



**Mark your
Calendar:**

**770 Brookfield Rd
Development**

**Public
Information
Meeting**

**Monday
Feb 2nd, 2015**

7pm to 9pm

**Open House 7:00-7:30pm
Presentation at 7:30pm**

**Brookfield High
School
Library**

770 Brookfield Road Development Public Meeting - February 2, 2015



Dear Neighbours:

I would like to invite you to a public information consultation session regarding a proposed development at 770 Brookfield Road. The session will be held on Monday, February 2nd, 2015 from 7pm to 9pm in the library at Brookfield High School, 824 Brookfield Road.

Open House 7:00-7:30PM

Presentation begins at 7:30pm

Please contact my office if you have any questions or visit my website at www.RileyBrockington.ca.

Applicant's Proposal

The City of Ottawa has received a Site Plan application to construct a phased apartment building complex. The complex will be built out over three phases and is intended to be operated as a private sector post-secondary student residence. The project will also include ground floor retail space, new landscaping and underground and surface parking.

The subject property is zoned General Mixed-Use subzone 1, exception 155 - GM1[155] F(1.5) S 147,148. Schedules 147 and 148 regulate the building heights over the property. The maximum height on the eastern portion of the site is 18 metres which the first phase conforms with. As well the first phase of development is within the permitted Floor Space Index - F(1.5). A zoning by-law amendment is not required to permit the proposed uses, however relief from the zoning by-law may be required to implement certain design elements. As a result, a future application to the Committee of Adjustment will be required.

Proposal Details

The subject property is located on the south side of Brookfield Drive, east of Riverside Drive. To the east of the site is Brookfield High School, to the north is the Canada Post campus, and to the west along Brookfield there is an existing restaurant and fire station.

The subject property is 6 acres in size with 250 metres of frontage along Brookfield Road and a depth of 98 metres. The property includes a former portion of Hobson Road which

**Riley
Brockington**

**City Councillor
River Ward**

If I can be of assistance,
please contact my office.

**Tel. 613-580-2486
Fax. 613-580-2526**

Riley.Brockington@Ottawa.ca
www.RileyBrockington.ca

has been formally closed. The western portion of the property operates as a surface parking lot and is intended to remain as part of the first phase of development. Over the long-term development of the site, the surface parking lot will be removed. The eastern portion of the property is currently vacant and will be developed as Phase One of the project.

An application for Site Plan Control has been submitted for the approval of the first phase of development which consists of a new six storey apartment building accommodating 188 units and ground floor retail space along Brookfield Road. One level of underground parking supplying 142 spaces is proposed along with 11 surface parking stalls to service the retail uses.

Access to the site would be provided from two points along Brookfield Road. The westerly access will be shifted slightly and remain a full movement access. The easterly access will be revised to eliminate any left-turns when exiting the site so as to avoid any conflicts with the existing signals serving the Canada Post campus.

Related Planning Applications

An application to the Committee of Adjustment will be required to address certain site-specific performance standards set out in Exception 155.

The application has not been made at this time however relief is required for the provisions that speak to:

- 22.5% of the ground floor of a building containing a residential use must be non-residential, and
- Dwelling units on the ground floor must not be located within 35 metres of Brookfield Road.

I encourage you to participate in this public consultation either in person and/or by written submission to the city planner and/or myself.

City Planner:

Simon M. Deiaco, MCIP, RPP, Planner III
Development Review (Urban Services)
City of Ottawa | Ville d'Ottawa
613.580.2424 ext./poste 15641
Simon.Deiaco@Ottawa.ca



Riley Brockington
City Councillor (River Ward)

If I can be of assistance, please contact my office.

613-580-2486

Riley.Brockington@Ottawa.ca
www.RileyBrockington.ca

