



**SITE PLAN CONTROL APPLICATION  
DELEGATED AUTHORITY REPORT  
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

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Site Location: 360 Laurier Avenue West

File No.: D07-12-23-0055

Date of Application: May 23<sup>rd</sup>, 2023

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This SITE PLAN CONTROL application submitted by Josie Tavares, on behalf of **OTT A360 LAURIER PROPERTY LIMITED PARTNERSHIP, by its General Partner, "OTT A360 LAURIER PROPERTY GP INC."**, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A0-801, prepared by linebox STUDIO, dated 23.05.04, revision 5, dated 24.04.04.
2. **North (Laurier Ave W) Elevation**, A4-100, prepared by linebox STUDIO, dated 23.05.04, revision 3, dated 23.10.13.
3. **East Elevation**, A4-101, prepared by linebox STUDIO, dated 23.05.04, revision 3, dated 23.10.13.
4. **South Elevation**, A4-102, prepared by linebox STUDIO, dated 23.05.04, revision 3, dated 23.10.13.
5. **West Elevation**, A4-103, prepared by linebox STUDIO, dated 23.05.04, revision 3, dated 23.10.13.
6. **Enlarged Elevations**, A4-110, prepared by LRL Engineering, dated 23.05.04, revision 3, dated 23.10.13.
7. **Landscape Plan (Ground Floor)**, L1.0, prepared by CSW, dated 14 APR, 2023, revision 4, dated 13 OCT, 2023.
8. **Landscape Plan (Roof Terrace)**, L2.0, prepared by CSW, dated 14 APR, 2023, revision 4, dated 13 OCT, 2023.
9. **Landscape Details**, L3.0, prepared by CSW, dated 14 APR, 2023, revision 4, dated 13 OCT 2023.
10. **General Notes**, C001, prepared by LRL Engineering, dated 04-27-2023, revision 4, 10-13-2023.
11. **Grading and Drainage Plan**, C301, prepared by LRL Engineering, dated 04-27-2023, revision 4, 10-13-2023.
12. **Servicing Plan**, C401, prepared by LRL Engineering, dated 04-27-2023, revision 4, 10-13-2023.
13. **Pre-development Watershed Plan**, C701, prepared by LRL Engineering, dated 04-27-2023, revision 4, 10-13-2023.
14. **Post-development Watershed Plan**, C702, prepared by LRL Engineering, dated 04-27-2023, revision 4, 10-13-2023.

15. **Construction Detail Plan**, C901, prepared by LRL Engineering, dated 04-27-2023, revision 4, 10-13-2023.

And as detailed in the following report(s):

1. **Servicing and Stormwater Report**, prepared by LRL Engineering, dated May 8<sup>th</sup>, 2023, revision 1, dated July 24, 2023.
2. **Technical Memorandum (Transportation Impact Assessment)**, prepared by CGH Transportation, dated 2023-07-31.
3. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind, dated May 3<sup>rd</sup>, 2023.
4. **Phase I – Environmental Site Assessment**, prepared by Paterson Group, dated October 17<sup>th</sup>, 2022.
5. **Phase II – Environmental Site Assessment**, prepared by Paterson Group, dated January 13<sup>th</sup>, 2023.

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. Execution of Agreement Within One Year**

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 and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year 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, Real Estate and Economic Development.

#### **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, Real Estate and Economic Development, 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, Real Estate and Economic Development.

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, Real Estate and Economic Development. 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, Real Estate and Economic Development.

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, Real Estate and Economic Development, 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, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development 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, Real Estate and Economic Development, 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 – Roads, Right-of-Way and Traffic**

10. **Permanent Encroachment Agreement**

The Owner acknowledges and agrees to enter into a permanent Encroachment Agreement to permit the encroachment of the existing/proposed canopy projection, as shown on the approved Site Plan (A0-801), referenced in Schedule 'E', to be constructed within the City's Laurier Avenue West 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.

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

The Owner shall, within two (2) weeks of Site Plan Control Approval, file with the General Manager, Planning, Real Estate and Economic Development a copy of the letter of tolerance issued by the Right-of-Way Unit for the encroachment of the existing/proposed canopy projection to be constructed within the City's Laurier Avenue West right-of-way, as shown on the approved Site Plan (A0-801), referenced in Schedule "E" herein.

12. **On-Site Parking**

The Owner acknowledges and agrees that units within the proposed building(s) may not be provided with on-site parking. In the event any future tenant or purchaser wishes to have parking, the Owner acknowledges that alternative and lawful arrangements may need to be made to address parking needs at an alternate location and such arrangements are solely the responsibility of the person seeking parking. The Owner further acknowledges and agrees the availability and regulations governing on-street parking vary; that access to on-street parking, including through residential on-street parking permits issued by the City cannot be guaranteed now or in the future; and that a tenant or purchaser intending to rely on on-street parking for their vehicle or vehicles does so at their own risk; and

The Owner acknowledges and agrees that a notice-on-title respecting on-site parking, as contained in Clause 13 below, shall be registered on title to the subject

lands, at the Owner's expense, and a warning clause a notice shall be included in all agreements of purchase and sale and lease agreements.

### **13. On-Site Parking - Notice on Title**

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:

"The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that the unit being sold/rented may not be provided with any on-site parking. Should the Purchaser/Lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements may need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The Purchaser/Lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa cannot be guaranteed now or in the future; and that the Purchaser/Lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk."

"The Purchaser/Lessee covenants with the Vendor/Lessor that the above clause, 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."

## **Special Conditions – Access**

### **14. Asphalt Overlay**

Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of Laurier Avenue West, fronting the subject lands, as shown on the approved Servicing Plan referenced in Schedule "E" hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Real Estate and Economic Development. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

### **15. Private Approach Detail**

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Real Estate and Economic Development.

## **Special Conditions – Noise**

### **16. Noise Control Attenuation Measures**

The Owner covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to ensure that the recommendations of the Roadway Traffic Noise Assessment, prepared by Gradient Wind, dated May 3, 2023, referenced in Schedule "E" herein (the "Report"), are fully implemented. The Owner further acknowledge and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development Department with confirmation issued by the professional engineer that the Owner has complied with all recommendations and provisions of the Report, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department.

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Roadway Traffic Noise Assessment, prepared by Gradient Wind, dated May 3, 2023, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit is to be equipped with central air conditioning;
- (b) further to subsection (a) above, the location and installation of any outdoor air conditioning device(s) shall 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.
- (c) 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, Real Estate and Economic Development confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;
- (d) notice respecting noise shall be registered against the lands, at no cost to the City, and a warning clause shall be included in all agreements of purchase and sale or lease agreements, as detailed in clause 17 below.

#### **17. Notice on Title – Noise Control Attenuation Measures**

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 D – Central Air Conditioning

“The Purchaser/Lessee for himself, his 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.”

## **Special Conditions – Engineering**

### **18. 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, Real Estate and Economic Development, 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, Real Estate and Economic Development, 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, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

### **19. Record of Site Condition**

Prior to the issuance of any building permit, the Owner shall submit to the General Manager, Planning, Real Estate and Economic Development, 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.

### **20. Notices on Title – All Units (Below Grade Parking and Depressed Driveways)**

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:

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that during major storm events, depressed driveways and below grade parking areas may be subject to flooding due to drainage from the road allowance. The Purchaser/Lessee further acknowledges being advised that the City of Ottawa shall not be liable for flooding claims. Backwater valves are recommended for installation on catch basins located in depressed driveways.”

“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.”

## **21. 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, Real Estate and Economic Development 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.

## **22. 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, Real Estate and Economic Development, 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.

## **Special Conditions – Planning and Other**



### **23. Public Art – Mural Installation**

- (a) The Owner acknowledges and agrees to provide a proposal for a mural installation to the Manager of Development Review Central, or their delegate, for review and acceptance, prior to the issuance of any building permits, or the registration of the site plan agreement, whichever comes first. The proposal must confirm the selected artist and the scope of the mural installation.
- (b) In accordance with the approved West Elevation drawing (A4-103), referenced in Schedule 'E' herein, the Owner acknowledges and agrees to construct the required mural installation on the western building façade within the "area to be designated as mural".
- (c) The Owner acknowledges and agrees to assume all maintenance and replacement responsibilities for the mural installation in perpetuity.

### **24. Exterior Elevations Drawings**

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevation drawings (A4-100, A4-101, A4-102, A4-103), 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, Real Estate and Economic Development 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.

### **25. Waste Collection – Commercial Uses**

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.

### **26. Waste Collection – Residential Uses**

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, 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/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges.

### **27. Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 92.60 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 by the Office-to-Residential Conversions motion approved by Council on November 8<sup>th</sup>, 2023, Motion No. PHC2023 - 18/03:
  - (i) For cash-in-lieu of conveyance of parkland:
    - i. For Office-to-Residential uses: Capped at 8% of the value of the gross land area if a building permit is issued on or before October 5, 2024. Pursuant to Motion No. PHC2023 - 18/03 the reduction of the percentage cap from 10% to 8% would be allocated from the Ward-specific account, as calculated in Schedule "B" hereto.
    - ii. Where land is developed for a mix of uses within a building, the conveyance requirement shall be the cumulative sum for each use, as calculated using the applicable rate prorated proportionally to the gross floor area allocated to each use.

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

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the Parkland Dedication By-law, being By-law 2022-280, as amended by the Office-to-Residential Conversions motion approved by Council on November 8, 2023. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule "B" herein.

**29. 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 Laurier Ave frontage of the lands, measuring 10 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.

April 5, 2024

\_\_\_\_\_  
Date



\_\_\_\_\_  
Andrew McCreight

Manager, Development Review Central  
Planning, Real Estate and Economic  
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information



## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

**File Number:** D07-12-23-0055

### SITE LOCATION

The subject property (360 Laurier Avenue West) is located on the south side of Laurier Avenue West, between Kent Street to the west and Bank Street to the east, as shown on Document 1 attached hereto.

### SYNOPSIS OF APPLICATION

The subject property fronts onto Laurier Avenue West and resides to the southeast of the intersection of Laurier Avenue West and Kent Street. The subject property has a lot area of approximately 1230m<sup>2</sup>; a lot depth of approximately 30m; and a frontage of approximately 40m. The existing use of the property is commercial/office. The subject property resides within an area of the City that is well serviced by public amenities, pedestrian infrastructure, cycling facilities and public transit, including the Lyon and Parliament O-Train stations, which are less than 600m away. Institutional and commercial/ office buildings are located to the north and east, while residential and commercial uses are found to the south and west.

The proposed development will facilitate the conversion of an existing commercial/ office building for a 12-storey residential use building, consisting of 139 dwelling units, 1056 sqm. of amenity space, two (2) retail spaces, 58 vehicle parking spaces and 111 bicycle parking spaces. The conversion includes some exterior changes to the rooftop, building facades (e.g. public art mural) and active entrances at-grade; however, many of the changes will occur internal to the building. The applicant team responded to City comments by providing two (2) retail uses at-grade, separate active entrances for each ground floor use, and more than the minimum required amount of bicycle parking.

The residential unit mix consists of forty (40) bachelor dwelling units, twenty (20) 1-bedroom dwelling units, twenty (2) 1-bedroom plus den dwelling units and fifty-nine (40) 2-bedroom dwelling units and nineteen (19) 2-bedroom plus den dwelling units. Garbage enclosures are internal to the building and an existing loading zone will continue to operate in the existing laneway. Finally, the proposed development will be serviced by City water and sanitary infrastructure. Stormwater management is accounted for in the approved plans.

### Residential Units and Types

Dwelling Type	Number of Units
Apartment	139

## **Related Applications**

The following applications are related to this proposed development:

- Minor Variance - D08-02-23/A-00221

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The proposal meets the policies of the Central and East Downtown Core Secondary Plan and satisfies the Urban Design Guidelines for High-rise Buildings
- The proposal conforms to Zoning By-Law 2008-250, as amended. Minor Variances were granted on October 13, 2023 to permit the conversion of the existing office building into a mix of residential and commercial units.
- The conditions of approval reflect the requirements for site servicing, parkland and road widening, to name a few. Special conditions were developed in response to the proposal for a public art - mural along the western facade.
- The proposed site design represents good planning

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280 (as amended), 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 Ariel Troster was aware of the application related to this report.

## **Public Comments**

This application was not subject to public circulation under the Public Notification and Consultation Policy (Site Plan Control – Standard). There was no public comment received online.

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

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

### **Advisory Committee Comments**

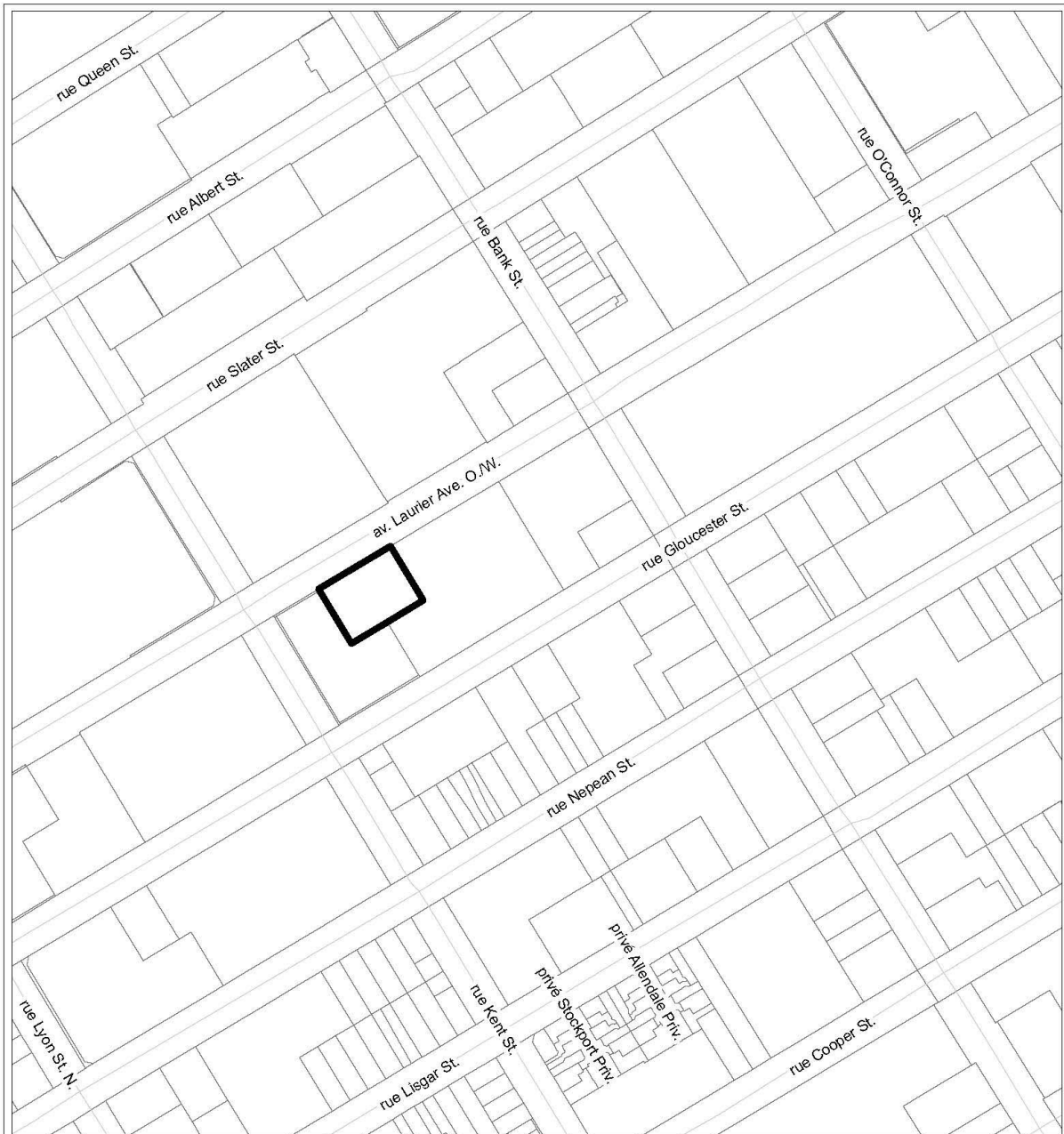
N/A

### **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date due to the complexity of the issues associated with servicing and the multiple revisions required.

**Contact:** Eric Forhan Tel: 613-580-2424, ext. 21891 or e-mail: [eric.forhan@ottawa.ca](mailto:eric.forhan@ottawa.ca)

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-23-0055	23-0451-D	 <b>360 av. Laurier Avenue O/W.</b>	
I:\CO\2023\Site_Plan\Laurier_360			
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