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A.R.C.H.I.T.E.C.T

September 19, 2019

City of Ottawa
111 Laurier Ave West
Planning , Infrastructure and Economic Department
Ottawa , ON
K2G 5K7

Attention : Planning Department

Re: Warehouse Addition
1009 Thomas Spratt Place
Ottawa, Ontario
Application No.: SPC
Our Ref: 1901

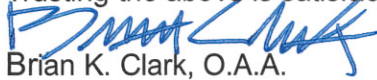
The original building located at 1009 Thomas Spratt Place was built in the 1970's , early on in the development of the Industrial / Business Park at Walkley and St. Laurent Blvd. The original Site Plan Application was submitted indicating that a future addition was planned . Allowances were made within the original submission to permit the addition to be constructed with minor disruption or modification to existing Site works , Services , access and the Building Structure . This new submission seeks to construct the addition as originally planned and to provide the necessary modifications to the Site Plan .

The proposed Addition adds a 1 ½ Storey addition to the west Side of the existing Building . The addition respects the Sideyard Setback and the front facade , facing Thomas Spratt , has been intentionally aligned with the existing facade to provide continuity to both the new and existing Elevation . This has been reinforced by aligning the Building's parapet heights .

The current Tenant Entrances are to remain , with 1 new Tenant being proposed for the new addition space . Curtainwall has been chosen for the Main Facade as a means of maximizing natural day light into the front portion of the Ground Floor. A new principle Entrance for this tenant Area has been incorporated into the Curtainwall System . The Curtainwall detailing also carries some of the original Buildings horizontal mullion lines while providing a more contemporary approach the Building exterior . The Owner may consider updating the remaining portions at a later date . Other Materials utilized on the original building have been incorporated into the new exterior facades.

In summary the proposed addition provides valuable , rentable Space within an existing and well established Business Park and completes the development originally designed into the Site and Building Designs . The addition, when completed ,will compliment complement and enhance the existing building and the surrounding Streetscape .

Trusting the above is satisfactory; please contact this Office if you have any further questions.


Brian K. Clark, O.A.A.