
James B Lennox & Associates Inc.

LANDSCAPE ARCHITECTS

September 27, 2010

Mr. James Burghout
Claridge Homes
Sutie 200
210 Gladstone
Ottawa, Ontario

RE: Proposed Reduced Setback for 101 Wurtemberg based on the “Natural Vegetation and Ecological Function of the Setback Existing Slope and Vegetation”

Dear Jim:

As per our discussion the existing proposed setback for the proposed building at the above noted address is 30m from the water's edge and 15m from the tops of the slope. Our proposal to the City is to reduce the setback to 10m from the Rideau River from the underground parking garage and 14.5m from the edge of building. It is assumed that the 4.5 m distance between the building and the edge of the garage will be landscaped.

The following is information that could be woven into your report. Most of this information is from the City of Ottawa Document “Guidelines for Determining Setbacks and Buffers”.

1. Setback – Definition is the distance between rear lot line to the edge of an identifiable natural feature. In our case the identifiable natural feature is the Rideau River. The lot line is the rear property line.
2. Width of setback is based on a site specific basis including geotechnical assessment, ecological buffer and additional setback for extraneous activities such as access. In our case the geotechnical assessment requires only a 10m geotechnical space. There is perhaps reduced requirement for an ecological buffer given the existing width of the “green linkage” along the river in this area. Based on Golder's report we are proposing a 10m Geotechnical allowance which will also have plants and form an ecological buffer. The additional 4.5m will act as a “Additional Setback” for pedestrian access and could also form a component part of the ecological buffer if planted or partially planted.
3. The existing vegetation is emergent plant material characteristic of fill and or a heavy clay soil. The trees are 99% 200-400mm caliper Manitoba Maple/Acer negundo and erratic emergent Norway Maple/Acer platanoides 25-50mm in caliper. The ground plane is 99% void of ground cover and is largely exposed clay soil. In order to enhance and rehabilitate the ecological buffer the newly engineered slope will be re-vegetated with native species of local provenance. A fence will be installed 4.5m away from the building to prevent pedestrian access, encroachment and to provide a barrier to the ecological buffer area. In addition to this part of the development agreement will include and information package about the purposed of buffers and permitted uses for adjacent property owners.

4. Due to the great differences in site specific requirements for setbacks and buffers a standardized approach for determining setback distances is not recommended in the City of Ottawa. As such there are several site specific reasons that the proposed buffer in this area could be reduced to 10m as proposed; a) the existing sloped area is needs to be stabilized b) Access to the ecological buffer area and Rideau River will be restricted or through the use of a fence; c) there will be no off-rail trampling; d) slope stabilization will prevent erosion; e) there should be less nutrient, pesticide and sediment input if fertilizers if the plants proposed are of a native species and provenance; f) invasive species of plant material will be removed and g) domestic animals, their feces and their predation on wildlife will be removed by the installation of a fence.
5. Other factors that support the proposed 10m width of buffer is the sensitivity or character of a natural heritage feature. There are several aspects of our site that of the lowest sensitivity; a) it is a north and east facing edges; b) the slope is eroding and requires reconstruction; c) the area or lot is not either a recharge or discharge area; d) vegetation is made up of edge species and exotics; e) the site will have fenced lot lines; f) the site is on a leeward edge and f) best management practices will be employed when dealing with infiltration and mitigating potential impacts.

In addition to this information, attached are three (3) recent photographs of our wildly successful re-vegetated slope at 520 The Driveway project for your use.

If I can be of any further assistance in clarifying any of the information contained within this proposal please don't hesitate to contact me at your earliest convenience.

Yours very truly,

JAMES B. LENNOX & ASSOCIATES INC.

James Lennox

James B. Lennox, B.L.A.