

Community Information Session
Samara (Hyde Park)
September 26, 2017
Richmond Agricultural Society Dining Hall
Perth Street Richmond

Approximately 100 people in attendance.

Andrea Flowers was moderator, introduced the speakers

Patrick Mullin with Silver Maple gave background to the proposal. Silver Maple purchased in July of 2015 and since then has upgraded or improved the water system as paid for by the existing Hyde Park Life Lease residents. They have had engineering investigations into the existing concrete structures to evaluate what can be salvaged. They have completed the apartment building and it has been designed as part of the whole to a luxury standard. Moving forward with the proposed amendment will allow for occupancy of the completed retirement residence. He noted they were also looking to sever the phases off.

Alexandra Mullins, also with Silver Maple, indicated that the rezoning reflects what has already been approved and is on site. That the completed building is an apartment and was never approved with shared facilities for the residents as normally contemplated in a retirement home. The zoning and official plan amendment (OPA) would to permit the residential uses on the private communal well service.

Bill Holzman, Silver Maple's planning consultant, noted that the OPA and zoning is to permit the residential uses and the history of the development. In 2004 Phase 1 of the life lease units was built followed in 2008 by Phase 2. Phase 3A was started in 2010. The communal water system has safe quality and quantity. The requested amendment would also look to allow for the residential on private communal water to be severed or for the phases to be legally divided.

Cheryl McWilliams, City Planner, reviewed the planning process and opportunities to provide comments and input.

The Question and Answer portion of the meeting was opened.

- 1) Ray Tugwell, a Life Lease Owner Committee member expressed concerns with the financials for the 92 life lease units and are looking to be separate from subsequent phases of the development. He questioned why it is taking so long and why they have not been informed of issues earlier.

- Silver Maple acknowledged that they should have communicated more but they have been dealing with their numerous issues.
- 2) Jean Smith was representing her parents, John and Shirley McCulloch who are life lease owners on Brassingdale expressed concern with the use of the reserve fund and the improvements to the water service.
 - Silver Maple noted that when they purchased there was no reserve fund. The special assessment was for maintenance and upgrades to the water system, such as fencing, security, internal works, pump replacement and valve cleaning.
 - 3) Debbie Belfie, representing Talos Homes (Richmond Gate and Oaks), expressed concerns with compatibility of the taller buildings and that they should be located further from the single family homes. Talos Homes was obligated to plant numerous trees within the right of way abutting the site and these should remain.. The proposed concept plan, part of the initial submission shows 3 access onto Talos Circle with no sidewalks to Cedarstone and Nixon Farm proposed. She also noted the increase in traffic in the morning and evening as a result of the proposed changes.
 - It was noted that the site plan is approved with the 3 and five storey buildings and that the application is being amended to remove the freestanding commercial units
 - 4) Concern was expressed about traffic impacts.
 - Dave Halpenny, who prepared the Traffic Impact Statement, noted that as a result of the proposed changes there were no upgrades required to Perth Street and Nixon Farm Drive. He noted that in Phase 3B the proposal is looking at 96 apartment versus 106 retirement home units.
 - 5) John Shearer, expressed concerns with getting a cycling and pedestrian link through the site to Lions Park.
 - Silver Maple noted that they were looking at locating an interim gravel connection and looking for a permanent connection as well.
 - 6) Matthew Ward, Talos Circle resident, questioned the difference between apartment and residence and why the institutional uses could not proceed as there was no zoning and site plan needed.
 - Bill Holzman noted that the OPA and zoning are needed to allow for lot creation which in turn was need to financing the various phases. The first building – the apartment is 75% complete is it is the first they are looking to get occupancy and revenue from.

- 7) Judy Kwan Green, questioned when there would be a sidewalk down Nixon Farm to Perth.
 - Councillor Moffatt and Cheryl McWilliams noted that the missing portion of the sidewalk not yet planned is along the plaza at Perth Street and has already been noted as needed in the City's missing links program for funding. The timing is not yet known.
- 8) Brian, Richmond Gate, noted that the main access should be directly to Perth Street, and questioned the routes for oversized and construction vehicles.
 - That the main access is Talos Circle to Nixon Farm Drive to Perth Street and that alternative and temporary accesses had not been contemplated.
- 9) Ownership and Operation of the private communal water system was questioned.
 - Silver Maple noted they purchased the development in 2015 and now own and operate it with the water fees going to that operation. As more units are development they will pay their share for operation.
- 10) Gladys Pratt, wanted an understanding on what the impacts of severance or condominium might be for the Life Lease Owners.
 - City Staff and Silver Maple noted that they are willing to sit down with the residents and review the proposal.
- 11) Jenn, asked is the water system needs expanding for each phase and how will that be paid for?
 - Silver Maple noted that the water system does need expansion for each phase and that it will be funded through construction financing. Lot division was needed for financing. Construction mortgages were applicable to all of the lot including what was already built and occupied.

It was noted that the meeting notes would be posted with the application information on the City's devapps portions of the ottawa.ca website. It was also noted that comment swill be considered up until Council considers the proposal and that there are rights to appeal to the Ontario Municipal Board that decision on the Official Plan and zoning by-law