

July 15, 2019

Ms. Mary Dickinson MCIP RPP

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

RE: 800 Eagleson Road – Minor ZBLA : Car Share Commitment

Dear Ms. Dickinson,

On April 15, 2019 Ironclad Developments Inc. submitted a Minor Zoning Bylaw Amendment (D02-02-19-0040) for their proposed 143-unit residential development at 800 Eagleson Road in Ottawa. The nature of the zoning amendment is to reduce the required resident parking rate from 1.2 spaces per unit to 0.97 spaces per unit (139 spaces). The required visitor parking of 0.2 spaces per unit (29 spaces) is being met. The application was deemed complete on April 24, 2019 and has completed the required technical circulation period.

As part of the rationale for reducing the number of required residential parking spaces, Ironclad has committed to providing a car sharing service on site. This memorandum addresses the nature of the car sharing agreement and commitments for which Ironclad is prepared to agree to as part of their development approvals.

The commitment by Ironclad is to provide two (2) surface car sharing spaces as part of their allocated 139 residential spaces on site. The vehicles will be available to any resident of the building, with the following general commitments provided by Ironclad.

- Ironclad to provide funds to purchase the vehicles;
- Car share fee relief for a specified number of residents;
- Ironclad to guarantee minimum revenue in the event that booking revenue is below agreed monthly target revenue;
- Ironclad to provide two parking spaces on site free of charge to car share provider.

A Letter of Intent (LOI) has been signed with a national car share provider, Communauto VRTUCAR. The signed LOI is attached to this memorandum. In the event that a contract with this specific car share company is terminated, Ironclad is committed to keeping the car share option available on site through an agreement with another service provider. Ironclad is also agreeable to putting in a specific car sharing condition in their forthcoming Site Plan Agreement (D07-12-18-0096).

If you have any questions or need additional information related to the information presented above, please feel free to contact me at 613.730.5709 x245.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Carl Furney". The signature is fluid and cursive, with the first name "Carl" and last name "Furney" clearly distinguishable.

Carl Furney, MCIP RPP AICP
Principal, Planning and Development



10th July 2019

Pascal Toupin-Selinger
Ironclad Developments Inc.
101-57158 Symington Rd.
Springfield (MB) R2J 4L6

Letter of Intent

Objective: To state our interest in opening a Shared Car station at the proposed multi-unit residential development to be located at 800 Eagleson Rd. in Kanata

Mr. Toupin-Selinger

As discussed, Communauto (Ottawa) wishes to confirm its interest in opening and operating a 2 vehicle -car sharing station at Ironclad's proposed development at 800 Eagleson Road in Kanata.

The highlights of the collaboration are as follows:

- Ironclad to provide funds to Communauto to purchase the vehicles ("Project Fee");
- Communauto to provide a financial contribution in the form of memberships attached to the building for the lifetime of the building for the benefit of current residents (each membership has a \$500 value), e.g. \$25,000 contribution would provide \$25,000 of memberships, allowing 50 residents to join Communauto without paying joining fees;
- Ironclad to guarantee minimum revenue if booking revenue is below agreed monthly targets;
- Ironclad to provide two parking spaces on site free of charge to Communauto;
- A fixed term, minimum one-year agreement renewable up to a total of 6 years;
- residents using a "free membership" can access Communauto vehicles in 13 cities Canada wide.

Self service station-based car sharing has been available in downtown Ottawa neighborhoods for almost 20 years and this project presents an opportunity to grow our service with its inherent benefits to a community that we have been wanting to expand to for some time.

We remain at your disposal if you have any questions or if you wish to discuss in greater detail.

Sincerely

A handwritten signature in blue ink that reads 'Wilson Wood'.

Wilson Wood
Director
Communauto (ON) Inc.