



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

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Site Location: 193 Norice Street, Ottawa, ON K2G 2Y5

File No.: D07-12-24-0101

Date of Application: May 26, 2025

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This SITE PLAN CONTROL application submitted by Alison Clarke/Peter Hume, on behalf of 2707120 ONTARIO INC., is APPROVED upon resolution of the conditions stated in this report.

And the following plans are approved:

1. **Site Plan**, Drawing No. A050, prepared by PRIME Architecture, dated 2025-04-28, revision 1.7 dated 2026-03-10.
2. **Complex Plan**, Drawing No. A051, prepared by PRIME Architecture, dated 2025-04-28, revision 1.7 dated 2026-03-10.
3. **Tree Conservation Report and Landscape Plan**, Drawing No. L.1, prepared by James B Lennox & Associates Inc, dated 10/06/2023, revision 7 dated 08/22/2025.
4. **Site Servicing Plan**, Drawing No. C-1 of 6, prepared by D.B. Gray Engineering Inc., dated SEP 27-23, revision 9 dated MAY 7-26.
5. **Grading Plan and Erosion & Sediment Control Plan**, Drawing No. C-2 of 6, prepared by D.B. Gray Engineering Inc., dated SEP 27-23, revision 9 dated MAY 7-26.
6. **Notes**, Drawing No. C-3 of 6, prepared by D.B. Gray Engineering Inc., dated SEP 27-23, revision 2 dated AUG 20-25.
7. **Details**, Drawing No. C-4 of 6, prepared by D.B. Gray Engineering Inc., dated SEP 27-23, revision 4 dated MAR 12-26.
8. **Pre-development Drainage Plan**, Drawing No. C-5 of 6, prepared by D.B. Gray Engineering Inc., dated SEP 27-23, revision 1 dated AUG 20-25.

9. **Post-development Drainage Plan**, Drawing No. C-6, prepared by D.B. Gray Engineering Inc., dated SEP 27-23, revision 5 dated MAR 10-26.
10. **Elevation – East & West**, Drawing No. A200, prepared by Rossman Architecture, dated 10/23/19, revision 1.5 dated 24-07-12.
11. **Elevation – Noth & South**, Drawing No. A202, prepared by Rossman Architecture, dated 23/06/05, revision 1.5 dated 24-07-12.

And as detailed in the following reports:

1. **Site Servicing & Stormwater Management Report**, prepared by D.B. Gray Engineering Inc., dated October 14, 2025, revised February 6, 2026.
2. **Geotechnical Investigation**, prepared by LRL Associates, dated June 2024, revised August 2025.
3. **Phase One Environmental Site Assessment**, prepared by LRL Associated, dated June 7, 2024, revision 01 August 8, 2025.
4. **Phase Two Environmental Site Assessment**, prepared by LRL Associated, dated June 7, 2024, revision 01 August 8, 2025.
5. **Transportation Noise and Vibration Assessment**, prepared by Gradient Wind Engineers & Scientists, dated August 12, 2024.

And subject to the following General and Special Conditions:

### **General Conditions**

#### **1. Lapsing of Approval**

The Owner shall enter into this Site Plan Control Agreement and/or Letter of Undertaking, 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. 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.

**3. 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.

**4. Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

**5. 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.

**6. 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.

**7. 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.

**8. 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.

**9. Development Charges**

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

**Special Conditions**

**10. 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.

**11. Permanent Encroachment Agreement**

The Owner acknowledges and agrees to enter into a permanent Encroachment Agreement to permit the encroachment of the access ramp for the underground parking to be constructed within the City's Norice Street right-of-way. The Owner shall, at its expense, provide a reference plan for registration, indicating the approved encroachments, and the Owner shall submit the draft reference plan to the City's Surveyor for review and approval prior to its deposit in the Land Registry Office. The Owner further acknowledges and agrees that the cost of preparation and registration of the Encroachment Agreement will be borne by the Owner.

**12. Letter of Tolerance – Right-of-Way**

The Owner shall, within two (2) weeks of Site Plan Control Approval, file with the General Manager, Planning, Development and Building Services a copy of the letter of tolerance issued by the Right-of-Way Unit for the encroachment of the access ramp for the underground parking, as well as the retaining wall along the eastern lot line, to be constructed within the City's Norice Street right-of-way, as shown on the approved Site Plan, referenced in Schedule "E" herein.

**13. Private Approach Detail**

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City's "Curb Return Entrances – Uncontrolled Intersections" Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City's Private Approach By-law, being No. 2003-447, as amended.

**14. Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Transportation Noise and Vibration Assessment, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) prior to the issuance of a building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound levels within the City's and the Ministry of the Environment, Conservation and Parks' noise criteria. A letter shall be prepared by a qualified professional and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;
- (c) upon completion of the development and prior to occupancy and/or final building inspection, a professional engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Transportation Noise and Vibration Assessment referenced in Schedule "E" hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

**15. 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 B – Increasing Roadway Traffic

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that despite the inclusion of noise control features in this development and within building units, noise levels from increasing roadway / rail / air traffic 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 D – Central Air Conditioning

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which 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.”

#### Ending Paragraph

“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.”

### **16. 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 (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.

### **17. Geotechnical – Encroachments**

The Owner acknowledges and agrees that the Geotechnical Investigation Report has recommended a method of shoring that may encroach onto the adjacent property or onto the City’s Norice Street right-of way. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the said Road, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Road, the Owner shall ensure that there

will be no conflicts between the proposed shoring method and the municipal services or utilities in the said Road.

**18. Protection of City Sewers**

- (a) Prior to the issuance of a building permit, the Owner shall, at its expense:
  - (i) obtain a video inspection of the City Sewer System within Norice Street 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 Norice Street 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 Norice Street and compensate the City for the full amount of any required repairs to the City Sewer System.

**19. 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.

**20. 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.

**21. 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 and Stormwater Management Report, 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.

**22. Water Demand for Fire Fighting**

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

**23. 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.

**24. Waste Collection**

The Owner acknowledges and agrees that the City will provide curb-side cart (and/or container) garbage and organic waste collection for the residential units. The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor where being stored.

**25. Trees**

The owner/applicant agrees to provide a digital (CAD or GIS), georeferenced copy of the final and approved Landscape Plan, in accordance with the requirements of the Landscape Plan Terms of Reference (Part 7). The digital file must be submitted to [ForestryCirculations@ottawa.ca](mailto:ForestryCirculations@ottawa.ca), with the Planning Forester cc'd.

**26. Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 140.305 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.

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

- a) Prior to issuance of first occupancy permit, if building permit is obtained on or before April 7, 2027, otherwise at time of building permit, 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, and 60% shall be directed to Ward 8 and Account Number 830297
- b) Prior to issuance of building permit, the Owner shall pay the parkland appraisal fee of \$880.00 plus H.S.T. of \$114.40, as referenced in Schedule "B" herein.

All of the above shall be to the satisfaction of the General Manager, Planning, Development Building Services.

**28. Road Widening**

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 the complete Norice Street frontage of the lands, measuring 12 metres from the existing centreline of pavement/the abutting right-of-way. 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 Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

**29. Bell Canada Condition(s) of Approval**

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

**30. Notice on Title – School Accommodation**

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:

"Prospective purchasers are informed that school accommodation pressures exist in the Ottawa-Carleton District School Board schools designated to serve this development which are currently being addressed by the utilization of portable classrooms and/or by directing students to schools outside of their community."

"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."

**MAY 14, 2026**

\_\_\_\_\_  
Date



\_\_\_\_\_  
Sean Moore, MCIP RPP  
Manager, Development Review West,  
Planning, Development and Building  
Services Department

**SITE PLAN CONTROL APPROVAL APPLICATION  
SUPPORTING INFORMATION**

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**File Number:** D07-12-24-0101

**SITE LOCATION**

193 Norice Street, and as shown on Document 1.

**SYNOPSIS OF APPLICATION**

The subject property is located along Norice Street and east of Woodroffe Avenue and is currently vacant. The site is a rectangular shaped parcel with an area of 1403.05 square metres, lot depth of 44.50 metres, and 31.39 metres of frontage along Norice Street. Immediate surrounding land uses includes hydro-corridor hiking trail to the south, Olmstead Park to the east and residential uses around the site. Further north and south along Woodroffe Avenue, there are commercial and institutional uses within walking distance of the site.

The proposed development includes a low rise, four-storey residential apartment building containing a total of 34 rental units ranging from two-bedroom to four-bedroom units, featuring some accessible units. A total of 488 square metres of amenity space is proposed, comprising 466 square metres of exterior communal areas located at grade in the rear yard and on the rooftop, and 61 square metres of interior communal space. The proposed development also includes 22 vehicular parking spaces in an underground garage, and 20 outdoor bicycle parking spaces located in the rear yard. A pedestrian pathway along the eastern lot line provides direct access to both the exterior amenity areas and the bicycle parking. The building façade currently composes of a mix of light colored bricks and dark fiber cement panels with large glass windows.

**Residential Units and Types**

<b>Dwelling Type</b>	<b>Number of Units</b>
Apartment	34

**Related Applications**

N/A

**DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposed development conforms with the Official Plan.
- The application was deemed complete prior to March 11, 2026 and may proceed to issuance of building permit using the zoning provisions in Zoning By-law 2008-250
- The proposed development conforms with the Zoning By-law, including provisions specific to Local Commercial, Urban Exception 2127 (LC [2127]).
- Conditions of approval are included in this report to ensure the proposed development conforms with City policies and guidelines.
- The proposed development demonstrates appropriate site design and represents good 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 Laine Johnson was aware of the application related to this report.

Councillor Laine Johnson indicated the following comments:

*"We continue to be supportive of this project. Resident support has been largely positive—many have been anxious for years to see this get off the ground. It is great to see this much needed purpose-built rental housing built on this transit corridor."*

### Response to Councillor Comments

Staff have acknowledged the Councillor's comment.

### **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.

### Summary of Comments – Public

Members of the public were concerned with the height of the low-rise form, the increase in garbage and the availability of outlets with adequate voltage to charge electric vehicles.

### **Technical Agency/Public Body Comments**

### Summary of Comments –Technical

Ottawa-Carleton District School Board: included condition #30 Notice on Title – School Accommodation.

### **Advisory Committee Comments**

#### Summary of Comments – Advisory Committees

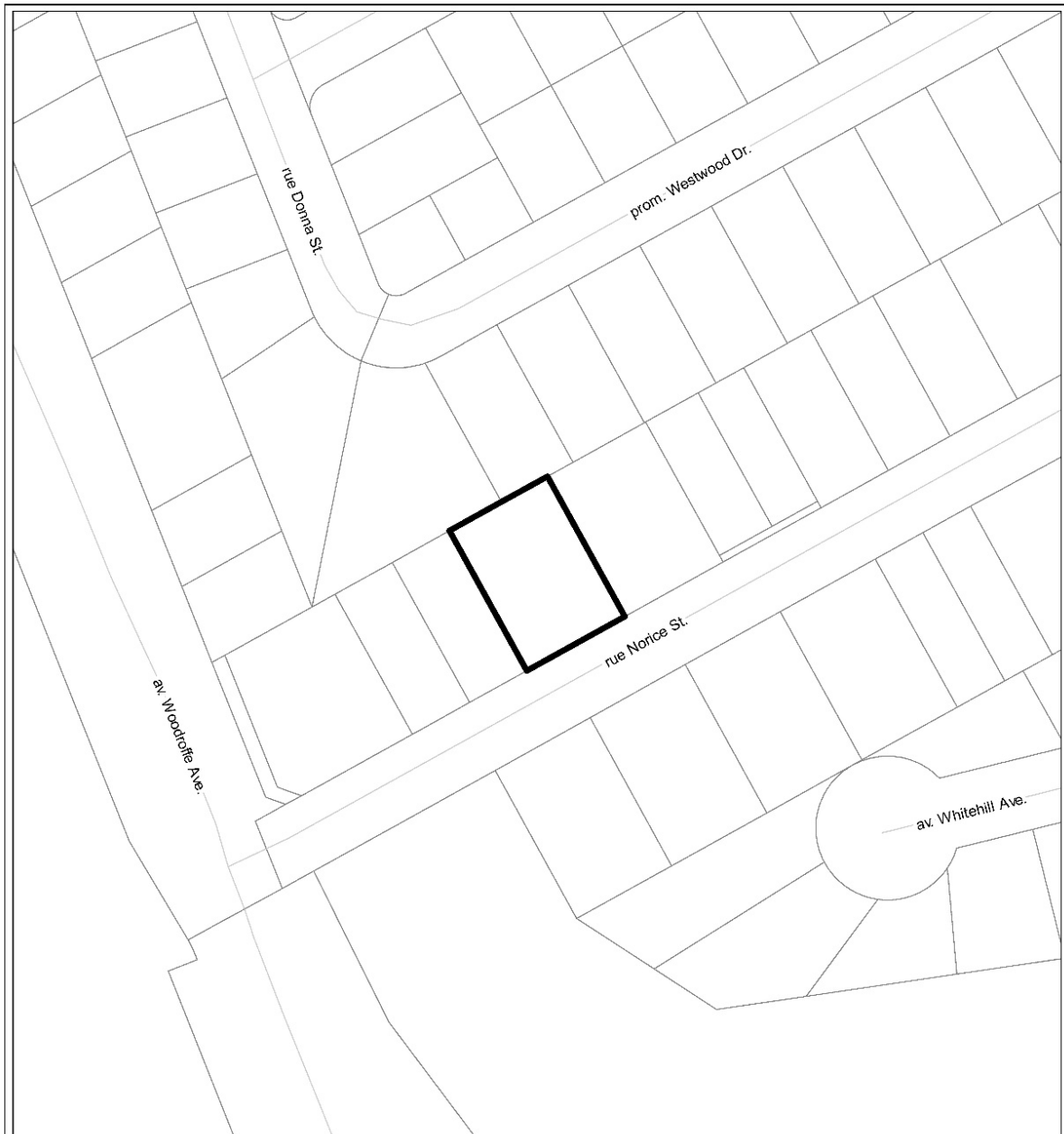
N/A

### **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was processed by the On Time Decision Date. The Council approved timeline has been met.

**Contact:** Jocelyn Cadieux Tel: 613-580-2424, ext. 62930 or e-mail:  
Jocelyn.Cadieux@Ottawa.ca

# Document 1 – Location Map



D07-12-24-0101

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REVISION / RÉVISION - 2024 / 09 / 10

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



**193 rue Norice St.**



NO. 12 054-1