



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 1132 St. Pierre Street

File No.: D07-12-24-0080

Date of Application: August 8, 2024

This SITE PLAN CONTROL application submitted by Peter Hume, HP Urban Inc, on behalf of 2701292 Ontario Ltd., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. **Site Plan**, dwg A-100, prepared by Lalande + Doyle Architects Inc., dated 09.07.2024, revision 9 dated 25/08/12
2. **Landscape Plan**, dwg L1, prepared by John K. Szczepaniak, dated July 08, 2024, revision 15 dated Aug 13/2025.
3. **Elevations**, (A-400, prepared by Lalande + Doyle Architects Inc., dated 12/07/2024, revision 6 dated 16/12/2024.
4. **Site Plan – Demolition**, dwg A050, prepared by Lalande + Doyle Architects Inc., dated 22.05.2024, revision 1 dated 2025/03/11.
5. **Existing Conditions and Removals Plan**, dwg C000, prepared by EXP Services Inc., dated 31/07/2024, revision 4 dated 23/07/25.
6. **Notes and Details**, dwg C001, prepared by EXP Services Inc., dated 31/07/2024, revision 4 dated 23/07/25.
7. **Site Servicing Plan**, dwg C100, prepared by EXP Services Inc., dated 31/07/2024, revision 4 dated 23/07/25.
8. **Site Grading Plan**, dwg C100, prepared by EXP Services Inc., dated 31/07/2024, revision 4 dated 23/07/25.
9. **Erosion and Sediment Control Plan**, dwg C100, prepared by EXP Services Inc., dated 31/07/2024, revision 4 dated 23/07/25.
10. **Pre-Development Catchments**, dwg C100, prepared by EXP Services Inc., dated 31/07/2024, revision 4 dated 23/07/25.
11. **Post-Development Catchments**, dwg C100, prepared by EXP Services Inc., dated 31/07/2024, revision 4 dated 23/07/25.

And as detailed in the following report(s):

1. **Site Servicing and Stormwater Management Report**, prepared by EXP Services Inc., dated July 31, 2024, revision 2 dated July 23, 2025.
2. **Zoning Confirmation Report**, dated 22-Aug-25.
3. **Geotechnical Investigation Proposed Residential Development**, prepared by EXP Services Inc., dated February 21, 2025, final report revision 3.
4. **Tree Conservation Report**, prepared by Dendron Forestry Services, dated October 23, 2024.
5. **Preliminary Construction Management Plan**, prepared by Pulse, dated 07.22.24.
6. **Tree Information Report**, prepared by Dendron Forestry Services, dated June 13, 2024.
7. **Phase 1 Environmental Site Assessment**, prepared by EXP Services Inc., dated July 30, 2024.

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

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 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, Development and Building Services.

3. Water Supply for Fire Fighting

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

4. 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.

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, Development and Building Services.

6. Extend Internal Walkway

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

7. Completion of Works

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

8. Development Charges

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

SPECIAL CONDITIONS

9. 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.

10. Notice on Title – On-site Parking

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:

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the unit being sold/rented will 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 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."

Access

11. Asphalt Overlay

If three (3) or more road cuts are required to service this development, then the Owner shall install an asphalt overlay over the total area of the public driving surface of St. Pierre Street, fronting the subject lands, as shown on the approved As-Built Grading and Servicing Plan where the overlay is shown, referenced in Schedule

“E” hereto. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

12. 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, Development and Building Services.

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.

ENGINEERING

Geotechnical Engineering and Soils

14. 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 (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.

15. Vibration Monitoring

The Owner agrees and acknowledges that prior to commencing site alteration or construction that vibration monitoring shall be undertaken by a Professional Engineer licensed in the province of Ontario. Vibration levels shall not exceed those determined by the City and Province to cause damage to adjacent buildings and structures. The Owner may consider offering pre-construction surveys to adjacent/abutting properties, to validate damage claims or indemnify and save harmless. The Owner agrees to maintain vibration monitoring records during construction, which shall be made available to the General Manager, Planning, Real Estate and Economic Development upon request. The Owner agrees and acknowledges that the City shall be indemnified from any damage claims resulting from construction activities.

Civil Engineering

16. Re-Grading and Maintenance of Ditch

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along St. Pierre Street.

- i) Re-grade the shoulders of the ditch within the road allowance(s) of St. Pierre Street abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department;
- ii) Obtain utility clearances prior to the re-grading of any ditch;
- iii) Obtain approval from the City's Roads Services Branch of the Public Works Department if the grade of any ditch bottom is to change; and
- iv) Maintain a grass cover within the road allowance(s) of St. Pierre Street abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

17. Protection of City Sewers

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

- i. obtain a video inspection of the City Sewer System within St. Pierre Street 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 St. Pierre Street 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 St. Pierre Street and compensate the City for the full amount of any required repairs to the City Sewer System.

18. 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.

19. 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.

20. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top 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.

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, 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 lower construction coefficient used within the proposed building design.

Site Lighting

22. Site Lighting Certificate

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.

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.

Planning and Design

23. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved plans, 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.

24. 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 St. Pierre Street right-of-way, as shown on the approved Landscape Plan referenced in Schedule "E" herein, including all plant and landscaping material (except municipal trees). 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.

25. Waste Collection

The Owner acknowledges and agrees that the City will provide curb-side cart (and/or container) garbage, recycling, and organic waste collection for the residential units. The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor where being stored.

26. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 78.03 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:
 - (i) For cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):

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.

27. 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 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 1 funds. The Owner shall also pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule "B" herein.

28. 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 St. Pierre Street frontage of the lands, measuring 11.5 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.

AGENCIES

School

29. Notice on Title – School Accommodation

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:

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the Ottawa-Carleton District School Board has pupil accommodation concerns for this dwelling unit. The

purchaser/lessee agrees to inform prospective purchasers or tenants in all subsequent agreements of purchase and sale and lease agreements that school accommodation pressures exist in the Ottawa-Carleton District School Board, which are currently being addressed by the utilization of portable classrooms and/or by directing students to school outside their community.”

“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.”



August 22, 2025

Date

John Sevigny
Manager (A), Development Review
East, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0080

SITE LOCATION

1132 St. Pierre Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The 0.08-hectare (780.25 square metres) subject site is located on the west side of St. Pierre Street, a short local road bounded by Roque Street to the north and St. Joseph Boulevard to the south. The site is rectangularly shaped, has a lot depth of approximately 38 metres, and approximately 20 metres of frontage to St. Pierre Street. There is an existing two-storey, multi-tenant (duplex) building which will be demolished to permit development. The site also includes an associated asphaltic concrete driveway, and a grass covered backyard on site.

The site is within an older, pre-1960s residential subdivision that is made up of Gabriel, Maisonneuve, St. Pierre, and Rocque Street. The subdivision, developed with low-rise residential buildings, is situated south of Highway 174 and north of St. Joseph's Boulevard, a major arterial road. Adjacent properties to the north, south and east of the subject site are developed with low-rise residential buildings. The site backs onto the grounds of the Paroisse St-Joseph d'Orléans Catholic Church and Cemetery to the west and is approximately 80-metres away from the Bilberry Creek Corridor that travels over the Church's lands.

The Applicant proposes a new four-storey apartment dwelling containing 20 residential units, 3 vehicular parking spaces, 10 bicycle parking spaces, and a minimum amenity 124.74 square metres. The 20 units will comprise of 8 bachelor units, 4 one-bedroom units, and 8 two-bedroom units. The vehicular parking, bicycle parking, and amenity area are proposed to be in the rear yard.

The site plan establishes a paved walkway to the front entrance, which is connected to an inner walkway that provides pedestrian access in the front, eastern, and rear of the building. The driveway encloses the entire westerly side yard and extends all the way to the vehicular parking in the rear yard. A series of shrubs and grasses line the easterly interior side lot line.

The subject property is located within a serviced area along St. Pierre Street, where connections to the municipal sanitary sewer and watermain are available. While the property is not currently connected to a storm sewer, the lot is graded to direct overland flow toward St. Pierre Street and the rear laneway.

There is no capacity issues identified within the existing storm, sanitary, or watermain infrastructure in the St. Pierre Street right of way or near the subject property. Therefore, the proposed development is not expected to negatively impact the existing infrastructure.

The proposed development includes site grading, all existing structures and installations will be demolished and removed to allow the construction of the new building. The development will also include the installation of new watermain and sanitary sewer which will connect to the existing services running along St. Pierre Street and extend to the northern portion of the proposed building. Toe walls are proposed along the west property line, south and south portion of the east property lines.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	20

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Official Plan (2022) designates the subject property as Suburban Evolving Neighbourhood (Schedule [A](#) and [B8](#)). The proposed site conforms with the vision of suburban neighbourhoods outlined in the Official Plan, including the creation of 15-minute neighbourhoods through the development of low-rise building forms, enhanced mobility options and amenity spaces for residents.
- The proposed site development complies in every respect with the “Residential Fifth Density Zone” (R5A[2179]) of the City’s Zoning By-law. As per the Urban Exception 2179 (By-law 2015-49), a minimum 4-storey building height for residential and/or office development is required on any lot greater than 600m², to which the proposed development adheres.
- The site falls within the [Orléans Corridor Secondary Plan](#) (By-law 2023-48), and is designated as “Station Periphery” ([Schedule A](#)), which allows for up to 6-storey developments ([Schedule B](#)). Per section 4.3 – “Density and Evolving Neighbourhoods,” the proposal aligns with the goal of creating more balanced, equitable, and inclusive housing market in Orléans.
- The site is situated within Area Z of [Schedule 1A](#) of the zoning by-law, requiring zero off-street motor vehicle parking for residents, however 1 visitor parking space and 1 accessible space is required, which have been provided.
- Per sections 4.8 (Active Transportation Policies), 4.11 (Vehicular Parking Policies) and 4.12 (Bicycle Policies) of the Official Plan, the site complies with the parking

requirements, the 1:1 bike parking ratio, and the prioritization of sustainable transportation options.

- The site is situated within the 'Residential' designation of the [St. Joseph Street Corridor Study Area](#) (2003), and aligns with the goal of building a compact city by rejuvenating and infilling already developed areas, adding more housing options, including medium density housing in proximity to shopping facilities, and reducing minimum parking requirements.

The above conditions of site plan control approval would serve to ensure that the development proceeds in accordance with the approved plans and conditions of site plan control approval.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

CONSULTATION DETAILS

Councillor's Comments

Councillor Matthew Luloff was aware of the application related to this report. Councillor Laura Dudas was also notified of this application.

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.

Summary of public comments and responses

- Comment: Neighbourhood residents are concerned about increased traffic and lack of available parking as a result of the increased density within a relatively small area.

Staff Response: Staff note that due to proximity to LRT stations, the developments aim to discourage driving by limiting available parking spaces and encourage transit and active transportation use through the provision of bicycle parking.

- Comment: Residents would like to see provision of affordable and accessible housing units in these buildings for disabled residents.

Staff Response: Staff responded that both were present in the proposal.

- Comment: Resident believes that these developments are in the best interest of the Orleans and wider Ottawa community, as low-density housing cannot keep up

with demand, however they would like to see provision of affordable and inclusive housing.

Technical Agency/Public Body Comments

Summary of Comments –Technical

The technical agencies comments were considered during the review and evaluation of the proposed development. The conditions contained within the standard Site Plan Agreement adequately address the agencies' comments.

Comments were received from Bell Canada, Enbridge Gas Distribution, Ottawa-Carleton District School Board, Conseil des écoles catholiques du Centre-Est, Hydro Ottawa (Local Distribution), Canada Post, Rideau Valley Conservation Authority.

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date. The Council approved timeline has not been met due to the complexity of the applications.

Contact: Sera Celebi Tel: 613-580-2424, ext. 70358 or e-mail: Sera.Celebi@ottawa.ca

Document 1 – Location Map

