



12 July 2018

Anne Wang
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City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario

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Re: Planning Rationale – 1171 Maple Ave. Post Office Addition

Dear Mrs. Wang:

In support of the Site Plan Control Amendment, the following is a summary of the relevant issues regarding the planning rationale for the post office warehouse addition at 1171 Maple Ave.

Canada Post currently owns and operates the office building at 1171 Maple Ave. The site is zoned VM10 Village Mixed Use Zone, situated within Area D on schedule 1A. It has been in operation as a post office building since its construction in the early 1960's. The owner intends to expand the existing building by adding a 300m² warehouse addition to the back of the building.

The proposed addition to the post office is compliant with all current zoning regulations.

The new building is designed to blend into the character of the street and the surrounding landscape. The majority of the one storey addition will be located behind the existing structure. The height of the new addition is kept low as to be less intrusive from the street. The exterior wood cladding compliments the brick of the post office while also fitting well into the surrounding forested lot.

The hardscaping on the site will remain mostly unchanged. Any modifications will be improved through additional soft landscaping in the form of new mature trees and planters. Additionally, the existing parking lines will be repainted.

McIntosh Perry Consulting Engineers have analysed the capacity of site services and have concluded that the services are all adequate and present on the street. Gas and telephone are also already connected and will maintain their current locations. The existing overhead hydro wire will be removed and replaced by a buried line.

In the planning of this project, the City of Ottawa Planning Department was consulted to gather feedback and determine the requirements and expectations for the project. The Councillor was also consulted and had no concerns. This consultation helped focus the planning of site features and zoning requirements. These considerations have been addressed in the design.

In conclusion, the proposed post office warehouse addition maintains the character of the site while complimenting the existing landscape and post office.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Hood', with a stylized flourish at the end.

Darryl Hood, OAA
Principal