

**Demolition Control Proposal –
111 & 115 Parkdale Avenue and 71 Burnside Avenue**
Comments from the Civic Hospital Neighbourhood Association (CHNA)

The Civic Hospital Neighbourhood Association (CHNA) has reviewed the Demolition Control Proposal being considered by the Planning and Growth Management Department for the corner of Parkdale and Burnside, and has the following comments:

According to the Scott Street CDP, there is a neighbourhood line in close proximity to this property. It appears from a rough calculation, that the 30-storey development slated for this property would exceed the allowable height based on the application of the angular plane/neighbourhood line rule.

CHNA notes that this proposal will result in the demolition of about a dozen affordable apartments to be replaced by condominiums. There are also long-term plans for thousands of medium to high-end condo units in this currently mixed-income district and in adjacent areas, such as Hintonburg, Mechanicsville, Bayview and Preston-Carling.

CHNA believes that healthy communities provide for a wide range of housing options. The City's Official Plan acknowledges that affordable housing is a "fundamental building block of a healthy, liveable city" (2.5.2) and Ottawa has a target of 25% of new residential construction to be affordable housing. However, this target is not likely to be met unless the City puts in place measures to ensure that new development in downtown neighbourhoods include affordable options.

In a recent Ottawa Citizen article (November 4, 2013), Elizabeth Payne notes that "there has been little new rental housing built in the city in recent decades. A proportion of new condos are bought as investments and rented by owners, but are out of the reach of people on low or even moderate incomes." She indicated that "the wave of intensification and condo building...has... made central Ottawa increasingly unaffordable to those on low and moderate incomes."

CHNA strongly encourages the City of Ottawa to empower the Infrastructure Services and Community Sustainability Division within Planning and Growth Management with the authority to put in place stronger rules to ensure that affordable housing targets are met, so lower-income citizens of Ottawa can continue to find good, affordable housing units in the downtown core.

Finally, please include CHNA (through our President Karen Wright) on the list of those to receive further information on any meetings where this proposal may be discussed, as well as on the list to receive notification of the decision on this application.

Prepared by: Kathy Kennedy
Chair, Planning & Development Committee
Civic Hospital Neighbourhood Association (CHNA)
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