



**SITE PLAN CONTROL APPLICATION
SITE PLAN APPROVAL REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 116 and 118 Carruthers Avenue

File No.: D07-12-24-0153

Date of Application: November 21, 2024

This SITE PLAN CONTROL application submitted by Dayna Edwards, Q9 Planning + Design, on behalf of Majid Ahangaran, is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, A0, prepared by Redline Architecture Inc., dated May 3, 2024, revision #5 dated 05/22/2025.
2. **Landscape Plan**, L1, prepared by James B. Lennox & Associates Inc., dated July 2024, revision #5 dated 05/21/2025.
3. **East and North Elevations**, A7, prepared by Redline Architecture Inc., dated May 3, 2024, revision #4 dated 05/22/2025.
4. **West and South Elevations**, A8, prepared by Redline Architecture Inc., dated May 3, 2024, revision #4 dated 05/22/2025.
5. **Existing Conditions and Removals Plan** C000, prepared by EXP Services Inc., dated March 1, 2024, revision #3 dated 05/03/2025.
6. **Site Servicing Plan**, C100, prepared by EXP Services Inc., dated March 1, 2024, revision #4 dated 05/03/2025.
7. **Site Grading Plan**, C200, prepared by EXP Services Inc., dated March 1, 2024, revision #4 dated 05/03/2025.
8. **Erosion and Sediment Control Plan** C300, prepared by EXP Services Inc., dated March 1, 2024, revision 3 dated 05/03/2025.
9. **Pre-Development Conditions**, C400, prepared by EXP Services Inc., dated March 1, 2024, revision #1 dated 05/03/2025.
10. **Post-Development Conditions**, C500, prepared by EXP Services Inc., dated March 1, 2024, revision #1 dated 05/03/2025.
11. **Notes and Details Plan**, prepared by EXP Services Inc., dated March 5, 2025.

And as detailed in the following report(s):

1. **Phase One Environmental Site Assessment**, prepared by EXP Services Inc., dated November 20, 2024.

2. **Phase Two Environmental Site Assessment**, prepared by EXP Services Inc., dated November 20, 2024.
3. **Site Servicing and Storm Water Management Report**, prepared by EXP Services Inc., dated October 23, 2024, revised March 5, 2025.
4. **Noise Impact Study**, prepared by EXP Services Inc., dated January 1, 2025.
5. **Geotechnical Investigation**, prepared by EXP Services Inc., dated November 20, 2024.

And subject to the following Scoped Site Plan Agreement Conditions:

General Conditions

1. Lapsing of Approval

The Owner shall enter into this Scoped Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and/or Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. Notice on Title – On-site Parking

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the unit being rented be provided with any on-site parking. Should the lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The purchaser/lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa, cannot be guaranteed now or in the future; and that the purchaser/lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk."

"The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands."

3. **Notice on Title – Noise Control Attenuation Measures**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type A – Increasing Roadway Traffic

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that noise levels due to increasing roadway / rail may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Type C – Forced Air Heating System and Ducting

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the purchaser/lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands."

"The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and

lease agreements for the lands described herein, which covenant shall run with the said lands.”

4. **Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 45.61 square metres.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended.
 - (i) For cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):
 - i. one hectare per 1,000 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

5. **Cash-In-Lieu of Conveyance of Parkland**

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule “B” herein. Pursuant to the City’s Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds (Account 830015), and 60% shall be directed to Ward 15 funds (Account 830304). The Owner shall also pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule “B” herein.

And subject to the following General and Special Conditions, through Letter of Undertaking:

General Conditions:

6. **Execution of Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

7. **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 drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

8. **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.

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, Development and Building Services.

10. **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, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

11. **Extend Internal Walkway**

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, Development and Building Services.

12. **Completion of Works**

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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

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, Development and Building Services, 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.

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.

13. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

14. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Development and Building Services, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);

R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

15. **Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Development and Building Services Department, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Development and Building Services Department, that such personnel are

not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

16. **Stationary Noise Study**

The Owner covenants and agrees that they shall retain the services of a professional engineer licensed in the Province of Ontario to provide a Stationary Noise Study (the "Report") for review to Development Review prior to issuance of a building permit, further to City comments and requirements. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development & Building Services Department (PDBSD) with confirmation issued by the professional engineer that the Owner has complied with all recommendations and provisions of the Report, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning Development & Building Services Department.

17. **ADS HP Storm Dual Wall Watertight HDPE Stormwater Storage Pipes**

The Owner agrees to install and maintain in good working order, the required ADS HP Storm Dual Wall Watertight HDPE Stormwater Storage Pipes with maintenance access ports, as shown on the Site Servicing Plan, Dwg C100 and within the SWM & Site Servicing Report, dated October 23, 2024, both prepared by EXP, referenced in Schedule "E" hereto. The Owner acknowledges and agrees to assume all maintenance and replacement responsibilities in perpetuity, including inspection and debris build-up removal every twelve (12) months, and to keep all records of inspection and maintenance in perpetuity and make said records available for inspection upon demand by the City.

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 Report, prepared by EXP and dated February 3, 2025 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services 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, Development and Building Services.

19. **Protection of City Sewers**

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
 - (i) provide the General Manager, Planning, Development and Building Services with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Carruthers Avenue road frontage (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls;
 - (ii) obtain a legal survey acceptable to the General Manager, Planning, Development and Building Services and the City's Surveyor, showing the existing City Sewer System within Carruthers Avenue road frontage and the location of the proposed building and its footings in relation to the City Sewer System;
 - (iii) obtain a video inspection of the City Sewer System within site frontage area on Carruthers Avenue roadway prior to any construction to determine the condition of the existing City Sewer System prior to construction on the lands and to provide said video inspection to the General Manager, Planning, Development and Building Services.
- (b) Upon completion of construction on the lands, the Owner shall, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services:
 - (i) obtain a video inspection of the existing City Sewer System within site frontage area on Carruthers Avenue roadway to determine if the City Sewer System sustained any damages as a result of construction on the lands; and
 - (ii) assume all liability for any damages caused to the City Sewer System within site frontage area on Carruthers Avenue roadway and compensate the City for the full amount of any required repairs to the City Sewer System.

20. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Development and Building Services, and all associated costs shall be the Owner's responsibility.

21. **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 Plans and Reports, referenced in Schedule “E” herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services 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.

22. **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 Plan, Dwg C100 and within the SWM & Site Servicing Report, dated October 23, 2024, both prepared by EXP, 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.

23. **Use of Explosives and Pre-Blast Survey**

The Owner acknowledges and agrees that all blasting activities will conform to the City’s Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner’s expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. 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.

24. **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, Development and Building Services, 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.

25. **Private Access**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

26. **Transportation Demand Measures**

Prior to the issuance of an Occupancy Permit the Owner acknowledges and agrees that it shall implement the following transportation demand management measures, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services Department:

TDM PROGRAM MANAGEMENT

- 1.2.1 Conduct periodic surveys to identify travel-related behaviours, attitudes, challenges, and solutions, and to track progress
- 2.1.1 Display local area maps with walking/cycling access routes and key destinations at major entrances (multi-family, condominium)
- 3.1.1 Display relevant transit schedules and route maps at entrances (multi-family, condominium)
- 5.1.1 Unbundle parking cost from purchase price (condominium)
- 5.1.2 Unbundle parking cost from monthly rent (multi-family)
- 6.1.1 Provide a multimodal travel option information package to new residents
- 6.2.1 Offer personalized trip planning to new residents

27. **Waste Collection**

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges. It is expressly acknowledged that this service may be amended or discontinued at the City's sole discretion, if in the City's opinion, access is not appropriate or due to policy/process changes within the operating department.

28. **Demolition Permit**

- a) The Owner acknowledges and agrees to obtain a Demolition Permit for the dwelling/building currently located on the property, and to remove said dwelling/building. A Demolition Permit shall not be issued prior to the payment of any applicable fees and securities, and any other requirements specified below to the satisfaction of the General Manager, Planning, Development and Building Services.
- b) The Owner acknowledges and agrees that, in the event that there is a dwelling/building on the site that is being removed and there is a Building Permit for the construction of a dwelling/building on this site, then if a replacement building permit is not issued within one year of the demolition permit issuance, landscaping shall be implemented across the entire property. The landscaping includes, but is not limited to, the removal of any asphalt, gravel, etc. (including access driveways), the installation of soft landscaping and/or other plant materials, as well as the installation of a fence along the perimeter of the property. These works shall be implemented to the satisfaction of the General Manager, Planning, Development and Building Services.

June 19, 2025

Date



Andrew McCreight
Manager, Development Review
Central, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0153

SITE LOCATION

116-118 Carruthers Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located on the west side of Carruthers Avenue, between Scott Street and Lyndale Avenue. The surrounding context of the site is predominantly characterized by a low to mid-rise residential neighbourhood. The subject site has approximately 15.28 metres of frontage along Carruthers Avenue, with a lot area of 455 square metres. It is currently occupied by a two-storey residential building with two dwellings and rear parking, which will be demolished to facilitate the proposed development.

The purpose of the application is to construct a four-storey, 16-unit low-rise residential apartment building. The main building entrance will be accessed from Carruthers Avenue. The building is proposed to be a mix of stone veneer and grey and brown metal panelling facing the public realm.

One visitor parking space is proposed in the rear of the site, which will be accessible via the rear laneway. The 2.44-metre-wide laneway that runs along the southern interior rear yard has an easement in favor of the neighboring property. A total of 16 outdoor bicycle parking spaces are proposed. Waste will be stored in an accessory structure in the rear of the site. The proposed development provides amenity space in the form of a roof top patio, balconies, and a soft landscaped outdoor area. The Delegated Authority Report conditions reflect the design details and requirements (e.g. servicing) of the proposed development.

Residential Units and Types

| Dwelling Type | Number of Units |
|---------------------|-----------------|
| Apartment, low-rise | 16 |

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject property is designated as Neighbourhood with an Evolving Overlay in the Inner Urban Transect on Schedule B2 of the Official Plan. The proposal is consistent with these policies which encourage integration into established neighbourhood context and gradual, low-rise intensification. This intensification aligns with the planned growth strategies for areas near major transit stations.
- The proposed development implements a variety of the guidelines from the Urban Design Guidelines for Low-rise Infill Housing, including but not limited to, providing a primary, active building entrance that is visible from the street and maintaining a low-rise built form.
- The proposed development meets all applicable performance standards of the R4UD (Residential Fourth Density Zone, Subzone UD) designation.
- The proposal is consistent with the Provincial Planning Statement, 2024, by representing an efficient use of land and contributing to the city's mix of housing choices.
- The development complies with the relevant planning policy. Accordingly, the development represents good land use planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Jeff Leiper was aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Technical Agency/Public Body Comments

Summary of Comments –Technical

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date.

Contact: Nastassia Pratt Tel: 613-580-2424, ext. 70468 or e-mail:
nastassia.pratt@ottawa.ca

Document 1 – Location Map

