



19 June 2013

Andrew McCreight
Planning Department
City of Ottawa
110 Laurier Ave W
Ottawa (ON) K1P 1J1

Re: 99-103 Henderson Ave

Dear Mr. McCreight,

We understand that this application was received before the interim control by law was effected, but it is a good example of why this by law has perhaps arrived too late.

Our comments are as follows:

1. From earlier discussions between you and Judith Rinfret of our Planning Committee, we assume the front yard will be properly landscaped.
2. There is almost no amenity space provided for 8 units (32 bedrooms).
3. We are very concerned there is insufficient and inadequate bike parking for 32 tenants that may result in bicycles being locked to railings or street signs, or becoming a hazard when brought into hallways or units for safekeeping or storage.
4. It is unacceptable and contrary to the Bylaw to store garbage in the front yard or on balconies. There should be provision for garbage storage at the rear of the property and this area will need to be ample for 8 units.
5. Although there are projection allowances for the rear stairs, we question the use of those stairs as the main entrance to units rather than a secondary egress. We assume the building permit process will examine exit/egress compliance.
6. Is there really sufficient and functional space for four vehicles to park in the rear yard? Will the space be reduced in the winter due to accumulation of snow? Once provision is made in the rear yard from bicycles and garbage storage, the available space will be reduced further.

Best regards,

A handwritten signature in blue ink, appearing to be "Chad Rollins", with a long horizontal flourish extending to the right.

Chad Rollins
Co-chair ASH Planning &
Development Committee

Cc: Mathieu Fleury