apartments**, A-401, prepared by Neuf Architect(e)s, dated April 28, 2020, revised October 13, 2020 (Revision K).
11. **Elevations, Waterford Ottawa Senior Apartments**, A-402, prepared by Neuf Architect(e)s, dated April 28, 2020, revised October 13, 2020 (Revision K).
12. **Tree Conservation Report and Landscape Plan, Waterford Ottawa Senior Apartments**, L.1, prepared by James B. Lennox & Associates Inc., dated April, 2020, revised November 4, 2020 (Revision 5).
13. **Stormwater Management Plan, Waterford Ottawa Seniors Apartments**, SWM, prepared by Novatech, dated April 30, 2020, revised October 30, 2020 (Revision 3).

And as detailed in the following report(s):

1. **Shadow Analysis**, Waterford Ottawa Senior Apartments, A-900, prepared by Neuf Architect(e)s, dated April 28, 2020, revised October 13, 2020 (Revision K).
2. **Transportation Impact Assessment**, Waterford Ottawa Senior Apartments 2431 Bank Street, prepared by Novatech, dated May 1, 2020, revised July 31, 2020.
3. **Development Servicing and Stormwater Management Report**, Waterford Ottawa Senior Apartment 2431 Bank Street, prepared by Novatech, dated April 30, 2020, revised October 30, 2020.
4. **Transportation Noise Assessment**, Waterford Ottawa Senior Apartments 2425-2431 Bank Street, prepared by Gradient Wind, dated April 29, 2020.
5. **Stationary Noise Assessment**, Waterford Ottawa Senior Apartments 2425-2431 Bank Street, prepared by Gradient Wind, dated May 20, 2020.
6. **Phase I – Environmental Site Assessment**, 2425-2431 Bank Street, prepared by Paterson Group, dated December 11, 2019.
7. **Geotechnical Investigation Proposed Multi-Storey Building**, 2425-2431 Bank Street, prepared by Paterson Group, dated January 15, 2020.

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. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. The Owner acknowledges and agrees that no new building will be occupied on the lands 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, 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, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Infrastructure and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Infrastructure and Economic Development for such occupancy in writing.
 - (i) 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, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.
 - (ii) Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

Special Conditions

1. The Owner shall provide a construction traffic management plan prior to registration of the Agreement. Such plan shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
2. Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across Bank Street and Hunt Club Road (including the site triangle at Hunt Club Road and Bank Street). The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval 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.
3. The Owner acknowledges and agrees to implement all recommendations, design parameters and controls in accordance with the approved stormwater management plan “**Development Servicing and Stormwater Management Report**, Waterford Ottawa Senior Apartment 2431 Bank Street, prepared by Novatech, dated April 30, 2020, revised October 30, 2020’, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
4. The Owner acknowledges and agrees to enter into a Maintenance and Liability and/or Encroachment Agreement for any landscaping (hard or soft) located on City property, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
5. The Owner acknowledges and agrees to provide certification by a professional engineer that the stormwater facilities have been constructed in accordance with the to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
6. 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 Plans and Reports, 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 Plans and Reports referenced in Schedule “E” herein.

7. Prior to registration, the Owner shall enter into a Roadway Modification Approval process for the works on Bank Street as detailed in the approved functional roadway modification drawings. The Owner further acknowledges and agrees it shall be responsible for the cost of all roadway modifications identified in the Roadway Modification Approval Report, as approved by the Manager, Development Review (South Unit).
8. The Owner acknowledges and agrees all roof top mechanical equipment shall be screened with appropriate acoustical barriers.
9. 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 “**Development Servicing and Stormwater Management Report**, Waterford Ottawa Senior Apartment 2431 Bank Street, prepared by Novatech, dated April 30, 2020, revised October 30, 2020’. 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.
10. 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 Report (the “Report”), referenced as “**Geotechnical Investigation Proposed Multi-Storey Building, 2425-2431 Bank Street, prepared by Paterson Group, dated January 15, 2020**”, 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.
11. The Owner(s) shall implement the following noise control attenuation measures recommended in the approved **Transportation Noise Assessment, Waterford Ottawa Senior Apartments 2425-2431 Bank Street, prepared by Gradient Wind, dated April 29th, 2020**.
12. 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

Transportation Noise Assessment referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment, Conservation and Parks) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the General Manager, Planning, Infrastructure and Economic Development (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, Planning, Infrastructure and Economic Development.

13. 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:

1. Actual site visits, inspection, testing and actual sound level readings at the receptors;
2. 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
3. Non-conditional final approval for release for occupancy.

14. The Owner(s) agree that all blasting activities will conform to the City of Ottawa's standard S.P. No: F-1201 Use of Explosives. Prior to any blasting activities, a pre-blast survey shall be prepared as per F-1201, at the Owner(s) expense for all buildings, utilities, structures, water wells, and facilities likely to be affected by the blast and those within 75 m of the location where explosives are to be used. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

15. The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Designs for 2425 Bank Street and as shown on the approved Site Plan, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Infrastructure and Economic Development, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for 2425 Bank Street. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional

Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledge and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details. All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development, and shall be to his satisfaction.

16. The Owner(s) agree to provide a Notification Letter in compliance with City specification F-1201. Specification indicates that a minimum of 15 Business days prior to blasting the Contractor shall provide written notice to all owner(s) and tenants of buildings or facilities within a minimum of 150m of the blasting location. A copy of the Notification Letter will be submitted to the Program Manager of Construction Services, City of Ottawa.

November 12, 2020

Date



Lily Xu
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: D07-12-20-0050

SITE LOCATION

The proposal is located at 2425 Bank Street, on the northeast corner of Hunt Club Road and Bank Street, located in Ward 10 (Gloucester Southgate),

SYNOPSIS OF APPLICATION

A Site Plan Control application to construct a 14-storey, 8,860 square metre addition to the existing Waterford Retirement Residence. The addition will be connected to the existing 6-storey building by a one storey link at ground level. In total the gross floor area of the existing and proposed addition will be 15,570 square metres.

PROPOSAL DETAILS

The proposed addition will have a 1,472 square metre ground floorplate, with a 4.4 metre floor to ceiling height. The middle podium from the second to the 7th storey will have a 1,229 square metre floor plate, with the tower portion of the building (8th to 14th) storey's having a 820 square metre floor plate.

The proposed addition will include two levels of below-grade parking which will provide 133 parking spaces for the residents, visitors and staff. Approximately 50 of the existing 134 surface parking spaces will be retained and 12 new spaces are proposed at-grade to the east of the addition. A total of 55 new bicycle parking spaces will be provided, with 67 in total.

The plan also includes the removal of a large paved surface along the north side of the existing 6-storey building making room for the creation of an 875 square metre garden with walkways.

RELATED APPLICATIONS

Minor Variance D08-02-20/A-00151

A Minor Variance was applied for the following:

- a) To permit an increased building height of 22.84 metres for a portion of the building located over 20 metres and up to 30 metres from a R3 residential zone, whereas the Zoning By-law permits a maximum building height of 20 metres in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 residential zone.

- b) To permit an increased residential floor plate of 820 square metres, whereas the Zoning By-law permits a maximum residential floor plate of 750 square metres for a tower portion of a building where the building height exceeds 9 stories.

Lifting of Holding Provision – D07-07-20-0010

The holding provision can be lifted when a site plan control application is approved that addresses environmental, transportation and infrastructure matters, as well as site plans or master plans that demonstrate how the proposed development will contribute to achieving the overall urban design and active frontage directions set out in the South Keys to Blossom Park, Bank Street Secondary Plan

Sanitary

The proposed addition to the existing building will receive its sanitary service by connecting into the existing private sanitary service for the building, which outlets to the Bank Street public sanitary sewer.

Water

Water service for the proposed addition will be provided by two water laterals which will connect onto the public watermain in Southgate Road.

Stormwater Management

The stormwater management for the site uses on-site storage in the form of rooftop, parking, and underground storage areas to store excess stormwater. The proposed stormwater infrastructure required for the addition will connect onto the existing storm service on the property, which outlets to Bank Street.

Transportation

The approval drawings illustrate a 'pork-chop' design at the Bank Street entrance to limit southbound left-out turning movements. This entrance will be restricted to a southbound left in, northbound right in and right movements. Access on the Hunt Club Road entrance will be all movement.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site plan complies with the 'General Urban Area' designation of the City's Official Plan, where this designation is intended to support a broad range of housing forms, commercial and institutional land-uses.

- The site plan complies with the South Keys to Blossom Park, Bank Street Secondary Plan and Community Design Plan where maximum building heights are 15 storey's, and floor plate sizes on high-rise buildings are to be minimized.
- The site plan complies with the zoning performance standards of the 'Mixed-Use Centre, subzone 2286, schedule 349-h zone.
- The Holding Provision ('h') has been removed through Council direction.
- The site was subject to a special Urban Design Review Panel session, which was intended to rectify building design and floor plate size. Through the UDRP session the design was revised to ensure the proposed floor plate size of 820 square metres met the objectives of the Secondary Plan. It was concluded that the proposed balconies, which contribute to floor plate size, accounted for the difference between the Secondary Plan 750 square metre requirement and the requested 820 square metres, thus the Secondary Plan intentions were met.
- This site was subject to a Minor Variance D08-02-20/A-00151 which was approved on September 2nd, 2020 and passed through its appeal period with no appeals.

CONSULTATION DETAILS

Councillor Deans has concurred with the proposed conditions of approval.

Councillor Comments

Councillor Deans has indicated the following.

"While I am encouraged to see the development of much needed seniors' housing, neighbouring residents have expressed concerns with respect to the scale of the project and height of the building. I am hopeful that the applicant will work with the community throughout both the construction phase and once the building is occupied to ensure that the impact to surrounding residents is minimized as much as possible. I have worked with the applicant to address concerns related to parking, lighting, and traffic and expect that the applicant will be willing to work with me in the event that new issues arise. "

PUBLIC COMMENTS

Comment: Why is a 14-storey building permitted on this site?

Response: In 2015 the South Keys to Blossom Park, Bank Street Secondary Plan and Community Design Plan was created, and subsequent zoning implemented its direction for this property and others in the Plan's geographic boundary. The site at 2425 Bank Street was identified as a site for up to 15 storey's in height due to its location on a Transit Priority Corridor (Bank Street and Hunt Club); its proximity to

the existing Rapid Bus Transit Station at South Keys shopping centre; its location on an arterial road outside of the low-rise neighbourhood; and its ability to be supported by infrastructure.

Comment: The 14-storey building will negatively impact my property with the shadow it will cast.

Response: As part of the site plan submission a Sun Shadow Analysis was required to be submitted. This analysis illustrates the impact of shadowing on adjacent residential will be minimized by the tower floor plate size (820 square metres) and the setback (25 metre) from Southgate Road.

Comment: Why was there a lack of public consultation on this site plan project?

Response: The application for site plan control followed the City of Ottawa's policy and procedures for public consultation, where on-site signs were posted on the Hunt Club Road and Bank Street frontage, notification was given to local Community Association (South Keys-Greenboro Association, Fairlea Community Association, Queensdale Village Action Committee and Wisteria Park Community Association and Upper Hunt Club Community Association), and information was posted on the City's website.

Comment: There is a concern about increased transient foot traffic and vehicular traffic in the adjacent residential streets as a result of this development.

Response: There is no direct access, vehicular or pedestrian, to and from the 2425 Bank Street from Southgate Road. Therefore, there are no anticipated impacts from on-street parking on Southgate Road due to the fact that a pedestrian would have to walk all the way to Albion Road or Cahill Drive, or cut through the private parking lot at 2401 Bank Street (this cut through is inconvenient, and through private property).

Comment: Concerns were raised that the 14-storey tower will create light pollution

Response: On site lighting is required to utilize 'sharp cut off' lighting features and provide no light spillage onto adjacent properties. Our standard site plan and site plan agreement condition requires a lighting letter authorized by a professional engineer that all lighting has been designed with 'sharp cut off' designs, and light spillage is 0.5 foot candles at the property line. Visible lighting is a different matter, while no slight spillage can occur, there will be visible lights from the property, including the interior lights of residential units. However, keep in mind that although this light is visible, it will not shine onto adjacent properties. Also, residential units will be fitted with blinds and appropriate window shades.

Comment: What kind of vibrations can be expected from construction?

Response: Given the setback of the proposed building from the neighbouring buildings (>10 m) and that the piles would be driven mostly through clay, it is not anticipated that the neighbouring properties will experience excessive vibration levels. Vibration monitoring could also be conducted along the property lines during pile driving to ensure that potentially damaging vibration levels are not occurring at the neighbouring properties.

Comment: What impact will there be on the area's water table as a result of our excavation. With South Keys being on leda clay some residents are concerned about whether any changes in water table would impact foundations?

Response: Since the excavation will be located within the silty clay deposit, groundwater infiltration into the excavation will be relatively low, and therefore impacts to the water table in the area are anticipated to be minimal.

Comment: Will the hydro vault at the north end of the property generate noise?

Response: There are no sources of noise from the hydro vault equipment. The vault will be equipped with a ventilation fan but this is not a noise source that would be heard by occupants or neighbours.

Comment: Concerns were raised on the impact to the songbird population due to nature of the construction materials, particularly the volume of translucent glass to be used as cladding, and clear tempered glass windows, both of which are a well documented hazards to birds.

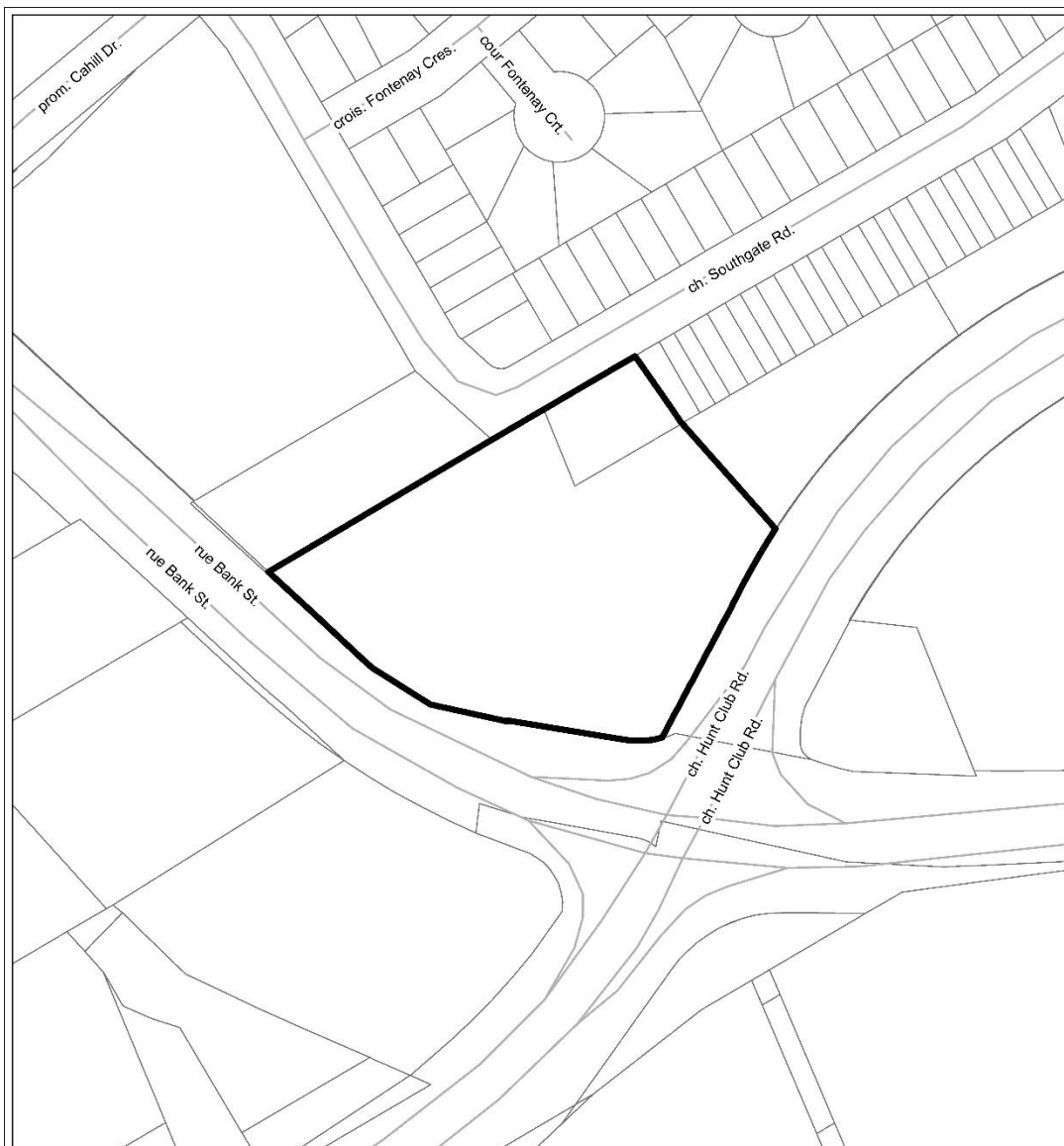
Response: Low-reflective glass on the first four storeys (including balcony railings), as well as adjacent to the 8th floor roof terrace, on the 8th and 9th floor. Canopies above the main glazed entrances, to better mute reflections and provide visual cues for birds to avoid the area.

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 requirement multiple revisions to address engineering matters and related Zoning By-law and Official Plan Amendment applications.

Contact: Sean Moore - Tel: 613-580-2424, Ext. 16481; Fax: 613-580-2576; or
E-mail: sean.moore@ottawa.ca

Document 1 – Location Map



LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

D07-12-20-0050

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REVISION / RÉVISION - 2020 / 05 / 21



2425 rue Bank Street



NOT TO SCALE