

As We Heard It Report – 780 Baseline Road

As of June 30, 2022, a total of 42 comments were received. Approximately 30 participants attended the community consultation meeting via Zoom held by Councillor Keith Egli on May 18, 2022, and approximately 80 participants attended the community consultation meeting via Zoom on June 28, 2022, held by Councillor Riley Brockington. Most respondents were in opposition to the development and had concerns with the building height and traffic congestion. There were also people in support of the development who provided feedback. As of June 30, 121 respondents had requested more information or to be kept informed.

Concern 1: Proposed Building Height and Impacts

- Concerned with the building being too tall
- Concerned with the overlook into rear yards
- Concerned with shadows casting onto the Central Experimental Farm which could impact research lands
- Concerned with shadows casting onto the intersections of Baseline Road and Fisher Avenue
 - Creates icy and dangerous driving conditions
- Concerned with an increase in bird deaths caused by the increased building height
- Concerned with the changes to local wind behaviour
- Concerned with the increased light pollution
- The height of the building will block too much light to those who live behind the fence on Malibu Terrace

Concern 2: Proposed Site Layout

- The tallest tower is too close to the sidewalk
 - Concerned with the visibility for drivers, cyclists, and pedestrians
- Will there be exits and entrances on Sunnycrest or Hilliard?
- Concerned with inadequate parking spaces
 - Cannot assume that most people will be taking the bus/commuting
- No mention of a large fence/wall separating buildings from Sunnycrest and Hilliard
- Will the towers offer low-income housing to help solve the housing crisis in Ottawa?

Concern 3: Impacts to Trees and Landscaping

- Trees depicted on the side of the road will be destroyed by salt and snow removal
- The landscaping strip along the south property edge should be maintained for replaced with healthy ones to provide a barrier between the adjacent residential properties and the subject development site
- Soil sensitivity in the area – construction would disrupt the soil potentially impacting growth

Concern 4: Sewage/Drainage

- How will the sewage system withstand that many tenants?
- Concerned with the change to ground water drainage

Concern 5: Traffic, Cycling and Walkability

- Concerned with the increase in traffic this development will bring
- Lack of access to the LRT and the limited access to OC transport
- Concerned with turning onto Fisher Avenue from Malibu Terrace due to having only one in and out exit
- Increased volume will lead to difficulty entering and exiting neighbourhoods
- Will there be a signalized intersection or a signalized PXO at Fisher and Malibu Terrace?
- Concerned with traffic accidents caused by people trying to cross Fisher to reach the bus stops
- Will there be calming measures (e.g. speed bumps)?
- Will there be dedicated bike lanes and increased bus frequencies/dedicated bus stops?
- Will Fisher Avenue and Baseline Road be widened?
- Concerned with vehicle overflow onto residential streets
- Traffic study is outdated – it is from 2016
- Missing details regarding the Malibu – Fisher intersection
- There is no BRT funding
- Will the pathway for pedestrians and cyclists to the Fisher Heights neighbourhood be removed?

Concern 6: Proposed Density

- The introduction of these residential units is too dense
- Could there be a middle ground between low-rise and high-rise development?

Concern 7: Loss of Privacy, Construction, Blasting and Noise

- Loss of backyard privacy
- Concerned with a prolonged period of construction involving noise, dust, detours, lane blockages, vibrations, and seismic disturbances
- Concerns about waste and noise from HVAC systems
- What is the recourse for damage that may occur on surrounding properties from construction?

Concern 8: Neighbourhood and Community Facilities

- Characteristics and nature of the surrounding neighbourhood will be destroyed by the development
- Concerned with the impact on schools in the area
- Concerned with how close the development is to the single-detached dwelling residential area

Other Concerns

- Unclear where the Carleton Heights Secondary Plan fits into this
 - Who is amending the Secondary Plan?

Support

- Support for a variety of housing types within the neighbourhood.

Additional Questions

- Can you estimate when the project will start and its approximate duration?
- Did you inform everyone who is working in the existing commercial strip about the development?
- Will the units be for rental or are they condominiums?