

31 May 2024

Councillor Riley Brockington  
City of Ottawa

Re: HCCA Position - 3930-3960 Riverside Drive

Dear Councillor Brockington,

I am writing to provide the position of the Hunt Club Community Association (HCCA) on the proposed zoning amendments for the St. Mary's site at 3930-3960 Riverside Drive.

We understand that this application may be considered by the City's Planning and Housing Committee as early as the fall of 2024. On the basis of the information currently available to the HCCA, we support Taggart's application with a number of conditions.

In light of the housing crisis, we welcome the proposal to provide over 600 new rental units in mid- and high-rise apartment towers. We are concerned, however, that the current proposal does not make full use of the low-rise section of the site to provide more housing units at more affordable prices.

As a result, the HCCA:

- 1. supports the existing General Mixed-Use (GM) zoning for the mid- and high-rise towers on the St. Mary's site;**
- 2. opposes the proposed Residential Third Density (R3) zoning for the low-rise section of the site on the grounds that it provides fewer affordable housing units than the existing GM zoning;**
- 3. urges the developer to replace the planned "large singles" and two-storey townhouses with more affordable multi-unit housing, such as stacked townhouses, back-to-back townhouses, and low-rise apartments.**

As you will note from the attached discussion paper, we believe that R3 zoning for this site is not consistent with the Official Plan's emphasis on increased density within the Greenbelt. After reviewing the site plan, we believe that a "Missing Middle" scenario might provide more housing units, at more affordable prices, as well as more revenue for both the City of Ottawa and the developer.

In addition, the HCCA believes that there are a number of related issues which should be addressed by the City and the developer in order to ensure that this new development will provide a positive benefit to the community.

- **Affordable Housing.** The developer should commit to exploring all available funding options, such as CMHC financing, in order to provide a substantial proportion of “below market” rate housing in this new community.
- **Urban Design.** The developer’s design for this new community should balance increased density with a range of amenities – such as playgrounds, courtyards, and low-impact commercial services – which would promote livability and social connection for residents.
- **Transportation Infrastructure.** The City of Ottawa’s Transportation Committee should review the transportation infrastructure needs of the Hunt Club community, OC Transpo should provide a bus service for this new development, and the City should approve a segregated bicycle track on Riverside Drive as a priority project in the Capital Infrastructure Plan.
- **Tree Protection.** The City of Ottawa and the developer should make best efforts to protect endangered and distinctive trees in Riverwood Park while building a recreational pathway from the new community to the Kimberwick stormwater pond.
- **Library Services.** Owing to the large number of new housing developments planned for the Hunt Club and Riverside Park communities – such as St. Mary’s, Tudor Hall, Ridgewood, and The Dock at Mooney’s Bay - the Ottawa Public Library should now provide a library branch to support the expanding population of River Ward.

Although the City’s planning committee will not consider these specific issues in its decision on the zoning amendments, we believe that the St. Mary’s project - taken together with other recent developments - highlights the need for improved City services and infrastructure in the Hunt Club community.

These recent developments, for example, will bring thousands of new residents who will have limited transportation options. As a result, OC Transpo should provide a frequent bus route on Riverside Drive to service this new neighbourhood. In addition, the City should connect this area to the Ottawa cycling network with a segregated bicycle track for active transportation alongside Riverside Drive from Hunt Club Road to Mooney’s Bay.

These actions will help to mitigate the expected increase in vehicular traffic, improve safety, and make the most of current investments (such as the inclusion of cycling lanes at the intersection of Hunt Club Road and Riverside Drive).



Looking forward, we would appreciate your support for the HCCA's position at the Planning and Housing Committee. We would also be glad to receive feedback from the developer regarding our concerns.

Sincerely,

Audrey Bélanger  
President  
Hunt Club Community Association

c.c. HCCA Board Members  
c.c. Affordable Housing Committee

Attachment

1. HCCA Discussion Paper