



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

Site Location: 307-309 Lisgar Street

File No.: D07-12-25-0129

Date of Application: September 17, 2025

This SITE PLAN CONTROL application submitted by Fairouz Wahab, on behalf of Richcraft Homes Ltd., is APPROVED to extend the time limit to enter into a Site Plan Agreement with the City of Ottawa **for an additional year until November 1, 2026**, after which this approval will be null and void.

All other conditions previously imposed by the City in the Site Plan Control approval granted on November 1, 2021 (file number D07-12-20-0145) will continue to apply to this Site Plan Control Approval.

16-October-2025

Date

Nastassia Pratt
Planner 1, 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: D07-12-25-0129

SITE LOCATION

307-309 Lisgar Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located between Bank Street to the west and O'Connor Street to the east. The property is a through-lot, with a depth of approximately 60 metres, and approximately 50 metres of frontage on Lisgar Street and 41 metres of frontage on Nepean Street. The property is 2,710 square metres in size and is currently occupied by a surface parking lot, a two-storey residential dwelling, and a community garden. The surrounding area includes a mix of low, mid, and high-rise residential development as well as commercial, office, and institutional uses.

The subject property is designated Hub in Downtown Core Transect in Schedule B of the Official Plan. The property is also subject to the Central and East Downtown Core Secondary Plan and Centretown Community Design Plan (CDP). Within the Centretown Secondary Plan, the site is located in Centretown Character Area in Schedule A, designated as Local Neighbourhood in Schedule B – Designation Plan, with maximum permitted height of 27 storeys as identified in Schedule C. The subject property also abuts the Bank Street Heritage Conservation District and is in close proximity to Parliament O-Train Station.

Prior to the current Official Plan being adopted on November 4, 2022 by the Ministry of Municipal Affairs and Housing, the proposal was approved as per policies of the former Official Plan. The subject property was designated “General Urban Area” in Schedule B of the former Official Plan. The property was also subject to the former Centretown Secondary Plan. Within the former Centretown Secondary Plan, the site was identified as “Residential Areas – High Profile” in Schedule H – Centretown Land Use and was also identified as “High-Rise – 27 storeys” in Schedule H2 – Maximum Building Heights.

The application proposes to construct two residential high-rise towers at 25 and 27 storeys in height, connected by a structure at the fourth storey. A six-level underground parking garage with approximately 242 vehicular parking spaces and 473 bicycle parking spaces is proposed. Access to the site is from Nepean Street and Lisgar Street. The North Tower along Nepean Street contains 228 residential units in 27 storeys, the South Tower along Lisgar Street contains 229 units in 25 storeys, while a volume linking

both towers contains 18 residential units for a total of 475. The proposal will contain a mix of studio, one, two and three-bedroom units.

A Zoning By-Law Amendment application was submitted, and had the effect of rezoning the property from R5B[482] F(3.0) and R5B[482] H(37) to R5B [2734] S447. The site specific exception includes zoning provision related to this proposal, as well as details of the Section 37 contribution, and the zoning schedule sets out the specific setbacks and height limits for the site.

The Site Plan Control approval for the original application (file number D07-12-20-0145) was granted November 1, 2021. Previous one-year extensions to the Site Plan Control approval (file numbers D07-12-22-0135 and D07-12-23-0114) were issued on November 15, 2022, October 23, 2023, and October 8, 2024, respectively. The Site Plan Agreement is yet to be registered.

Due to the evolving Planning policy framework and context in past and coming years, including the recent Official Plan, forthcoming Zoning By-Law, Community Benefits Charges, and new Bills (109, 23, and 185), staff are only amendable to a one-year extension. Beyond this one year, staff will have difficulty allowing any additional extensions.

In order to reflect recent increases in review fees the applicant will need to have the financial schedules updated to reflect the recent changes in Design Review and Inspection Fees from 2.25% (soft servicing) and 4.5% (hard servicing) to 2.5% and 5% respectively.

DECISION AND RATIONALE

- Zoning Performance standards from the previous approval remains. The site is still zoned Residential Fifth Density Zone, Subzone B, Urban Exception 2734, Schedule 447 (R5B [2734] S447). The site was subject to the Zoning By-Law amendment approved by Council on September 8, 2021 (By-Law 2021-340).
- Though the original Site Plan Control application (file number D07-12-20-0145) was made under the previous Official Plan, this application remains consistent with the policies of the new Official Plan (adopted on November 4, 2022).
- The application is consistent with the principles and policies of the City of Ottawa Official Plan and the Centretown Secondary Plan.
- This application is compliant with Zoning By-Law 2008-250. As such, the Department believes it is important to allow additional time extension to enter into a Site Plan Agreement with the City of Ottawa.

- Design Review and Inspection Fees will be adjusted to reflect recent rate increases.
- The Planning, Development and Building Services Department has interpreted the Delegated Authority By-Law to be favourable in supporting this application.

CONSULTATION DETAILS

Councillor's Comments

Councillor Ariel Troster was aware of the original Site Plan Control application related to this report and concurred with the proposed conditions of approval. She will be notified of this extension application.

Public Comments

This application was not subject to the Public Notification and Consultation Policy.

APPLICATION PROCESS TIMELINE STATUS

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

Contact: Nastassia Pratt Tel: 613-580-2424, ext. 32595 or e-mail: nastassia.pratt@ottawa.ca.

Document 1 – Location Map

