



COUNCILLOR/CONSEILLER  
RILEY BROCKINGTON



## Community Notice - Seeking Your Feedback

February 2016

### 1400 Carling Avenue (Embassy West) Zoning Bylaw Amendment Proposal

Dear Residents of Carlington North,

My office has been advised of a zoning amendment application for the Embassy West Senior Living Centre at 1400 Carling Avenue.

A zoning bylaw amendment is being sought to allow increased height for the future expansion of the Embassy West Living Centre. It should be noted that, in 2007, the property owner was granted approval for the development of two ten storey towers on the east and west sides of the property by the committee of adjustment.

This zoning bylaw amendment application is to allow for additional storeys to the east tower or an increase in height from 30 metres to 38.5 metres or to twelve storeys. The proposal also includes a thirteenth non-habitable partial storey on the east tower that will act as a common recreational space for the residents. The gross floor area of this floor is proposed to be 490m<sup>2</sup> which includes the staircases, elevators and common room. This area proposes to be included as an exceptional permitted projection above the maximum permitted building height limit in the zoning by-law.

For the west tower, while the number of storeys proposed remains at ten, additional height is being proposed to increase by 1.1m from 30 metres to 31.1 metres.

In response to changing market conditions, the property owner delayed construction of the two towers and is now seeking increased height via a zoning bylaw amendment.

It is important to note that this application is not considering the addition of two towers to the site, that has already been approved ten years ago, this application will only be considering an increase in height.

I would encourage all residents to please share any comments, questions, or concerns with me on the zoning bylaw amendment proposal by **Friday, March 3, 2017**. The application is tentatively scheduled to be considered by the City's Planning Committee on March 28, 2017.

Sincerely yours,

Riley

*\*Please see reverse side for concept image.*

[www.RileyBrockington.ca](http://www.RileyBrockington.ca)

*Aussi disponible en français.*



*Conceptual Design*

## **Other Upcoming Events**

### **Merivale Road Community Design Plan Open House**

The City of Ottawa will be undertaking a Community Design Plan (CDP) to review the current zoning of land, consider a range of economic development incentives and create a complete street design to improve walking, cycling and streetscape along Merivale Road (north) from Caldwell Avenue to Carling Avenue. The study will help shape how Merivale Road (north) looks and functions in the future.

CDPs focus on land use and development and they also address transportation and elements of the public realm, including parks and streetscapes. They may produce related initiatives such as design guidelines, zoning amendments, a greening strategy or any number of other strategies that are required to address the physical development of the study area.

The City of Ottawa will be hosting a Public Information Session on **Wednesday, March 22, 2017** at the Alexander Community Centre, 960 Silver Street. Residents are invited to drop in anytime between 6:30pm - 8:30pm to learn more about the project and to speak to City staff about the initiative.