



December 11, 2014

Mr. Doug James
Planner III, Planning & Growth Management Department
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Re: 180 Metcalfe Street – Secondary Plan and Zoning By-law Amendment Application Addendum

Dear Mr. James,

Please be advised that as part of the proposed Secondary Plan Amendment and Zoning By-law Amendment applications for 180 Metcalfe Street, Toth Equity Ltd. would like to add the Parking Lot and Parking Garage uses as permitted uses for the site at 180 Metcalfe Street.

The proposal to add the Parking Lot and Parking Garage uses is to regularize the existing public parking lot use which has been in operation since the late 1920's. It is our intent to demonstrate that Legal Non-Compliant Rights apply to the site, however without knowing the difficulty in exhibiting this condition, it is believed that adding the uses to the applications allows Toth Equity Ltd. to respond to a recent issue brought to their attention by City of Ottawa By-law Enforcement services.

The Parking Lot and Parking Garage uses are consistent with the General Urban Area designation as the General Urban Area states that "Uses that also serve wider parts of the city will be located at the edges of neighbourhoods on roads where the needs of these land uses (such as transit, car and truck access, and parking) can be more easily met and impacts controlled". The 180 Metcalfe Street site, as noted in the Planning Rationale, is located at the borders of the Centretown neighbourhood. The existing parking lot serves visitors to the City's central area and as noted, it is our understanding that the parking lot has been operating since the early 20th century.

Should you have any questions regarding this Planning Rationale or any other submission materials, please do not hesitate to contact the undersigned at 613-730-5709 x 235 or casagrande@fotenn.com.

Yours truly,

Brian Casagrande, MCIP RPP
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