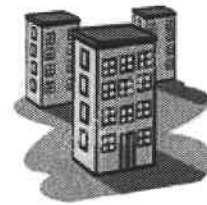


# NO REZONE PLAYFAIR

challenges the developer of 1701 Kilborn to



# PLAY FAIR

October 2008

Dear Councillor Hume

**We, the residents of Alta Vista, challenge the developer of 1701 Kilborn Avenue to PLAY FAIR.**

No Rezone Playfair is not opposed to intensification, but it must be logical, intelligent and proportional.

No Rezone Playfair has proceeded in good faith over the last 6 months with you, the City of Ottawa and the developer believing that the redevelopment process would be a partnership to prepare a project that works with the current neighbourhood and into the future. We propose that the developer PLAY FAIR as follows:

<b>P</b>	Parking spots should not remove the current amount of <b>greenspace</b> on the property. It is inappropriate and environmentally insensitive to pave over any greenspace for parking spaces. All parking should be underground.
<b>L</b>	<b>Light</b> is important. Let's ensure that the proposed high-rise does not unduly take away the sunlight from Rosewood Estates and the neighbouring homes.
<b>A</b>	Alter significantly the <b>height</b> of the proposed 18 storey high-rise to respect the Official Plan's requirement for, and urban planning principle of, height transition. NoRezone believes that a 7-storey high rise is a respectful compromise.
<b>Y</b>	Young children and families have chosen Alta Vista for its history and charm. Please ensure your <b>legacy</b> enriches their neighbourhood.
<b>F</b>	Funnel condo <b>traffic</b> off of Playfair and back onto Kilborn.
<b>A</b>	Alta Vista needs a building design that shows that the developer cares, through the shape, look and feel of the project. Leave the <b>setbacks</b> at a distance that take into account Rosewood Estates and the neighbouring 1 & 2-storey homes.
<b>I</b>	Identify the need for <b>more parking spaces</b> , not less. The neighbourhood streets should not be viewed as full-time parking spots for the condos.
<b>R</b>	<b>Receive all guests within the complex.</b> Let's ensure that guest vehicles have the maximum number of visitor parking spots available on-site.

**NAME** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**TEL/FAX/EMAIL** \_\_\_\_\_

**ADDITIONAL COMMENTS** \_\_\_\_\_

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Need more information on the upcoming schedule of meetings?

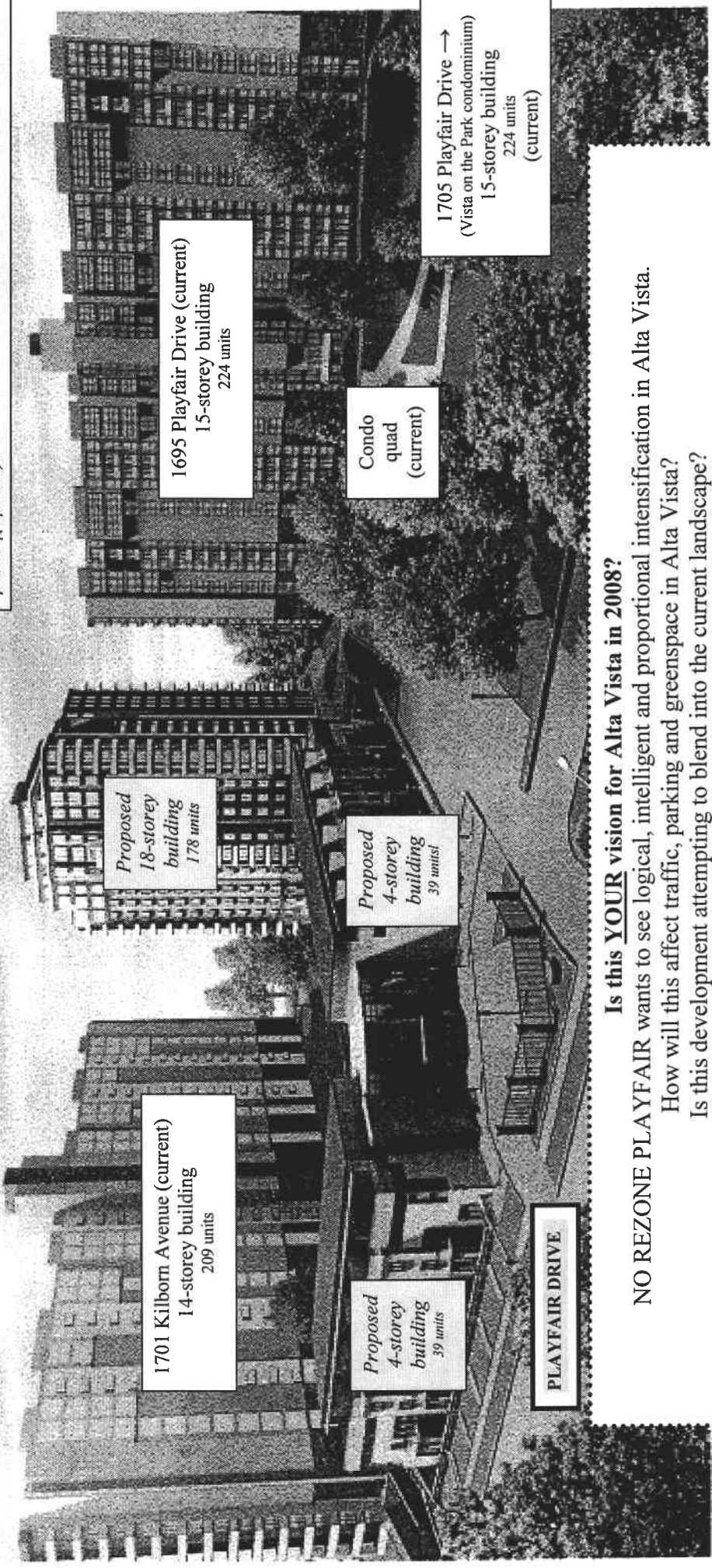
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# Current architectural photo of proposed redevelopment of 1701 Kilborn Avenue

**What is the March 20, 2008 zoning by-law amendment proposal?**  
 - an increase in gross floor area from F(1.5) to F(2.5)  
 - a reduction in required visitor parking from 98 to 49 spaces for the site  
 - a reduced front yard set back from Playfair Drive from 6.0 m to 3.8 m  
 - a reduced interior side yard set back from 7.5 m to 2.25 m

**Notes:** (1) The original document provided did not have the additional information that has been superimposed to provide perspective (2) The photo does not provide the perspective of the site from Kilborn Avenue, (3) the photo does not provide the perspective of the site from behind the 4-storey units and (4) the photo does not provide perspective of the site from behind 1695 Playfair Drive (the removal of the tennis court and the greenspace to make room for parking spaces).



## Is this YOUR vision for Alta Vista in 2008?

**NO REZONE PLAYFAIR** wants to see logical, intelligent and proportional intensification in Alta Vista.

How will this affect traffic, parking and greenspace in Alta Vista?

Is this development attempting to blend into the current landscape?

How will this impact on the look, feel and property values of Alta Vista's established neighbourhood?

What is the developer's short-term and long-term plan?

Will your neighbourhood corner be the next target of the City of Ottawa's infill policy?

We have questions and we need answers! Get involved and contact the City of Ottawa and Councillor Peter Hume now.

**INFILL IS COMING ... WILL YOUR CORNER OF ALTA VISTA BE NEXT?**

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