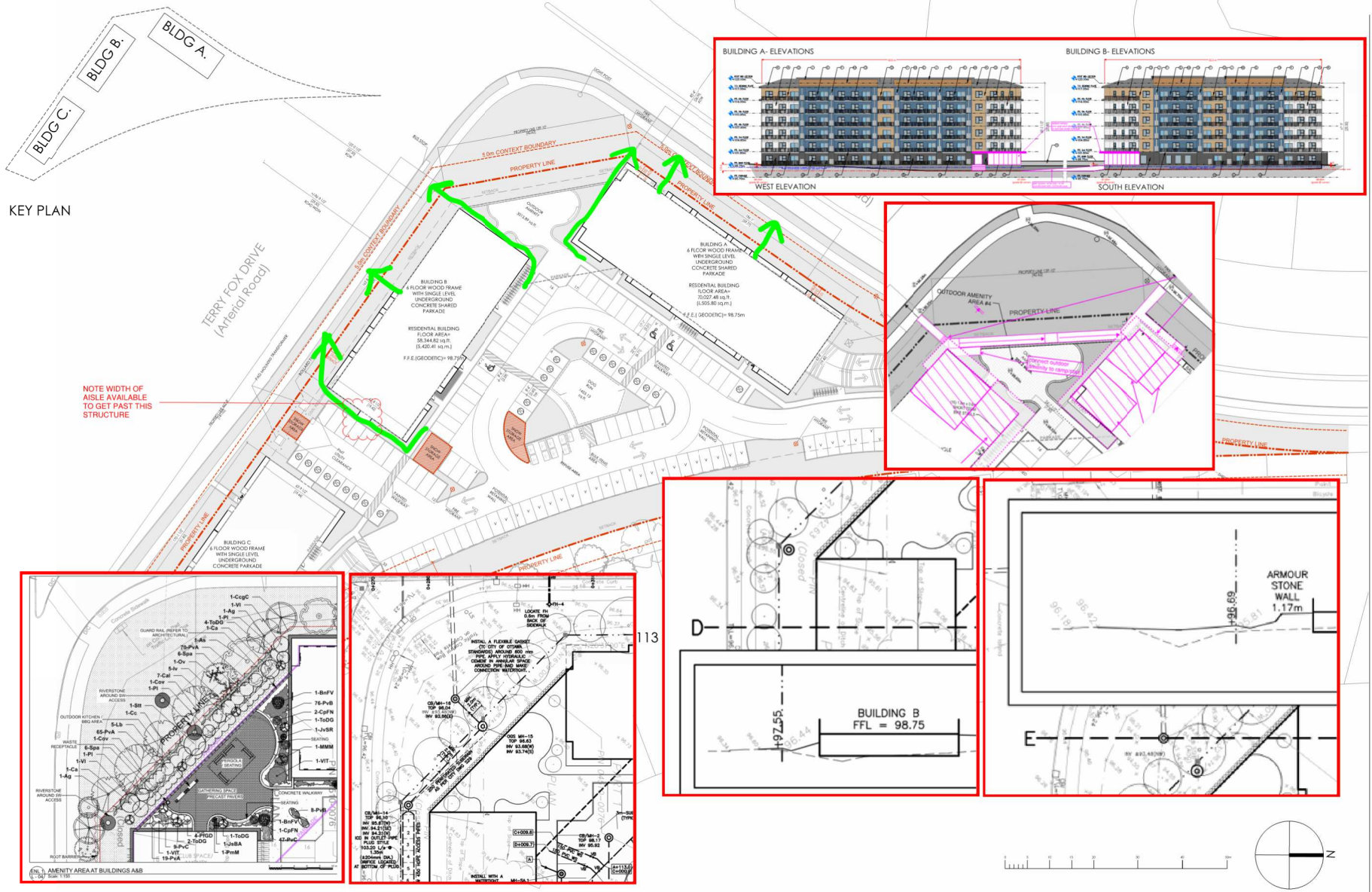


IRONCLAD DEVELOPMENTS INC.
101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

PEDESTRIAN ACCESS STUDY

In response to City of Ottawa Planning Dept requests, Ironclad has continued to analyze the potential of providing additional pedestrian access to Kanata and Terry Fox from Buildings A and B.
- the green arrows on this sketch show the areas of focus
- the snip of Buiding A and B elevations at the top of the page show the focal points of potential new access to the buildings (in pink)
- the plan view of the corner - with pink notes - shows a possible ramp in front of the retaining wall.
- the cross-sections provided by our civil engineer show the grade change we are working with.
- snips of the site corner the landscape plan and civil plan show the tree plantings, utilities and stormwater management, respectively.

Culverts will be required to cross the swale, requiring additional modifications to the storm water management plans, which have been under review and negotiation with City engineering for a long time.

With reference to the City of Ottawa Accessibility Design Standards and in accordance with the Access By-law, ICD is examining options to meet the City's mandate which includes regulations on slopes, cross-slopes, and ramps. Note respecting pedestrian connections from Building A and Building B. To meet requirements, the path must be under 1.8 metres wide, completely avoid tree root zones, tie smoothly flush into the public sidewalk, and stay clear of utilities. This is a physically and practically challenging given the boulevard's use as a dense corridor for utilities, drainage, and snow storage at this location.

We have also studied the extent of Terry Fox Drive frontage in both directions and find no evidence of activated frontages and pedestrian connections as envisioned in the City comments respecting this matter. The property is across from the Carp River Conservation Area with park space and retention ponds until the parking-in-front mall to the east. Terry Fox is a suburban drive enjoying broad swaths of natural elements between vehicle-oriented commercial areas and driveways to setback multi-unit developments.

Despite the challenges we continue this study but do not have solutions at this time. We will relay our conclusions with our final site plan approval submission.

Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

PEDESTRIAN ACCESS STUDY NOTES

NOTES:

FOR LANDSCAPING DETAILS, PLEASE REFER TO LANDSCAPING PLAN.
FOR GRADING AND RETAINING WALL DETAILS, PLEASE REFER TO CIVIL PLAN.

ALL INTERNAL SIDEWALKS ARE 6" RAISED CONCRETE

SURVEY DATA PROVIDED BY E. H. HERWEYER, ONTARIO LAND SURVEYOR, ANNIS, O'SULLIVAN, VALLEBEKK LTD. DATA RECORDED ON JANUARY 15, 2025: CIVIC UNDERGROUND SERVICES LOCATED BY UNDERGROUND SERVICE LOCATORS USL-1 INC. SEPTEMBER 21, 2025.

*PIN (Parcel Identification Numbers):
04749-1275 (LT);
04749-1276 (LT);
04510-0076 (LT);
04510-0337 (LT);

*SIZE OF THE PROPERTY: 3.03 Acres (+/-)

04749-1275 (LT)-Part of Lots 4 and 5, Concession 1, March, being Part 2 on Plan 4R-24998 (closed by by-law no.OC840728); City of Ottawa

04749-1276 (LT)-Part of Lot 4, Concession 1, March, being Part 4 on Plan 4R-24998 (closed by by-law no.OC1263323); City of Ottawa

04510-0076 (LT)- Part of Lots 4 and 5, Concession 1, March, being Part 11 on Plan 4R-18222; City of Ottawa

04510-0337 (LT)- Part of Lots 4 and 5, Concession 1, March, being Part 3 on Plan 4R-24998 (closed by by-law no.OC1263323); City of Ottawa

collectively, the "**Property**"

PROPERTY LINE
PEDESTRIAN WALKWAY
SC - SMALL CAR PARKING

APPLICATION No. D07-12-25-0104

PLAN No. 19347