

File No.: D07-12-05-0280

## Two Stage Site Plan Control Proposal

4100StrandherdDrive

January 13, 2006

To: Concerned Community Groups (Distribution List)

Attached is a summary of a *Two Stage Site Plan Control Proposal* being considered by the Planning and Growth Management Department. General information related to Site Plan Control can be obtained from the City's Web Page ([http://ottawa.ca/city\\_services/planningzoning/17\\_0\\_en.shtml](http://ottawa.ca/city_services/planningzoning/17_0_en.shtml)).

As part of the City's Public Notification and Consultation Policy, we would like to know your views concerning this proposal. These can be forwarded by mail using the attached comment sheet, or by phone, facsimile or e-mail as noted at the bottom of the proposal summary. Your comments will be considered in the evaluation of this proposal.

If you provide comments on this proposal, you will be included on the list of those who will receive further information on any meetings (community meetings or public meetings of the Planning and Environment Committee) where this proposal may be discussed and related to the decision that will be rendered on this application.

Should you have any questions, or require clarification or additional information, please call the undersigned at 613-580-2424, extension 27500.

Yours truly,



Martin Barakengera  
Planning and Infrastructure Approvals Branch

cc Councillor Jan Harder - Bell/South Nepean (With Distribution list)

## ***Two Stage Site Plan Control Proposal Summary***

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File Number: D07-12-05-0280

Date: January 13, 2006

Owner/Applicant: C FLEMING  
DEVELOPMENTS INC

Address: 2081 MERIVALE RD

Phone: (613)274-7700

Agent/Consultant: ROBERT TAYLOR  
ARCHITECT INC.

Address: 201-4 FLORENCE STREET

Phone: 613-235-1244

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### **Site Location:**

The site is located on the northwest corner of Cedarview Road and Strandherd Drive.

### **Description of Site and Surroundings:**

The site is vacant, has an area of approximately one hectare, and is zoned CN Block 3, Commercial Neighbourhood, with an exception permitting a fast food restaurant. To the north the site bounds on Old Strandherd Drive and the Clarke Fields Park. To the south, the site bounds on Strandherd Drive and vacant lands. To the west are vacant lands and to the east is a vacant parcel slated for the construction of the Ottawa Christian School.

### **Purpose of Site Plan Control Proposal:**

The applicant seeks approval to construct a new 2 785 sq.m. retail plaza with access to Cedarview Road.

### **Proposal Details:**

The proposed plaza comprises 3 single storey buildings with a gross floor area of 2 265 m<sup>2</sup>, 232 m<sup>2</sup>, and 298 m<sup>2</sup>. The maximum gross floor area in the CN zone is 1 859 m<sup>2</sup>. A minor variance will be required for the excess 926 m<sup>2</sup>.

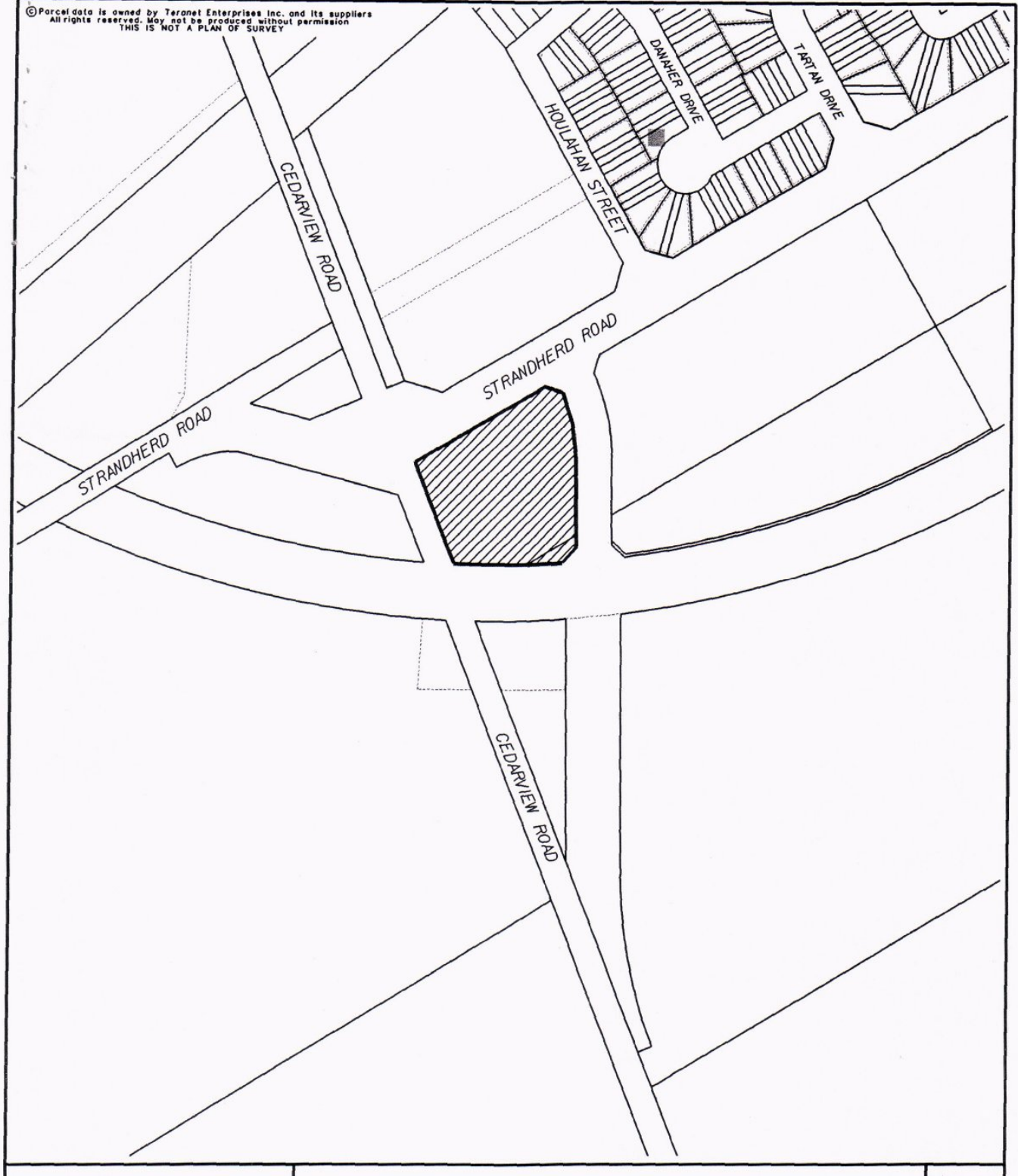
### **Companion Proposals/Applications:**

N/A

### **Timelines & Approval Authority:**

Please provide any comments to the undersigned by **February 10, 2006**. The "On Time Decision Date", i.e. the date a decision on the application will be rendered by the Director or a Manager within the Planning and Infrastructure Approvals Branch, via delegated authority, will be **March 7, 2006**.

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**LOCATION MAP / *Plan de revision* SITE PLAN / *Plan de emplacement***  
**4100 STRANDHERD DRIVE**