

June 1, 2020

Ms. Ann O'Connor
Planner II
City of Ottawa

Via Email: ann.oconnor@ottawa.ca

RE: Phase 1 Westgate – 1309 Carling Ave
Re-submission based on Hydro comments

Dear Ms. O'Connor,

As requested, the following provides a detailed and itemized list of changes to the Site and Landscape Plan for Westgate Phase 1, resulting from Hydro One comments and their request to make adjustments to the Site Plan. These include:

Site Plan:

- / Surface parking spaces has been reduced from 28 to 23 (5 spaces removed). 3 surface parking spaces have been changed from commercial to visitor and 3 underground parking spaces have been changed from visitor to commercial.
- / Drive aisle to underground parking and loading bays shifted west as per Hydro One.
- / The parking counts have changed as follows:
 - o Previous approved submission:
 - o Residential: 130
 - o Visitor: 20
 - o Commercial: 63
 - o Total: 215
 - o Revised Submission:
 - o Residential: 124
 - o Visitor: 20
 - o Commercial: 64
 - o Total: 208
- / Siamese Connection relocated from north west corner of building to south east corner (inside courtyard).
- / Signage notation has been added. (Stop signs, no-parking, HC parking, etc..)
- / Detail for Natural Gas Meter pad added.

Landscape Plan:

- / Minor landscape revisions. (i.e. paver patterns, courtyard planter location, tree spacing).
- / Planters spacing along Carling (between building and sidewalk) have been adjusted to work with the door locations better.

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- / Planters at the small courtyard at the intersection of Carling and Merivale have been adjusted in coordination with the parking garage intake shaft.
- / Two proposed trees in the small courtyard have been removed.
- / Tree next to the residential entry has been removed.
- / Gate into grass area west of hydro tower added as required by Hydro One.
- / All proposed trees below the hydro lines (5 trees) have been deleted as required by Hydro One.

Updated Site and Landscape Plans have been prepared and submitted as part of this re-submission.

In addition to the above, enclosed are updated civil engineering and transportation materials. These include:

- / Traffic Assessment Letter to update the previously approved TIA, prepared by Parsons, and
- / Memorandum and revised engineering drawings, prepared by DSEL.

The updated traffic letter and detailed engineering memo and plans reflect the changes noted above.

We trust the information provided addresses the comments received and we are able to move forward with finalizing the Site Plan Control Application for Phase 1 Westgate development.

At this time, we will not be providing hard copies of the revised plans unless we are instructed to do so.

Should you have any questions, please do not hesitate to contact the undersigned at mcelligott@fotenn.com.

Thank you,



Matthew McElligott MCIP, RPP
Principal, Planning and Policy
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