



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

Site Location: 319, 325 & 327 Richmond Road, 381 Churchill Avenue N. and 380 Winona Avenue

File No.: D07-12-26-0072

Date of Application: July 20, 2026

This SITE PLAN CONTROL application submitted by CLV Group Developments Inc. c/o Josie Tavares, on behalf of Richmond Churchill Limited Partnership, is APPROVED to extend the time limit to obtain a building permit with the City of Ottawa for an additional 1 year until July 29, 2027, 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 February 7, 2022 (file number D07-12-20-0081) and the agreement entered as instrument OC2735605 on October 22, 2024 will continue to apply to this Site Plan Control Approval, along with the following amendment to condition 9 of Schedule D:

Cash-In-Lieu 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 15 funds (Account 830304).

(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.

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

July 30, 2026

Date

Eric Forhan
Planner III, Development Review
Central, Planning, Development and
Building Services Department

**SITE PLAN CONTROL APPROVAL APPLICATION
SUPPORTING INFORMATION**

File Number: D07-12-26-0072

SITE LOCATION

319, 325 & 327 Richmond Road, 381 Churchill Avenue N. and 380 Winona Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

Insert description, to include:

- The applicant is proposing to construct a nine-storey mixed-use building with at-grade commercial uses and approximately 180 residential dwelling units in the upper storeys. A tenth storey incorporates the mechanical penthouse and indoor amenity room with access to a roof-top terrace. An underground parking garage accessed from Churchill Avenue provides a total of 131 vehicular parking spaces, of which there are 95 residential, 17 visitor and 19 retail spaces. There will be 194 bicycle parking spaces provided externally and stored internally using a stacking system within a ground floor bike room and within the parking garage levels. The site access for loading and garbage is accessible via a rear private laneway accessed from Winona Avenue.
- The nine-storey mixed-use building offers an H-shape configuration and an irregular stepped wall frontage along Richmond Road to enhance and improve the pedestrian experience along Main Street. The proposed building retains the previous stepped building profile along Churchill, Richmond and Winona above the 3rd and 7th floor. The building profile along the rear yard on Winona Avenue is also retained with its 45-degree stepped articulation to achieve a suitable transition down to the lower scale neighbourhood north of the property. The proposed development is cladded in a variety of brick, metal and panel materials. The ground floor commercial is defined by being cladded in a dark grey brick, and the upper floors are cladded in a mix of red brick, dark grey brick, and light and dark metal siding.
- The City of Ottawa received a Site Plan Control application on June 17, 2020, for the redevelopment of the site. The application was submitted concurrently with a Zoning By-law Amendment application (D02-02-20-0045), which was heard by Planning Committee on June 24, 2021, and approved by Council on July 7, 2021. Preliminary consensus was reached

on the Site Plan Control application on November 5, 2021, and approval was given on February 7, 2022. Site Plan Extensions were granted on February 1, 2023 and February 2, 2024. extending the time limit to enter into a Site Plan Agreement to October 7, 2024. A Site Plan Agreement was entered into on October 22, 2024 and in duplicate February 1 2024. The current application seeks an extension to receive a building permit. No appeals were filed against the applications.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site-specific zoning provisions for this site remain unchanged since approved by City Council. The site is zoned TM[2722] S442 – Traditional Mainstreet in the 2008 Zoning by-law. The site-specific zoning provisions have also been included with the 2026 Zoning by-law where the site is zoned MS1[2722] S442 – Mainstreet Zone 1. This development is able to receive a building permit and have its extension granted due to Section 109 and 110 of By-law 2026-50.
- Approval was given on the basis that the proposal was consistent with the policies for Traditional Mainstreets under Section 3.6.3 of the former City of Ottawa Official Plan (2023) and the Richmond Road/Westboro Secondary Plan. The proposal was found to be consistent with the site-specific zoning provisions approved by Council (Staff Report No: ACS2021-PIE-PS-0078), the Urban Design Guidelines for Traditional Mainstreets and the Urban Design Guidelines for Transit-Oriented Development. As such, the Department believes it is important to allow the time extension to obtain a building permit from the City of Ottawa.
- The Site Plan Agreement issued for the subject property by the City, will be amended accordingly.
- 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 Jeff Leiper will be made aware of the application related to this report.

Public Comments

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

Technical Agency/Public Body Comments

Summary of Comments – Technical

N/A

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.

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Document 1 – Location Map

