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Subject: Objection to 75 Granton Ave, D02-02-21-0048

The City View Community Association is writing to express objections to the proposed zoning changes for 75 Granton Ave, D02-02-21-0048.

The concerns of residents of City View in Ottawa are as follows:

This development does not fit the character of our neighbourhood, as determined by the current R1 FF 632 Zoning bylaw, and this is most evident as determined by the many, many numerous City View residents who have filed their objections since this application became public.

Zoning bylaws are in place to protect residents and they shouldn't be changed just so a certain project can "fit". Fit is exactly what this zoning change is about. The proposed zoning is R2E the 2 for residential second density which allows for the semi detached dwellings, but the telling portion is the subzone E which describes the lot frontage, area and set backs. This E was cherry picked to get what the developer needs, what "fits" such as the lot frontage of 7.5 m and the lot area of 225 m and a front yard setback of 3 m just to note a few. THIS IS NOT THE CHARACTER OF OUR NEIGHBOURHOOD AND THIS APPLICATION SHOULD BE REJECTED. BYLAWS SHOULD NOT BE CHANGED TO ALLOW WHAT DOES NOT BELONG TO SUDDENLY "FIT"!!

Does this mean that IF the cherry picked zoning change is approved that the developer can then go ahead and build (because they now don't need any consent or variances) without the approval of the Committee of Adjustment as all other infill applications?

One of the major concerns of this proposal is that City View's aging infrastructure cannot handle even simple intensification let alone this immense project. (from 1 bathroom to at least 16 on the same space) Any further development must include plans to upgrade the current infrastructure. NO UPDATES TO THE INFRASTRUCTURE OF CITY VIEW HAS BEEN DONE HERE FOR OVER 50 YEARS!

It must be remembered that City View has no storm sewers. We have a rural ditch system which has been greatly compromised by most of the recent infills which have illegally filled the

ditches and eliminated culverts under driveways. Then the water backs up into other residents basements when it has no where else to go. Even some of the new infills have flooded.

Our tree canopy which helps with the absorption of water, prevents heat islands and contributes to the health and well-being of our residents is at risk with each new infill development. These reduced set backs leave little room for trees. 75 Granton has a tree of distinction that also provides character to the neighbourhood. The proposal seeks to remove it.

Traffic and Intensification

This will increase traffic in the community. City View already has traffic issues with much cut-through traffic between major dysfunction arterials with little traffic calming.

Parking is an issue. City View is not a walkable neighbourhood as there are no sidewalks, or paths and only poorly maintained concave, narrow streets with ditches. This proposal does not allocate enough parking for the 8 units, (only has 4 spots) and this affects the safety of the entire neighbourhood as it will choke up streets with parked cars. Our streets are already difficult to walk safely on and this will only exacerbate the problem.

This intensification does not equate to affordable housing. There are no measures in place to ensure that this will be affordable. The developer stated that these units will sell for 1.2-1.4 million \$ each. How can this be considered affordable when even the new single infill homes are going for \$1.2-1.6 million. ONE LOT WITH 2 SINGLES = 2.4 MILLION, SAME LOT WITH 2 PAIRS OF SEMIS = 4.8 MILLION . Our neighbourhood was a working class area built with affordable single homes. It is becoming an elite area where only the well to do can live. The City is losing this affordable housing. Also, undue hardships are caused by these million dollar infills, since it raises everyone's taxes.

None of this proposal feels right!

We have to wonder about the veracity of this proposal since this proposal is connected to Jack Stirling who is involved in the integrity commissioner's findings of Councillor Jan Harder, and to Peter Hume ex-councillor, ex planning committee chair, turned developer, who sat as chair of the planning committee. It is no wonder that the draft Official Plan is set to benefit these developers. Should this not be a conflict of interest?

City View has one of the lowest, if not the lowest park ratios in the city, this will only increase this issue as there is a lack of yard space in the proposal. CityView is not gaining any extra green space for this increasing population (from one person to probably 16 plus people on this one lot)

This proposal will probably not even generate cash in lieu of parkland funds. It can be expected that if this is approved and continues that this will be the death knell of our community. THIS IS SIMPLY UNSUSTAINABLE!

If approved this will set a dangerous precedent: This would encourage this developer and other developers to build more semi detached dwellings without any consideration to how this is changing the community: the loss of the tree canopy, increased traffic and parking in a community with horrible roads and little existing traffic calming, no affordable housing and increased taxes...

This developer and other developers, encouraged by the outcome at 75 Granton, would undoubtedly apply for and likely receive approval for zoning changes to build other semi detached family dwellings throughout the City View neighbourhood. This would effectively short-circuit the consultation process around intensification that was promised by Councillors Harder and El-Chantiry in the **Ottawa Citizen article of June 11,2021**, where they wrote: "That's one of the reasons rules about intensification will only be dealt with as the city develops a new zoning bylaw - to give staff more time to **work with residents and community associations**. The zoning by-law is the document that implements the vision of the new Official Plan, and staff will take **several years** to work through it, ensuring plenty of time to develop **customized approaches for All of Ottawa's neighbourhoods**."

What about City View?

Again this application is trying to short-circuit what is in place and jump to what they want. The City View Community has spoken but no one is listening to us. But perhaps in the "several years" it is supposed to take to implement the new zoning bylaw the City will find the time to listen. Until then there should be no changes to any zoning bylaws. **Building in City View should stop until the consultation process is complete and the new zoning bylaw is in place.**

To the City - Please start doing what your bylaws say not as you or the DEVELOPERS want to do!

Thank you

NancyWilson & JillProt Co-Presidents
City View Community Association