

June \_\_, 2025

Kelly Crozier, Committee Coordinator  
Planning and Housing Committee  
City of Ottawa

**Re: 3930-3960 Riverside Drive (# D02-02-23-0004)**

Dear Ms. Crozier,

I am writing to provide the views of the Hunt Club Community Association (HCCA) on the proposed zoning amendments for 3930-3960 Riverside Drive.

The HCCA has closely monitored the progress of this application, including the development of the Draft Plan of Subdivision. In July 2024, we met with City staff and with the Applicant's representative to discuss key issues of interest to the HCCA and the Ottawa Field Naturalist' Club. We are grateful to Councillor Brockington for convening this meeting and we appreciate the constructive approach adopted by both Taggart and the City with respect to our concerns.

### **HCCA Position**

- 1. In light of the need for affordable housing, the HCCA supports the zoning amendments requested by the Applicant and welcomes the 660 new housing units proposed for this development. We have, in fact, requested the Applicant to provide even more housing units by increasing the density of the low-rise section of the project. We also urge the Applicant to make a firm commitment to a specific number of "sub-market" affordable housing units, in order to address the housing crisis and to contribute to the well-being of our community.**
- 2. The HCCA welcomes the proposed multi-use pathway in Riverwood Park. At the same time, we encourage the City of Ottawa and the Applicant to develop an improved route for this pathway which will protect the notable and endangered trees identified by the Ottawa Field Naturalists' Club – including a large and unusually healthy Butternut tree and one of the world's tallest Peachleaf Willows.**

3. **The HCCA remains concerned about the impact of this development on traffic flows and active transportation along Riverside Drive. We urge the City of Ottawa to speed up the construction of a segregated bicycle path along Riverside Drive, in order to ensure the safety of cyclists and to better connect this development with the City's active transportation network.**

## **Considerations**

### **1. Affordable Housing**

We are one of the few community associations that has requested a developer to increase the density of its project.

As noted above, we welcome the expansion of the housing supply, the improvements to Uplands-Riverside Park, and the other benefits outlined in the Applicant's planning rationale. Although this development is located some 4.5 km away from the nearest LRT station, it is close to a major shopping area and is well buffered from the nearby residential neighbourhood.

We also support the Applicant's option of potentially increasing the density of the project by building a mid-rise apartment in place of the townhouses in the southern portion of the site (#69-77 in the current site plan).

At our meeting in July 2024, however, we encouraged the developer to further increase the density of the project by removing some of the "large singles" near the river and adding stacked or back-to-back townhouses in the low-rise section of the project. We are disappointed that the current site plan does not reflect this approach.

In response to our questions, moreover, the Applicant has offered examples of "sub-market" affordable housing in some of its other projects. It has not, however, provided a firm commitment to a specific number of affordable housing units in this development.

### **2. Tree Protection**

We remain concerned about the fate of several notable and endangered trees near the entrance to the park. As documented by the Ottawa Field Naturalists' Club, these trees include a large and unusually healthy Butternut tree (which is considered "retainable" under the province's Endangered Species Act), the largest Peachleaf Willow in North America (and, therefore, the world), and a Yellow Birch which is likely over 250 years old.

These trees are not in the way of the housing development. They are located on City property, in an "Environmental Protection" (EP) zone, and form part of an Urban Natural Feature. They make an important contribution to the tree canopy in Riverwood Park and form one of the most impressive sections of this urban forest.

The fate of these trees was discussed in detail at our meeting with the Applicant in July 2024. We appreciate the assurance provided by both the Applicant and the City that they will make "best efforts" to protect the notable trees which have been identified in the Draft Plan of Subdivision.

The Applicant's proposed "final" route for the MUP, however, includes a large switchback near the notable trees which, if built, will require an extended work impact zone and will pose a high risk of harm or removal for the notable trees. We therefore strongly support a revised version of the Applicant's "interim" route which would hug the property line, lessen the slope of the pathway, and eliminate the need for a switchback. Such a route would comply with the City's accessibility standards while providing maximum protection to the notable trees.

### **3. Transportation Issues**

*Traffic Flows.* We remain concerned that this development will worsen the traffic flows along Riverside Drive and, in particular, the intersection of Riverside Drive and Hunt Club Road – which is one of the most accident-prone in the City of Ottawa.

Recent improvements to this intersection may help to reduce the number of rear-end collisions, but the traffic flow in this area will only increase as a result of this development. We encourage the City of Ottawa and the Applicant to do everything possible to mitigate these traffic pressures.

*Active Transportation.* We also note that a segregated bicycle path from Walkley Road to Rivergate Way has been adopted as a priority under the Transportation Master Plan. This path, however, has not been placed on the list of short-term projects and may not be built for 10 years or more.

As a result, the HCCA believes that the construction of this bicycle path should be accelerated in order to serve the Hunt Club and Riverside Park communities - and to better connect the Applicant's development with the City's active transportation network.

Thank you for the opportunity to comment on this application.

Sincerely,

Audrey Bélanger (President, Hunt Club Community Association)

c.c. Councillor Riley Brockington

c.c. Owen Clarkin (President, Ottawa Field Naturalists' Club)

c.c. Jakob Mueller (Past President, Ottawa Field Naturalists' Club)

c.c. Dave Coyle (President, Riverside Park Community Association)