

1701 KILBORN AVENUE DEVELOPMENT PROPOSAL - OCTOBER 2008 UPDATE

Steve Bierbrier, Co-Chair, No Rezone Playfair

On September 23, 2008, an update meeting was held by NO REZONE PLAYFAIR at the Ottawa Mennonite Church (1830 Kilborn). NO REZONE is a neighbourhood group created in April 2008 as a result of the proposed development of 256 units by way of an 18-storey building on Kilborn Avenue and two 4-storey units on Playfair Drive. NO REZONE is not opposed to intensification, as long as it is logical, intelligent and proportional.

The meeting provided an opportunity for key partners in the neighbourhood to hear from the NO REZONE co-chairs, Steve Bierbrier and Dylan McGuinty, as well as Ted Fobert, the urban planner retained by NO REZONE to review the proposal. Representatives from Councillor Hume's office, Rosewood Estates and the Protect Vista on the Park group were present.

An overview of the work done by NO REZONE over the last six months was discussed, including a September meeting organized by Councillor Hume to bring together NO REZONE, the municipal lawyer representing Protect Vista on the Park, the planners of the City of Ottawa and Mr. Hume's assistant to discuss deficiencies in the development proposal. From that meeting, a "shopping list" of deficiencies was agreed to by all parties and the developer would be given the opportunity to address these deficiencies. The community awaits the builder's response.

Mr. Fobert provided an overview of what the next steps are in the process. Mr. Fobert also discussed the fact that during informal discussions with the developer's planner, the following concessions have been tentatively agreed to:

- * Remove all the proposed above-ground parking behind 1695 Playfair Drive (the tennis court area backing onto Rosewood Estates) and replace it with underground parking;
- * Provide a setup that would have 80% of the traffic flow put back onto Kilborn Avenue, with only 20% coming out of Playfair Drive;
- * Provide more visitor parking than the minimum required by the City of Ottawa; and;
- * Increase the setbacks of the 4-storey buildings and the 18-storey building.

However, no meaningful discussions have taken place with the developer on the proposed height and mass of the 18-storey building.

Based on the advice of the urban planner and the lawyer retained by NO REZONE, and given that Councillor Hume is best positioned to bring the concerns of Alta Vista residents to the developer, NO REZONE continued its grassroots campaign by launching on October 6th an Open Letter to Councillor Hume titled "WE CHALLENGE THE DEVELOPER TO

PLAY FAIR" asking that he ensure that the developer is made aware of the community's concerns, including the height and mass of the proposed 18-storey building. All of this information, including links, attachments and future updates can be found at <http://www.norezone.wordpress.com> or by joining the email group at norezoneplayfair@gmail.com.

On October 9th, Councillor Hume responded publicly to the Open Letter and provided a list of the deficiencies agreed to by all parties.

We all await the developer's revised proposal.

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