



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

Site Location: 255, 285 Mountshannon Drive

File No.: D07-12-23-0056

Date of Application: May 9, 2023

This SITE PLAN CONTROL application submitted by James Ireland, Novatech Engineering, on behalf of Mattino Developments Inc., is APPROVED as shown on the following plan(s):

1. **Site Plan – 255 Mountshannon Drive**, A-100, prepared by Pierre J. Tabet architect, dated 2023-09-05, revision 3 “building permit update” dated 23.09.05.
2. **Streetscape Plan, Block 2 Townhouses 255 Mountshannon Drive**, Drawing no. L – 1, prepared by Thakar Associates Design Consultants Landscape Architects, revision 10 dated Oct 10/23.
3. **Elevations – 255 Mountshannon**, Drawing No. A200-Block2, prepared by Pierre J. Tabet architect, dated 2019.08.08, Rev 1, dated 19-08-13.
4. **Grading Plan – 255 Mountshannon Drive – Block 2**, drawing no. 112021-05-GR, prepared by Novatech, revision 3 dated OCT 6/23.
5. **Servicing Plan – 255 Mountshannon Drive – Block 2**, drawing no. 112021-05-GP, prepared by Novatech, revision 3, dated OCT 6/23.
6. **Erosion and Sediment Control Plan – 255 Mountshannon Drive – Block 2**, drawing no. 112021-05-ESC, prepared by Novatech, dated FEB 24/23.
7. **Storm Drainage Area Plan – 255 Mountshannon Drive – Block 2**, drawing no. 112021-05-STM, prepared by Novatech, dated FEB 24/23.
8. **Existing Conditions Plan – 255 Mountshannon Drive – Block 2**, Drawing No. EX-1, Sheet 1 of 4, prepared by DSEL, dated September 2019, Rev 5, dated 19.09.27.
9. **Site Plan – 285 Mountshannon Drive**, A-100, prepared by Pierre J. Tabet architect, dated 2023-09-05, revision 3 “building permit update” dated 23.09.05.

10. **Streetscape Plan, Block 1 Townhouses 285 Mountshannon Drive**, Drawing no. L – 1, prepared by Thakar Associates Design Consultants Landscape Architects, revision 9 dated Mar 17/23.
11. **Elevations – 285 Mountshannon**, Drawing No. A200Block1, prepared by Pierre J. Tabet architect, dated 2019.08.08, Rev 1, dated 19-08-13.
12. **Grading Plan – 285 Mountshannon Drive – Block 1**, drawing no. 112021-04-GR, prepared by Novatech, revision 3 dated OCT 5/23.
13. **Servicing Plan – 285 Mountshannon Drive – Block 1**, drawing no. 112021-04-GP, prepared by Novatech, revision 3, dated OCT 5/23.
14. **Existing Condition, Removals, and Erosion and Sediment Control Plan – 285 Mountshannon Drive – Block 1**, drawing no. 112021-04-ESC, prepared by Novatech, dated FEB 24/23.
15. **Storm Drainage Area Plan – 285 Mountshannon Drive – Block 1**, drawing no. 112021-04-STM, prepared by Novatech, dated February 24, 2023.

And as detailed in the following report(s):

1. **Servicing Design Brief, Mattino Developments Inc. Block 1 – 285 Mountshannon Dr.**, file no. 112021-04, prepared by Novatech, dated February 24, 2023.
2. **Servicing Design Brief, Mattino Developments Inc. Block 2 – 255 Mountshannon Dr.**, file no. 112021-05, prepared by Novatech, dated February 24, 2023.
3. **Geotechnical Investigation – Proposed Residential Development Mountshannon Drive, Ottawa, Ontario**, Paterson Group, Report No. PG2306-1, dated January 31, 2013.
4. **Geotechnical Responses to City Comments – Proposed Residential Development, Block 1 and 2 – 255 and 285 Mountshannon Drive, Ottawa, Ontario**, Paterson Group, File No. PG2306-MEMO.05, dated April 17, 2019.
5. **Geotechnical Responses to City Comments – Proposed Residential Development, Block 1 and 2 – 255 and 285 Mountshannon Drive, Ottawa, Ontario**, Paterson Group, File No. PG2306-MEMO.06, dated July 18, 2019.
6. **Geotechnical Responses to City Comments – Proposed Residential Development, Block 1 and 2 – 255 and 285 Mountshannon Drive, Ottawa, Ontario**, Paterson Group, File No. PG2306-MEMO.07, dated September 6, 2019.
7. **Sight Distance Review – 285 Mountshannon Drive**, prepared by Novatech, File No. 112021, dated August 1, 2019.

8. **Phase I – Environmental Site Assessment Vacant Lots – Block 1, 2 and 21 255 and 285 Mountshannon Drive and 591 Longfields Drive Ottawa, Ontario,** Paterson Group, Report: PE4589-1, dated March 27, 2019.
9. **Noise Impact Assessment Mattino Developments Inc. 255 Mountshannon Drive – Block 2,** Novatech, File No. 112021-05, dated January 4, 2019.
10. **Noise Impact Assessment Mattino Developments Inc. 285 Mountshannon Drive – Block 1,** Novatech, File No. 112021-04, dated January 4, 2019.

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

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, 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.

11. 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.”

12. Private Approach 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 Private Approach By-law, being No. 2003-447, as amended.

13. **Private Access**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

14. **Noise Control Attenuation Measures**

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Noise Impact Assessments, referenced in Schedule "E" of this Agreement, as follows:

- (a) each unit is to be fitted with a forced air heating system and ducting, and shall be sized to accommodate 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) 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 Insert Title of Noise Study referenced in Schedule "E" hereto. The Professional Engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Real Estate and Economic Development (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, Real Estate and Economic Development;
- (e) notice respecting noise shall be registered against the lands, at no cost to the City, and such notice shall be included in all agreements of purchase and sale or lease agreements, as detailed in clause 15 below.

15. **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:

255 Mountshannon Drive – Warning Clauses Type A, C and Ending Paragraph

285 Mountshannon Drive – Warning Clauses Type C and Ending Paragraph

Type A – Increasing Roadway Traffic

“The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that noise levels due to increasing roadway/rail/air traffic 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 himself, his 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 himself, his 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.”

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.”

16. **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 and Memos (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further

acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development 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, Real Estate and Economic Development.

17. **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, Real Estate and Economic Development 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.

18. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Servicing Plans, 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.

19. **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.

20. **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 Mountshannon Drive, Via Matino Way and Longfields Drive rights-of-way, as shown on the approved Streetscape Plans referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees), and walkways to be constructed/placed in the ROW. 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.

21. **Waste Collection**

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.

22. **Construct Sidewalks – tie in with existing**

The Owner shall design and construct sidewalk(s) within Mountshannon Drive which shall tie into the two existing concrete sidewalks at the intersection of Via Mattino Way and Mountshannon Drive and tie into the existing concrete sidewalk adjacent to the hydro corridor to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

23. **OCLDC**

The Owner acknowledges and agrees that, as per the Development Agreement registered as OC1215079, to provide a Letter of Credit to OCLDC c/o Dhaneshwar Neermul in the amount of \$54,000.00 prior to issuance of a building permit.

24. **Ottawa Macdonald-Cartier International Airport - Zoning Regulations**

The Owner acknowledges and agrees that the Ottawa Macdonald-Cartier International Airport Zoning Regulations (AZR) apply to temporary construction equipment, such as cranes. The Owner further acknowledges and agrees that if a crane is intended for use on the site, the Owner will notify Transport Canada in Toronto a minimum of ninety (90) days in advance to determine if it will cause a safety hazard to pilots maneuvering in the area.

25. **Ottawa Macdonald-Cartier International Airport - Bird Attractions**

The Owner acknowledges and agrees that there will not be any present or future action, nor development undertaken, that may result in any bird attraction conditions and therefore a hazard to aircraft flying in the area. The Owner further acknowledges and agrees to maintain the site in a clean state and that any litter on the lands will be removed expeditiously.

The Owner acknowledges and agrees to only place on the lands plant/vegetation species that are not attractive as a food source to birds. If bird activity increases as a result of this development, the Owner shall be prepared to implement mitigation measures to address this operational hazard.

26. **Canada Post**

The Owner acknowledges and agrees to include in all purchase and sale agreements a statement which advises the purchaser that mail will be delivered via a Community Mail Box.

January 22, 2024
Date



Mélanie Gervais
Mélanie Gervais
Planner III(A), Development Review, South
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-23-0056

SITE LOCATION

255 and 285 Mountshannon Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located in the Longfields community, south of the Via Rail railway corridor and north of Longfields Drive. The properties are legally described as Blocks 1 and 2 on plan 4M-1527. Block 1 on plan 4M-1527 is known as 285 Mountshannon Drive and is located on the north-west corner of Longfields Drive and Mountshannon Drive. Block 2 on plan 4M-1527 is known as 255 Mountshannon Drive and is located on the north-west corner of Mountshannon Drive and Via Mattino Way.

To the north of 255 Mountshannon is a utility corridor with low-rise residential further north and to the west are townhouse dwellings. To the west of 285 Mountshannon Drive is the Pierre-Elliott-Trudeau French catholic elementary school and to the north are townhouse dwellings. To the east of both sites is the Utman Park. To the south of the sites, across Longfields Drive, is the Ken Ross Park and St. Mother Teresa Catholic High School.

The proposal is to develop both properties with stacked dwellings. The site known as 255 Mountshannon Drive will contain 16 units and will provide 16 parking spaces for the residents and 3 parking spaces for visitors. The access to the parking lot will be from Mountshannon Drive. The site known as 285 Mountshannon Drive will contain 20 units and will provide 19 parking spaces for the residents and 3 parking spaces for the visitors. The access to the parking lot will be from Mountshannon Drive.

Due to a servicing easement, the building at 285 Mountshannon Drive needed to be pushed further back onto the site therefore moving the parking lot into the front yard. A Landscape Plan has been prepared with an emphasis placed along Longfields Drive to screen the parking lot. A wooden fence will be installed between the development and the townhouses to the north to mitigate any impacts of car traffic.

The site at 255 Mountshannon Drive will also include a wooden fence separating the development from the townhouses to the west in order to maintain the townhouses' rear yard privacy. A 2-rail post and rail fence will be installed along the northern boundary of the site to delineate the development from the City's future walkway in the Hydro corridor.

The revision application has been submitted to deal with the following changes:

- Units now proposed as rentals instead of condos.
- Single service lateral for water, sanitary, storm to the building instead of individual services for each unit.
- Stormwater management updates: site will be controlled via a single ICD outlet, no ponding under 2-year design storm, and major system flow is routed to Mountshannon via the entrance.
- Reduced road cut area into Mountshannon Drive.
- Site grading modified to suit architectural, edge conditions, and stormwater design criteria.
- Slight pedestrian access to site provided from Mountshannon and Longfields.

Residential Units and Types

Dwelling Type	Number of Units
Stacked	36

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is designated Evolving Neighbourhood in the City's Official Plan, which intends to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification. This designation permits low-rise residential development, and the proposed development conforms with the relevant policies of the Plan.
- The subject site is zoned R4A [2162] (Residential Fourth Density Subzone A – Exception 2162) and R4A [2163] (Residential Fourth Density Subzone A – Exception 2163) which permits the proposed use. The proposed development complies with all relevant provisions of Zoning By-law 2008-250 subject to Minor Variance applications (D08-02-19/A-00256 and D08-02-19/A-00257) which have been granted.
- The proposed development complies with the City's applicable design and compatibility objectives of the City's Official Plan. The site layout and design is an efficient use of the land and creates a pedestrian friendly environment by connecting the internal walkways to the existing and future sidewalks. The use of large windows and varying material, which in combination with landscaped enhancements, creates a pleasing building facade.
- The site layout and design represent good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval.

CONSULTATION DETAILS

Councillor's Comments

Councillor Wilson Lo 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. There was no public comment received online.

Technical Agency/Public Body Comments

Summary of Comments – Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

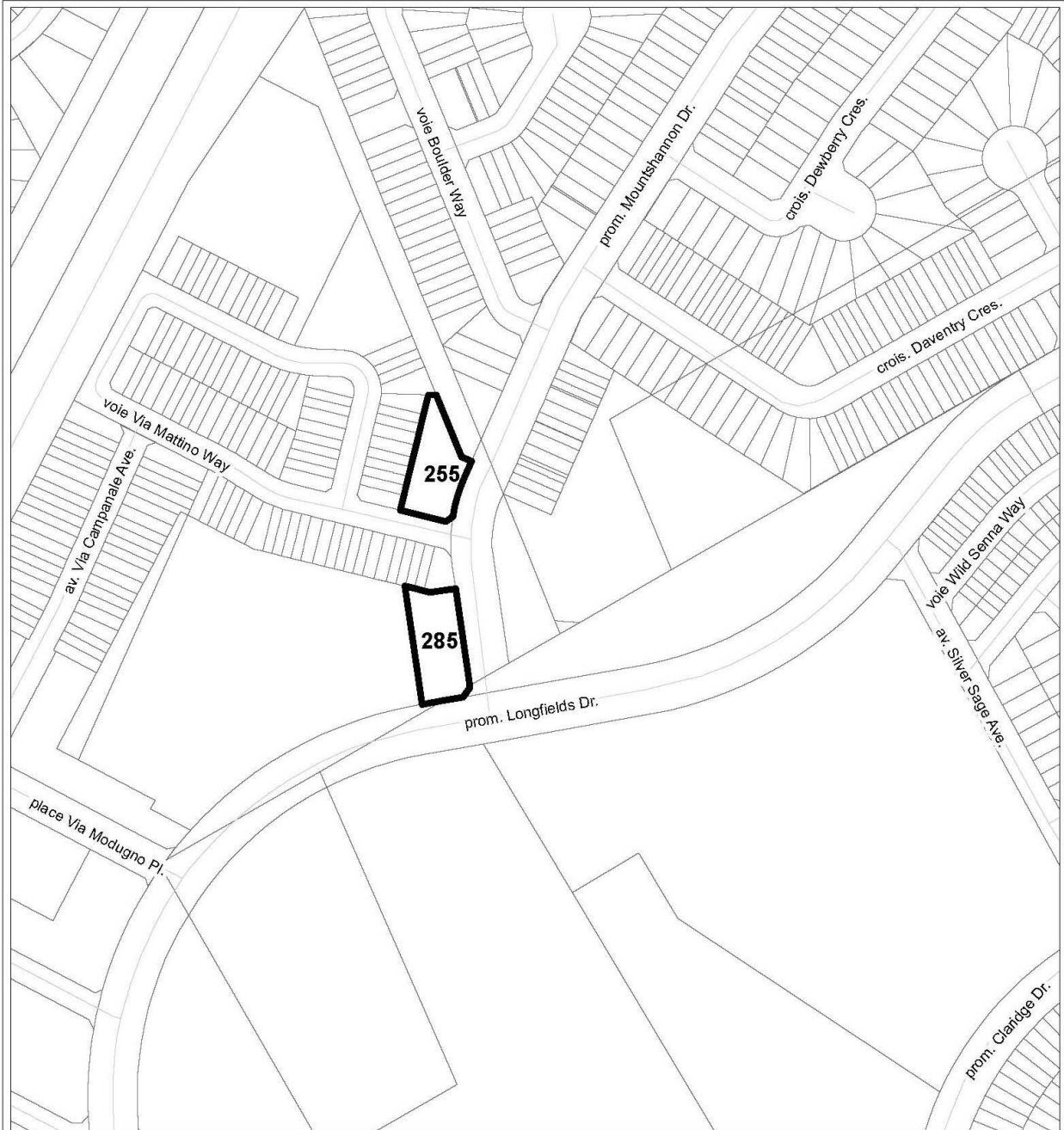
N/A



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to workload issues.

Contact: Mélanie Gervais Tel: 613-282-0508 or e-mail: Melanie.Gervais@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-23-0056	23-1172-D		
I:\CO\2023\Site\Mountshannon_255_285			
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REVISION / RÉVISION - 2023 / 12 / 14		 255, 285 prom. Mountshannon Drive	