



FileNo.:D02-02-07-0040

## **Zoning By-law Amendment Proposal**

3512 Strandherd Drive

**May 2, 2007**

To: Concerned Community Groups (Distribution List)

Attached is a summary of a *Zoning By-law Amendment Proposal* being considered by the Planning, Transit and the Environment Department. General information related to Zoning By-law Amendments can be obtained from the City's Web Page:

([http://www.ottawa.ca/city\\_services/planning/dev\\_review\\_process/dev\\_application/index\\_en.html](http://www.ottawa.ca/city_services/planning/dev_review_process/dev_application/index_en.html)).

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.

*Please note, if a person or public body that files a notice of appeal of a decision of the City of Ottawa in respect to the Zoning By-law Amendment, does not make oral submission at the public meeting (Planning and Environment Committee meeting) or make written submissions to the City of Ottawa before the proposed Zoning By-law Amendment is passed, the Ontario Municipal Board may dismiss all or part of the appeal.*

Should you have any questions, or require clarification or additional information, please call the undersigned at 613-580-2424, extension 27787.

Yours truly,

Dhaneshwar Neermul  
Planning and Infrastructure Approvals Branch

c.c. Councillor Jan Harder - Barrhaven (With Distribution list)

## *Zoning By-law Amendment Proposal Summary*

File Number: D02-02-07-0040

Date: May 2, 2007

Owner: Tega Developments / BKRT Inc.  
Applicant/Agent: Stantec Consulting Ltd. Address:  
1505 Laperriere Ave. Phone: (613)722-4420

### Site Location:

The property is known municipally as 3215 Strandherd Drive. It is bounded by Strandherd Drive to the south, Claridge Drive to the west and Deerfox Drive to the east.

### Description of Site and Surroundings:

The site is 3,576 m<sup>2</sup> in size and currently vacant. Surrounding the site are mainly residential uses, including town houses, semi-detached and single detached homes. To the south of Strandherd Drive are vacant lands zoned for Future Growth and Conservation.

### Details of Requested Zoning By-law Amendment Proposal:

The proponent requests that two parcels of the site be rezoned from RMU to R5(H) Block 6 which is the zoning applies to the most of the site. Special provisions are also requested to be added to R5(H) Block 6 zone, including:

- a) An apartment is a permitted use on the second and third storey of the Commercial-Residential Buildings;
- b) No restriction is required regarding employee numbers for commercial uses in the Commercial-Residential Buildings;
- c) Minimum front yard for the Commercial-Residential Buildings is 3.1 m;
- d) Minimum rear yard for townhouse units is 6.0 m;
- e) Minimum side yard is 1.2 m;
- f) Minimum lot area for townhouse units is 144m<sup>2</sup>.

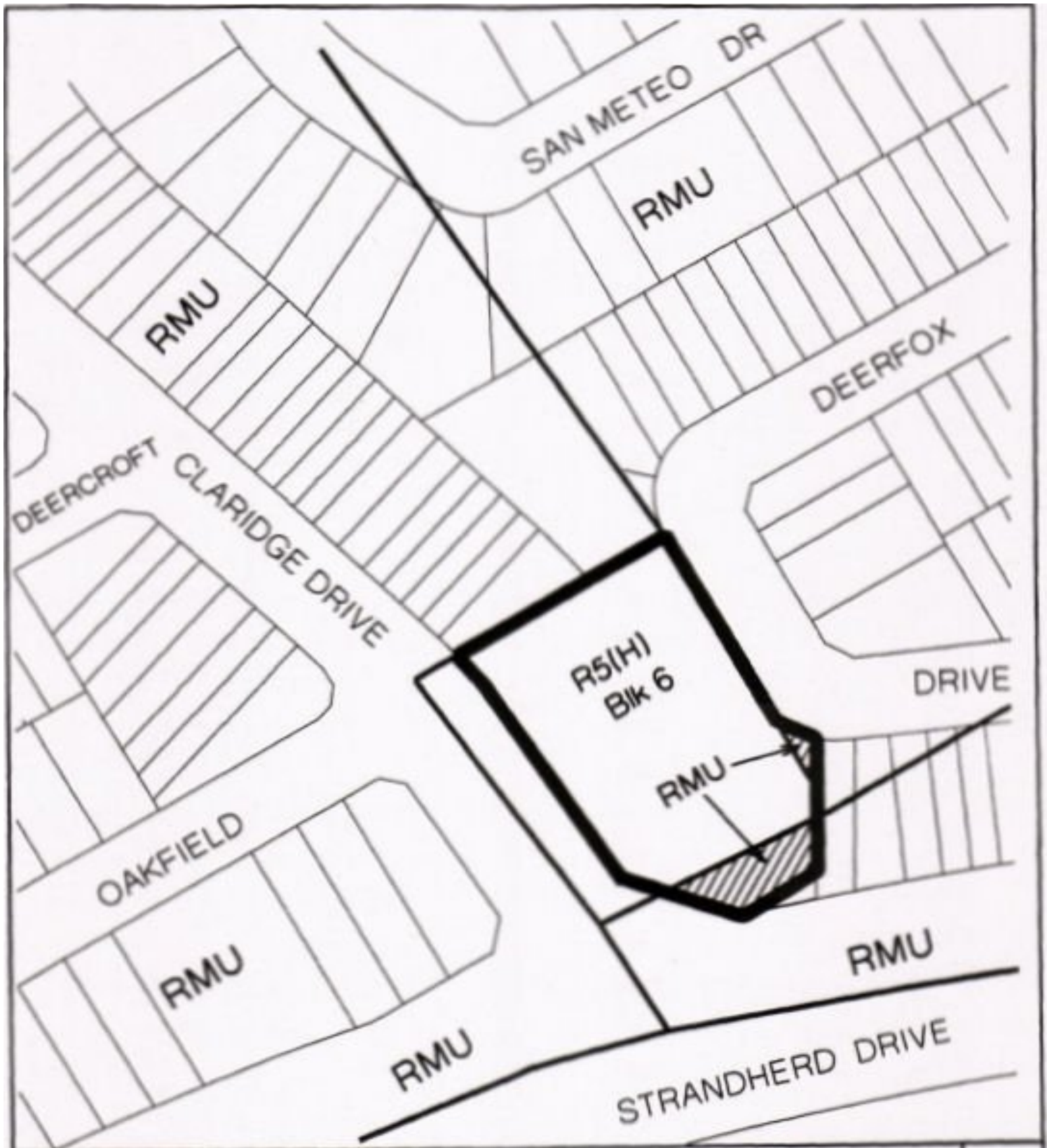
### Companion Applications:

NA

### Timelines & Approval Authority:

Please provide any comments to the undersigned by May 30, 2007. The "On Time Decision Date", i.e. the date the application will be considered by the City's Planning and Environment Committee, will be July 10, 2007.

Dhaneshwar Neermul  
City of Ottawa  
Planning, Transit and the Environment  
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APRIL 20, 2007  
 RÉVISIONS/CHANGEMENTS DE RÉVISION

 LOCATION MAP  
 ZONING KEY PLAN 3512  
 STRANDHERD DRIVE

ÉCHELLE  
 N.T.S.  
 MÉTRÉS



SCALE  
 N.T.S.  
 METRES

LOCATION MAP  
 ZONING KEY PLAN 3512  
 STRANDHERD DRIVE