

June 14, 2021

John Bernier

Planner, City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Via Email: john.bernier@ottawa.ca

**RE: Zoning By-law Amendment & Site Plan Control Applications
D07-12-21-0007 & # D02-02-21-0005
Planning Rationale Addendum #1 Re: Visitor Parking
406 & 408 Bank Street, Ottawa, ON.**

Dear Mr. Bernier,

Please accept this letter as an addendum to the Planning Rationale prepared by Fotenn Planning + Design ("Fotenn") dated January 19, 2021 as part of applications for a Zoning By-law Amendment and Site Plan Control at 406-408 Bank Street. More specifically, this letter addresses discussion related to the required provision of visitor parking under the City of Ottawa' Zoning By-law. The Planning Rationale states in the zoning provisions table that one (1) visitor parking space is provided on site. It should be noted that this was an error and that no visitor parking spaces are proposed as part of this development.

As such, relief from the City of Ottawa's Zoning By-law is required to permit a reduction from the required three (3) visitor parking spaces to zero visitor parking spaces. It is Fotenn's opinion that providing this reduction is appropriate as the site is well served by pedestrian, cycling, and public transit connections, and it is anticipated that the site will not be primarily accessed by vehicle. The reduction in required visitor parking will encourage use of multi-modal transit in accessing a site which is well served by such existing networks. Further, providing this reduction allows a more efficient building design, ensuring the development intensifies a site within an intensification area with a more compact and efficient built form. Considering the subject sites limited size and context among transit, cycling, and pedestrian infrastructure, it is Fotenn's opinion that this reduction will not have an adverse effect on the proposed development.

Should you have any additional questions, comments, or concerns, please do not hesitate to contact the undersigned.

Sincerely,



Kersten Nitsche, MCIP RPP
Planner

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