**Zoning By-law Amendments**

**Revisions from Ashcroft re: 101 & 105 Champagne**

**2nd Submission from the Civic Hospital Neighbourhood Association (CHNA)**

The Civic Hospital Neighbourhood Association (CHNA) appreciates the communication to date with Ashcroft on the proposed site and is supportive of many of the revisions to the site plan.

However, we continue to have one serious concern that we feel must be addressed before the site plan is approved. We also have other concerns that we feel can be addressed through collaboration between the city, the community and the developer.

**Revisions to the site plan that have CHNA support:**

The Civic Hospital Neighbourhood Association (CHNA) is supportive of many of the revisions to the site plan proposed by Ashcroft:

* ***Visitor parking to be provided in accordance with the Zoning by-law and to be accommodated in the underground parking garage.***
* ***The re-design of the internal courtyard to be more pedestrian-oriented and therefore better related to the adjacent Ev Tremblay Park.***
* ***The driveway next to the Park to be limited to emergency access and short-term drop-off.***

**Element requiring action before receiving CHNA support:**

CHNA continues to have one serious concern, as follows:

* ***The negative impacts of this development on Ev Tremblay Park must be identified and mitigated before site plan approval.***

Ev Tremblay Park (though shockingly neglected by the City) is a crucial resource in our community. The wading pool is crowded in the summer; the skating rink is well used in the winter; the basketball court is in constant use during three seasons by a basketball group and a bike polo group who have together worked out a shared-usage schedule; residents hope to see the bocce pit repaired before long; and there is also a well used swing set. In addition, the park is almost an extension of Di Rienzo’s Grocery, as customers enjoy eating the deli sandwiches there.

With the increase in density in the Preston-Carling district, CHNA expects that Ev Tremblay Park will become an even more important resource for the community, as the many new residents, including the students who will be moving into our community look to the park as a green space refuge in close proximity to their homes.

CHNA continues to be very concerned that the impact of shade and increased wind from the Ashcroft buildings (situated only a few metres from the Park boundary) will negatively impact the enjoyment of the park by residents.

Little can be done about the shading that is currently affecting the Park from the first Ashcroft student residence already under construction or from the proposed second residence.

However, CHNA wants assurances that the potential adverse effects of increased wind on the park are fully investigated, and that mitigation strategies are applied during the construction process. Increased wind in the park was a major concern of the Urban Design Review Panel; it was a major concern of residents during the Secondary Plan consultations process; and, it continues to be a concern of the Civic Hospital Neighbourhood Association.

As one resident recently commented: “In considering the Site Plan Control Application, it is incumbent on the City to ensure that the goals of the draft Preston-Carling District Secondary plan are respected.  In particular… the Plan indicates that ‘the land use and built form design on the abutting properties shall respect and enhance the function and character of the open spaces and shall not produce adverse micro climate impacts on these open spaces’.”  (Page 13)

We have only one chance to get this site plan right. The Preston-Carling Secondary Plan specifically states that public spaces such as Ev Tremblay Park should be enhanced by the adjacent buildings and we are looking to the City (planners, Planning Committee and Council) to ensure that development honours that commitment.

**Concerns that can be addressed through co-operation & collaboration:**

CHNA has other concerns with elements of the site plan related to the capacity of the small, local streets to accommodate the requirements of these two towers. However, we feel these capacity issues can be addressed through co-operation between the city, the developer and the community.

* ***No parking to be provided for commercial uses.***

Parking along Champagne Avenue is already at capacity; spaces are occupied by tradespeople and others involved in construction, customers of Di-Rienzo grocery, visitors to the various condominiums in the area, visitors to Ev Tremblay Park, and visitors to the restaurants on Preston Street.

Neighbourhood residents are concerned that cars could idle, stop or park illegally on Champagne Avenue to access the commercial space in the Ashcroft towers.

While it is difficult to assess if there will be additional demand for short-term parking related to the commercial or retail business on this site (until further information is known about the nature of the retail business), it is not too early to develop pre-emptive strategies to address any problems should they arise.

CHNA proposes that Ashcroft, the city and the community work together to monitor any illegal activity and address any problems as they arise. For this to work, the community would monitor and report any problems to Ashcroft; Ashcroft would agree to take immediate action to address the problems; should the Ashcroft actions fail to address the situation, the city would agree to act quickly to address (ie: ticket) the illegally stopped, idling or parked cars.

* ***No specified plan for the seasonal student move-in and move-out dates.***

Hundreds of students will be housed in the Ashcroft towers, and the annual or semi-annual move-in and move-out days could be chaotic, not only for the students, but also for residents of the adjacent streets and the local pedestrian, cycle and vehicular traffic that uses Champagne Avenue and nearby local streets.

We propose that Ashcroft work with CHNA and the city in developing a plan to handle the movement of cars and people in a manner that will minimize the impact on the local community and local streets.

In conclusion, CHNA looks forward to welcoming the students into our community and trusts that any outstanding issues related to this site plan can be addressed to the satisfaction of the various parties involved.

Prepared (with community input) by: Kathy Kennedy

Chair, Planning & Development

Civic Hospital Neighbourhood Association (CHNA)

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