



October 14<sup>th</sup>, 2013

Melissa Jort-Conway, Planner  
Planning & Growth Management Department  
City of Ottawa  
110 Laurier Avenue West, 4<sup>th</sup> Floor  
Ottawa, ON  
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**RE: ZONING BY-LAW AMENDMENT  
2940 & 2946 BASELINE ROAD (FILE #D02-02-12-0077)  
ADDENDUM FOR ROOF-TOP AMENITY SPACE**

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Ms. Jort-Conway:

On behalf of Brigil Homes, FOTENN is pleased to submit this letter Addendum to the October 2013 FOTENN Addendum (#1).

The intent of the Addendum (#2) is to advise that in addition to requested zone provisions of the Zoning By-law Amendment, the following should be considered:

Each of the three (3) high-rise residential buildings will include roof-top amenity space consisting of a range of pools, change rooms, wash rooms, gyms, seating areas and other common facilities. The roof-top amenity areas will not include residential units / living space, and exclude the area of the mechanical penthouse. Please refer to Drawing A205 (NEUF Architects) for detail designs of the roof-top amenity areas.

The following table summarizes the proposed roof-top amenity space:

Building	Building height (storeys)	Floor of amenity area	Amenity space (area in m <sup>2</sup> )	Amenity space (height in m)
Building 1/Phase 1	12	13th	1,098.6	4.5m
Building 2/Phase 2	16	17th	1,098.6	4.5m
Building 3/Phase 3	10	11th	1,098.6	4.5m
Building 4/Phase 4	8	N/A	N/A	N/A

On recent projects, including Domicile's 222 Beechwood Avenue, the City made a clear distinction between liveable space contained in the main building and amenity space, often constructed in conjunction or attached to the mechanical penthouse.

As per the shadow study, the roof top mechanical areas, recessed from most edges of the buildings will not contribute to undue shadowing to abutting lands. The additional roof-top



structures, 4.75m in height contribute to additional visual interest and enhance the buildings' architectural approach and treatment.

The height of the roof-top amenity area is the same as the mechanical penthouse, a permitted projection in the By-law. The visual effect is simply the appearance of a larger penthouse, but contributes to a more functional building for residents.

With respect to building setbacks for the roof-top amenity space from the edge of the building, the Ontario Building Code (OBC) has various separation and railing requirements that will sufficiently address issues related to safety and over-looking. Given the height of the buildings, residents and users of the amenity space will not have sight lines to abutting and nearby residential dwellings and no loss of privacy will occur.

In this case, we are recommending the same wording as the recent Samcon project, a 11-storey building at 774 Bronson Avenue. The roof-top amenity space (5.0m in height, specific building area) was subject to specific wording, rather than the height schedule and total building height, itemized below.

*Add a new exception to Section 240 – Urban Exceptions, including provisions similar in effect to the following:*

- a. *Building heights shall be in accordance with Schedule yyy, a maximum height of 45.6m (16 storeys)*
- b. *Roof top amenity area:*
  - (i) *Having a maximum height of five (5) metres, not included in the overall height of the building (12<sup>th</sup> storey)*
  - (ii) *Shall have a maximum gross floor area of 1,100 square metres.*

Both values have been rounded to avoid issues at the time of building permits.

We look forward to discussing the application further with you once you have had an opportunity to review the above comments. Please do not hesitate to call if you have any questions regarding any aspect of the application or if additional plan copies are required.

Thank you in advance for your consideration,

Miguel Tremblay MCIP, RPP  
Senior Planner, Manager of Development Planning  
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