

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



MINOR VARIANCE/PERMISSION APPLICATION Under Section 45 of the Planning Act To be held on Wednesday, January 16, 2008 starting at 1:00 p.m.

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

File No.	D08-02-07/A-00523	Legal Description:	Lots 13-20 S. Richmond Rd., Lots 13 & 14 W. Roosevelt Ave., Reg. Plan No. 204; Part Lots 17-20 S. Richmond Rd., Part Lots 14-20 N. James St., Reg. Plan No. 179
Owner(s):	Bourk Family Developments	Zone:	CN [498] & CN [848]
Location:	401 Golden Avenue & 416-426 Richmond Road	Zoning By-law:	1998
Committee Panel:	1	Former Municipality:	Ottawa
Ward:	15 - Kitchissippi		

PURPOSE OF THE APPLICATION

The Owner of this property, bounded by Richmond Road on the north, Byron Avenue on the south, Roosevelt Avenue on the east and Golden Avenue on the west, want to redevelop the entire block. The project (Westboro Station) consists of a one-storey retail base along Richmond Road and Roosevelt Avenue and eight floors of residential condominium units on top of the retail base on the west end of the site, with two levels of underground parking (exiting onto Byron Avenue), for a total of 85 parking spaces, as shown on plans filed with this Committee.

The project also consists of four floors of office over a retail base at the east end of the site, 2-storey town houses at grade on the west end of the site facing Byron Avenue, 2-storey townhouses built over a retail base adjacent to office space, 1-storey freestanding restaurant/café building in plaza at centre of site and a plaza ancillary to restaurant/café.

A Site Plan application for the project has been submitted and during the process additional Minor Variances have been identified.

RELIEF REQUIRED

In order to proceed, the Owner requires the Authority of the Committee for the following Minor Variances from the Zoning By-law:

- To permit a driveway for access to the underground parking garage over the L2 zoned lands (Leisure Linkage), whereas the By-law does not permit a driveway on L2 zoned lands.
- To permit reduced parking space lengths of 4.2 metres for two parking spaces on each level of the underground parking garage, whereas the By-law requires a minimum parking space lengths of 5.2 metres.
- To permit encroachment of 1.3 metres into the required sight triangle at the southeast corner of Richmond Road and Golden Avenue for the construction of a 9.97 metre bell tower, whereas the By-law states that no object higher than 0.75 metres is permitted within the sight triangle.

THE APPLICATION indicates that the Property is the subject of another current application **Site Plan (File No. D07-12-07-0133)** 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.

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