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

Site Location: 200 and 210 Clearview Avenue

File No.: D07-12-24-0138

Date of Application: October 30, 2024
Request for Minor Deviation: March 19, 2026

This SITE PLAN CONTROL application submitted by Fotenn Planning and Design (c/o Patricia Warren), on behalf of Homestead Land Holdings Limited (c/o Jack Mangan), is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan Bldg. 'B'**., SP-1, prepared by RLA Architecture, dated 2021-05-26, revision #18 dated 2026-09-22, dated as approved by the City of Ottawa on October 15, 2026
2. **Site Plan,** L1.0, prepared by Wentworth Landscapes, dated 2024-02-28, revision #4 dated 2026-05-12, dated as approved by the City of Ottawa on October 15, 2026
3. **Enlargement Plan,** L1.1, prepared by Wentworth Landscapes, dated 2024-02-28, revision #4 dated 2026-05-12, dated as approved by the City of Ottawa on October 15, 2026
4. **Enlargement Plan,** L1.2, prepared by Wentworth Landscapes, dated 2024-02-28, revision #4 dated 2026-05-12, dated as approved by the City of Ottawa on October 15, 2026
5. **Enlargement Plan**, L1.3, prepared by Wentworth Landscapes, dated 2024-02-28, revision #4 dated 2026-05-12, dated as approved by the City of Ottawa on October 15, 2026
6. **Tree Planting Plan**, L1.4, prepared by Wentworth Landscapes, dated 2024-02-28, revision #4 dated 2026-05-12, dated as approved by the City of Ottawa on October 15, 2026
7. **Landscape Details Planting and Unit Paving**, L2.0, prepared by Wentworth Landscapes, dated 2024-02-28, revision #4 dated 2026-05-12, dated as approved by the City of Ottawa on October 15, 2026
8. **Landscape Details Wooden Pergola,** L2.1, prepared by Wentworth Landscapes, dated 2024-02-28, revision #4 dated 2026-05-12, dated as approved by the City of Ottawa on October 15, 2026

9. **Landscape Details Precast Concrete Planters**, L2.2, prepared by Wentworth Landscapes, dated 2024-02-28, revision #4 dated 2026-05-12, dated as approved by the City of Ottawa on October 15, 2026
10. **Landscape Details Site Furnishing**, L2.3, prepared by Wentworth Landscapes, dated 2024-02-28, revision #4 dated 2026-05-12, dated as approved by the City of Ottawa on October 15, 2026
11. **Rooftop Details**, L2.4, prepared by Wentworth Landscapes, dated 2024-02-28, revision #4 dated 2026-05-12, dated as approved by the City of Ottawa on October 15, 2026
12. **25th Floor Rooftop Plan,** L3.0, prepared by Wentworth Landscapes, dated 2024-02-28, revision #4 dated 2026-05-12, dated as approved by the City of Ottawa on October 15, 2026
13. **Building Elevations**, A-200, prepared by RLA Architecture, dated 2025-03-28, revision #04 dated 2026-05-13, dated as approved by the City of Ottawa on October 15, 2026
14. **Building Elevations**, A-201, prepared by RLA Architecture, dated 2025-03-28, revision #04 dated 2026-05-13, dated as approved by the City of Ottawa on October 15, 2026
15. **General Notes and Details,** C01, prepared by WSP, dated 2024-09-24, revision #2 dated 2025-08-15, dated as approved by the City of Ottawa on August 21, 2025
16. **Erosion and Sediment Control Plan,** C02, prepared by WSP, dated 2024-09-24, revision #2 dated 2025-08-15, dated as approved by the City of Ottawa on August 21, 2025
17. **Removals Plan,** C03, prepared by WSP, dated 2024-09-24, revision #2 dated 2025-08-15, dated as approved by the City of Ottawa on August 21, 2025
18. **Grading and Servicing Plan**, C04, prepared by WSP, dated 2024-09-24, revision #2 dated 2025-08-15, dated as approved by the City of Ottawa on August 21, 2025

And as detailed in the following report(s):

19. **Functional Servicing Report**, prepared by WSP, dated April 28, 2025
20. **Servicing Impact Assessment Memorandum,** prepared by WSP, dated July 6, 2026
21. **Stormwater Management Report,** prepared by WSP, dated April 28, 2025
22. **Geotechnical Investigation,** prepared by Paterson Group, dated February 13, 2023
23. **Geotechnical Responses to City Comments Proposed High-Rise Building 210 Clearview Avenue – Ottawa,** prepared by Paterson Group, dated February 13, 2023
24. **Phase I Environmental Site Assessment,** prepared by Paterson Group, dated April 10, 2023
25. **Excess Soil Quality Assessment,** prepared by Paterson Group, dated July 25, 2022
26. **Noise Impact Study of the Proposed Residential Development,** prepared by Pinchin, dated August 27, 2024
27. **Letter of Acoustical Confirmation**, prepared by Pinchin, dated June 19, 2026
28. **Transportation Impact Assessment,** prepared by CGH Transportation, dated August 2025

29. **Tree Conservation Report,** prepared by IFS Associates, dated October 10, 2024
30. **Pedestrian Level Wind Study,** prepared by Gradient Wind Engineers & Scientists, dated August 15, 2022

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 Site Plan Control Agreement 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, 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 the original Site Plan approval, being August 21, 2028, the approval shall lapse.

2. **Prior Site Plan Agreement**

   The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between Riverside Terrace (Ottawa) Limited and The Corporation of the City of Ottawa, registered as Instrument No. OC513455 on April 29, 1966, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule “E” hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

3. **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.

4. **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.

5. **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.

6. **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.

7. **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.

8. **Extend Internal Sidewalk**

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.

9. **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.

10. **Development Charges**

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

Special Conditions

11. **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.

12. **Permanent Encroachment Agreement**

    Owner acknowledges and agrees to enter into a permanent Encroachment Agreement to permit the encroachment of the ramps, retaining walls, concrete stairs, and railings to be constructed within the City's Lanark Avenue and Clearview Avenue 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.

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

    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 concrete stairs, ramp, retaining wall, and railings to be constructed within the City's Clearview Avenue right-of-way, as shown on the approved Grading and Servicing Plan (Drawing C04) and Landscape Plans, referenced in Schedule "E" herein.

14. **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.

15. **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 Noise Impact Study of the Proposed Residential Development, 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 professional engineer that the Owner has complied with all recommendations and provisions of the Noise Impact Study of the Proposed Residential Development , prior to first security reduction request, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

16. **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 A – Increasing Roadway Traffic

"The purchaser/lessee for themself, their heirs, executors, administrators, successors and assigns, acknowledges being advised that noise levels due to increasing roadway 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 C – Forced Air Heating System and Ducting

"The purchaser/lessee for themself, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the purchaser/lessee 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."

"The purchaser/lessee for themself, their heirs, executors, administrators, successors and assigns, acknowledges and agrees it shall identify the location and install any outdoor air conditioning device(s) so as to comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands."

"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."

17. **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.

18. **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 Clearview Avenue and Lanark Avenue right-of ways. 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.

19. **Record of Site Condition**

Prior to the issuance of any building permit, the Owner shall submit to the General Manager, Planning, Development and Building Services, and the Chief Building Official, a Record of Site Condition ("RSC") completed in accordance with the *Environmental Protection Act*, R.S.O. 1990, c. E.19, *O.Reg.* 153/04 ("*O.Reg.* 153/04"), as amended, and such RSC shall be acknowledged by the Ministry of the Environment, Conservation and Parks. The RSC shall confirm that all or part of the site is suitable for the proposed use in accordance with *O.Reg*. 153/04. The City

may issue a building permit on a phased basis to allow for site investigation and remediation activities if permitted by *O.Reg*. 153/04 which shall be at the sole discretion of the Chief Building Official.

Where available information reveals that contamination extends into a City right-of-way and submission of an RSC is not possible, a building permit may be issued, at the sole discretion of the Chief Building Official, on a phased basis:

a) where the Owner has executed an off-site management agreement with the City to remediate the right-of-way and the site or;

b) where the Owner has completed remediation Work on the right-of-way to the satisfaction of the General Manager, Planning, Development and Building Services.

20. **Retaining Wall**

The Owner agrees to submit to the General Manager, Planning, Development and Building Services, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Grading and Servicing Plan (Drawing C04) and Landscape Plans referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

21. **Retaining Wall – Stability**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for underground parking garage entrance ramp as shown on the approved Grading and Servicing Plan (Drawing C04) and Landscape Plans, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Development and Building Services, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for the underground parking garage entrance ramp. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services. The report shall provide structural details of the retaining wall(s).

The Owner further acknowledges and agrees to retain the services of a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario, to inspect any retaining walls on the subject lands and confirm that the retaining walls have been constructed in accordance with the approved retaining wall details.

22. **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 Clearview Avenue and Lanark Avenue 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 Clearview Avenue and Lanark Avenue 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 the site frontages for Clearview Avenue and Lanark Avenue 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 site frontages for Clearview Avenue and Lanark Avenue 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 Clearview Avenue and Lanark Avenue and compensate the City for the full amount of any required repairs to the City Sewer System.

23. **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.

24. **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.

25. **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 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.

26. **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.

27. **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.

28. **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.

29. **Exterior Elevation Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Building Elevations, A-200 and A-201, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

30. **Waste Collection**

The Owner acknowledges and agrees that residential cart (and/or container) garbage and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/organic waste storage room or area suitable for garbage/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges. It is expressly acknowledged that this service may be amended or discontinued at the City's sole discretion, if in the City's opinion, access is not appropriate or due to policy/process changes within the operating department.

31. **Replacement Trees in City's Right-of-Way**

Prior to registration of this Agreement, the Owner acknowledges and agrees it shall pay the sum of $6,980 to the City as compensation for the removal of two honey locusts & one sugar maple trees (Trees 12-14 on the TCR; Municipal IDs: 8154281, 8154273, and 8154265) located within the City's right-of-way along Lanark Avenue. Upon receipt of compensation, the Director of Parks, Maintenance, and Forestry Services or their designate will provide the Owner with written approval, at which time the Owner may make arrangements with a contractor to remove the said honey locusts and sugar maple, at the Owner's expense.

32. **Maintenance and Liability Agreement for Landscaping**

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement with the City, for those elements which are to be located in the City's Lanark Avenue and Clearview Avenue rights-of-way, as shown on the approved Landscape Plans referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees), pavers, concrete walkways, concrete stairs, ramp and retaining walls. The Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

33. **Parkland Dedication**

(a) The Owner acknowledges and agrees that the parkland conveyance requirement to the City is 539.72 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 N0. 2022-280, as amended:
    a. For 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.

CILP CALCULATION TABLE: Input Site and Proposal Details				
Gross Land Area (GLA)			5397.2	**sq m**
		Existing	**Proposed**	
Dwelling units		224	415	
Net increase in dwelling units			191	
CILP Conveyance Requirement				
Conveyance Type	**Rate**	**Number of dwelling units multiplied by applicable rate**	**Max Residential Conveyance Requirement (10%)**	
CILP/Res	1:1000	1910	539.72	
		Conveyance Requirement	**539.72**	**sq m**

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

a) 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” 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 registration of the Site Plan Agreement, the Owner shall pay the parkland appraisal fee of $880.00 plus H.S.T. of $114.40, as referenced in Schedule “B” herein.

35. **Community Benefits Charge**

The Owner acknowledges that the development is subject to payment of a Community Benefits Charge payable prior to building permit issuance, calculated in accordance with the Community Benefits Charge By-law 2022-307 (as amended from time to time) and the *Planning Act*.

For the purposes of calculating the charge payable, the City will provide a property valuation which has an effective date of the date of the site plan approval. An estimate of the Community Benefits Charge will further be provided based on that valuation and the currently proposed area subject to development or redevelopment. The Owner acknowledges that the City will collect this amount prior to building permit issuance, provided (a) the first building permit is issued within twenty-four months of the date of the present site plan approval and (b) the land area subject to development or redevelopment has not changed.

October 15, 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: D07-12-24-0138

SITE LOCATION

200 and 210 Clearview Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property has a total lot area of 10,956 square metres with a frontage of approximately 122.5 metres along Lanark Avenue, 82 metres of frontage along Ellendale Crescent, and 125 metres of frontage along Clearview Avenue. The portion of the property subject to this site plan control application is on the west side of the subject property. To the north are environmental protection lands and a variety of residential use buildings ranging from low- to mid-rise. Lanark Avenue borders the site to the south, beyond which are three-storey, low-rise residential buildings. To the east is Ellendale Crescent along with a development consisting of three-storey townhomes abutting the 32-storey Minto Metropole residential high-rise building. To the west are institutional lands, presently in the form of an expansive two-storey school building (Centre Jules Léger) set back approximately 60 metres from the site and separated by a surface parking area. Currently, the east side of the subject property features a 26-storey, 224 unit residential building, with surface and underground parking options.

The development proposal aims to replace an existing surface parking lot with a 25 storey residential building, with a three storey podium. The proposal provides 191 dwelling units with a range of unit sizes, including 62 1-bedroom units and 129 2 bedroom units. A total of 235 vehicular parking spaces, including 217 resident parking spaces and 18 visitor parking spaces, are proposed and accessed off of Lanark Avenue. This access is intended to be shared between the new and existing residential building on site, allowing a connection from Ellendale Crescent to Lanark Avenue. A total of 195 bicycle parking spaces are proposed, including six spaces located exterior at grade near the main entrance of the proposed new building with the remainder incorporated into the two levels of underground parking. A total of 1,678 square metres of amenity space is being proposed, with 928 square metres as communal – located internal/external at grade and on the 25th floor – and 750 square metres of private amenity space in the form of balconies and terraces. A waste collection area is located at the south-west corner of the building with access from Lanark Avenue. The main entrance and lobby are located on the east side of the building with frontage on a proposed private driveway.

The requested minor deviation resulting in this revised approval and updated plans and reports are summarized as follows:

- The addition of four residential units to Levels 21-24, thereby increasing the total number of residential units from 187 to 191.
- The removal of the enclosed amenity area on the fourth floor, resulting in a reduction to the overall podium expression from 4 storeys to 3 storeys along Clearview Avenue.
- A decrease in overall building height, in metres, from 79 metres (m) to 78m.
- An increase in the height of the mechanical penthouse / elevator machine room, with an associated rooftop access ladder, is due to elevator overrun requirements. Both elements are considered permitted projections above the height limit.
- An increase in bicycle parking spaces, from 190 to 195 spaces.
- A decrease in vehicular parking, from 250 parking spaces to 235 parking spaces.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	191

Related Applications

The following applications are related to this proposed development:

- D01-01-22-0012 – Official Plan Amendment
- D02-02-22-0099 – Zoning By-Law Amendment

DECISION AND RATIONALE

This application is approved for the following reasons:

- An Ontario Land Tribunal (OLT) appeal (OLT-23-001171 and OLT-23-001172) was made opposing the OPA and ZBLA on November 14, 2023. On February 23, 2024, an OLT hearing was held. The appeal was withdrawn, and a Council decision to adopt the OPA and ZBLA applications was approved on July 16, 2024. Remaining zoning deficiencies were resolved through a Minor Variance Application (D08-02-25/A-00147) which was approved on August 11, 2025.The site plan proposal conforms with the amended Secondary Plan policies and is in conformity with the Official Plan. The Site Plan conforms to the Zoning By-law.
- The Urban Design Guidelines for High-rise buildings were reviewed for consistency. The site plan proposal is consistent with the guidelines for transition, podium design, tower setbacks and separation distances and tower floor plate.
- The special conditions reflect the planning, engineering, and transportation requirements and report recommendations.
- The site plan proposal represents appropriate and good land use 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.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was not subject to the Urban Design Review Panel process.

ROAD MODIFICATIONS

There are no road modifications associated with this site plan control application.

CONSULTATION DETAILS

Councillor's Comments

Councillor Jeff Leiper was aware of the application related to this report.

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

All technical agency correspondences were forwarded to the applicant. The applicant was advised to contact technical agencies for additional information and requirements.

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the February 16, 2025, On Time Decision Date. However, the application was placed on hold for six months, from February 11, 2025, to August 13, 2025, pending applicant resubmission prior to approval.

Contact: Niki Van Vugt Tel: 613-580-2424, ext. 12474 or e-mail : niki.vanvugt@ottawa.ca

Document 1 – Location Map

