

Submission to Joanna Bowes and Town Council re: Three Floor Site Plan Submission  
DP3-01-2018

Hi Joanna:

As discussed here is a letter outlining our request to re-open or amend the above named development permit application and the reasons to allow that. I'd also like the opportunity to present my request to Council at the upcoming Nov 12th meeting.

Thank you for your time Joanna.

All the best,  
Cheryl Batten  
613-314-0247

As a direct result of a relatively unprecedented number of public and private meetings with neighbours, planning department personnel, engineering department personnel, and Town Council, the above named development permit application for a four storey building has been redesigned to three storeys as requested. At the last public meeting, it was stated that if the building was redesigned to three storeys, Council would support it, which lead to the redesign that has been submitted.

Of all the studies and reports submitted, not one issue was identified. There were no negatives. All of the studies and reports remain current. The studies and reports submitted were deemed to also support a three storey development as evidenced by the recommendations made that supported a three storey development. Asking for the studies and reports to be resubmitted based on three storeys would be costly and would not be of any benefit. They remain current.

The overall height is above the ICB which came into effect after three storeys were recommended and requested as a result of feedback and comments. More than 80% of the development meets the ICB. The top floor remains stepped back at 21' to provide the illusion of less height. The moulding that is similar to that of the older buildings on Bridge Street accounts for a bit of height as well as the 9' ceilings that are common to high end developments.

Ours is a special case in that the property that is at the crux of this development was purchased from the Town with the express purpose of building a 4 storey development. The footprint of the concept plans submitted as a requirement of the

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purchase remains the same as that submitted for the development permit. The height has been modified as a result of the meetings with, and comments from, neighbours, planning department personnel, and Town Council.

Another point that makes ours a special case is that Council and the planning department asked for the building to be redesigned to three storeys, as it now has been. We also kept the top floor as the stepped back floor. To achieve three storeys, either the top stepped back floor or one of the middle floors could be removed. Choosing to remove one of the middle floors and keep the stepped back top floor shows even more consideration for the height issue.

The water and sewer engineering plans, as previously submitted, for the development and surrounding streets up Allan beginning at Victoria and ending just past the development property on Charles St have received MOE approval and the Town is preparing to make use of those plans. Robin Daigle has been in contact with Novatech to obtain permission to use the engineering plans as submitted for the development.

The water and sewer engineering plans as submitted are not only acceptable, they have received both the Town's engineering department's approval and the Ministry of the Environment application approval. There is no further information that could be added to necessitate a further review. As well, there is a huge benefit to the Town to proceed with this development. Without this development permit application, the repair and replacement of the failing systems surrounding the development will be delayed as the Town has its own engineering studies done. It should also be mentioned that the development will be sharing in the cost of replacing the water and sewer system surrounding and beyond the development at a substantial cost – estimated to be \$550,000-\$600,000. The cost sharing is to be 50/50. That is a substantial savings to the people of Carleton Place.

It should also be noted that the Planning Department has a substantial volume of work to contend with. Being that the work and reviews associated with this development permit application has already been done, it would be reasonable to assert that having the planning department personnel repeat it, to reach the same outcome, serves no one.

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In summary: the development permit application named above has been thru a very thorough and complete review by the neighbours, planning department, engineering department and Town Council. The three storeys as currently submitted are a result of that very long process and it would serve no one to have to repeat it, and would not produce any new information.

In point form:

- three storeys are a result of numerous public and private meetings
- repeating the public and private meetings will yield the same result
- Council and the planning department support three storeys
- the ICB came into effect after the three storey recommendation
- the top floor is stepped back at 21'
- 80% of the development meets the ICB
- all reports and studies submitted were without issue
- all studies and reports also apply to three storeys
- all studies and reports remain current
- all the sewer and water engineering has been done and approved
- MOE application has been approved (a lengthy process)
- the 50/50 cost share of the engineering work amounts to \$275,000-\$300,000
- the application has been thru the approval process, as well as the public hearings
- there is no new information to be added, no need for a further review
- allowing the file to be reopened saves duplication of services
- allowing the file to be reopened saves adding to the planning department's substantial work load thru duplication
- the planning department has already done all of the work associated with reviewing this development permit application

Thank you for your consideration  
Cheryl Batten

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