



February 2, 2022

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

Attention: **Samantha Gatchene**, MCIP, RPP
Planner, Development Review (West Services)

RE: 20 Cedarow Court – Site Plan Application Revision

Samantha,

As we discussed please find a list of changes to the approved site plan for 20 Cedarow Crt (Site Plan D07-12-19-0189).

1) Architectural

- a. The parking garage footprint has been significantly reduced and the layout of the P1 has been re-designed.
- b. Surface parking has been added in the location of the Phase 4 future development.
- c. Tunnel between existing Phase 1 and proposed Phase 2 have been added to the site plan.
- d. Total number of dwelling units for Phases 2 & 3 increased from 284 to 344 and the total GFA increased as a result of the additional floor space on level 6 between grid lines A & K as well as levels 3-6 between grid lines 11 & 13.
- e. Building elevations have been revised due to the additional dwelling units on level 6 and in the center portion on levels 3-6.
- f. Zoning Table, GFA Table, Unit Types Charts updated to include revisions to Phase 2 and 3 and the deletion of Phase 4.
- g. The Mechanical Penthouse has been relocated from level 6 to the roof level.

- h. Note that we will be asking for a separate phased permit for the project parking garage foundations.**

2) Civil

Sanitary sewer servicing.

- a. No changes to servicing connection, location, inverts, pipe size or pipe slope.
- b. Removal of phase 4 building and replacement with parking lot has reduced the population count and overall sanitary outflow from the development.

Storm sewer servicing.

- a. Existing approved storm outlet still being utilized.
- b. Increase in proposed on-site storm sewers due to the removal of the phase 4 building being replaced with parking lot.
- c. Concrete stormwater management tanks have been replaced with ADS stormwater management system.
- d. Increased surface stormwater storage achieved with CB's and ICD's replacing the phase 4 roof top stormwater storage with the additional parking lot area.
- e. No external stormwater (roof top exception) is being routed through the building mechanical storm sewers due to a significant reduction in the U/G parking structure and the ability to install a private storm sewer network.

Water servicing.

- a. Removal of 1 fire hydrant.
- b. 2 water service connections have been provided off Wellings Private vs 1 connection from Wellings Private and 1 connection from Cedarow.
- c. 200mm dia watermain looping provided due to the extension of a watermain through the site and connecting to Wellings Private.
- d. Deflection of existing watermain in Wellings Private under the tunnel connection is proposed and not future works.

Grading

- a. Overall grading concept remains. Increased site area directed towards the parking at the rear vs Wellings Private.
- b. Emergency overland flow remains directed to Poole Creek.

3) Landscape

- a. Deletion of Phase 4 Buildings.

- b. Addition of surface parking with associated planting.
- c. Deletion of unit paving at podium parking and partial fire route and layby.
- d. Relocation of Pickle Ball court from podium to north-west site.
- e. Proposed removal of 6 (six) existing trees along Hazeldean Road (Trees # 6-11 shown on Schedule of Existing Trees)

Should you have any questions or concerns with regards to this information please feel free to contact me at 416-898-5270, or by email at angela@nlgc.com.

Yours truly,

Angela Mariani

Angela Mariani, BA
Development Planner

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