



July 14, 2015

Mary Dickinson MCIP, RPP  
Development Review  
Planning & Growth Management  
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Ottawa ON K1P 1J1

Sent by email: [mary.dickinson@ottawa.ca](mailto:mary.dickinson@ottawa.ca)

Dear Mrs. Dickinson

Re: 655 - 755 Anand Private  
Files D07-07-14-0010 & D07-12-14-0132

This letter has been written as an addendum to the Planning Rationale dated June 2014 submitted in support of the noted applications. As a result of site design changes to accommodate storm water management measures in Phase 1 of this site, the site plan and related building design originally submitted for Phase 2 has been revised. The revisions resulted in an ability to reduce the number of parking spaces provided on site which is more supportive of the proximity to transit and to an underground retention and storage system for stormwater run-off that allows for use of the existing storm water surface pond in Phase 1.

The Planning Rationale remains unchanged in all respects other than the following revisions:

1. Page 2 - **Section 3. Development Proposal Overview** – replace the entire first paragraph with the following text:

The proposal for Phase 2 is a residential development composed of two 16 storey towers on a shared podium base containing 2.5 levels of underground parking. There will be a total of 250 apartment units. The proposed parking structure will contain 168 resident spaces and 51 visitor spaces for a total of 219 all of which will be underground. Access to the building will be from a two way U-shaped ramp onto the shared podium. Vehicle access to the underground parking garage for both residents and visitors will be from a single point of entry. A separate loading entrance is available for each tower to facilitate moving trucks, larger deliveries and waste management handling.

2. Page 9 – table regarding Section 4.11 of Official Plan – replace the first bullet in the **Response** column in the row entitled **Parking Requirements** with the following text:

A total of 219 underground parking spaces will be provided for residents (168) and visitors (51). By-law 208-250 requires a minimum of 125 resident spaces and 50 visitor

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spaces (Table 101 & 102) and a maximum of 438 spaces due to proximity to rapid transit station (Table 103).

I have attached to this letter a copy of the entire Planning Rationale updated as noted in PDF format. If additional hard copies are required, please let me know. We will be submitting the revised drawings of the site plan, underground garage plans, storm water management update and landscape plan shortly with the requisite number of hard copies and a PDF for posting to the City's website.

Yours truly

*Signed original on file*

Dennis Jacobs MCIP, RPP  
Principal Planner