



File No.: D07-04-06-0041

Cash-in-Lieu of Parking Proposal

430 Richmond Road

July 17, 2007

To: Registered Community Groups

Attached is a summary of a Cash-in-Lieu of Parking Proposal being considered by the Planning, Transit and the Environment Department. General information related to Cash-in-Lieu of Parking can be obtained from the City's Web Page, enter "Cash-in-Lieu of Parking" 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 Select one) 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", with a stylized flourish at the end.

Douglas James
Planning Branch

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



Cash-in-Lieu of Parking Proposal Summary

File Number: D07-03-07-0014

Date: July 17, 2007

Owner/Applicant: Bourk Family Developments
Address: 416-B Richmond Rd. Suite #4
Phone: 722-9586

Agent/Consultant: Ken Hoppner:
Address: 135 Walgreen Road:
Phone: 831-0067

Site Location:

The subject property occupies the block of land surrounded by Richmond Road, Roosevelt Avenue, Byron Avenue and Golden Avenue.

Description of Site and Surroundings:

The site is presently occupied by a one and two storey commercial automotive garage and accessory uses. The most western portion of the property is vacant and used for parking.

Purpose of Cash-in-Lieu of Parking Proposal:

The proposed development will consist of 67 residential units (60 apartment units, seven townhouses) and 909 square metres of retail space. Given the proposed development, a total of 26 commercial parking spaces and 83 residential parking spaces are required. Eight of the required residential spaces are for visitor parking. The applicant has indicated that 85 parking spaces will be provided on site, seventy-nine of which will be made available for residential purposes and sold to tenants of the building. Six parking spaces will be made available for the office/retail component. As only six of 26 retail/commercial parking spaces and none of the eight required residential visitor parking spaces are proposed to be provided, the applicant is proposing to provide cash in lieu of the 28 parking spaces not provided.

Companion Proposals/Applications:

The applicant has also filed a site plan control application for the proposed development.

Timelines & Approval Authority:

Please provide any comments to the undersigned by **August 15, 2007**.

Douglas James

City of Ottawa

Planning, Transit and the Environment

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