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PLAYFAIR UPDATE FALL 2008

Since my last update I have had several meetings with the individuals representing those most closely affected by the proposed zoning application at Playfair Towers. They include NoRezone, the Board of Directors of the Carleton Condominium Corporation (CCC) #500, the Board of Directors of Rosewood Estates and Protect Vista on the Park.

Throughout the process I relayed the community's concerns, along with my own, to the developer. The City's Planning Staff has also been working with the proponent on the matter the project's urban design features and their impact on our community.

I am pleased to report that joint consensus within the community was reached on the following:

Full agreement that resident parking should be underground – *the developer has agreed* with our joint position.

Full agreement to limit traffic access off of Playfair Drive by reducing parking access off of Playfair – *the developer has agreed* with our joint position and the garage will be segmented to meet our concern.

Full agreement that the set backs on Playfair are not appropriate – *developer has agreed and the request for reduced set back on Playfair has been eliminated.*

Full agreement that the current design of both the tower and the town homes does not integrate, from a design standpoint, with the adjacent community. The developer has been requested to redesign the plans and we will jointly review them with NoRezone's Urban Planner and City Staff when the revised plans have been received to develop a joint response.

In addition to the consensus position, I have agreed to impose 2 other conditions during the consideration of the site plan to protect the residents of 1705 Playfair Drive. These conditions flow from individual meetings that I have had with residents of 1705 Playfair, Protect Vista on the Park and Carleton Condominium Corporation # 500.

These conditions are:

Full agreement to maximize visitor parking spots – *the developer has agreed* to enhance visitor parking.

Full agreement with the need to provide adequate parking for residents similar to parking at the condo at 1705 Playfair Drive – *the developer has agreed* to ensure adequate resident parking underground.

Full agreement between the City and the community that the height of the tower and protection of light need to be addressed to the satisfaction of the residents of Rosewood Estates.

A requirement to provide fencing, appropriate to the site and approved by Carleton Condominium Corporation # 500, to delineate Carleton Condominium Corporation # 500 property from the rest of the site.

A requirement to construct a new entrance for Carleton Condominium Corporation # 500 off of Playfair Drive that provides a more appropriate and distinctive entrance for Carleton Condominium Corporation # 500. The design of this entrance must be to the satisfaction of Carleton Condominium Corporation # 500.

Next Steps:

Once the developer has revised his plan to the satisfaction of City Staff, I will host a community meeting to allow the community the opportunity to view and comment on the plan.

Sincerely,