



# 114 Richmond Road Les Soeurs De La Visitation D'Ottawa

Continuation of the Public Discussion

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Update on the Development

Changes through the Design Review  
Panel



# Introduction

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- ▶ Before the site was sold the City developed a series of intensification supportive development guidelines prepared by the City Planning Department based on our Community Design Plan, Secondary Plan and Official Plan that was distributed to all bidders.
- ▶ Ashcroft purchased the site and proposed a development significantly more dense and contradictory to the guidelines.
- ▶ Following a series of public meetings, the City formed a Design Review Panel to provide additional guidance for the developer from renowned experts.



# Design Review Panel Changes

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Ashcroft has put forward a revision of their proposal based upon the Design Review Panel recommendations. Specifically the review panel recommended modifications to the proposal prompted the developer to make the following concessions:

- ▶ Preserve the row of maple trees behind Leighton Terrace,
- ▶ Add a second pedestrian entrance and drop the height of the buildings along Richmond Road to 9 storeys from an original 12,
- ▶ Detach and lower the heights of the buildings from and around the convent,
- ▶ Ensuring access from Leighton Terrace for a fire truck route only.

# Old Proposal - Along Richmond Road

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# New Proposal - Along Richmond Road

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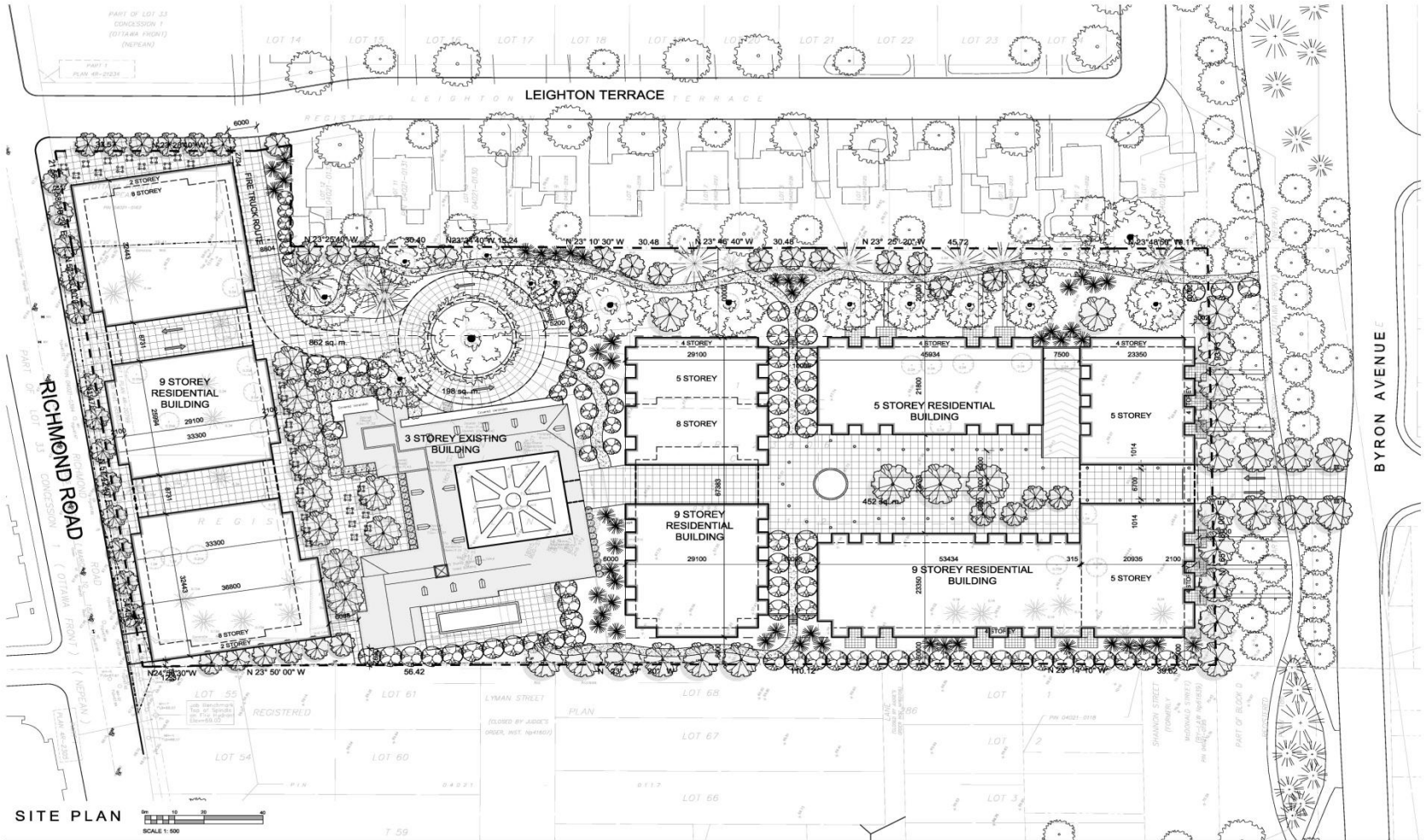


# Old Proposal – Site Plan





# New Proposal – Site Plan





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# Outstanding Concerns

Areas that still need improvement



# Outstanding Concerns

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Although there were positive results from the Design Review Panel there are still unresolved issues with the development including:

- ▶ Cutting through the Byron Linear Park to Byron Avenue,
- ▶ A large request for more density on the site with many more storeys over the current intensification supportive zoning,
- ▶ The impact of the traffic associated with the three developments by Ashcroft,
- ▶ Ensuring community benefit for the convent proceeds, is secured and sustainable is crucial.



# Outstanding Concerns – Byron Avenue

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The cutting through of the Byron Linear Park presents a challenge to the community.

- ▶ The current plan would disrupt a long, continuous path that is crucial for sustainable transportation and green space in the area.
- ▶ The proposal is to limit the amount of cars that can leave along Byron to 65.
- ▶ These cars would have access cards to both the Byron and Richmond Road accesses through underground parking.
- ▶ The City Parks & Recreation Department does not support cutting through the Byron Linear Park.
- ▶ Why then is damaging the important green space and cutting through to Byron required?





# Outstanding Concerns – Density

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The proposal is asking for significant increases in density.

Building (s)	Units	Permitted Heights (CDP & Guidelines)	Old Proposal Heights	New Proposal Heights
On Richmond	210	6	12	9 <i>(3 Buildings)</i>
Behind the Convent	150	4	10	9
L-Shaped (SW Back)	195	4	9	9
SE at the Back	65	4	6	6



# Outstanding Concerns – Density

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The Richmond Road/Westboro Community Design Plan (CDP) specifically identified intensification levels for each segment of the study area. The convent forms part of East Village (Sector 6). This is how the current proposal stacks up against the established intensification goals for the area.

- ▶ The entire segment is to have an increase of **608 units** over the planning timeframe (20 yrs). As a result of the recent Ashcroft developments across the street 266 units will be built (104 units at 101 Richmond Rd. & 162 at 111 Richmond Rd).
- ▶ Consequently, **342 units** should be the **maximum development** on the remainder of the area over the **next twenty years**. The new plan proposes **620 units** that is **278 over** the intensification supportive target.

While the Official Plan (OP) and Provincial Policy Statement (PPS) promote intensification and set forth minimum densities desired, the proposed density far exceeds any requirement set forth by the province.

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## Outstanding Concerns – Community Facility

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The use of the convent itself is still to be determined.

- ▶ Several interested community groups and the developer began discussions on potential adaptive re-use of convent.
  - ▶ A cooperative space for start-ups and not-for-profit groups has been envisioned.
  - ▶ The potential re-use of the convent for the community is positive, but is not formally included in any plans,
  - ▶ Making sure that if increased density and/or provisions are given to the development that an appropriate return for the community is achieved and secured through formal use of Section 37 – “Density Credits”.
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# Next Steps

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As the application moves toward the Planning and Environment Committee and City Council, we need to collectively push for more changes to the proposal.

I will be bringing forward modifications through the Planning Department or through motions to address:

- ▶ The removal of the access through the Byron Linear Park,
- ▶ Seeking parkland instead of cash-in-lieu,
- ▶ Limiting the height of buildings in the rear portion,
- ▶ Formally requiring the convent's primary use as a community facility,



# Conclusion

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We need to **work together** to present a **unified voice** as a community and secure final changes to the proposal.

The development application will be coming forward to the Planning and Environment Committee on **September 28<sup>th</sup> 2010**. The planning report is still **incomplete** and there are still questions resulting from outstanding concerns.

Please contact Caitlin Salter-MacDonald at 613-580-2424 ext 28136 or [Caitlin.Salter-MacDonald@Ottawa.ca](mailto:Caitlin.Salter-MacDonald@Ottawa.ca) to file your comments or sign up to present your views to the Planning and Environment Committee on the subject.

**Thank you!**

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