

Development Adjacent to Otto's BMW, 400 Hunt Club Road

Issue: Whether and under what conditions to support the application for a Major Zoning By-law Amendment & Site Plan Control Application to develop leased airport land adjacent to Otto's BMW facility on Hunt Club Road.

Background:

The Association was notified of the application in advance of the official release. There is time to input to the City committee consideration of the application.

The development is just outside the HCCA area.

The south side of Hunt Club is the site of business development. The land is proposed to be used for parking and storage associated with the business. The proposed "parking lot" is a permitted use in the T1A subzone, a proposed "storage yard" is not permitted. The ultimate area to be leased is approximately 1.57 hectares (3.88 acres) and includes 79 employee parking spaces, and 377 storage spaces.

The development will remove the red pine plantation to the west of Otto's BMW both east and west of Hunt Club Creek. A 15 m buffer around the Creek will be maintained which is the situation along much of the rest of its course. There is also the intention to plant a vegetation barrier along Hunt Club Road. As the majority of the trees will be removed there will be a considerable loss of environmental amenity.

- A loss of carbon capture when the majority of the trees are removed.
- An increase in the urban heat island. Asphalt typically captures 2 - 4 times more heat than forest.
- Increased rapid runoff from paved as opposed to forested surface exacerbating flood risk.
- Increased local air pollution due to increased vehicular activity.
- Increased pollution to the stream with runoff from travelled surfaces

The full application is at

https://app.ottawa.ca/postingplans/appDetails.jsf?lang=en&appId=__BFHYAL

Options

1. Do nothing owing to the low direct impact on our community.

2. Send an intervention which while supportive of the development asks for conditions to be added as mitigation measures.

Recommendation

OPTION 2.

The Association is nearby and well positioned to represent the larger community.

To mitigate the climate impacts, in keeping with the emergency situation, HCCA ask that the development be conditional on planting at least an equivalent number of trees in the adjacent communities to offset the lost carbon capture. Currently a proposed NCC redevelopment at Westboro Beach has a commitment to plant at least two trees for every one taken down. <<https://champlainpark.org/2021/05/31/westboro-beach-update/>>.

To mitigate the environmental impact during development lumber from the trees removed can be reserved to make benches, paths, gazebos and similar structures that would be placed in public spaces in the adjacent communities, or funds from the sale of the lumber applied to fund these facilities.

To mitigate flood risk from impermeable asphalt use permeable pavement.

To compensate for other impacts Otto's BMW could work toward being carbon neutral by retrofitting existing facilities with heat pumps and solar panels and sponsoring electric vehicle charging stations.

John D Reid