

Rick Chiarelli

City Councillor • College Ward

Community Meeting

Regarding the Baseline Rd. and Draper Avenue Redevelopment Proposal

Date: Thursday October 2, 2008
Time: 7:00pm – 9:00pm
Location: St. Paul's High School Auditorium
2675 Draper Avenue

I am hosting a community meeting in preparation for the official Planning Hearing regarding the application for re-development on the northeast corner of Baseline Road and Draper Avenue.

Why You Should Come To The Meeting:

This notice serves as a detailed follow-up to information your neighbourhood has recently received pertaining to the proposed new development. As Councillor of your Ward, as someone who grew-up in Qualicum-Graham Park and has children attending St. Paul's, I would like to take this opportunity to advise you on how we can work together in a proactive manner to lend the voice of the community to this initial application process. Success hinges on all of us strengthening our involvement in the right way, at the right time.

Firstly, under Ontario law, any individual can request a property rezoning and the City of Ottawa's Planning Committee must consider the application fairly. The City has received an application from Regional Group to rezone and redevelop the property on the northeast corner of Baseline Road and Draper Avenue. The property at 2781 Baseline Road is 5.5 acres in area and presently has 84 townhouse units, which were built in the 1960s. The proposed development includes four and five storey stacked townhouses that would front on Draper Avenue and part of Morrison Drive; a twenty storey apartment building in the centre of the property; two fourteen storey apartment buildings that will front on Baseline Road. The entire development would have 537 units and would provide 615 parking spaces (which meets what is required by Parking Provision laws) in underground garages and surface spaces.

Regional Group has agreed that its plan will retain most of the existing mature trees on Draper Avenue and Morrison Drive. I think it is important that everyone understands the proposal and the process and that we all submit our suggestions to improve the application before it enters the formal hearing process.

There are clear neighbourhood character concerns with the introduction of this application, in addition to obvious traffic concerns that will affect the community should this application be approved. I agree that we will certainly need to decide what changes we want to seek in the redevelopment application. As someone who has over 15 years experience representing you on these matters, I know that we need to present the right concerns, in the right way and to the right people. Most importantly, we need to do all of this while still gaining enough support for us to prevail at a City-wide Planning and Environment Committee - a tribunal that has declared it wants "some" intensification in existing neighbourhoods including this one.

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