

October 16, 2025

Mr. Eric Forhan

Planner II, Development Review Central
Planning, Real Estate and Economic Development Department
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Via email: planningcirculations@ottawa.ca

**RE: Site Plan Control (SPC) Resubmission
384 Arlington Avenue
Application #: D07-12-24-0127**

Dear Eric and Planning Circulations Staff:

Please find included in the following [OneDrive folder the resubmission of our Site Plan Control \(SPC\) application for 384 Arlington Avenue.](#)

Included in the submission folder are the following materials:

- / **Architectural** materials prepared by Neuf Architects dated August 8, 2025:
 - Site Plan, drawing no. A1011, dated October 3, 2025;
 - Elevations, drawings no. A401, A402 and Church Elevations – Existing vs. New, drawing no. A405, dated October 3, 2025;
 - Statistics, drawing no. A003, dated August 8, 2025;
 - Zoning Statistics, dated October 3, 2025;
- / **Comment Response Tables** prepared by Fotenn Planning + Design, dated March 20, 2025:
 - Responses to Technical Circulation Comments – SPC;
 - Responses to Deemed Deficient Comments – SPC;
- / **Civil** materials prepared by CIMA+, dated October 3, 2025:
 - Site Servicing and Stormwater Management Report;
 - Appendix C, which includes:
 - Cover Page, drawing no. C000;
 - Topographical Survey, Sediment, Erosion Control and Demolition Plan, drawing no. C001;
 - Civil Notes and Specification, drawing no. C002;
 - Grading and Road Reinstatement Plan, drawing no. C003;
 - Servicing Plan, drawing no. C004;
 - Storm Water Management Plan (Pre-Development), drawing no. C005;
 - Storm Water Management Plan (Post-Development), drawing no. C006;

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/ **Landscape** materials prepared by SpruceLab dated October 3, 2025, including:

- Cover Page, drawing no. L0;
- Soil Depth Plan, drawing no. L0.1;
- Landscape Plan, Ground Floor, drawing no. L1.1;
- Landscape Plan, 4th floor, drawing no. L1.2;
- Landscape Plan, 7th floor, drawing no. L1.3;
- Landscape Details, Ground Floor, drawing no. L2.1;
- Landscape Details, Ground Floor, drawing no. L2.2;
- Landscape Details, Ground Floor Steps, drawing no. L2.3;
- Landscape Details, Floors 4 & 7, drawing no. 2.4;
- Landscape Details, Green Roof, drawing no. 2.5;
- Planting Details, drawing no. L3.0;
- Sections, drawing no. L4.0; and

/ This cover letter.

These materials have been prepared in response to the following comments received in “Feedback Form – Completeness Review #1” dated November 14, 2024 and “Site Plan Control - Complex – 384 Arlington Avenue – Formal Review Comments” dated January 14, 2025, both of which were prepared by Mr. Eric Forhan.

If you have any questions, please don’t hesitate to get in touch with the undersigned at nahal@fotenn.com.

Sincerely,



Tamara Nahal, RPP MCIP
Planner



Tim Beed, RPP MCIP
Associate, Planning

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