



16 February 2014

Mr. Douglas James
Planning and Growth Management Department
City of Ottawa
110 Laurier Avenue West
Ottawa, ON, K10 1J1

Re: File No. D02-02-13-0129 – Zoning By-law Amendment Application, 541-545 Rideau Street

Dear Mr. James,

Action Sandy Hill (ASH) opposes the application to rezone 541-545 Rideau Street. Rideau Street has a recently enacted Community Design Plan, which was challenged by three property owners and finalized at the OMB in 2008.

There is no planning justification for a 51 metre 100 unit building where 19 metres is the permitted maximum height with a FSI of 5.8 where a maximum 3.5 is permitted. While ASH supports intensification on and the redevelopment of Rideau Street, this proposal is entirely out of scale with what is envisioned and with what already exists in the area.

It is also worth noting that the application submitted contains a number of inaccuracies. For one, the scale drawing submitted is not accurate; there is no building to the immediate east of this site. The senior's residence on the adjacent lot, built some time ago when this side of the street was in a different ward and differently zoned is well set back from both Rideau and Charlotte Streets and includes a large surface parking lot on the west side, adjacent to 541-545 Rideau. The small apartments on Tormey Street immediately north and behind this property would be severely affected by such a massive building to the south. The house at the corner of Cobourg will be dwarfed.

The current TM zone implements the official plan which identifies Rideau Street between King Edward Avenue and the Cummings Bridge as a Traditional Mainstreet. The official plan supports building heights up to six-storeys on Traditional Mainstreets. If this property were within 600 meters of a rapid transit station there might be some justification for extra density and height but this is not the case.

The three level underground parking is also of serious concern. There are many leda clay "streams" in this area; most foundations of the surrounding houses are stone rubble built about a century ago; the water table may be affected; and vibrations may cause serious damage. There is no other underground parking of this depth in the neighbourhood.

Thank you for your consideration. Please ensure that ASH is informed of future meetings and any change in plans for this application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chad Rollins', with a horizontal line underneath.

Chad Rollins
Vice-President, ASH
Chair, ASH Planning Committee

Cc: Mathieu Fleury, Councillor, Ward 12