



August 28, 2018

Mary Dickinson, RPP, MCIP
Department of Planning & Development, City of Ottawa
110 Laurier St W
Ottawa, ON
K1P 1J1

Dear Ms. Dickinson,

**Re: Planning Rationale Addendum Letter to Site Plan Control Application for 800 Eagleson Rd,
5264 Fernbank Rd (Application No. D07-12-18-0096)**

Ironclad Developments Inc. ('ICD') is the applicant and author of this addendum to the Planning Rationale report submitted to the City of Ottawa in support of a site plan control application for the property at the above-mentioned address ('the subject lands') that would ultimately permit a six storey, 143-unit apartment building. As part of the application package, ICD prepared a planning rationale that was submitted on June 15, 2018; the purpose of which was to evaluate the proposed development with respect to the applicable provincial and municipal regulatory framework and determine if the proposed development is compatible on the subject lands and with the surrounding community.

Since the original application was submitted, a revision to the site plan has been made with respect to the parking layout and the amenity space in the rear yard. These revisions were made in response to comments made by members of the Urban Design Review Panel ('the panel') at ICD's hearing at the panel on July 5, 2018. Among the panel's concerns were the following:

- Incompatibilities with the drop-off area and the parking lot in front of the primary entrance off Eagleson Rd;
- Issues with the site's internal circulation; particularly for fire trucks and other large vehicles;
- The large amount of surface parking in the rear yard, resulting in isolated pockets of landscaping/amenity space; and
- The lack of a landscaped buffer between the building's exterior walls and the hard-surfaced parking area

This letter is an addendum to the original planning rationale. Since the site plan control application has not been deemed complete by City of Ottawa planning staff, this letter is to be read in conjunction with the original planning rationale to provide context regarding the updated site plan (Appendix A) to the applicable planning policy framework as described in the planning rationale. Also included in this addendum is a brief description of the updated landscape plan and a description of the building exterior alterations.



The Revised Site Plan Proposal

The outdoor surface parking configuration has been modified to improve circulation as well as to better integrate the amenity areas with the building. The primary entrance off Eagleson Road has been moved further south in order to add a secondary 'right-out only' exit. The amount of surface parking has been reduced by eight (8) spaces, greatly simplifying the parking circulation and reducing the chance of collisions – especially collisions involving larger vehicles. Additionally, the laneway connecting the surface lot to the Fernbank Road entrance has been closed; all incoming vehicles utilizing this entrance is directed to the underground parking garage.

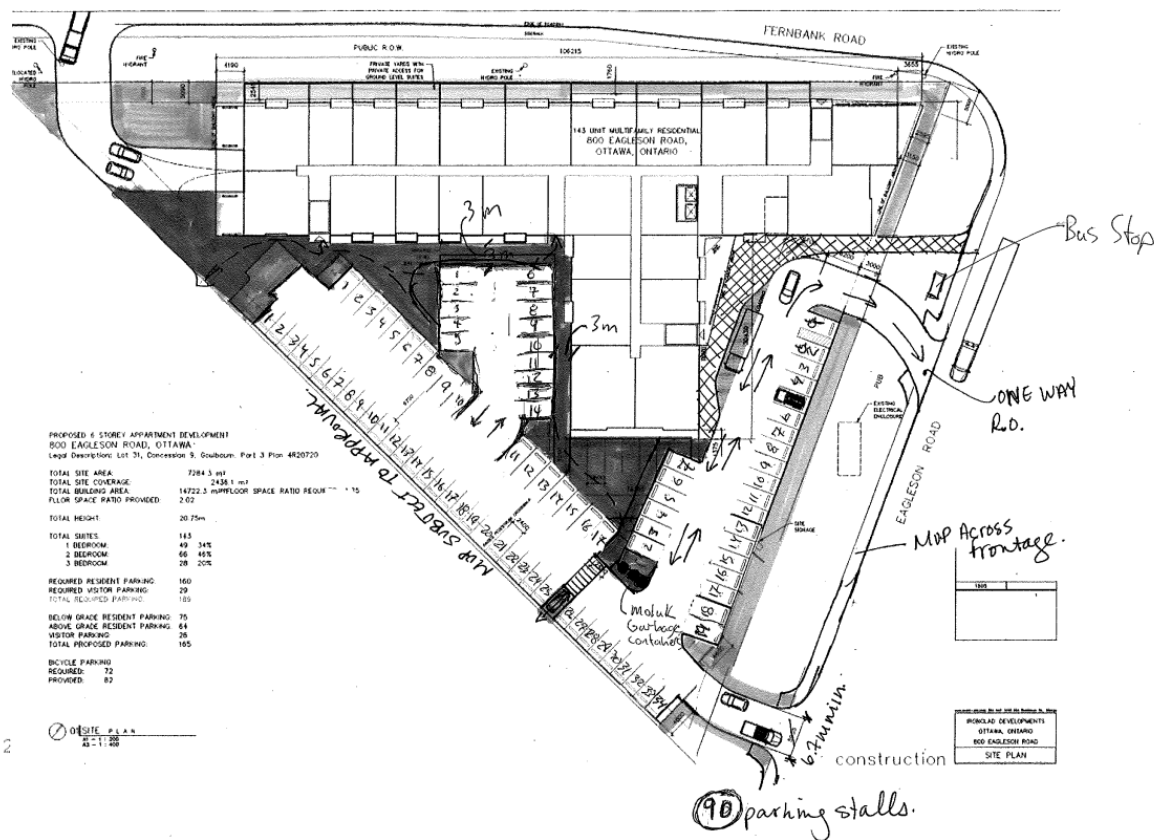


Fig. 1 – revisions to original site plan submitted 2018/06/15

The reduction to the surface parking area facilitates an increase in the amounts of landscaped greenspace. The buffer between the building's exterior and the parking has been increased to three metres. An interconnected pedestrian pathway now connects the main entrance to the refuse containers and the proposed multi-use pathway atop the landscaped berm. In addition, the new surface parking layout results in new landscaped 'islands' which not only adds shared outdoor amenity space, but also helps break up the size of the surface parking lots and aids in orientation.

As mentioned previously, the total number of parking spaces has been reduced from the original submission from 172 to 164, resulting in a parking ratio of 1.15 spaces per unit. It is important to note that the required parking rate for disabled spaces remain unchanged. As such, ICD intends to seek approval from the City of Ottawa Committee of Adjustment to approve three



IRONCLAD DEVELOPMENTS INC.

minor variances to permit a reduced resident parking rate and a reduction to the width of landscaping around the surface parking lot.

In addition to the changes to the landscaping and surface parking configuration, minor changes have been made to the exterior façade to address some comments made by the panel. As shown in Appendix B, trellises have been installed above each balcony on the 6th floor, and the applications of red paint have been significantly reduced and is now used to accent important features. The internal building plans and the underground parking plans remain unchanged from the original submission. As such, the policies from the Provincial Policy Statement, the City of Ottawa Official Plan and Zoning By-law No. 2008-250 ('the zoning by-law'), as well as the Urban Design Guidelines for Development Along Arterial Mainstreets (2006) remain in effect.

Conclusion:

In summary, the revised site plan proposal continues to represent good planning principles and that the original planning rationale submitted on June 15, 2018 – which contains a detailed analysis related to how the proposal responds to the relevant policies, regulations and guidelines – remain valid and should be read in conjunction with this letter.

Should you have any questions, please feel free to contact the undersigned.

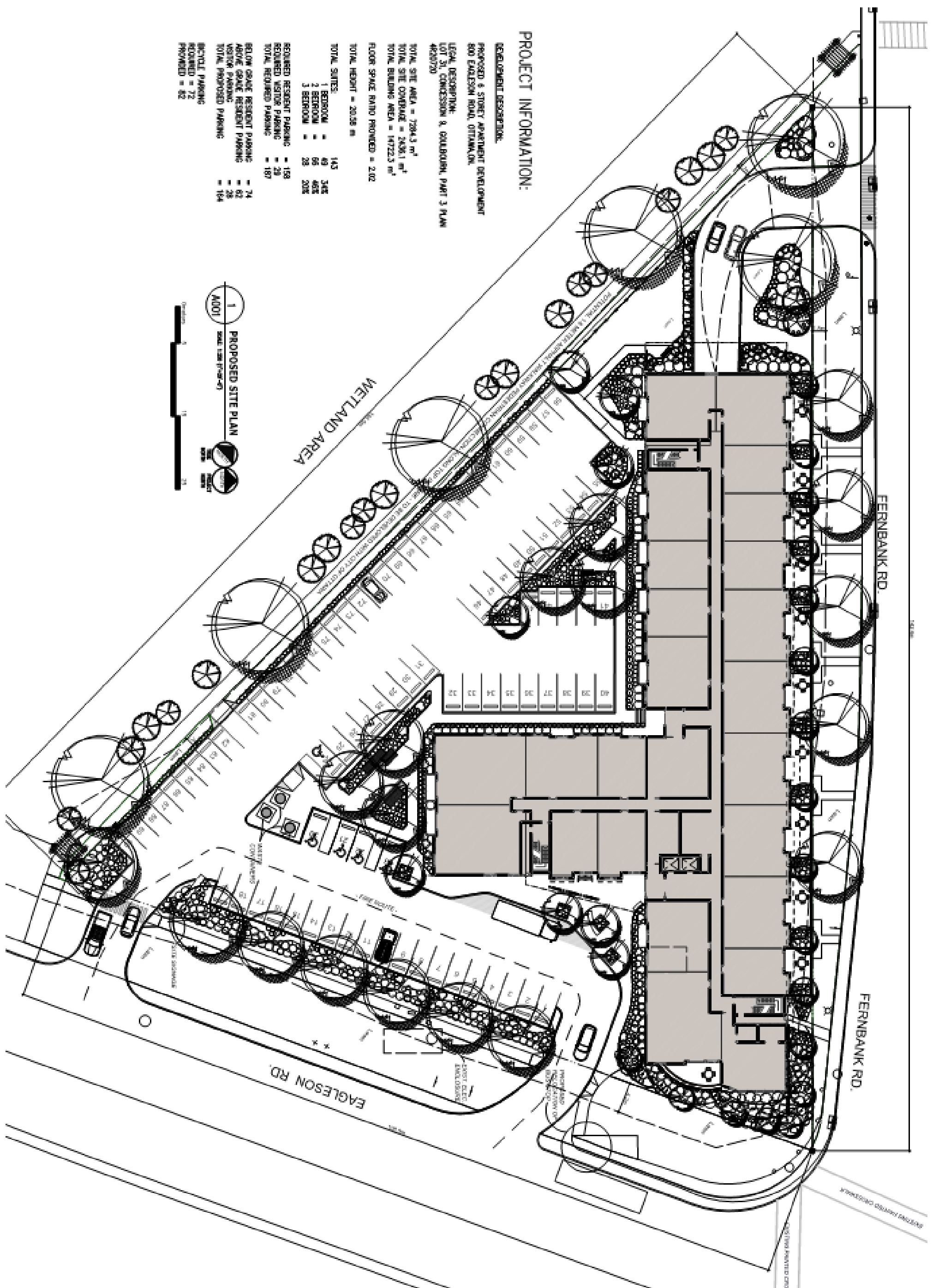
Sincerely,

Gavin Williamson

Development Officer, Ironclad Developments Inc.



Appendix A – Updated Site Plan



Appendix B – Updated Renderings of Proposal

