

Received June 9, 2008



File No.: D02-02-08-0071

**Zoning By-law Amendment Proposal**

416-424 Richmond Road, 579 Byron Avenue, 414 Roosevelt Avenue

*June 5, 2008*

To: Registered Community Groups

Attached is a summary of a Zoning By-law Amendment Proposal being considered by the Planning, Transit and the Environment Department. General information related to Zoning By-law Amendments can be obtained from the City's Web site [www.ottawa.ca](http://www.ottawa.ca). Go to the search box at the top right hand corner of the City's Home page, enter "Zoning By-law Amendment Proposal" and a list of associated topics will be displayed.

As part of the City's Public Notification and Consultation Policy, we would like to know your views concerning this proposal. These can be forwarded by mail using the attached comment sheet, or by phone, facsimile or e-mail as noted at the bottom of the proposal summary. Your comments will be considered in the evaluation of this proposal.

If you provide comments on this proposal, you will be included on the list of those who will receive further information on any meetings (community meetings or public meetings of the Planning and Environment Committee) where this proposal may be discussed, and notified of the decision that will be rendered on this application.

Should you have any questions, or require clarification or additional information, please call the undersigned at 613-580-2424, extension 13856.

Yours truly,

A handwritten signature in black ink, appearing to read "Douglas James".

Douglas James  
Planning Branch

c.c. Councillor Christine Leadman - Kitchissippi (With Distribution list)



## **Zoning By-law Amendment Proposal Summary**

File Number: D02-02-08-0071

Date: June 5, 2008

Owner: Bourk Family Developments

Applicant/Agent: Natalie Hughes

Address: 223 McLeod Street, K2P 0Z8

Phone: 613-730-5709

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### **Site Location:**

The subject property is located on the south side of Richmond Road, west of Roosevelt Avenue and north of Byron Avenue.

### **Description of Site and Surroundings:**

The subject property forms the majority of the block between Golden Avenue and the streets mentioned above. It is presently occupied by one and two storey commercial buildings.

### **Details of Requested Zoning By-law Amendment Proposal:**

The applicant is proposing to demolish the buildings currently on the property and replacing them with a new mixed-use building with commercial on the ground floor and residential uses above. The applicant is requesting amendments to zoning performance standards in order to allow the development. These include an increase in height to 28 metres, a reduction in the Corner Side Yard to 1.0 metre, a reduction in parking from 212 spaces to 180 and in the number of loading spaces from three to two. It is noted that the parking and loading proposed would comply with the City's new draft Zoning by-law.

### **Approval Timelines & Authority:**

The "On Time Decision Date", i.e. the target date the application will be considered by the City's Planning and Environment Committee, is **September 9, 2008**.

### **Further Information:**

To view the application or any information or materials related to the application, please contact the undersigned planner.

**Submission Requirements:**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**Please provide any comments to the undersigned planner by July 4, 2008.**

**Douglas James**

**City of Ottawa**

**Planning, Transit and the Environment**

110 Laurier Avenue West, 4<sup>th</sup> floor

Ottawa, ON K1P 1J1

613-580-2424, ext.13856

Facsimile: 613-580-2576

douglas.james@ottawa.ca



**COMMENT SHEET**

**Zoning By-law Amendment Proposal**

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RE: 416-424 Richmond Road, 579 Byron Avenue, 414

FILE: D02-02-08-0071

Roosevelt Avenue

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Comments:

- I/we DO NOT WANT to be notified of any **public meeting(s)** that may be held where this proposal will be discussed.
- I/we DO NOT WANT to be notified of the **decision** regarding this application.

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Comment Sheet Completed By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

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**FORWARD COMMENTS BY July 4, 2008**

**FORWARD COMMENTS TO:**

Douglas James

City of Ottawa

Planning, Transit and the Environment

110 Laurier Avenue West, 4<sup>th</sup> floor

Ottawa, ON K1P 1J1

613-580-2424, ext.13856

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