

## Bay Ward Development Application Files on Planning Committee Agenda - October 27, 2022

Councillor Theresa Kavanagh <BayWard@Ottawa.ca>

Wed 2022-10-26 2:06 PM

To: ocs11@hotmail.com <ocs11@hotmail.com>



## Planning Committee Meeting Thursday October 27, 2022

Hello Everyone!

It's great to be back and to be able to send out communications from our office again! I look forward to continuing to keep you informed and up to date.

This is an abbreviated communication for the purpose of informing residents of two development applications that are on the agenda for tomorrow's [Planning Committee meeting](#) starting at 9:30am.

A full Bay Ward Bulletin newsletter will begin again on Friday with our usual content of events and information on projects in the community.

Here is the information on the two files coming to committee tomorrow:

### **Zoning by-law amendment for 817 Roseview to be considered at Planning Committee**

A zoning by-law amendment for 817 Roseview development application will be considered

by the City of Ottawa Planning Committee on **Thursday, October 27, 2022**. The City received a Zoning By-law Amendment for the property at 817 Roseview Avenue in November 2021 to rezone the property from AM[2181] H(11) to AM[2181], to increase the maximum height from 11 metres to 14.32 metres, along with other zoning provisions. This application is for a four and a half storey, 20 unit, low-rise rental apartment with an associated parking lot containing 18 at-grade vehicle parking spaces (16 parking spaces for residents and 2 spaces for visitors). A total of 16 stacked bicycle parking spaces will be provided in a bicycle storage room located in the basement of the building. The building will be serviced by an elevator. Residents can visit the City's Development Application Search Tool [here](#) to review additional documents associated with this application.

Residents can submit their written comments to the lead planner on this file Molly Smith via email [molly.smith@ottawa.ca](mailto:molly.smith@ottawa.ca) or to the Planning Committee Coordinator Kelly Crozier [kelly.crozier@ottawa.ca](mailto:kelly.crozier@ottawa.ca) . To participate as a public delegate to speak to the committee at the October 27 meeting on this item please contact Ms. Crozier directly by email [kelly.crozier@ottawa.ca](mailto:kelly.crozier@ottawa.ca) or phone 613-580-2424 x16875

## **Zoning by-law refusal – 1047 Richmond Road coming to Planning Committee**

A request for zoning by-law amendment for the development application for 1047 Richmond Road is on the agenda for tomorrow's Planning Committee **Thursday, October 27, 2022**. The Planning staff's report is recommending that Council refuse this request.

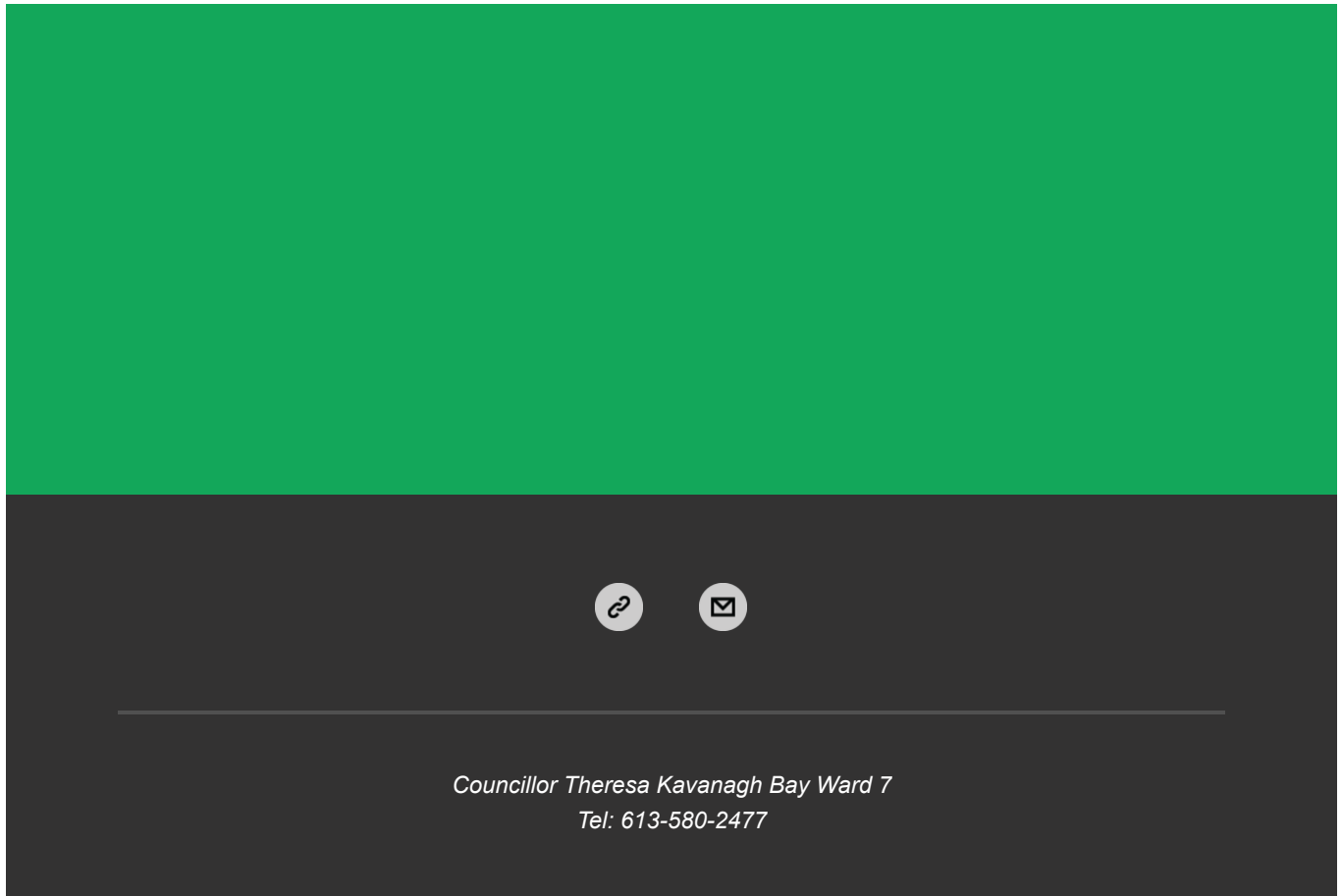
At the community meeting my office held on March 23, 2022, residents raised concerns about the scale of this project and the lack of respect for the [New Orchard/Cleary Secondary Plan](#), which outlines that high rise buildings must not exceed 20 storeys. There was also concern that the scale of the Main Street frontage was too high and did not create a proper scale for a pedestrian focused street scape. I share these concerns from the community. I would equally state that intensification near transit is important but we need guarantees that a significant number of units of this development be set aside for affordable housing.

The proposed development includes:

- Three towers of 36-storeys, 38-storeys, and 40-storeys heights atop a connected six-storey podium, with frontage onto both Richmond Road and New Orchard Avenue North.
- A total of 1,343 residential units are proposed with 762 underground parking spaces, 672 spaces for residential use and 90 spaces for visitors.
- A total of 1,347 squares metres of commercial space intended to accommodate retail tenants is located within the ground floor of the podium, with active entrances along Richmond Road.

To review additional documents associated with this development application you can visit [here](#). If you would like to submit your written comments on this file you can send them to the lead planner Allison Hamlin [allison.hamlin@ottawa.ca](mailto:allison.hamlin@ottawa.ca) or if you wish speak to the planning committee on this item you can contact Kelly Crozier, Planning Committee Coordinator by email [kelly.crozier@ottawa.ca](mailto:kelly.crozier@ottawa.ca) or phone 613-580-2424 x16875.

Residents can tune in to watch the Planning Committee meeting on the [City's YouTube channel](#) beginning at 9:30am



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