



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

Site Location: 384 Arlington Avenue

File No.: D07-12-24-0127

Date of Application: October 11, 2024

This SITE PLAN CONTROL application submitted by Tamara Nahal, on behalf of Ottawa Korean Church LP (acting as agent for The Ottawa Korean Community Church), attn Kristen Jorgensen, is APPROVED upon resolution of the conditions stated in this report;

And the following plans are approved:

1. **Site Plan**, A101, prepared by NEUF ARCHITECT(E)S, dated 2024-06-07, revision 3, dated 2025-10-03.
 2. **Soil Depth Plan**, L0.1, prepared by SpruceLab Inc., dated 2024-02-09, revision 5, dated 2025-10-03.
 3. **Materials Plan – Ground Floor**, L1.1, prepared by SpruceLab Inc., dated 2024-02-09, revision 5, dated 2025-10-03.
 4. **Materials Plan – 4th Floor**, L1.2, prepared by SpruceLab Inc., dated 2024-02-09, revision 5, dated 2025-10-03.
 5. **Landscape Plan – 7th Floor**, L1.3, prepared by SpruceLab Inc., dated 2024-02-09, revision 5, dated 2025-10-03.
 6. **Landscape Details – Ground Floor**, L2.1, prepared by SpruceLab Inc., dated 2024-02-09, revision 5, dated 2025-10-03.
 7. **Landscape Details – Ground Floor**, L2.2, prepared by SpruceLab Inc., dated 2024-02-09, revision 5, dated 2025-10-03.
- Landscape Details – Ground Floor Steps**, L2.3, prepared by SpruceLab Inc., dated 2024-02-09, revision 5, dated 2025-10-03.

8. **Landscape Details – Floors 4 & 7**, L2.4, prepared by SpruceLab Inc., dated 2024-02-09, revision 5, dated 2025-10-03.
9. **Landscape Details – Green Roof**, L2.5, prepared by SpruceLab Inc., dated 2024-02-09, revision 5, dated 2025-10-03.
10. **Planting Details**, L3.0, prepared by SpruceLab Inc., dated 2024-02-09, revision 5, dated 2025-10-03.
11. **Sections**, L4.0, prepared by SpruceLab Inc., dated 2024-02-09, revision 5, dated 2025-10-03.
12. **Elevations (North & West)**, A401, prepared by NEUF ARCHITECT(E)S, dated 2024-06-07, revision 7, dated 2026-01-13.
13. **Elevations (South & East)**, A402, prepared by NEUF ARCHITECT(E)S, dated 2024-06-07, revision 7, dated 2026-01-13.
14. **Church Elevations – Existing vs. New**, A405, prepared by NEUF ARCHITECT(E)S, dated 2024-06-07, revision 7, dated 2026-01-13.
15. **Topographical Survey, Sediment, Erosion Control and Demolition Plan**, C001, prepared by CIMA+, dated 2024-06-06, revision 4, dated 2025-10-03.
16. **Notes and Specifications**, C002, prepared by CIMA+, dated 2024-06-06, revision 3, dated 2025-10-03.
17. **Grading and Road Reinstatement Plan**, C003, prepared by CIMA+, dated 2024-06-06, revision 4, dated 2025-10-03.
18. **Servicing Plan**, C004, prepared by CIMA+, dated 2024-06-06, revision 4, dated 2025-10-03.
19. **Storm Water Management Plan (Pre-Development)**, C005, prepared by CIMA+, dated 2024-06-06, revision 4, dated 2025-10-03.
20. **Storm Water Management Plan (Post-Development)**, C006, prepared by CIMA+, dated 2024-06-06, revision 4, dated 2025-10-03.

And as detailed in the following reports:

1. **Phase One Environmental Site Assessment – 384 Arlington Avenue and 241 Bell Street North (revised)**, prepared by PINCHIN, dated September 23rd, 2022.
2. **Phase One Environmental Site Assessment Update – 384 Arlington Avenue and 241 Bell Street North**, prepared by PINCHIN, dated June 7th, 2024.
3. **Geotechnical Investigation Proposed Multi-Storey Building**, prepared by Paterson Group, revision 1, dated October 7th, 2024.
4. **Geotechnical Review of Grading Plan & Site Servicing**, prepared by Paterson Group, dated October 7th, 2024.

5. **Site Servicing and Stormwater Management Report**, prepared by CIMA+, dated October 7th, 2024, revision 2, dated October 3rd, 2025.
6. **Pedestrian Level Windy Study**, prepared by Gradient Wind, dated April 13, 2023.
7. **Pedestrian Level Windy Study Addendum**, prepared by Gradient Wind, dated October 4th, 2024.
8. **Roadway Traffic Noise Assessment**, prepared by Gradient Wind, dated June 6th, 2024.
9. **Roadway Traffic Noise Assessment, Addendum**, prepared by Gradient Wind, dated October 3rd, 2024.
10. **384 Arlington Avenue Transportation Impact Assessment**, prepared by CGH Transportation, dated October 2024.
11. **Tree Conservation Report – 384 Arlington Avenue**, prepared by IFS Associates, dated October 7, 2024.
12. **A Heritage Impact Assessment – 384 Arlington Avenue. Ottawa, ON.**, prepared by Commonwealth Historic Resource Management, dated October 2024.

And subject to the following 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. 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.

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, Development and Building Services.

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, 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.

9. Development Charges

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

10. Designated Substances Survey

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Development and Building Services, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

Special Conditions

11. 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.

12. 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 Arlington Avenue and Bell Street North 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 Arlington Avenue and Bell Street North 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 Arlington Avenue and Bell Street North and compensate the City for the full amount of any required repairs to the City Sewer System.

13. Geotechnical – Encroachments

The Owner acknowledges and agrees that the Geotechnical Investigation Proposed Multi-Storey Building 384 Arlington Avenue Ottawa, Ontario, referenced in Schedule “E” herein, has recommended a method of shoring that may encroach onto the adjacent property or onto the City’s Arlington Avenue, Arthur Lane North, Bell Street North, and Raymond 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.

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 Proposed Multi-Storey Building 384 Arlington Avenue Ottawa, Ontario (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. 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 low construction coefficient used within the proposed building design.

16. 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.

17. 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 Site 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.

18. Notice on Title – Noise Control Attenuation Measures

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:

Type D – Central Air Conditioning

The purchaser/lessee for themselves, their 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.

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."

19. Notice on Title – Noise Control Attenuation Measures

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 of all units with access to the ground floor level, level 4 and level 7 terraces, 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:

Type B – Increasing Roadway Traffic

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that despite the inclusion of noise control features in this development and within building units, noise levels from increasing roadway 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.”

20. Stationary Noise Study

The Owner covenants and agrees that is shall retain the services of an professional engineer licensed in the Province of Ontario to provide a Stationary Noise Study (the “Report”) for review to Development Review (PDDBS-DR), prior to issuance of a building permit, further to City comments and requirements. The Owner further acknowledges and agrees that is shall provide the General Manager, Planning Development and Building Services Department (PDDBS) 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 Development and Building Services Department.

21. Noise Control Attenuation Measures

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Roadway Traffic Noise Assessment, 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, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all mitigation measures to achieve the required indoor sound levels;
- (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 Roadway Traffic Noise Assessment referenced in Schedule "E" hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

22. Use of Explosives and Pre-Blast Survey

- (a) 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.
- (b) The Owner acknowledges and agrees that the Notification Letter(s) shall be in compliance with City Standard S.P. No. F-1201 and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development. Pursuant to City Standard S.P. No. F-1201, the Owner or its agents, contractors and subcontractors shall provide written notice to all owners and tenants of any building and/or facility located within a minimum of one hundred and fifty (150) metres from the blasting location at a minimum of fifteen (15) business days prior to any blasting. The Owner further acknowledges and agrees that it shall provide a copy of the Notification Letter(s) to the General Manager, Planning, Infrastructure and Economic Development prior to any blasting activities.

23. 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.

24. Heritage – Pre-Demolition

Prior to building permit issuance and the demolition of existing buildings on the subject lands, the Owner acknowledges and agrees to complete the following requirements in accordance with the recommendations of the approved Conservation Plan and Heritage Impact Assessment, referenced in Schedule 'E' herein, and to the satisfaction of the Program Manager, Heritage Planning, Planning, Development & Building Department:

- (a) Document the buildings (church and manse) and deposit the records at the City of Ottawa Archives; and
- (b) Retain the large segmentally arched stained-glass windows and document protection measures prior to construction.

25. Heritage – During Demolition

The Owner acknowledges and agrees to complete the following requirements during site construction in accordance with the recommendations of the approved Conservation Plan and Heritage Impact Assessment, referenced in Schedule 'E' herein, and to the satisfaction of the Program Manager, Heritage Planning, Planning, Development & Building Department:

- (a) Salvage stone and brick for reuse in the retained church façade rehabilitation; and
- (b) Retain the existing large segmentally arched stained-glass windows in the retained church façade.

26. 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, 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.

27. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved **Elevations (North & West), A401** and **Elevations (South & East), A402**, and **Church Elevations – Existing vs. New, A405**, 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.

28. 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 Bell Street, Arlington Avenue and Raymond Street rights-of-way, as shown on the approved **Site Plan (A101)** and **Materials Plan – Ground Floor (L1.1)**, 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.

29. Waste Collection

The Owner acknowledges and agrees that residential cart (and/or container) garbage, 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/organic waste storage room or area suitable for garbage/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.

30. Parkland Dedication

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is **213.36** 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):
 - i. 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.

CILP CALCULATION TABLE:					
Site and Proposal Details					
Gross Land Area (GLA)		2133.60		sq m	
<i>(per Site Plan statistics)</i>					
		Existing	Proposed		
Dwelling units			296		
Net increase in dwelling units			296		
CILP Conveyance Requirement					
Conveyance Type	Rate	Dwelling Units x applicable rate (sqm)	Max Conveyance (10%)	Applicable Conveyance	
CILP/Res	1:1000	2960	213.36	213.36	
Conveyance Requirement			213.36		sq m

31. 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 (Account 830015), and 60% shall be directed to Ward 14 funds (Account 830303). 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.

32. Community Benefits Charge

The Owner acknowledges that the development is subject to payment of a Community Benefits Charge payable at the time of building permit issuance, calculated in accordance with the Community Benefits Charge By-law 2022-307 (as amended from time to time) and the *Planning Act*.

For the purposes of calculating the charge payable, the City will provide a property valuation which has an effective date of the date of the site plan approval. An estimate of the Community Benefits Charge will further be provided based on that valuation and the currently proposed area subject to development or redevelopment. The Owner acknowledges that the City will collect this amount at the time of building permit issuance, provided (a) the first building permit is issued within twenty-four months of the date of the present site plan approval and (b) the land area subject to development or redevelopment has not changed.

March 11, 2026

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: D07-12-24-0127

SITE LOCATION

384 Arlington Avenue, as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property, municipally known as 384 Arlington Avenue, resides on the edge of the neighbourhood immediately north of Highway 417 (the “Queensway”), bounded by public right-of-way (ROW) on all four sides: Arlington Avenue (north), Arthur Lane North (east), Raymond Street (south), and Bell Street North (west). The subject property is surrounded by a mix of uses and building typologies (low- to high- rise) and is approximately 850 metres (m) from the nearest rapid transit station, being the Corso Italia O-Train Station. The total lot area is approximately 2200 square metres (sqm.), with a frontage of approximately 38 metres (m) along Arlington Avenue and a lot depth of approximately 57m. There is a church (institutional use) and surface parking spaces.

The development proposal is a 24-storey, high-rise residential use building, consisting of 296 dwelling units, 77 residential parking spaces, 11 visitor parking spaces, 329 bicycle parking spaces and 2029 sqm. of total amenity space. The proposal includes the partial integration of the existing heritage church, mainly the façades. The proposed built form incorporates a podium, which transitions from low-rise to mid-rise, with the high-rise tower above. Access to the underground parking garage and waste collection room is provided from Raymond Street. Amenity spaces are proposed throughout the development, including terraces on the podium roof and near grade, along Arthur Lane. Landscaping and trees are proposed exterior to the building and on the roof tops.

The proposed servicing and stormwater management meets the City requirements, subject to the conditions of approval included in this delegated authority report. Special conditions reflect site planning, heritage, engineering, and transportation requirements and report recommendations.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	296

Related Applications

The following applications are related to this proposed development:

- Official Plan Amendment – D01-01-23-0004
- Zoning By-Law Amendment – D02-02-22-0082

DECISION AND RATIONALE

This application is approved for the following reasons:

- An Official Plan Amendment and a Zoning By-law Amendment were approved by Council on November 22, 2023. The proposal is in conformity with the Official Plan and the Zoning By-law 2008-250.
- The Urban Design Guidelines for High-rise buildings were reviewed. The proposal has regard to the guidelines for transition, podium design, tower setbacks and separation distances and tower floor plate.
- The special conditions reflect the planning, heritage, engineering, and transportation requirements and report recommendations.
- The proposal is appropriate and represents good land use planning.

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.

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 subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Technical Agency/Public Body Comments

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

Advisory Committee Comments

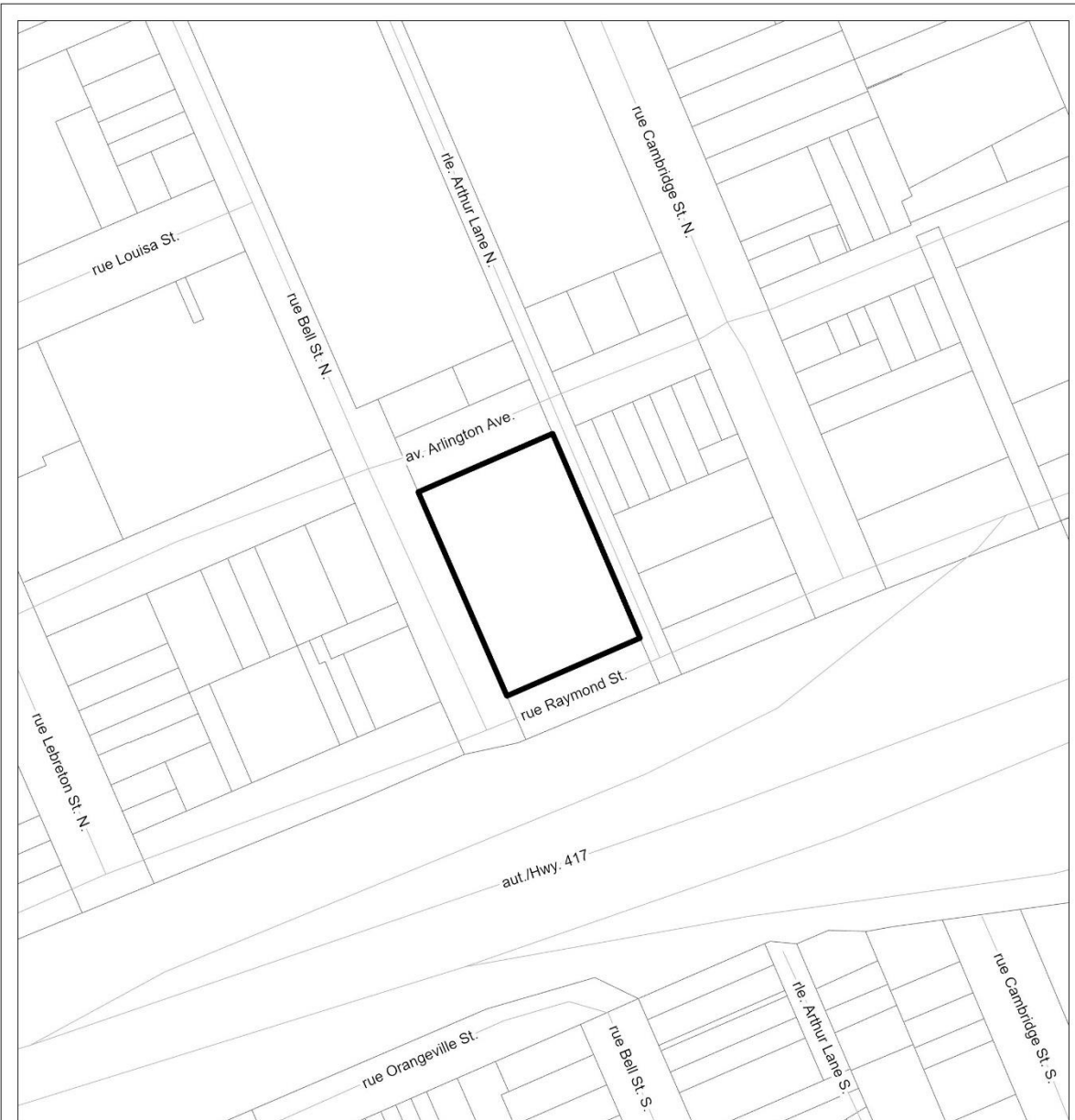
N/A




APPLICATION PROCESS TIMELINE STATUS

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

Contact: Eric Forhan Tel: 613-580-2424, ext. 21891 or e-mail: eric.forhan@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-24-0127	24-1261-E	 384 av. Arlington Ave.	
I:\CO\2024\Site\Arlington_384			
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REVISION / RÉVISION - 2024 / 11 / 06			