



March 7, 2008

Christine Leadman
Councillor, Kitchissippi Ward
City of Ottawa
111 Laurier Avenue West
Ottawa ON K1P 1J1

By e-mail: Christine.Leadman@ottawa.ca

Dear Christine,

Re: 300 Richmond Road – OMB Appeal

We are writing in regard to the Committee of Adjustment's decision in respect of a minor variance application by Domenic Cassone's company for a new building at 300 Richmond Road. We have attached a copy of the Committee of Adjustment's decision for your convenience. As you are aware, the application was denied and Mr. Cassone is appealing to the Ontario Municipal Board. The appeal hearing is scheduled for April 10 and 11, 2008.

We have been informed that the City of Ottawa does not intend to intervene in this appeal because Planning staff apparently do not object to the current proposal and there is "no significant interest identified" (see attached e-mail exchange with your assistant Fabrice Côté).

The Westboro Community Association objected to the application before the Committee of Adjustment and believes that the City should intervene in the appeal for the following reasons:

1. As indicated in the Committee of Adjustment's ruling, the Floor Space Index (FSI) of the current proposal is almost double what is allowed under current zoning and more than three times what is to be permitted under the revised zoning established under the Richmond Road/Westboro Community Design Plan (CDP). In addition, the proposal does not provide sufficient buffering to minimize impacts on adjacent residential properties. For these and other reasons, a majority of the Committee ruled that **"the variances sought are not minor, nor are they desirable for the appropriate development or use of the land, and they do not meet the general intent of the Zoning By-law or the Official Plan."**
2. By not continuing to oppose the current application for 300 Richmond Road, the City increases the likelihood it will be overturned at the OMB and thus undermine the CDP that was approved by Council just a few months ago. As you know, the City *is*

intervening at the OMB re: 747 Richmond Road. In our view, both cases are of equal importance in terms of the precedent they will set for the future application of the CDP. Indeed, it was out of a desire not to undermine the plan and the City's case that the Westboro Community Association chose not to endorse the initial and revised proposals for 300 Richmond Road presented by the developer.

Numerous Kitchissippi residents invested hundreds of hours of their own time to work with city planners and others to develop the CDP in a way that helps fulfill the intensification goals of the Official Plan while respecting the interests and needs of our communities. With the ink barely dry on the CDP, we request you to help us ensure that the plan's provisions are respected and applied consistently along the entire length of Richmond Road.

You have stated that you support the CDP. Therefore, we request that you take whatever steps are necessary to ensure that the City's legal and planning staff "step up to the plate" on 300 Richmond Road and intervene in the upcoming OMB hearing and support a proper application of the CDP.

We look forward to your quick response to this urgent request.

Sincerely,

Wallace Beaton	Cherolyn Knapp
Chair	Vice-Chair
Westboro Community Association	

cc.

WCA Board Members

Public Advisory Group - Richmond Road/Westboro Community Design Plan

Councillor Alex Cullen, Bay Ward

Nancy Schepers, Deputy Commissioner, Planning, Transit & Environment, City of Ottawa,

Rick O'Connor, City Solicitor, City of Ottawa

Fabrice Côté, Councillor's Assistant, Kitchissippi Ward, City of Ottawa