

As We Heard It Report (January 2023 Update) – 780 Baseline Road

On May 18, 2022 a community consultation meeting was held by former Ward 9 Councillor Keith Egli via Zoom. On June 28, 2022 a second community consultation meeting was held by Ward 16 Councillor Riley Brockington via Zoom. In July 2022, an As We Heard It Report was published which summarized the feedback received at these meetings. Overall, most participants 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.

On January 12, 2023 a community consultation meeting was held by the current Ward 9 Councillor Sean Devine via Zoom. Approximately 100 participants attended. The purpose of this As We Heard It Report is to update the previous As We Heard It Report to include new feedback received at the January 12, 2023 meeting. This updated report also identifies the most commonly occurring subthemes in **bold**.

Staff will respond to questions posed by residents in an eventual report to Planning & Housing Committee. Everyone who has provided comments or asked to be notified will be given advance notice before the report is brought forward. No Planning and Housing Committee date has been scheduled yet for this proposal.

Theme 1: Proposed Building Height and Impacts

- **Concerned with the buildings being too tall**
 - Does the building meet angular plane requirements in the Official Plan?
- 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 that the shadow studies are incomplete, failing to accurately show the impact of the proposal

Theme 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 a low number of parking spaces for the proposed number of units**
 - Cannot assume that most people will be taking the bus or 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?
- Does the proposal meet Urban Design Guidelines? It should meet the objective of creating a well framed and animated public realm through the design of the podium bases of the buildings

Theme 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
 - Will a soil analysis for Courtland Park be completed to assess the impacts on the area?

Theme 4: Sewage/Drainage

- How will the sewage system withstand that many tenants?
- Concerned with the change to ground water drainage
- Can City infrastructure adequately service this development?

Theme 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**
 - If the BRT is not built, will this impact the developer's decision?
- Will the pathway for pedestrians and cyclists to the Fisher Heights neighbourhood be removed?
- What is the intent for overflow parking?
- Concern that the carriageway (tunnel) from the internal court to Fisher Avenue will be a safety hazard for cyclists and pedestrians

Theme 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?

Theme 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, garbage, air pollution, 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?

Theme 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
- How will school buses pick up children?
- Concerned with how close the development is to the single-detached dwelling residential area
- **Concerned whether there are adequate community services and infrastructure available in the neighbourhood to support the development**

Other Themes

- **Unclear where the Carleton Heights Secondary Plan fits into this**
- **The proposed development does not comply with the Secondary Plan**
 - Who is amending the Secondary Plan?
- Concern about decrease in neighbouring property values
- A Holding Zone should be added to the site with removal conditional on the funding and phasing implementation of the BRT.

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?
- Have there been discussions around alternative options for zoning changes to support intensification in neighborhoods like ours. For example, rezoning for townhouses, low rises, three story walk ups, lot splitting.
- What percentage of the buildings will be deemed affordable?
- Will there be any large (3-bedroom) units provided?
- Has Agriculture Canada been consulted with?
- Has the Urban Design Review Panel been consulted?
- Will the supporting reports (Cultural Impact Statement, Planning Rationale, Traffic Study) be updated as the proposal changes?