

June 22, 2020

City of Ottawa  
Planning and Infrastructure  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

Attention: Ms. Kathy Rygus, MCIP, RPP

Dear Ms. Rygus,

**Subject: Application for Zoning By-law Amendment  
Fernbank Apartments Inc. (Lépine)  
1000 Robert Grant Avenue**

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Please accept the attached documents in response to your first review comments on the captioned application, which you provided on November 27, 2019. This resubmission includes a summary document in tabular format with our responses to your November 27 comments, a revised Planning Rationale, and a revised brochure of design concepts.

The main revisions detailed in this resubmission include the following:

- withdrawal of the requests for reduced parking ratios
- 10% reduction in the proposed number of apartment units
- additional building setbacks and stepped back upper floors for Building A along Livery Street, in order to improve the compatibility of the proposed development with the neighbouring low density residential development
- revised height strategy with only one proposed high-rise building (Building C)
- proposed holding provision (**h**) to defer construction of the tower portion (superstructure) of Building C until the opening of the extension of Robert Grant Avenue from Abbott Street to Hazeldean Road
- reduced building footprints for Buildings B and C along Robert Grant Avenue, with an 11% reduction in the Building C footprint, indicating that Building C no longer fits the categorization as a bar building
- reconfigured driveways and garage door entries into the underground parking
- two additional requests for Zoning By-law Exceptions:
  - *an exception to the performance standards of Section 101(6)(c), which would permit a maximum of 16 surface parking spaces on the site without eliminating the reduction in the number of underground parking spaces permitted under Section 101(6)(c); and*
  - *an exception to the performance standards of the AM[2152] Zoning, to remove the requirement that 50% of the Robert Grant Avenue frontage be occupied by building walls.*

I trust this documentation addresses all the comments you provided in November 27, 2019. Please contact me once you and your colleagues have reviewed these responses.

Sincerely,



Don Schultz, MCIP, RPP