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

Site Location: 522 Cambridge Street South

File No.: D07-12-26-0047

Date of Application: May 5, 2026

This SITE PLAN CONTROL application submitted by HP Urban Inc./The Stirling Group, on behalf of 522 Cambridge Ltd., is APPROVED pursuant to conditions/upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan,** A0-801, prepared by Linebox Studio Inc., dated January 13, 2026, revision 6, dated 2026-09-29.
2. **East (Cambridge St S) Elevation**, A4-100, prepared by Linebox Studio Inc., dated January 13, 2026, revision 6 dated 2026-09-29
3. **South Elevation**, A4-101, prepared by Linebox Studio Inc., dated January 13, 2026, revision 6 dated 2026-09-29
4. **West Elevation**, A4-102, prepared by Linebox Studio Inc., dated January 13, 2026, revision 6 dated 2026-09-29
5. **North Elevation**, A4-103, prepared by Linebox Studio Inc., dated January 13, 2026, revision 6 dated 2026-09-29
6. **Tree Conservation Report and Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated April 27, 2026, revision 6 dated 09/29/2026.
7. **Site Servicing Plan**, Drawing No. C100, prepared by exp Services Inc., dated 01/05/2026, revision 4 dated 08/09/2026.
8. **Site Grading Plan**, Drawing No. C200, prepared by exp Services Inc., dated 01/05/2026, revision 4 dated 08/09/2026.
9. **Erosion And Sediment Control Plan**, Drawing No. C300, prepared by exp Services Inc., dated 01/05/2026, revision 3 dated 08/09/2026.
10. **Pre-Development Catchments**, Drawing No. C400, prepared by exp Services Inc., dated 01/05/2026, revision 2 dated 23/07/2026.
11. **Post-Development Catchments**, Drawing No. C500, prepared by exp Services Inc., dated 01/05/2026, revision 4 dated 08/09/2026.
12. **Notes And Details**, Drawing No. C000, prepared by exp Services Inc., dated 01/05/2026, revision 2 dated 23/07/2026.

13. **Existing Conditions and Removals Plan**, Drawing No. C001, prepared by exp Services Inc., dated 01/05/2026, revision 2 dated 23/07/2026.
14. **Topographic Plan of Survey of Lot 2 and Part of Lot 1 Registered Plan 31326 City of Ottawa,** prepared by Monument-Urso Surveying Ltd., dated September 25, 2025

And as detailed in the following report(s):

1. **Stormwater Management & Site Servicing Report**, prepared by EXP Services Inc., dated April 30, 2026, revised July 23, 2026
2. **Geotechnical Investigation Proposed Residential Development 522 Cambridge Street South, Ottawa, Ontario,** prepared by EXP Services Inc., dated April 28, 2026
3. **Phase One Environmental Site Assessment 522 Cambridge Street South, Ottawa, Ontario,** prepared by EXP Services Inc., dated 2026-02-19
4. **Detailed Traffic Noise Study**, prepared by Gradient Wind Engineering Inc., dated April 28, 2026

And subject to the following Requirements, General and Special Conditions:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

General Conditions

1. **Lapsing of Approval**

The Owner shall enter into this 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 Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Letter of Undertaking, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

General Conditions

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. **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.

5. **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.

6. **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.

7. **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.

8. **Development Charges**

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

9. **Demolition Permit**

The Owner acknowledges and agrees to obtain a Demolition Permit for the dwelling/building currently located on the property, and to remove said dwelling/building. A Demolition Permit shall not be issued prior to the payment of any applicable fees and securities, and any other requirements to the satisfaction of the General Manager, Planning, Development and Building Services.

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.

Site Specific Conditions.

11. **Private Access 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 Access By-law (2026-139), as amended.

12. **Noise Control Attenuation Measures**

The Owner covenants and agrees that it shall retain the services of a professional engineer or licensed engineer (LEP) with experience in acoustical engineering and

noise studies licensed in the Province of Ontario to ensure that the recommendations of the Detailed Traffic Noise Study - 522 Cambridge Street South, Ottawa, Ontario prepared by Gradient Wind Engineering, dated April 28, 2026, 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 professional engineer that the Owner has complied with all recommendations and provisions of the Detailed Traffic Noise Study - 522 Cambridge Street South, Ottawa, Ontario prepared by Gradient Wind Engineering, dated April 28, 2026, prior to first security reduction request, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

13. **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 - Proposed Residential Development - 522 Cambridge Street South, Ottawa, Ontario, prepared by exp Services Inc., dated April 28, 2026, (the "Report"), 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.

14. **Protection of City Sewers**

(a) Prior to the issuance of a building permit, the Owner shall, at its expense:

(i) provide the General Manager, Planning, Development and Building Services with the engineering report from a Professional Engineer, licensed in the Province of Ontario, which report shall outline the impact of the proposed building's footing and foundation walls, on the City sewer system, that crosses the Cambridge Street South frontages (the "City Sewer System") and the impact of the existing City Sewer System on the building's footing and foundation walls;

(ii) obtain a legal survey acceptable to the General Manager, Planning, Development and Building Services and the City's Surveyor, showing the existing City Sewer System within Cambridge Street South and the location of the proposed building and its footings in relation to the City Sewer System;

(iii) obtain a video inspection of the City Sewer System within Cambridge Street South 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.

CCTV Inspection Limits shall be as detailed below:

- Combined Sewer (COM11251) from MHCH11270 to MHCH11238

(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 Cambridge Street South to determine if the City Sewer System sustained any damages as a result of construction on the lands.

CCTV Inspection Limits shall be as detailed below:

- Combined Sewer (COM11251) from MHCH11270 to MHCH11238

and;

(ii) assume all liability for any damages caused to the City Sewer System within Cambridge Street South and compensate the City for the full amount of any required repairs to the City Sewer System.

15. **Stormwater Management Memorandum**

Prior to issuance of a building permit, 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.

16. **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. 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.

17. **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.

18. **Use of Explosives and Pre-Blast Survey**

The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

19. **Site Lighting Certificate**

(a) 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.

20. **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.

21. **Parkland Dedication**

a. The Owner acknowledges and agrees that the conveyance requirement to the City is 60.879 square metres in the form of Cash-in-lieu of parkland.

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, and the planning act:

(i) For cash-in-lieu of conveyance of parkland where residential > 18 units/net ha, the conveyance requirement is 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.

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

a. Prior to issuance of a 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".

b. Prior to issuance of first occupancy permit, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B". 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 Capital Ward 17 funds.

Cash-in-lieu of Parkland	522 Cambridge St. S. D07-12-26-0047
Conveyance requirement	608.79 sq.m (x 10%)= 60.879 m2
Conveyance Type	Cash-in-lieu of Parkland @10% (residential rate)
Gross Land Area 3,268.59 m2	Calculate 60.879m2 x $1,519.41 = $92,500.16
CREO Appraisal (unit value per sq. metre)	$1,519.41 per sq.metre
Est. Land Value	$925,000
Cash-in-lieu of Parkland fees	$92,500.16
(40% City Wide account)	$37,397.824
(60% Ward Account)	$56,096.496
+ CREO Appraisal Fee	$880.00
+ CREO HST	$114.40
TOTAL	**$93,494.56**

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

October 21, 2026

Date

Andrew McCreight
Manager, 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: D07-12-26-0047

SITE LOCATION

522 Cambridge Street South, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is an interior lot located on the west side of Cambridge Street South, north of Carling Avenue and south of Maclean Street within the Glebe Annex neighbourhood of the city.

The subject property has an overall area of 609 square metres, and approximately 16-metres of frontage on the west side of Cambridge Street. The surrounding area consists of range of low- to high-rise residential uses with low-rise community serving commercial uses to the north, low-to mid-rise residential and mixed-use development to the east, Bronson Avenue Arterial Road further east, low- to high-rise residential and office uses to the south and Carling Avenue Arterial Road further south. To the west are low- to high-rise residential uses, institutional uses including the National Air Photo Library to the west, and Dow's Lake further southwest.

The subject property is currently built up with an older single-detached dwelling with front yard driveway parking. The front yard consists of soft landscaping and a hydro pole beyond the property line abutting a public sidewalk. The rear yard is softly landscaped with a variety of trees and shrubs.

The Site Plan Control application will facilitate the redevelopment of the property into a new four-storey low-rise residential apartment building consisting of a total of 19-residential apartments with two vehicle parking spaces located within a carport, bicycle parking and rooftop amenity areas.

The development proposes a range of unit typologies including studio apartments up to two-bedroom barrier-free units. Residential and vehicle access is provided from Cambridge Street. Vehicle parking is provided in a carport which is situated under a cantilevered portion of the building below the second level. Residential entry is provided through along the interior of the building.

The front yard is proposed to include soft landscaping and a new tree and two short-term bicycle parking spaces. The rear yard consists of landscaping and includes a new tree, bicycle parking structure to accommodate 20 stacked bicycle parking spaces, and

garbage storage enclosure.

Residential amenity is provided in the form of private balconies and common amenity areas in the rear yard and outdoor roof-top amenity area.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	19

Related Applications

- Minor Variance Application - D08-02-26/A-00076

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is in conformity with the applicable Official Plan policies for Neighbourhoods with an Evolving Overlay designation within the Downtown Core Transect Area as it is low-rise, missing-middle housing that provides intensification within a built-up area close to amenities.
- The proposal is compliant with Zoning By-law 2026-50, including variances approved as approved by Committee of Adjustment June 11, 2026 (D08-02-26/A-00076) with all opportunities for appeals exhausted.
- The proposed development meets the objectives of the Urban Design Guidelines for Low-rise Infill Housing.
- The recommended conditions of approval satisfy site development requirements.
- The proposed development 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 Shawn Menard indicated the following comments:

This application proposes a four storey, 19-unit dwelling of the sort that we need more of with a few high rises in the area. This built form helps to provide diversity in the neighbourhood which has many high rises and single-family homes. The proposed

building offers a good mix of studio, 1-bedroom and 2-bedroom units.

We like that garbage management facilities have wisely been included as this often becomes a problem in this type of midrise building if no space is allocated to it.

We appreciate the effort to provide some minimal bicycle parking on the site, though we take issue with the offering 10 spaces for a 19 unit building where there is limited car parking for tenants. We strongly recommend additional facilities here.

We do see room for improvement on a couple of aspects of the application. It's regrettable that so many trees will be lost. We would also note that we like to see at least some minimum offering of 3-bedroom units which would add meaningfully to the diversity of units and increases the value of the asset to the community.

On the limited car parking, we have heard from residents who are very skeptical, we'd note that committing to the use of one of the parking spots for a car-share operator is one way to best use the limited space. New tenants who do not have cars could be attracted by the offer of pre-paid Presto cards for public transit options along Bronson Ave, Carling Ave and the LRT at Dow's Lake which is less than a 15-minute walk.

Response to Councillor Comments

The proposal was revised to increase the amount of bicycle parking to 20 total long-term and 2 total short-term bicycle parking spaces. Opportunities to retain some parts of the existing soft landscaping in the rear yard of the property were explored but not considered viable. The front and rear yards are thoughtfully designed to provide soft landscaping which includes two new trees while balancing resident priorities for secure bicycle storage and enclosed waste disposal rooms.

While Section 708(2) of the Zoning By-law 2026-50 is under appeal, the proposal meets this requirement as it is proposing four two-bedroom units with a gross floor area of greater than 80-square metres. Although these units are not three-bedroom units as requested, they meet the minimum size requirements to be considered equivalent in size. In addition, the proposal includes a barrier-free unit within each unit typology.

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.

Technical Agency/Public Body Comments

Technical comments provided were informational in nature and no concerns related to the Site Plan Control application were identified. Comments provided will be addressed

by the owner during detailed design and construction of the property.

APPLICATION PROCESS TIMELINE STATUS

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

Contact: Haris Khan Tel: 613-580-2424, ext. 70718 or e-mail: Haris.Khan@ottawa.ca

Document 1 – Location Map

