

March 4, 2020

City of Ottawa
Planning, Infrastructure and Economic Development Department
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Attention: Andrew McCreight

Dear Mr. McCreight:

**Reference: 433-435 Churchill Avenue
Site Plan Control and Zoning By-law Amendment Applications
Our File No. 118024**

After discussions with the City, the proposed development on 433-435 Churchill Avenue has undergone a number of changes. A list of the major changes is as follows:

- The total number of parking spaces provided have reduced from 63 to 45. The number of bicycle parking spaces has increased from 45 to 46.
- The massing of the building has been significantly reduced. The massing has generally reduced from 6 storeys across the site, to 4-storeys facing Highcroft Avenue.
 - The building remains at 6-storeys facing Churchill Avenue North, and steps down to 5-storeys towards the middle of the building, and 4-storeys facing Highcroft Avenue, Byron Place, and the residential properties to the south.
 - The “bump-out” abutting the residential property to the south on Highcroft Avenue is setback 2.4 m from the side lot line. The bump-out is 4-storeys, which conceals the fifth storey on this portion of the site. The fifth storey is setback about 9.3 m from the side lot line, a significant increase from the setback of 6 m for the six storeys proposed in the initial site plan application.
- The total number of units has decreased from 76 to 73 as a result of reducing the massing.
- The rooftop terrace has been relocated to the roof of the fifth storey.