**Submission**

**CIVIC HOSPITAL NEIGHBOURHOOD ASSOCIATION**

**INPUT TO**

**COMMITTEE OF ADJUSTMENT (CoA) APPLICATIONS**

**D08-16/B-00374 & D08-01-16/B-00375**

**D08-02-16/A-00351 & D08-02-16/A-00352**

Karen Wright (President), Peter Eady (Vice-President) and Kathy Kennedy (Chair, Planning) from the Civic Hospital Neighbourhood Association (CHNA) met with Anthony Bruni from Colizza Bruni Architecture on November 28, 2016 about the above applications, which will be heard at the January 18th Committee of Adjustment hearing.

From CHNA’s point of view, this small infill development is consistent with the smart-design approach to soft intensification that CHNA encourages within our community. We have concluded that the variances requested are reasonable, given the innovative design and the positive impact this development will have on the existing streetscape.

We are also supportive of the plans for the legal, non-conforming use (office) of the existing small warehouse structure to the rear of the property. Small commercial buildings such as this are consistent with the history and character of this neighbourhood of Ottawa, in which small outbuildings that house workshops, garages and other small businesses are found to this day.

As in previous submissions, CHNA encourages the developer and architect to ensure that the landscaping plan for this property supports the City’s objective of preserving and increasing Ottawa’s urban forest because of the wide range of benefits related to the liveability of our city. We suggest that the landscaping incorporate the largest trees possible so that the development will contribute to the city, neighbourhood and street canopy. Therefore, CHNA encourages the developer and architect to consult an arborist to ascertain the most appropriate, and largest, trees possible for this site.

Prepared by:

Kathy Kennedy

Chair, Planning & Development

Civic Hospital Neighbourhood Association

January 6, 2017