



File Number(s): D07-12-22-0129

August 19, 2025

Dennis Jacobs  
Momentum Planning and Communications  
1165 Greenlawn Crescent, Ottawa, ON K2C 1Z4

Dear Dennis Jacobs,

**Subject: Permission to Proceed – Exemption from Site Plan Control  
637 Cummings Avenue**

This letter is to confirm that the proposed changes to the development at the above-noted address have been exempted from Site Plan Control, pursuant to Section 8 of the Site Plan Control By-law. The proposed deviations to the following approved plan(s):

1. **Site Plan**, A100, prepared by Woodman Architect & Associates Ltd., dated 2021-12-14, revision 6 dated 2023-04-21.
2. **Elevations**, A110B, prepared by Woodman Architect & Associates Ltd. dated 2023-03-13, revision 2 dated 17 March 2023.
3. **Elevations**, A111B, prepared by Woodman Architect & Associates Ltd. dated 2023-03-13, revision 2 dated 17 March 2023.

as detailed within the following revised approved plan(s):

1. **Site Plan**, A100, prepared by Woodman Architect & Associates Ltd., dated 2021-12-14, revision 8 dated 2025-06-26.
4. **North Elevation**, A-202, prepared by Woodman Architect & Associates Ltd., dated 27/01/2024, revision 2 dated 2025/05/21.
5. **East Elevation**, A-203, prepared by Woodman Architect & Associates Ltd., dated 27/01/2024, revision 2 dated 2025/05/21.
6. **South Elevation**, A-200, prepared by Woodman Architect & Associates Ltd., dated 27/01/2024, revision 2 dated 2025/05/21
7. **West Elevation**, A-201, prepared by Woodman Architect & Associates Ltd., dated 27/01/2024, revision 2 dated 2025/05/21.

On July 7, 2025 you provided written confirmation to the City of Ottawa listing the desired change. The proposed changes to the balconies, window heights, bicycle parking, entrance canopy and the removal of the elevator penthouse are considered minor. Therefore, no further site plan control approval is required.

The terms and conditions of the Site Plan Agreement will be updated to reflect the changes varied by the approved revised plans, along with the following amendments to the conditions:

Condition 14: Noise Attenuation Measures subclause (d) and (e) in the original Delegated Authority Report (DAR) (May 2, 2023) will be replaced with:

“(d) 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; (e) 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 Roadway Traffic Noise 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.”

Condition 28: Waste Collection in the original DAR (May 2, 2023) will be replaced with:

“The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner’s sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.”

Should you have any questions, please contact Leah Dykstra at 613-580-2424, extension 76309 or e-mail [leah.dykstra@ottawa.ca](mailto:leah.dykstra@ottawa.ca).

Sincerely,



Ann O'Connor  
Planner III  
Development Review Central

c.c. Leah Dykstra, Planner I, Development Review Central, PDBS  
Andrew McCreight, Manager, Development Review Central, PDBS  
John Wu, Development Review Central, PDBS  
Wally Dubyk, Development Review, PDBS  
Kevin Lamer, Program Manager - Development Inspections  
Tina Carrier, Program Manager, Building Code Services – Permit Approvals  
Jawan Properties Inc. – Raju Bhagrath, Property Owner, [bhagrath@gmail.com](mailto:bhagrath@gmail.com)  
Juan Gomez, Woodman Architects, [gomez@woodmanarchitect.com](mailto:gomez@woodmanarchitect.com)  
Robert Woodman, Woodman Architects, [bob@woodmanarchitect.com](mailto:bob@woodmanarchitect.com)