



*Christine*  
**Leadman**  
**Councillor, Kitchissippi Ward**

## **Update on the Development Proposal for 114 Richmond Road**

*August 27th, 2010*

Dear Resident:

I would like to update the community on the development of *Les Soeurs de la Visitation* at 114 Richmond Rd. Due to my effort to see the best development possible on this large and special site a Design Review Panel was struck in June to review the proposal and make recommendations as to how to improve the application. Stakeholders included the developer, city staff, representatives from the Hampton-Iona Community and Island Park Community Associations, a written submission from Leighton Terrace residents and myself. A new plan was presented on August 18 by the developer that has modest changes. Immediately following the release of the revised plan a disingenuous media piece was published, skewing the drawbacks of the development while vilifying the community at large.

From the outset, all effort was given by the community and I to engage the developer in good faith and participate in three facilitated discussion forums and public debates on what would be appropriate for the site. The end product produced by the developer was an insult to the community, existing planning documents and established guidelines drafted for the site before it was sold. It can only be assumed that what the community and City policy stated was gravely misunderstood or that the redevelopment of the site had already been predetermined.

The Design Review Panel recommendations prompted the following changes:

- To preserve the row of maple trees and setting buildings back 20 metres;
- To build a wider sidewalk and a second gateway for pedestrians along Richmond Road back;
- To drop the height of buildings in the front to a maximum of 9 storeys;
- To detach the building to the south and set back the building on the northwest of the convent from the convent by 6 metres;
- The 'hotel/suite' building has been reduced to 4 to 5 to 9 storeys. At ground level, this building will have a carriageway for pedestrians that will lead into the preserved cloistered garden within the convent;
- There is a 9-storey building along the west property line and oriented 5-storey residential buildings that have a 4-storey profile with the 5<sup>th</sup> storey stepped back;
- To create an access from Leighton Terrace for a fire truck route only. It will be closed to all other traffic.

While these changes have created a better design and look of the site compared to the initial application, there are still some very concerning elements.

1. The exit from the site through the Byron Linear Park to Byron Avenue should be removed with access restricted to Richmond Road as it will break continuity and diminish use of the park;
2. The overall density of the site is still significant with an overall increase of approximately 22 stories over the current intensification supportive zoning;

3. The intersection at Island Park Drive and Richmond Road is already at failure today and with the two other Ashcroft developments on the north side of Richmond Road they will generate close to an additional 900 cars at this section alone and push this section of Richmond beyond its projected growth capacity for 2021;
4. The court date for the heritage designation has not been set as it was appealed by the developer;
5. The Design Review Panel indicated that this use must be secured in order to determine how the site will interact with the heritage property and its new use. Clarification and confirmation is needed on the actual use of the convent itself. A small sub-group of community residents have been brain-storming but the use is not solidified or guaranteed.

Despite community comments and my own, there has been little done to reduce the density proposed for the site. The role of the Design Review Panel focused on three elements: heritage, landscaping and architecture. It was not tasked with addressing the issue of density. This is the responsibility of the City Planning Department. The parameters for what is permitted on this site are clearly articulated in several official documents and this application must be in compliance.

The momentum must continue to incorporate further changes beyond the minor ones that have been done as there is much room for improvement. I am asking all of you to work with me and present your views to the committee with me to defend our community vision and see the most acceptable development possible on this large site. We need to collectively demand better to preserve the quality, safety and enjoyment of our neighbourhoods.

You can 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 when the application goes forward.

Kindest regards,



Christine Leadman  
Kitchissippi Ward

## **Public Meeting to Discuss the Development Application for 114 Richmond Rd.**

**WHAT:** Councillor's 114 Richmond Road Meeting

**WHEN:** Sept. 1 from 7 to 9 p.m.

**WHERE:** St. George's Roman Catholic Church (415 Piccadilly Ave.)

Councillor Leadman would like to invite you to a meeting she's holding on Sept. 1 to go over the changes made to the development application for this site. The councillor will be discussing the Design Review Panel's recommendations and the modifications made to the application as a result. She will also explain the next steps in the process and how the community can participate.

If you wish to contact the councillor in advance of the meeting please call her office at 613-580-2485 or email [kitchissippi@ottawa.ca](mailto:kitchissippi@ottawa.ca).