



February 3, 2021

Lisa Stern MCIP, RPP

Planner II

Planning Services

Planning, Infrastructure & Economic Development Department

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sent by email: president@kanatabeaverbrook.ca

Dear Ms. Stern

RE: Rezoning File: D02-02-21-0121
100 Weeping Willow Lane

The Kanata Beaverbrook Community Association proposes a more detailed definition of the applicants' initial design that may be acceptable to the community.

The core of the proposal is to re-orient the building on the property to minimize the impact of the building on adjacent properties from an overlook and sun shading perspective and the “street” presence. This also impacts the location and extent of both underground and surface parking.

The net effect would be as if the new building had been designed simultaneously as the existing eight-storey apartments, minimizing the visual impact on the surrounding 1 and 2 storey homes, condos and apartments.

The position of and orientation of the building works well with existing dwellings across Varley due to the additional setback from Varley. It also works better with existing dwellings north and south as the angles of the buildings mitigate the overlook with respect to each other. In addition, existing and future large trees act as a visual screen both from adjacent buildings and the street – as existing trees currently provide for the eight-storey from Varley and Teron.

The following proposal diagrams have been taken from the Applicant’s drawings as a starting point and modified with the community proposal.

It is proposed that the look and exterior cladding and finish materials be designed from a Heritage perspective – respectful but not identical to the existing look, cladding and finish of the existing eight-storey apartment building.

The original exterior materials for single family detached and townhomes was natural materials, predominantly red clay brick, cedar siding and roof shingles, redwood window frames. Larger buildings



Figure 3 - location of Building



Figure 4- plus Surface Parking

The assumption is that trees would be used at the edge of and throughout the surface parking between the building, Varley and Weeping Willow lane for visual screening and shade for vehicles. This would also apply to updating the existing surface parking, which has some trees and vegetation.

A handwritten signature in blue ink, appearing to read 'Neil Thomson', with a long horizontal flourish extending to the right.

Neil Thomson
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