File Number: D09-01-CLOV420

September 26, 2011

Dear Sir/Madam,

Re: Application for demolition and new construction at 420 Cloverdale Road, a property designated under Part Vof the Ontario Heritage Act

This is to advise you that an application has been submitted for 420 Cloverdale Road. The application includes demolition of the existing house and construction of a new single family dwelling. Please see attached drawings.

You are being informed of this project because it is the policy of the City of Ottawa to inform immediate neighbours when alterations to designated properties are undertaken.

This project will be included on the agenda of the Ottawa Built Heritage Advisory Committee (OBHAC) that can be accessed on the City of Ottawa website on September 29, 2011

This application is expected to be considered by OBHAC at its meeting of October 6, 2011 at 6:00 p.m. in the Colonel By Room, Ottawa City Hall, 110 Laurier Avenue West. The Planning Committee will then consider the report on October 25, 2011 in the Champlain Room, 110 Laurier Avenue West starting at 9:30 a.m. The report will then be considered by City Council on November 9, 2011. Public delegations are heard at both OBHAC and PEC meetings, but are not heard at City Council.

Your comments on this proposal will assist OBHAC and Planning Committee in their consideration of this application. You are welcome to attend either meeting and present your views in person or to fill in the attached comment sheet and return it to the address indicated <u>before</u> the OBHAC meeting date. OBHAC will review the application and comments and make a recommendation to Planning Committee. Planning Committee will then make its own recommendation to City Council, which will then approve or reject the application.

Anyone wishing to appear as a delegation at either meeting may call 613-580-2424, ext. 20113 (for OBHAC) or 613-580-2424, ext. 28828 (for PEC) by 4:00 p.m. the day preceding the meeting to confirm the meeting date and the approximate time the item will be considered.

Should you require any further information on this matter, please call me, Lesley Collins, City of Ottawa Heritage Section at 613-580-2424, ext. 21586.

Sincerely,

Lesley Collins MCIP RPP
Heritage Planner

Attach. 1

COMMENT SHEET

The personal information on this form is being collected under the authority of the City of Ottawa Public Participation Policy. It is used to assess the public's reaction to the project noted below.

Please return to:

Mail: Assistant, Ottawa Built Heritage Advisory Committee
c/o Committee and Council Services, Corporate Services
Ottawa City Hall,110 Laurier Avenue West
Ottawa, Ontario K1P 1J1

Email: melody.duffenais@ottawa.ca

Fax: (613) 580-9609

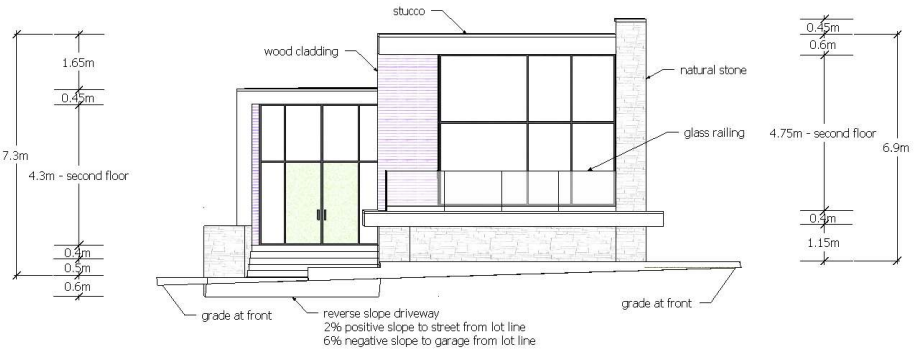
Dear Sir/Madam:

Re: Application to for demolition and new construction at 420 Cloverdale Road

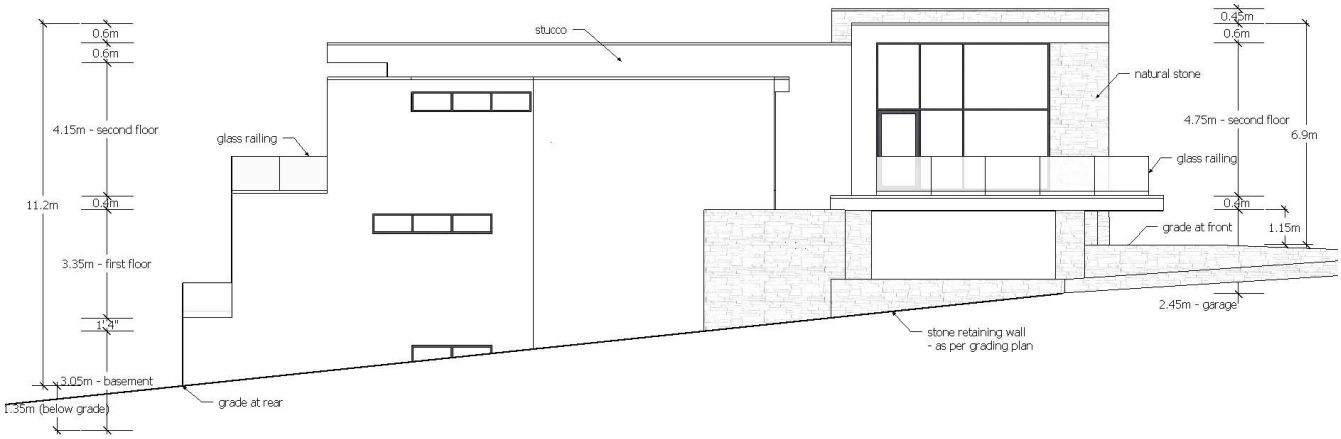
My comments on the proposed alteration are:

Signature :	
Name :	
Address :	
Telephone :	
Date :	

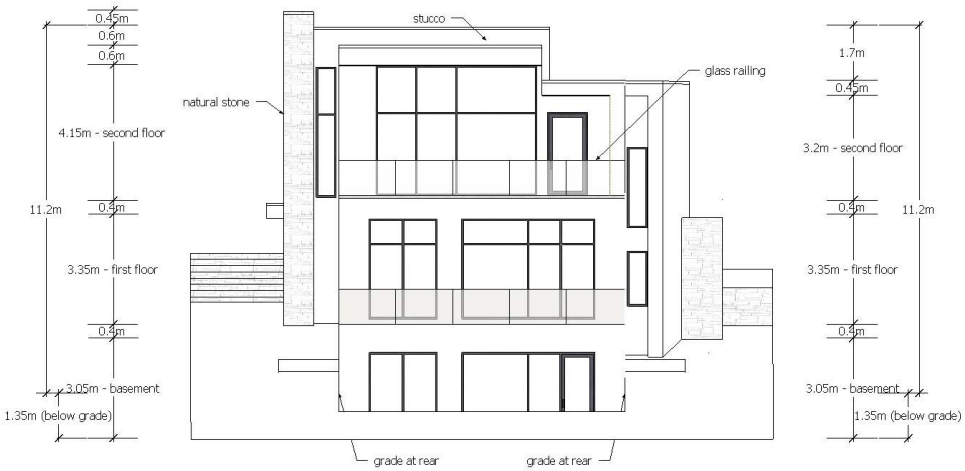
Please note that any written or verbal submissions (including your name but excluding personal contact information) will form part of the public record and be made available to City Council and the public.



420 CLOVERDALE ROAD **FRONT ELEVATION**
ART HOUSE DEVELOPMENTS **SEPTEMBER 12 2011**
SCALE 1:125



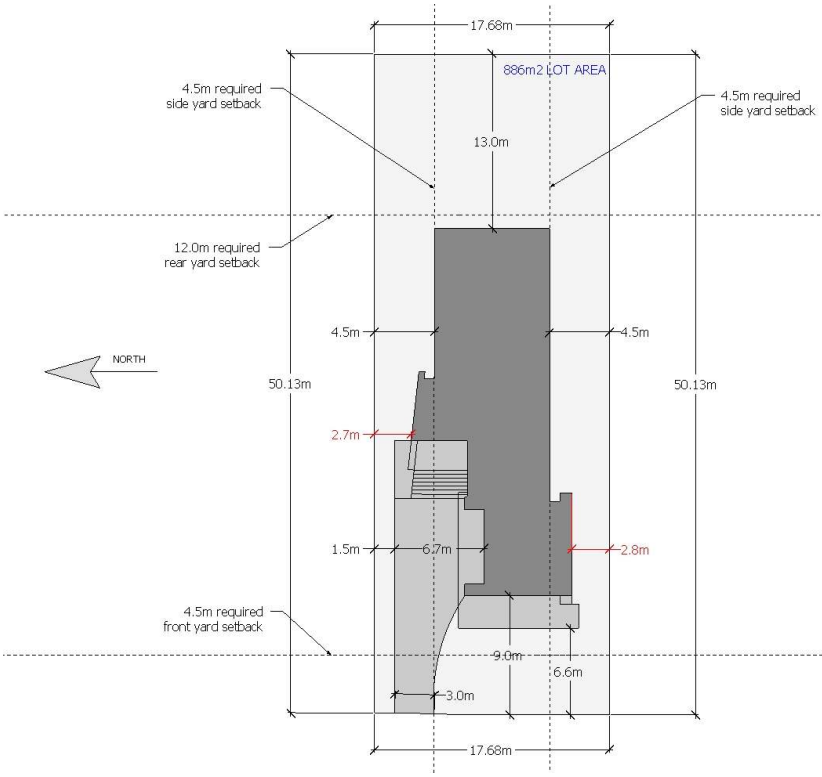
420 CLOVERDALE ROAD **LEFT ELEVATION**
ART HOUSE DEVELOPMENTS **SEPTEMBER 12 2011**
SCALE 1:125



420 CLOVERDALE ROAD **REAR ELEVATION**
ART HOUSE DEVELOPMENTS **SEPTEMBER 12 2011**
SCALE 1:125

420 CLOVERDALE ROAD **RIGHT ELEVATION**
ART HOUSE DEVELOPMENTS **SEPTEMBER 12 2011**
SCALE 1:125

420 CLOVERDALE ROAD **RENDERING - 8**
ART HOUSE DEVELOPMENTS **SEPTEMBER 12 2011**



420 CLOVERDALE ROAD - PROPOSED SINGLE FAMILY DWELLING:

	REQUIRED	PROPOSED
BUILDING HEIGHT*	11.0m	7.9m / 10.0m
FRONT YARD SETBACK	4.5m	9.0m
SIDE YARD SETBACK (RIGHT/SOUTH)***	4.5m	2.8m / 4.5m
SIDE YARD SETBACK (LEFT/NORTH)**	4.5m	2.7m / 4.5m
REAR YARD SETBACK	12.0m	13.0m
LOT COVERAGE	30% (266m2)	26% (225m2)
FSI (FLOOR SPACE INDEX)	0.375 (332m2)	0.375 (332m2)

* building height is 7.9m at front of building (from lowest elevation point)
building height is 10.0m based on average grade
** minor variance requested
*** minor variance requested required to
maintain compliant driveway and landscaping provisions

420 CLOVERDALE ROAD **SITE PLAN**
ART HOUSE DEVELOPMENTS **SEPTEMBER 12 2011**
SCALE: 1:200