**CIVIC HOSPITAL NEIGHBOURHOOD ASSOCIATION**

**INPUT TO**

**COMMITTEE OF ADJUSTMENT (CoA) APPLICATIONS**

**D08-01-16/B-00220 & D08-01-16/B-00221**

**D08-02-16/A-00223**

**1) OVERVIEW**

 Residents of the Civic Hospital neighbourhood and members of the Board of Directors of the Civic Hospital Neighbourhood Association (CHNA) have reviewed the above applications, which propose to subdivide the Emerald Tower property into two separate parcels of land: a parcel (Part 2) facing Loretta which includes the existing apartment building, and a second parcel (Part 1&3) facing Champagne which is proposed for construction of another apartment building). To construct the proposed new apartment building, consent is required for a Right of Way for access to the parking garage and an Easement to facilitate Hydro Ottawa’s servicing of the building.

**2) COMPLEXITY OF INTENSIFICATION ACTIVITIES IN THIS SHORT BLOCK**

 While CHNA and residents do not oppose the Owner’s request to sub-divide the property in question, we have serious concerns about other requests in this application.

 The documentation does not present the Committee with a complete picture of the development activities and complexities on Champagne Avenue and we are very concerned that the proposed Right of Way will create unsafe conditions on Champagne Avenue. We would suggest that the Committee take the time to review the full suite of existing, approved and planned development applications and designs for this block of Champagne Avenue before making a decision on this application.

 We are concerned with the location of the Right of Way (Part 3) for access to the parking garage of the existing Emerald Tower building.

* This location is in extremely close proximity to three existing garage driveways in this block.
* Vehicles exiting 100 Champagne (12 storeys), 111 Champagne (20 storeys), and 101/105 Champagne (26 and 28 storeys) all converge at approximately the same location in the same short block on Champagne Ave.
* This situation will pose safety concerns for pedestrians, cyclists and vehicles.

 We are also concerned with the Minor Variance Application, which is inconsistent with the overarching principles and policies articulated in the Preston Carling Secondary Plan. Indeed, these variances seem at odds with the policies.

* The setbacks (rear yard, interior side yard) will not allow for the 20-metre separation between high-rise towers (10-30 storeys) as specified in the approved Preston-Carling Secondary Plan.
* While we understand the rationale behind the reduction in the number of parking spaces, we feel that the limited number of visitor parking spaces will exacerbate parking on the district’s already overburdened on-street parking.
* The reduced parking aisle puzzles more than concerns us. However, from an aesthetic point of view, this reduction would contribute to making the area feel more crowded.

**3) COMMITMENT FROM THE PRESTON CARLING SECONDARY PLAN**

 Residents of the eastern district of the Civic Hospital neighbourhood, in the area of the city known as Little Italy, are experiencing an almost unprecedented level of intensification. Commitments were made to residents that this district would be developed with a “Pedestrian First” lens and that traffic safety, efficiency and calming would be a primary principle (City of Ottawa Presentation Feb 25, 2014). This proposal satisfies none of those commitments.

 Indeed, residents themselves have reluctantly taken on the responsibility of closely reviewing development applications and variances and holding the city to account for the commitments it made in the Preston Carling Secondary Plan.

**4) RECOMMENDATION**

CHNA recommends against approving these applications.

Prepared (with resident input) by:

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Civic Hospital Neighbourhood Association

September 1, 2016