



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

Site Location: 137, 141 George St, 110, 116 York St, and 321, 325 Dalhousie St

File No.: D07-12-24-0116

Date of Application: October 4, 2024

This SITE PLAN CONTROL application submitted by Genessa Bates, Fotenn Consultants Inc., on behalf of Claridge Homes (George St No. 2) Limited Partner, is APPROVED as shown on the following plan(s):

1. **Site Plan**, A100, prepared by NEUF Architects, dated February 2023, revision ZZZ dated 2025.08.29.
2. **Ground Floor Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated June 2023, revision 10 dated 09/19/2025
3. **General Plan of Services**, Drawing No. 112142-GP-G, prepared by Novatech, Revision 13, dated July 29, 2025
4. **Grading Plan**, Drawing No. 112142-GR-G, prepared by Novatech, Revision 13, dated July 29, 2025
5. **Erosion and Sediment Control Plan**, Drawing No. 112142-ESC-G prepared by Novatech, Revision 13, dated July 29, 2025
6. **Notes and Details**, Drawing No. 112142-ND, prepared by Novatech, Revision 13, dated July 29, 2025

And as detailed in the following report(s):

1. **Phase I – Environmental Site Assessment**, Report: PE2709-4, prepared by Paterson Group, dated September 4, 2024
2. **Phase II – Environmental Site Assessment**, Report: PE2709-5, prepared by Paterson Group, dated September 10, 2024
3. **Soil and Groundwater Remediation Program**, Report: PE2709-LET.20, prepared by Paterson Group, dated September 25, 2024
4. **Geotechnical Investigation**, Report: PG2733-3, prepared by Paterson Group, Revision 5, dated October 29, 2024
5. **Servicing and Stormwater Management Report**, File: 112142, prepared by Novatech, dated September 24, 2024, revised July 29, 2025.

6. **Traffic Impact Assessment**, prepared by Novatech, dated January 2025 and revised July 2025.

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

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

General Conditions

1. Lapsing of Approval

The Owner shall enter into this Letter of Undertaking and, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Letter of Undertaking, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.

2. Execution of Letter of Undertaking

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

3. Prior Agreements

- a) The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between CITY OF OTTAWA and CLARIDGE HOMES (325 DALHOUSIE) INC., registered as Instrument No. OC1645459 on December 12, 2014, are reconfirmed and are in full force and effect except as otherwise varied or amended in this Approval. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in this approval shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the existing Site Plan Agreement No. OC1645459 .
- b) The Owner further acknowledges and agrees, the future development of 110 and 116 York, as noted on the approved plans, will require an amending Site Plan Agreement.
- c) Prior to preparation of the Letter of Undertaking for this approval, the Owner acknowledges and agrees to enter into a Maintenance and Liability Agreement

to reflect the revised planter design in the Dalhousie Street right-of-way, as shown on the approved **Ground Floor Landscape Plan**, L.1, prepared by James B. Lennox & Associates Inc., dated June 2023, revision 10 dated 09/19/2025. The Maintenance and Liability Agreement shall be registered on title, at the Owner's expense. All associated costs shall be the Owner's responsibility. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

4. **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.

5. **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.

6. **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.

7. **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.

8. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

9. **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.

10. 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.

11. Development Charges

The Owner shall pay development charges to the City in accordance with the bylaws of the City.

Special Conditions

12. 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, 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, 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, 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.

13. 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.

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") 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. Geotechnical – Encroachments

The Owner acknowledges and agree that the Geotechnical Investigation has recommended a method of shoring that may encroach onto the adjacent property or onto the City's George Street and York Street right-of way. The Owner acknowledges and agrees that it shall be required to obtain the approval of the adjacent property owner and/or receive municipal consent for any Works within the said Road, prior to the installation of any encroachments. The Owner acknowledges and agrees that for encroachments within the said Road, the Owner shall ensure that there will be no conflicts between the proposed shoring method and the municipal services or utilities in the said Road.

16. Groundwater Management

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-law, being By-law No. 2025-94, as amended.

17. 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.

18. 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. 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.

19. 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 Servicing and 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.

20. Water Demand for Fire Fighting – Fireflow

The Owner acknowledges and agrees that prior to building permit issuance or issuance of a Commence Work Notification, a letter shall be prepared, signed and sealed by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the satisfaction of the General Manager, Planning, Development and Building Services confirming the proposed building design submitted for building permit issuance has incorporated any and all requirements of the Fire Underwriters Survey, 2020, as recommended in the approved Servicing and Stormwater Management Report, referenced in Schedule "E" herein.

21. Use of Explosives and Pre-Blast Survey

The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

22. Waste Collection

For the residential use located at 137, 141 George Street, 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. It is expressly acknowledged that this service may be amended or discontinued at the City's sole discretion, if in the City's opinion, access is not appropriate or due to policy/process changes within the operating department.

AND

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection for the hotel and non-residential uses 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.

23. Transportation Impact Assessment

The Owner has undertaken a Transportation Impact Assessment for this site, which Transportation Impact Assessment to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and to establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure that the recommendations of the Transportation Impact Assessment, are fully implemented, to the satisfaction of the General Manager, Planning, Development and Building Services Development.

24. Transportation Demand Measures

Prior to the issuance of an Occupancy Permit, the Owner acknowledges and agrees that it shall implement the Transportation Demand Measures identified within the approved Transportation Impact Assessment (TDM measures) shall be to the satisfaction of the General Manager, Planning, Development and Building Services Department.

25. Reinstatement of City Signage

The Owner shall, prior to building permit issuance, provide the General Manager of the Planning, Development, and Building Services Department with a detailed drawing identifying the type, location, and condition of existing signage, pay & display machines, speed display boards, parking requirements, supporting

concrete pads, loading zones, and roadway pavement markings located within the City's right-of-way along the site frontage and/or any approved staging area.

The Owner shall be solely responsible, at its own expense, for the reinstatement of any City-owned property, including but not limited to signage, pay & display machines, speed display boards, and other related infrastructure, which are damaged, displaced, or removed as a result of the development activities. Such reinstatement shall be to the satisfaction of the City and in accordance with the approved plan.

26. Traffic Management Plan

The Owner acknowledges and agrees that should the Owner wish to use a portion of the City's right(s) -of-way along George Street for construction staging, the Owner shall obtain an approved Traffic Management Plan from the Manager, Traffic Management, Transportation Services Department prior to the issuance of a Building Permit. The Owner further acknowledges and agrees that the City has the right for any reason to deny use of the said right(s)-of-way and/or to amend the approved Traffic Management Plan, as may be required.

27. Punch Out Walls

The Owner acknowledges and agrees to build punch out walls between 137, 141 George Street and 110, 116 York Street, to the satisfaction of the General Manager, Planning, Development and Building Services. Removal of these punch-out walls is not authorized until such time as the corresponding future development of 110 and 116 York Street is approved with permits issued.

28. Permits

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Development and Building Services.

29. Works on City Road Allowances

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

30. Testing

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building

Services.

31. Provision of As-Built Drawings

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

November 19, 2025

Date



Andrew McCreight
Manager, Development Review
Central, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0116

SITE LOCATION

137, 141 George St, 110, 116 York St, and 321, 325 Dalhousie Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located in the By-ward Market, on the west side of a block bounded by York Street to the north, Cumberland Street to the east, George Street to the south, and Dalhousie Street to the west. The subject site is an amalgamation of six properties and has an irregular shape, with frontage on three City Rights-of-Way: York Street, George Street, and Dalhousie Street. The properties are currently occupied by the following uses:

- 321, 325 Dalhousie Street – 17-storey Andaz Hotel (approved through D07-12-12-0199)
- 137, 141 George Street – 22-storey residential condominium under construction (approved through D07-12-12-0199)
- 110, 116 York Street – vacant

The surrounding area includes a combination of residential, hotel, commercial, office, restaurant, and surface parking lot uses. The built form in close proximity to the site is a mix of low-rise and high-rise building. More specifically, the surrounding context is as follows:

- Just north and east of the subject site York Street widens to a 39-metre right-of-way, divided by a central treed boulevard. The north side of York Street is mainly low-rise two to three-storey commercial and residential structures, some with individual heritage designations.
- East of the subject site is a 22-storey hotel and apartment building located at 126 York St and 151 George St. This property is a through-lot with frontage on both York Street and George Street.
- South of the subject side is George Street Right-of-Way, beyond which is a City of Ottawa surface parking lot and a three-storey commercial building (“Mercury Court”). One block south of the subject site is Rideau Street, a designated Mainstreet Corridor.
- West of the subject site, at the corner of Dalhousie St and George St, is a row of one- to three-storey buildings with commercial uses fronting Dalhousie Street. Also west of the subject site, is the Dalhousie Street Right-of-Way, beyond which is a four-storey hotel (Courtyard Marriott) and associated surface parking lot.

The City of Ottawa has received a Site Plan Control Revision application to construct an underground parking garage under the properties known as 137, 141 George Street and 110, 116 York Street. This parking garage was originally approved through the Site Plan Control application for 321, 325 Dalhousie St and 137, 141 George St (File No. D07-12-12-0199); however, since this approval the Owner has acquired the properties located at 110 and 116 York Street and wish to extend the underground parking garage under these newly acquired parcels as well. The parking garage will serve the uses located on all the above listed properties. The parking garage will retain the originally approved access from Dalhousie St. The underground parking garage will be four levels and contain 300 vehicular parking spaces.

The property is within the Byward Market Heritage Conservation District. A heritage permit application (File No. D09-04-25-0038) under the Ontario Heritage Act is being reviewed in association with the proposed above-grade hotel addition located at 110, 116 York Street (Official Plan Amendment D01-01-25-0009, Zoning By-law Amendment D02-02-25-0020, and Site Plan Control application D07-12-25-0038).

Related Applications

D07-12-12-0199 – Original Site Plan Control application for 321, 325 Dalhousie Street and 137, 141 George Street, which this application is seeking to revise.

D09-04-25-0038 – Heritage application for 110, 116 York Street

D01-01-25-0009 – Official Plan Amendment for 110, 116 York Street

D02-02-25-0020 – Zoning By-law Amendment for 110, 116 York Street

D07-12-25-0038 – Site Plan Control application for 110, 116 York Street

DECISION AND RATIONALE

This application is approved for the following reasons:

- The expanded underground parking garage is consistent with the policies of the Downtown Core Transect. The development satisfies policy 5.1.2 (3) c) and d) by appropriately locating vehicle parking underground and providing for electric vehicle charging stations. The additional vehicle parking spaces are not located at grade and do not negatively affect the public realm. Further, the expansion of the underground parking garage includes the provision of additional bicycle parking spaces meant to serve the hotel and condos above grade, supporting for a greater variety of multi-modal transportation options in the Downtown Core.
- The development is also consistent with the ByWard Market Special District. The development conforms to Policy 6.6.2.3 (2)c) by removing existing surface parking located on the subject lands and replacing it with underground parking, which has less visual impact to the public realm.
- Regarding the ByWard Market Public Realm Plan the development includes delineating boundaries between pedestrian and non-pedestrian areas.

- The development conforms with Zoning By-law 2008-250.
- The proposal represents good land use planning.

CONSULTATION DETAILS

Councillor's Comments

Councillor Stéphanie Plante 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.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the On Time Decision Date.

Contact: Ann O'Connor Tel: 613-580-2424, ext. 72658 or e-mail:
ann.oconnor@ottawa.ca

Document 1 – Location Map

