

Affordable Housing Committee
Hunt Club Community Association

Planning Update – September 2025

1. St. Mary's (3930-3960 Riverside Drive)

- HCCA's written submission to the City expressed qualified support for this development - welcoming the new housing units while advocating for notable trees.
- The Ottawa International Airport Authority, however, opposed this zoning application on the grounds that the residents of the new development would face high noise levels and would force the airport to close some runways.
- Audrey, Dave, and Andrei appeared at the Planning and Housing Committee; Audrey faced hostile questioning from Councillor Dudas about airport noise.
- The zoning application was approved by the Committee and full Council.
- The Airport has now appealed the decision to the Ontario Land Tribunal; this appeal could take another year to resolve (Taggart and City staff will presumably continue technical planning).
- HCCA sent a follow-up letter to Taggart emphasizing our interest in truly affordable housing and urging it to use all available incentives for this purpose.
 - **No firm commitments were made to HCCA's positions by the City or Taggart, but we were able to raise awareness of our issues.**
 - **We made a strong delegation at Planning Committee and Audrey was quoted in local media about the need for housing.**
 - **Our support was helpful to Councillor Brockington in securing the approval of Planning Committee with a comfortable margin.**

2. New Zoning By-law

- HCCA submitted a series of questions to the City's planning team regarding specific changes to the zoning map and the proposed zoning by-law.
- Several monthly HCCA meetings included in-depth discussions of the changes that are coming (including the density targets for low-rise residential areas and the impact of the Minor Corridor changes along Riverside and Walkley).
- The City provided detailed responses to most of our initial questions about the zoning map and the impact of proposed changes on the Southern Corridor (see *below*).

- A small number of follow-up questions were submitted to the City's New Zoning By-law team.
 - **We are still awaiting a response to these questions (sent on July 2).** The lead planner for the zoning team noted that her staff were consumed with finalizing Draft 3 and would provide a response in due course.
- The highlights of Draft 3 were presented to the Planning Committee last week and the full text will be released shortly. Consultations will continue until October 6.
- The main item of interest is a proposed change to building heights in the N1-N2 zones – from 8.5 m (2 storeys) to 11m (at least 3 storeys). This change would apply across the City, rather than only in the Suburban transect.
 - **We would welcome Councillor Brockington's views on the change to building heights in N1-N2 zones.** While it is intended to promote “missing middle” housing across the City – not just in the new suburbs – there is concern that the revised height limits will in some cases permit “McMansions” rather than multi-unit housing.

3. Southern Corridor

- Most of the NCC's Hunt Club lands will likely be rezoned as “Development Reserve” in the new zoning map, enabling the NCC to release this land for some form of development. When the land is sold, the new owners will be able to request “Minor Corridor” or “Neighbourhood” zoning for large portions of the corridor.
- The HCCA posed two follow-up questions to the City regarding (a) the 2005 natural heritage “site assessments” of this land and (b) the NCC's appeal of the City's previous zoning to the Ontario Municipal Board.
 - **We are still awaiting a response to these questions (sent on June 30).** Councillor Brockington's office is following up with City staff.
- In the early summer, Andrei attended a zoning workshop hosted by the Federation of Citizens' Associations (FCA) and made a presentation on the Southern Corridor. He has received expressions of support for preserving this land from the FCA, the Greenspace Alliance, and the Ottawa Field Naturalists' Club.
- The Greenspace Alliance has recently met with the City planner leading the Merivale Secondary Plan to discuss the NCC's lands in the Merivale-Woodroffe corridor. These lands have been released for the development of an estimated 1,000 housing units and may provide a preview for the future of the Southern Corridor.
- At Councillor Brockington's suggestion, the HCCA has sent a letter to our MP, David McGuinty, seeking a meeting with him and further information from the NCC about its plans for this corridor.
 - **We are still awaiting a response to this letter (sent on June 16).** Mr. McGuinty's office is following up with the NCC.
 - **In its comments on the new Zoning By-law,** the HCCA may wish to request that some or all of the Hunt Club corridor be zoned as “Recreational” rather than “Development Reserve”.