**Zoning By-law Amendment Proposal**

**Re: 991 Carling Avenue**

**File No: D02-02-15-0077**

**Ward 15: Kitchissippi Ward**

**Response from the Civic Hospital Neighbourhood Association (CHNA)**

**The Civic Hospital Neighbourhood Association (CHNA) is not supportive of the requested Zoning By-law Amendment to permit a "Parking Lot" as a permitted use at 991 Carling Avenue for a temporary period of three years with the option to extend for additional 3 year period(s) for the use of The Ottawa Hospital (TOH) staff.**

Traffic has long been an issue for CHNA residents, and those issues have escalated dramatically over the past few years as our area’s population continues to swell due to intensification and as our residential streets are increasingly burdened with cut-through traffic. North/south residential streets such as Fairmont Avenue are becoming “speedways” as cars cut through our neighbourhood to reach the Queensway on-ramps at Parkdale Avenue via Sherwood, as well as seeking direct routes to Wellington Street and bridges to Quebec. Staff and visitor vehicular traffic and parking from both The Ottawa Hospital and the Royal Ottawa Mental Health Centre exert significant pressures in our area that is underserved by transit.

**Specific Concerns:**

* City of Ottawa planning guidelines require that traffic generating developments have *direct* vehicular access to arterial or major collectors. This proposal relies on vehicular access and exit to the lot via the 2 residential streets to the east and west of the property, Fairmont Avenue and Irving Place, placing all the traffic onto them.
* Residents observe that TOH staff using the lot (a use today that is non-compliant to the site’s zoning) do not leverage Carling Avenue, an underutilized arterial, but instead use our residential streets for travel to and from the site, in addition to parking lot access and exiting.
* The historical use of the property as a parking lot saw parking limited to Friday evening services and occasional day use for funerals, etc. The requested use of the parking lot for TOH staff sees parking 24x7, and with 2-3 staff shifts, the parking lot can be expected to drive 144-231 cars/day onto our residential streets every day and every night.
* With 24x7 parking requirements, during the winter months our residents can expect to hear snow clearing equipment after every snowfall, often before dawn, in order to keep the lot operational for staff.
* Residents have been reporting an increasing number of dangerous driving incidents on our residential streets related to the volume of traffic.  They worry that the additional traffic related to the parking lot make our streets less safe. As noted, Fairmont Avenue is already greatly burdened by significant north-south through traffic as well as permitted on-street parking by employees of the Ottawa Hospital (3 hour minimums). We estimate the proposed use adds to the load by a minimum of 144 cars/day. Car volume and speeds on Fairmont Avenue already closely approximate the threshold limits as specified in the Area Traffic Management Council policy as shown by a limited traffic study in 2015.
* Many of our streets are already seeing traffic far in excess of the guidelines published in Ottawa’s Area Traffic Management (ATM) guidelines. Residents of the Civic Hospital Neighbourhood and the CHNA have made several requests for area traffic management studies however these languish in a queue, with no evidence that the City intends to address intensification-related traffic pressures.
* Continued approvals for rezoning applications such as this one that drive additional traffic onto our residential streets are of great concern when decisions are made without the data to properly understand if the application is appropriate for approval and without a plan in place that can manage traffic loads from applications that should be approved.

**The current use of the lot is non-compliant and illegal. Residents have little appetite for the re-zoning and view the ‘formalizing’ of this illegal arrangement as unacceptable.**

**The CHNA cannot support an application that will drive such additional, significant traffic onto residential streets already straining with current traffic loads. A parking lot operating 24x7 is a noise generating, traffic generating use in our residential area.**

**Formalizing the currently illegal arrangement ahead of proposing concrete measures for effectively dealing with increased traffic loads is inappropriate.**

**Dec. 22, 2015**

**Submitted by Luanne Calcutt, CHNA Transportation Chair**