



**CLARIDGE
HOMES**

April 8, 2026

City of Ottawa
Planning, Development, and Building Services Department
100 Laurier Avenue West, 4- Floor
Ottawa, ON, K1P 1J1

Attention: Stream Shen

Reference: Site Plan Control Application
1100 Spoor Street

Claridge Homes has prepared this Site Plan Control application package for our site located at 1100 Spoor Street. The Site Plan Control application is to allow Claridge to develop a Planned Unit Development consisting of five 3-story stacked buildings consisting of 60 dwelling units. In support of these applications, please find enclosed the following:

- Complete Site Control Plan Application Form
- Site Plan (drawing No. SP-1) prepared by RLA, dated March 27, 2026
- Elevations (drawing No. A202) prepared by RLA, dated April 7, 2026
- Renderings prepared by RLA
- Geotechnical Investigation (report No. PG4258-3) prepared by Paterson Group, dated March 5, 2026
- Phase I - Environmental Site Assessment Update (file No. PE7402-LET.01) prepared by Paterson Group, dated February 10, 2026
- Landscape Plan (drawing No. L.1) prepared by James B. Lennox & Associates Inc., dated April 7, 2026
- Urban Design Brief prepared by Novatech, dated April 7, 2026
- Erosion and Sediment Control Plan (drawing No. 125113-ESC) prepared by Novatech, dated April 8, 2026
- General Plan of Services (drawing No. 125113-GP) prepared by Novatech, dated April 8, 2026
- Grading Plan (drawing No. 125113-GR) prepared by Novatech, dated April 8, 2026
- Noise Impact Feasibility Report prepared by Novatech, dated April 8, 2026
- Servicing and Stormwater Management Report, prepared by Novatech, dated April 8, 2026
- Notes and Details (drawing No. 125113-ND1, 125113-ND2) prepared by Novatech, dated April 8, 2026

The submission materials can be accessed by using the following link:

[CopperwoodBlock73-SitePlanControlapplication - Submission 1](#)



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Should you have any questions or concerns, please do not hesitate to reach out.

Best regards,

Claridge Homes (Copperwood) Inc

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