

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



MINOR VARIANCE/PERMISSION APPLICATION

Under Section 45 of the Planning Act

To be held on Wednesday, November 5, 2008 starting at 1:00 p.m.

Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.	D08-02-08/A-00351	Legal Description:	Part Lot 32, Con. 1 (OF), Former Nepean Twp.
Owner(s):	Ashcroft Homes - Central Park Inc.	Zoning Designation:	CN [498] F(1.0) H(13.8) under Zoning By-law 1998 and TM [83] H(19) under the new City of Ottawa Zoning By-law 2008-250
Location:	119 Richmond Road	Former Municipality:	Ottawa
Committee Panel:	1		
Ward:	15 - Kitchissippi		

PURPOSE OF THE APPLICATION

The Owner wants to demolish the existing 1-storey commercial building in order to construct an 8-storey retail/residential building, as shown on plans filed with the Committee. The ground floor facing Richmond Road will contain retail units with 174 residential retirement units above, and 3 levels of underground parking to be accessed from Patricia Avenue.

RELIEF REQUIRED

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from both Zoning By-laws as follows:

Under Zoning By-law 1998:

- a) To permit an increase in height to 26.0 metres, whereas the By-law permits a maximum height of 13.8 metres.
- b) To permit an increase in the Floor Space Index (FSI) to 4.9 (13,815.6 square metres gross floor area), whereas the By-law permits a maximum FSI of 1.0 (2,814 square metres gross floor area).

Under Zoning By-law 2008-250:

- c) To permit an increase in height to 26.0 metres, whereas the By-law permits a maximum height of 19.0 metres.
- d) To permit an increase to the height of the required 2.0 metre setback, from the provided setback, to be increased to greater than seven storeys or 20 metres, whereas the By-law states that a building must be setback 2.0 metres more than the provided setback where the building height is greater than four storeys or 15 metres.

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.

YOU ARE ENTITLED TO ATTEND the Committee of Adjustment Hearing concerning this application because you are an assessed owner of one of the neighbouring properties. If you have specific comments regarding this application, you may submit a letter to the Secretary-Treasurer of the Committee at the address shown below, and such written submissions shall be available for inspection by any interested person. Every attempt should be made to file your submission 5 days prior to the Hearing date. IF YOU DO NOT ATTEND this Hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings.

A COPY OF THE DECISION of the Committee will be sent to the applicant and to each person who appeared in person or who was represented at the hearing **AND** who filed with the Secretary-Treasurer a written request to receive the decision. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the Decision since the Committee of Adjustment's Decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public.

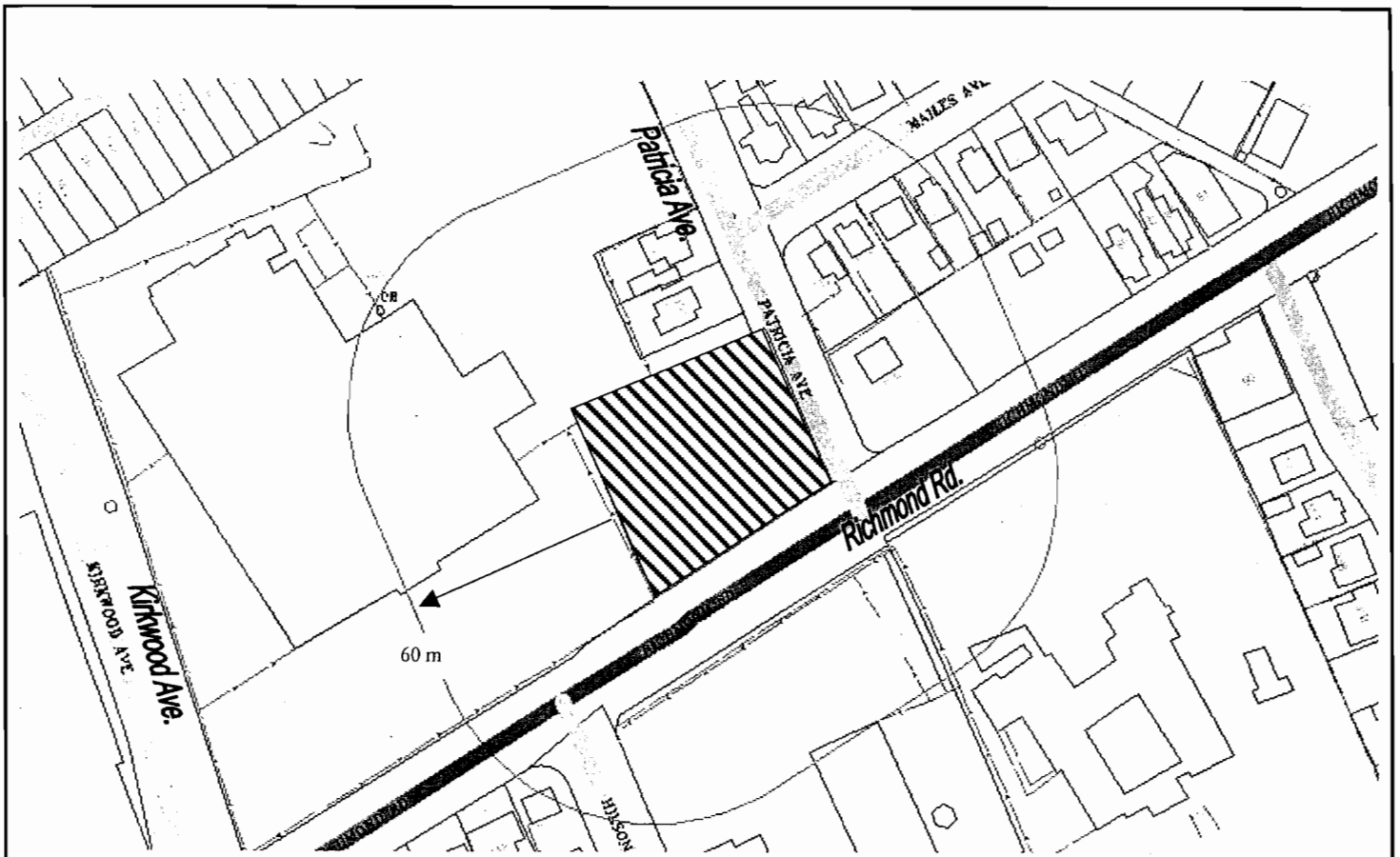
ADDITIONAL INFORMATION regarding this application is available to the public for viewing at the Committee office (Ben Franklin Place, 101 Centrepointe Drive, 4th Floor) between the hours of 8:00 a.m. and 4:00 p.m. Monday to Friday; or you may contact Paul Conner at 613-580-2424, extension 13459 or Madeleine Albert at 613-580-2424, extension 41662.

DATED: October 20, 2008

*Shaping our future together
Ensemble, formons notre avenir*

Committee of Adjustment
101 Centrepointe Drive
Ottawa, ON K2G 5K7
Telephone: (613) 580-2436
Fax: (613) 580-2425
E-mail : cofa@ottawa.ca
Internal code: 04-13

Comité de dérogation
101 promenade Centrepointe
Ottawa, ON K2G 5K7
Téléphone : (613) 580-2436
Télécopie : (613) 580-2425
Courriel : cofa@ottawa.ca
Code interne : 04-13



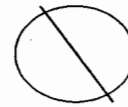
Not To Scale / Non à l'échelle



Location Plan of Subject Lands
Plan de situation des terres en question



Subject Land
Terres en question



Circulated Area/ Région circulée
(60 metres)

Application for Minor Variance(s)
 Demande de dérogation(s) mineure(s)

119 Richmond Road

Application by
 Auteur de la demande

Ashcroft Homes – Central Park Inc.



File No.
 No de dossier:

D08-02-08/A-00351