

The City of Ottawa
Planning, Development and Building Services Department
110 Laurier Avenue West, 4th Floor
Ottawa, ON
K1P 1J1

Attention: General Manager, Planning, Development and Building Services Department

Dear Marcia Wallace:

Subject: Letter of Undertaking for Site Plan Control Approval
137, 141 George St, 110, 116 York St, and 321, 325 Dalhousie St
File Number: D07-12-24-0116

I/We, the Owner of the above-noted lands hereby acknowledge(s) that Site Plan Control Approval has been applied for from the City under the above-noted site plan reference. Approval was granted on November 19, 2025 for a Site Plan Control Revision application to construct an underground parking garage under the properties known as 137, 141 George Street and 110, 116 York Street. Once construction has commenced, I/We undertake to carryout our development of the Site in strict accordance with the various plans approved by the City (which includes landscape plans, private sewer, lot grading and drainage plans, building or structure location plans, elevations, drawings and all plans and drawings approved under this application) and any modifications thereto which may from time to time be approved by the City.

In addition to all the conditions contained in the Site Plan Control Approval and any other provisions of municipal by-laws, statutes, and regulations that I/We acknowledge must be satisfied, I/We further agree to the following terms and conditions:

1. Installation and Planting of Landscape Elements

I/We agree to install and plant all landscape elements in accordance with the Site Plan Control Approval, within one year from the date of occupancy, to the satisfaction of the General Manager of Planning, Development and Building Services. The landscape elements shall include but not be limited to, all vegetation and topographic treatment, walls, fences, hard and soft surface materials, lighting, site furniture, free-standing ground-supported signs, steps, and play equipment, information kiosks and bulletin boards and other ground cover and new tree(s) and shrubs located on the road allowance.

2. Reinstatement of Damaged City Property, Including Sidewalks and Curbs

I/We agree to reinstate to the satisfaction of the General Manager of Public Works, any property of the City including sidewalks and curbs, that is damaged as a result of the subject development. I/We acknowledge that this reinstatement will be at our expense.

3. Financial Securities for Landscape Elements and Other Works



CLARIDGE HOMES

I/We acknowledge and agree that the City shall hold in its possession security for the landscape elements and any other works until completion in accordance with the approval plan(s) to the satisfaction of the City. The City may, without notice and at its discretion, utilize the financial security for any matter required to be done by the Owner as a result of site plan and associated approvals.

4. Time Limit for Approval

It is understood that the Site Plan Control Approval is valid for three years from the date the approval is granted, provided that the Letter of Undertaking is signed, executed, any fees and securities paid, and permits issued within three years and financial securities submitted within three years of approval; and that if a building permit has not been issued during this period, the approval shall lapse and no development of the site shall be undertaken until a further Site Plan Control Approval has been granted by the City.

I/We understand that this Letter of Undertaking shall be considered to be of the same force and effect as an Agreement executed with the City under the authority of clause 41(7)(c) of The *Planning Act*, R.S.O. 1990, c.p. 13 as amended, and that it may formally be constituted as such an Agreement by execution of the Letter of Undertaking by the City.

Dated At Ottawa this 5 day of January 2026

Signature of Owner

Shawn Malhotra

(Print Name)

Victoria A. Preve
Witness (for individuals)

Corporate Name (if applicable)

I have the authority to bind the Corporation (authorized signature)

Shawn Malhotra C.O.O
(Please Print Name)

Execution for the City of Ottawa

Marcia Wallace, General Manager,
Planning, Development and Building Services
Department

Date