

Thursday, February 22, 2018

RE: PLANNING RATIONALE - 208 & 210 PRINCE ALBERT STREET

To whom it may concern:

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Our client, Ottawa Community Housing (OCH), owner of the properties at 208 & 210 Prince Albert Street, Ottawa, wishes to add two (2) new units to the existing two (2) semi-detached units, giving a total of four residential dwelling units, at this address. Our client wishes to apply for the Site Plan Control of this property in order to proceed with the proposed development.

These new units would be located at the back of the existing ones. The proposed development is part to the existing OCH-owned development and is surrounded by the OCH properties. The proposed development would be owned and maintained by the OCH.

The property is zoned Residential R4N and consists of a rectangular lot with the land area of 631.8 m² (0.06 ha).

Pawel J. Fielt, Architect
OAA MRAIC
pfielt@atelier292.com

Two new units will have finished semi-recessed basements with large windows, ground-floor and second-floor areas. Each one of these standard units will consist of two bedrooms and one bathroom in the basement level and two bedrooms and one bathroom on the second floor level, for a total of four bedrooms and the total gross floor area of 116.2 m² (1250 sf). The existing units will be totally renovated and upgraded. Each will have one master bedroom, two standard bedrooms, and one bathroom, for a total of three bedrooms and a total of the total gross floor area of 133.8 m² (1440 sf).

Eva Onufrak
Ing. Arch. OAA Intern
eouufrak@atelier292.com

Each building will have a mechanical room in the basement level, which will be operated and maintained by the OCH. In addition to the parking available on the adjacent OCH property, three (3) parking spaces will be provided on the existing site.

Robert Matta
Project Manager
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The proposed design will also feature exterior common areas, such as paved walkways and shared yards, within the property, where building inhabitants can interact. New trees will be planted at the site to supplement the existing ones. New hedges will be added for privacy between individual units.

In May 2017 the pre-consultation meeting was held with representatives from the City's Planning and Engineering Departments for initial review and feedback; many of their suggestions and comments were incorporated in our design.



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The proposed new and renovated units are badly needed for the growing number of Ottawa families requiring social housing, including people with physical disabilities, single parents and

new immigrants. By paving the way for future development, this project intends to set the standard for the changing face of this area. We feel that this project will serve as a catalyst for future development and positive urban renewal in the Overbrook Community. We hope that it will also create a greater sense of community for the residents.

We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "Pawel Fiett". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Pawel Fiett, Architect
B.Arch. OAA MRAIC