

Public Consultation Strategy

1452, 1460, 1470 Hunt Club Road and 1525, 1531, 1545 Sieveright Avenue

1.1 Public Consultation Strategy

A Public Consultation Strategy has been identified as a requirement for the Site Plan Control application at 1452, 1460, 1470 Hunt Club Road and 1525, 1531, 1545 Sieveright Avenue. The Site Plan Control application being submitted is superseded by Official Plan Amendment (D01-01-21-0022) and Zoning By-law Amendment (D02-02-21-0122) applications that were approved by City Council on July 6, 2022. These applications were subsequently appealed and an Ontario Land Tribunal (OLT) hearing was held April 11 to 14, 2023 by video hearing. A decision in favour of the applicant was issued by the OLT on June 8, 2023.

As part of the Official Plan Amendment and Zoning By-law Amendment applications, significant community consultation was undertaken, which included meetings with the local Councillor, a community information session, and on-site meetings with neighbours. In addition to the community consultation that took place prior to the consideration of the application at Planning Committee and City Council, the statutory public meeting, which occurs at Planning Committee, saw a significant number of delegations and motions brought forward. Many of the motions that were passed by City Council were direction for the Site Plan Application for the proposed development.

Given the significant community consultation throughout the Official Plan Amendment and Zoning By-law Amendment application process, and the motions from City Council for the Site Plan Control application, the recommended Public Consultation Strategy for the proposed Site Plan Control application is a public information flyer that is to be distributed by the local Councillor – Councillor Bradely. The area that will receive the public information flyer is at the discretion of Councillor Bradley's office.

This Consultation Strategy has been derived through discussions with both Councillor Bradley and the City's Business and Technical Support Services team. As part of this strategy, it is understood that all correspondence from the public for this project would be directed to Councillor Bradley's office, who will provide the applicant team with the most frequently asked questions. The applicant team will assist Councillor Bradley with producing a response to frequently asked questions, to be distributed through the Councillor's office.

The key messages that are intended to be conveyed to the public through the public information flyer are the changes that have occurred to the proposed development as a result of the feedback heard during the previous Official Plan Amendment and Zoning By-law Amendment applications.

1.2 As-We-Heard It

An As-We-Heard It report is not proposed to be provided, rather, a summary of comments previously received through the Official Plan Amendment and Zoning By-law Amendment application are outlined below, along with responses to identify how these comments have been incorporated into the Site Plan Control application.

The previous comments received by the applicant team and City staff, as indicated in the June 23, 2022 Staff Report generally related to the following themes: height, traffic, density, sun shadowing and design. The June 23, 2022 Staff Report, prepared by the file lead Ms. Mélanie Gervais, provides a summary of the concerns and comments from the community submitted by Councillor Deans, the local Councillor at the time, as well as fulsome consultation details (Document 5). These comments include:

- / Concern over the height of the mechanical penthouse being proposed;
- / Concern with the increase in height of the building from 18 metres to 22 metres;
- / Concern with the increase in height of the south portion of the site from 4-storeys to 6-storeys;

- / Support of the south portion of the site being rezoned Residential Fourth Density (R4);
- / Concern with access to the site from Sieveright Avenue due to cut-through traffic;
- / Request for an exit-only, controlled access egress onto Sieveright Avenue;
- / Request for the applicant to consider improvements to Sieveright Park;
- / Request for active and passive greenspace options on site;

The key changes to the project have been outlined in the public information flyer, which include:

- / Reduction of the height from six (6) storeys to five (5) storeys;
- / Reduction of the overall height including the mechanical penthouse from 28 metres to 25.9 metres;
- / Relocation of the Sieveright Avenue access drive aisle to the western edge of the property, away from existing residential properties;
- / Addition of a traffic gate with fob access control at the Sieveright Avenue access;
- / Reduction of the number of units from 220 to 176; and
- / Adjustment to the unit mix of shared rooms and private rooms.

It is the opinion of the applicant team that the comments received during the Official Plan Amendment and Zoning By-law Amendment application process as they relate to Site Plan Control have been addressed where possible. We trust that this public consultation strategy satisfies the requirements of the City of Ottawa.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Warren', with a stylized, flowing script.

Patricia Warren, MCIP RPP
Planner

Appendix A

Public Information Flyer

1452, 1460, 1470 Hunt Club Road & 1525, 1531, 1545 Sieveright Avenue Site Plan Control Application

Public Information Flyer

APPLICATION HISTORY

Official Plan Amendment and Zoning By-law Amendment applications were submitted in October 2021 and approved by the City of Ottawa in July 2022.

Subsequent appeals were filed and a hearing was held in April 2023, with a decision to approve the applications in June 2023.

Upon resolution of the appeals, the project team has been revising the design of the proposed residential care facility to incorporate comments received throughout the Official Plan Amendment and Zoning By-law Amendment applications.



Rendering of building from Hunt Club Road

PROPOSED DEVELOPMENT

Larga Baffin Ltd. intends to submit a Site Plan Control application to redevelop the lands with a five (5) storey residential care facility on the northern portion of the site, fronting onto Hunt Club Road.

The proposed residential care facility will be owned and operated by Larga Baffin Ltd., an organization that provides temporary accommodations for residents of the Baffin Island region seeking medical care in the City of Ottawa.

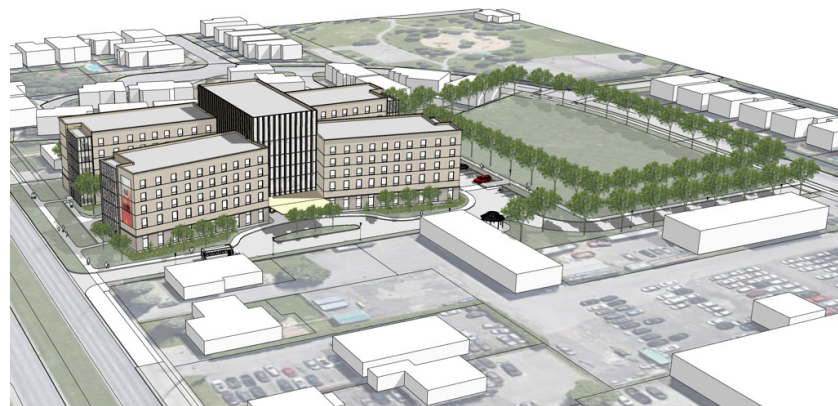


Aerial looking west at the proposed building

DEVELOPMENT STATISTICS

The following development statistics are proposed as part of the revised design and Site Plan Control application:

- Building Height: 5 storeys / 19.90 m
- Total Units: 176 units
- Total GFA: 11,116 m²
- Lot Coverage: 21%
- Landscaped Area of Site: 66.7%
- Parking Spaces: 13 at-grade & 81 underground
- Bicycle Spaces: 10 at-grade & 78 underground
- Amenity Area (terraces): 704 m²



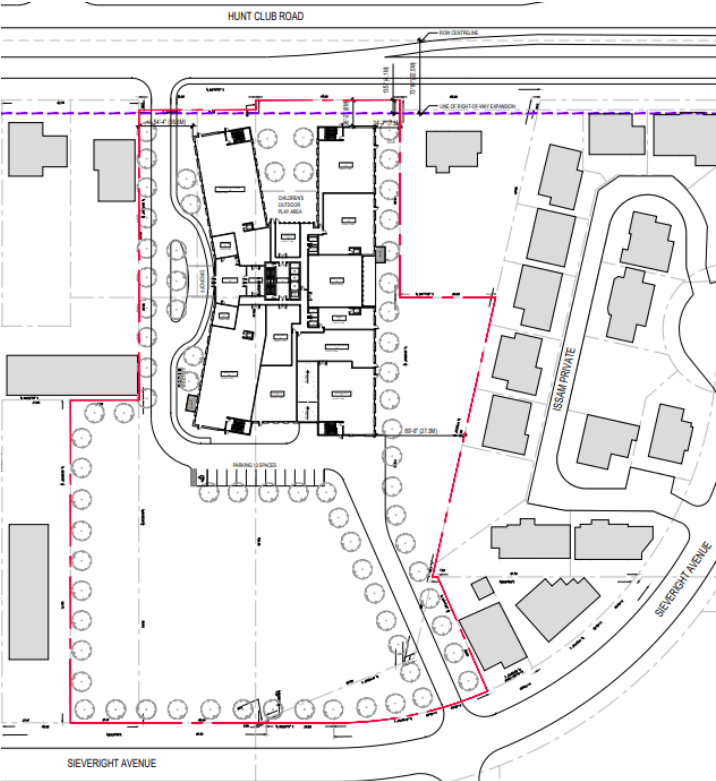
Aerial looking east at the proposed building

IMPLEMENTATION OF PUBLIC COMMENTS

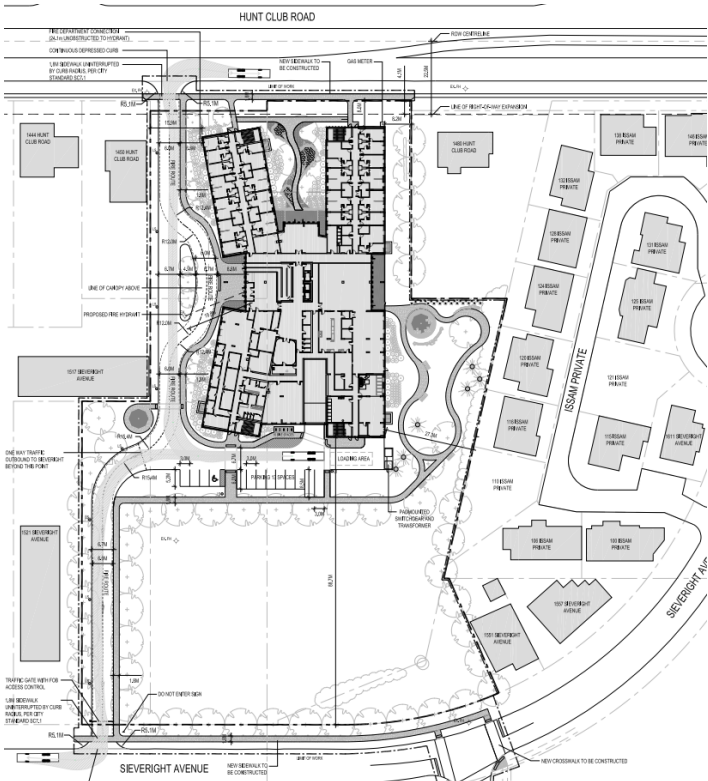
The proposed development has been revised to incorporate public comments and to reflect motions passed at City Council in July 2022.

Notable changes to the design of the building and the site include:

- Reduction of the height from six (6) storeys to five (5) storeys;
- Reduction of the overall height including the mechanical penthouse from 28 metres to 25.9 metres;
- Relocation of the Sieveright Avenue access drive aisle to the western edge of the property, away from existing residential properties;
- Addition of a traffic gate with fob access control at the Sieveright Avenue access;
- Reduction of the number of units from 220 to 176; and
- Adjustment to the unit mix of shared rooms and private rooms.



April 2022 Site Plan



January 2024 Site Plan

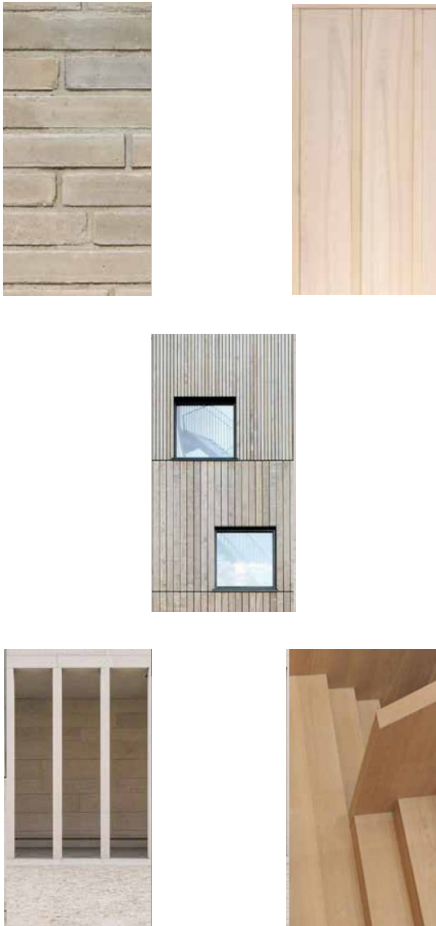
PROJECT ELEVATIONS & RENDERINGS



North elevation



South elevation



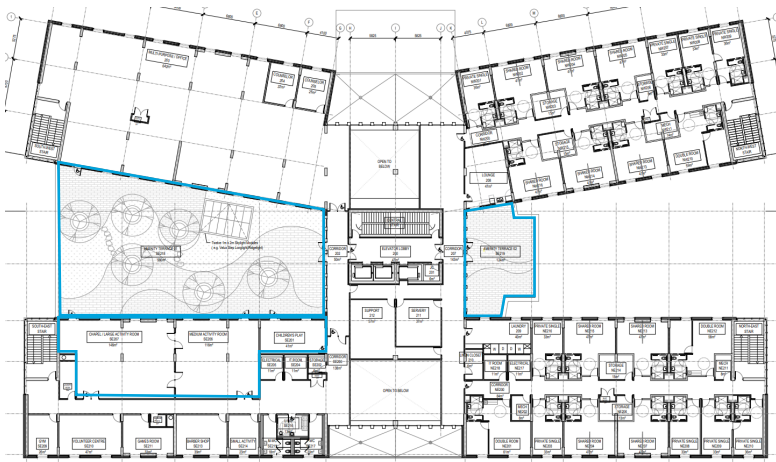
Architectural Material Palette

LANDSCAPING & AMENITY SPACE

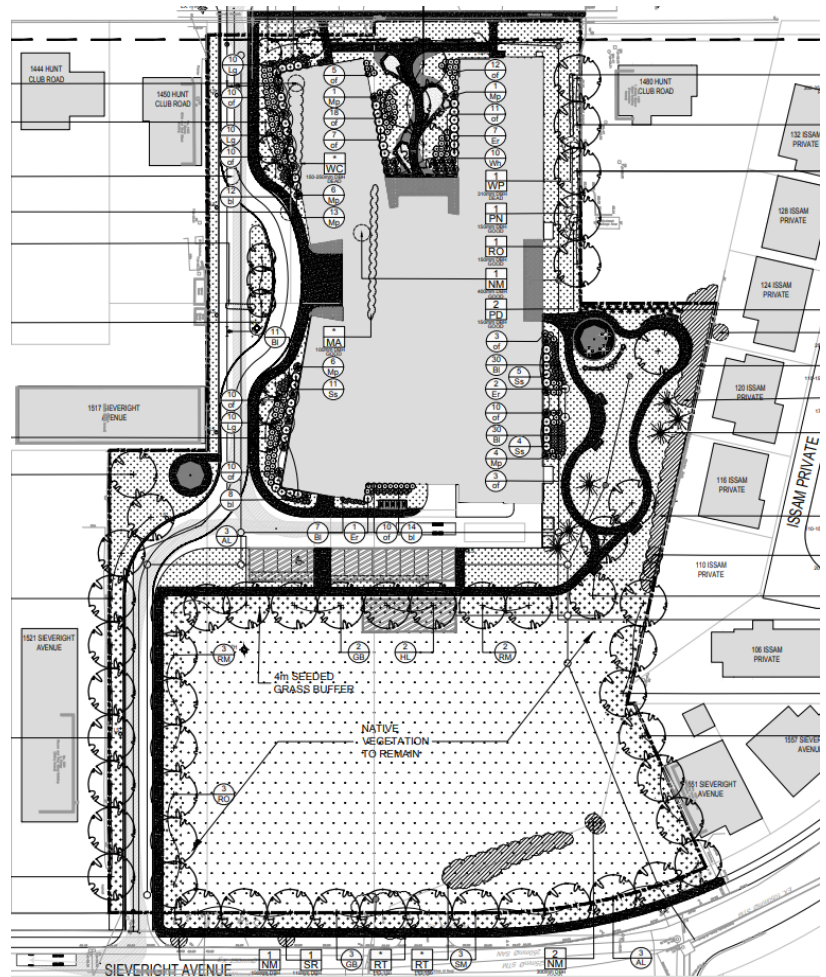
The proposed development has incorporated landscaping and amenity spaces to provide additional activation on site and to provide separation between the proposed residential care facility building and abutting residential properties. A separation distance up to 27.3 metres is provided between the east side of the new building and the east property line. This area is proposed to be an outdoor amenity area that will incorporate several landscape design elements and pathways to provide connectivity across the site. Additional amenity areas within the building include two (2) second-floor terraces and a children's playroom.



Second floor outdoor terrace



Second floor plan with amenity outlined in blue



Landscape site plan

NEXT STEPS

The City of Ottawa has undertaken a new development application process which includes multiple pre-consultation meetings prior to the formal submission of an application. The next milestones for the proposed development include the following:

- Phase 3 Pre-Consultation submission; and
- Formal Site Plan Control application submission

Upon the formal submission of the Site Plan Control application, the City of Ottawa will undertake a formal review of the application.

Any questions regarding the application can be directed to Councillor Bradley's office.

Appendix B

Document 5 - Public Consultation Details (June 23, 2022 Staff Report to Planning Committee)

Document 5 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments. Councillor Deans held an online Community Information and Comment Session through Zoom on April 26, 2022, from 6 PM. to 8:30 PM.

Community Organization Comments

The comments from the community organization have been summarized below and have been responded to further below in the themed responses section.

Solera Working Group

- Concerns about the increased traffic activity from vehicular traffic developed by the medical appointments and general outings of the temporary residents. Worries were raised about the intersections in the vicinity. Members also raised concerns regarding the completeness of the TIA report and the trip generation examples used in the study.
- Concerns were raised about potential removing the access onto Sieveright Avenue and therefore pushing all the traffic to Hunt Club Road.
- Concerns about the potential growth and size of the facility in their neighbourhood which is comparable to some of the large hospitals in Ottawa.
- Concerns regarding the safety of residents from the possibility of increased collisions caused by increased traffic and intersections.
- Concerns regarding congestion caused by the number of parking spaces allocated to staff and visitors that could spill over into the community.
- Concerns about the pollution, noise, and vibration from the potential increases in traffic from the Larga Baffin facility. Worries were raised regarding the current state of the vehicular infrastructure and the possible damage that the increased traffic could cause.

Upper Hunt Club Community Association (UHCCA)

- Regarding the facility and use, the exact maximum capacity of the facility needs to be clarified and disagrees it can be referred to as a residential care facility. Members ask that the facility's use be comprehensively assessed to ensure fit.
- In relation to policy and regulatory frameworks, the application needs to demonstrate its fit to policy and regulatory frameworks.
- Regarding the overall property size, the increase in height from 18m to 22m is an increase of 23% and the increase in height from 14m to 22m is an increase in height of 56%, plus the additional mechanical penthouse.
- Regarding urban design, the proposed design and massing appears to not meet the approved vision of the area developed through public consultation.
- Regarding compatibility and community character, the proposal does not meet requirements or intent of some policies, plans, and regulatory tools. Members voice that the proposal seeks increased building heights, covers significant lands, and does not fit the location.
- Regarding parkland, the developer should include park space in its design.
- Regarding traffic, the comprehensive TIA should accurately represent the applicant's transportation operations and the additional developments in proximity and potential impacts.

Public Comments and Responses

Comments and responses have been grouped by theme below.

In support - Indigenous reconciliation

One hundred comments were received in support of the development, most of them referring to reconciliation efforts, the need for northern communities to have access to proper healthcare and the compatibility of this use along Hunt Club Road.

Response:

This development is for a residential care facility that is intended to provide services for individuals travelling from the Qikiqtani region of Nunavut to Ottawa for medical services not available to them in their communities in Nunavut. This facility is expected to contribute to closing gaps in health care for the Indigenous people of Nunavut by

providing an Indigenous-led effort to continue to offer support to residents of Nunavut seeking medical services throughout the City of Ottawa's health network..

Traffic

Residents concerned with the following:

- Concerns regarding the pre-existing congestion of the current roads
- Concerns for the possibility for increased traffic and the possible impacts in and around the community
- Concerns with the Bank Street & Sieveright Avenue and the Hunt Club Road and Cahill Drive intersections
- Concerns with keeping the access to Sieveright Avenue
- Concerns with removing the access to Sieveright Avenue
- Concerns regarding the possibility for increased and unwanted through/cut-through traffic
- Concerns regarding speed of traffic and safety
- General concerns with the Traffic Impact Assessment
- Residents' desire new traffic calming measures and road regulations

Response:

The TIA was prepared by a professional transportation engineer and reviewed and accepted by qualified City staff. New vehicular traffic from this development does not have a significant effect on existing signalized intersections in the study area as they continue to show acceptable levels of service. The performance of the unsignalized intersection of Bank Street and Sieveright Avenue does not warrant the installation of traffic signals at this time. There are small traffic calming measures (flex stakes) in use along Sieveright Avenue and residents can request speed surveys through the Councillor's office to determine whether any actions are required through the Neighbourhood Traffic Calming group. As for Hunt Club, potential measures to improve active users' comfort have been highlighted for future consideration. Site accesses and a proposed drop-off loop will be further reviewed for possible gating or entry and exit restrictions at the site plan stage to mitigate cut-through traffic through and maximize integration into the Upper Hunt Club neighbourhood.

Land Use

Residents concerned with the following:

- Residents oppose the facilitation of drug addiction, and mental illness treatments on site and desire clarification on treatment details.
- Given the assumptions regarding treatment, there are associated concerns over safety and security for adjacent single-family homes.
- Residents recognize the need for such a facility and the benefits to Northern communities, however they oppose the location in a residential area.
- Residents believe the facility caters to an audience outside Ottawa and does not benefit the community directly.
- Residents believe the facility does not fall under a Residential Care Facility

Response:

There will be no medical treatment on site. All patients will be flown into Ottawa and Larga Baffin uses a fleet of vans to shuttle the patients to and from appointments in the various Ottawa hospitals. Patients can vary from high-risk pregnancies to cancer patients.

Municipalities can regulate the use of land but not the users of land as this would be discriminatory.

The use of the facility is a residential care facility. As per Section 54 of the City's Zoning By-law 2008-250 a residential care facility is defined as follows:

“means an establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counselling and social support services and which may include services such as medical, counselling, and personal services.”

The Zoning By-law does not define the terms “supervised in-house care,” “supportive in-house care,” or “assistance with daily living.” However, based on the plain and ordinary meaning of these terms, services like accommodation, nutritional meals, transportation, interpretation, and social/cultural supports can qualify as “supportive in-house care” or “assistance with daily living.”

Furthermore, a residential care facility is not required to provide medical, counselling, or nursing services. The definition in Section 54 states that a residential care facility “may also provide on-going medical or nursing care or counselling and social support services” and that these services “may include services such as medical, counselling, and personal services.” This permissive phrasing indicates that the provision of such services are optional, but are not required for an operation to be considered a “residential care facility” use.

Safety

Residents are concerned with the following:

- Concerned about safety for children and elderly regarding crossings, bus stops, and usage of Sieveright Park from increased traffic
- Residents concerned with the possible usage of illegal substances and needles
- Concerns regarding the possibility of loitering and gatherings at Sieveright Park and within the community
- Great concern regarding the possibility of crime from the increased population including theft, drug distribution, break-ins, and unwanted activities
- Safety regarding over population of community amenities including Sieveright Park and green space
- General concern of community safety

Response:

The proposed development’s main entrance is located off the main arterial road in an effort to provide a safe and comfortable pedestrian and cycling experience. The proposed ground floor also features various offices, amenities and services that will contribute to an accessible and animated area, easy to access off the arterial road. Furthermore, outdoor amenity areas are proposed which will permit the patients and escorts to safely enjoy time outdoors on site. It’s important to note that Sieveright Park is a City park opened to the public.

Community Character, Height and Scale

Residents are concerned with the following:

- Compatibility with the quiet residential family-oriented neighbourhood

- The consistency of the overall design of the neighbourhood and the design standards that were previously in place
- A General concern of the overall character of the Solera neighbourhood and the Upper Hunt Club neighbourhood to the north, east and south.
- Concerns with height, scale of building and mechanical penthouse (incompatible with the adjacent single-family homes and low-rise commercial buildings)
- Would reduce privacy and sun exposure
- Many feel that the building height should be reduced, or the facility should be located elsewhere.

Response:

The current designation and zoning of these properties (except for 1545 Sieveright Avenue) permits a variety of residential, commercial and industrial uses. The residential care facility is in keeping with many of these uses and the redesignation and rezoning of the portion along Sieveright to low rise residential will provide an adequate transition to the existing low rise residential community to the south and east.

The proposed development will enhance the area by repurposing an underutilized lot from light industrial uses into a more compatible use with the abutting residential areas to the east and south that supports the Secondary Plan's vision to evolve the area into a mixed-use, pedestrian and cycling friendly place.

The proposal is considered an adequate transition to the adjacent low-rise residential as a 27-metre setback ensures the six-storey building is below the 45° angular plane. The 27-metre setback from the residential zone also creates an outdoor amenity area of over 2000m² to be located between the six-storey building and the rear yards of the dwellings on Issam Private. This separation distance and amenity area will avoid issues with privacy, overlook and shadowing. The landscaping and amenities of this outdoor amenity area will be reviewed through the future Site Plan Control application.

The proposal also limits the uses and the heights for the portion along Sieveright Avenue to residential and four storeys which provides an adequate transition to the low-rise community to the south and east. There are currently no immediate plans for development of this southern portion of the properties, however it is anticipated that development could take the form of low-rise apartment buildings, a variation of townhouses (stacked, back-to-back, or standard), or a variation of the two.

Concerning the size of the mechanical penthouse, this is a permitted projection in the Zoning By-law. That said, it is currently a concept which will be further refined and reviewed through the Site Plan Control application with the goal to reduce it in size and height.

The location of the building on the south side of Hunt Club and the 27 metres setback to the low rise residential to the east also minimizes sun shadow impacts on the community to the north and east.

Through a sun shadow study, the additional 4 metres in height was determined to have minimal negative impacts on the community to the north.

Property Values

Residents are concerned with the following:

- Residents selected the neighborhood for its high value, single homes and are concerned the facility will decrease property values and the appeal of their homes.
- Residents pay high property taxes, compared to other communities, and would no longer be able justify this with a change in community character (i.e., quiet, clean, safe, zoned residential, existing park situation, privacy, sunlight).
- Concerns over the potential structural damage and risk to property (e.g., foundation cracking, damage to interior walls).
- Homes are considered key assets of retirement.
- Facility will impact ability to sell homes in future and rent to tenants.

Response:

Property values as assessed by the Municipal Property Assessment Corporation (MPAC), which is an independent, not-for-profit corporation funded by Ontario municipalities. These assessed values are used by municipalities to calculate property taxes. The potential use of a property and its associated value are used by MPAC to determine the assessment for a specific property. MPAC would not change the property values of adjacent residential properties based on a new residential care facility being developed in the vicinity.

Resale value of homes are dependent on so many social and economic elements (ex. location, building features, age of the building, interest rates, demographics, etc). A new

residential care facility in proximity to a residential neighbourhood would have minimal negative impacts.

Growth

Residents voiced concerns regarding the increased population and the effects such growth would have on the community's social and physical infrastructure's capacity to such growth. There are also concerns regarding increased density, capacity of the facility and traffic and future possible expansion of the facility.

Response:

The City intends to focus growth along Arterial road which have the capacity to take additional growth. The Transportation Impact Assessment reviews the road and intersections capacities, and this report was reviewed and approved by the City. The new facility will have 220 rooms with 350 beds, some are single rooms for adults coming alone and some are double rooms for parents/children or someone needing to be accompanied. Additionally, concerning the capacity of the City's existing infrastructure, an Adequacy of Servicing report was reviewed and approved by the City.

Parkland

There are concerns that the development would reduce safety and security in Sieveright Park as facility users would occupy it and exceed the intended capacity of the park. Other potential impacts are noted, including increased loitering, the accumulation of pollution and garbage, and possibility of airborne viruses spreading in the park. This could pose a risk to the young children and seniors frequenting it.

Response:

Either cash-in-lieu of parkland or land dedication was reviewed by the Recreation, Cultural and Facility Services Department and it was determined that cash-in-lieu of parkland was the preferred dedication. The calculation will be made during the Site Plan Control application process it would be a condition of the Site Plan Control application. The City policy is that 60% of the cash is directed to the local Ward fund, while 40% is directed to a City wide fund – both funds are for parks purposes/funding only. Furthermore, the applicant is proposing approximately 2000 square metres of private open space between their building and the residential units to the immediate east. The design of this space would unfold during a Site Plan Control application. There is no evidence that the proposed facility will pose a risk to children and seniors frequenting the park.

Larga Baffin

Residents raised concern that a new Larga Baffin Facility would impact the surrounding communities in a similar way that the Richmond community experienced.

Response:

This new facility would be a purpose built facility with all the services and amenities that the patients and escorts will require which will alleviate many of the concerns with the existing facility.

Parking

Residents raised concerns regarding the on-street parking, congestion, usage and number of parking spaces (spill over).

Response:

The parking requirement will be reviewed through a future Site Plan control application. Note, the applicant did not propose a reduction to the existing parking rates in the Zoning By-law.

Consultation concerns

Residents raised concerns regarding the notice of the development through signage and the distribution of information to all property owners. Many feel that additional efforts could be made toward community consultation. Further information and an extended timeline for community response are preferred to address transparency, questions, and concerns about the application.

Response:

The Official Plan and Zoning By-law amendment applications have followed the public notice, as per our internal policies and the Province's *Planning Act* requirements – this includes on-site sites*; a 120m radius mail out; posting of information on the City website (www.ottawa.ca/devapps); circulation of materials to the local Ward Councillor, and circulation to registered Community Associations. Staff notified all residents who commented on these applications with a copy of the report, date of the City's Planning Committee and how to register to speak at the Planning Committee.

*Unfortunately, these signs kept getting removed and the sign company had to reinstall new ones multiple times.

Environmental

Residents voiced concerns regarding the air quality, noise, and litter impacts from an increase in all modes of transit traffic. Several raised concerns about the architectural standards of the facility and the ability for the building to be energy efficient. There were concerns regarding the tree canopy surrounding the facility. There were also concerns with the construction process that could create noise, vibration (blasting), and dust.

Response:

Given Larga Baffin's own fleet of vans for the patients and escorts, this will greatly reduce the traffic impacts compared to other types of uses permitted on site. The proposed development is also located on a Transit Priority Corridor with isolated bus-priority measures that will encourage public transit use for the employees. The proposed development is also within close proximity to the future of the South Keys LRT Station that will continue to enhance access and liveability for residents of the building. The building elevations and landscaping will be reviewed in the future through the Site Plan Control application.

With respect to construction, that is a site plan and building permit matter, that can be reviewed during a Site Plan Control application.

With respect to 'blasting', the City requires applicants to demonstrate how they are constructing their building at the site plan control application stage. Should blasting need to occur due to underground parking then we condition Provincial Blasting regulations requiring notice and pre and post blast inspections to adjacent homes (for those homeowners accepting of the inspections). The conditions of site plan approval would deal with blasting and vibrations and follow Provincial regulations.

Public transit

Residents have voiced that the proposed development could potentially impact the existing public transportation amenities. More transit users and the loading and unloading of passengers could result in a traffic bottleneck on Hunt Club. This transit system at this location is not well connected to other Ottawa hospitals, reducing the desirability of this proposal.

Response:

The proposed development is located on Hunt Club Road, a Transit Priority Corridor with isolated bus-priority measures, that will encourage public transit use for employees.

The area features frequent transit on the #644 and the #98, which provide access to local destinations and is also within close proximity to the future South Keys LRT Station. Concerning the patients, Larga Baffin has their own fleet of vans to shuttle patients to and from the airport and their appointments.

Services

Residents raised concerns about the infrastructure's capacity (supply of water), hydro, and snow removal from the introduction of the Larga Baffin facility. Many also raised concerns about the possibility of a decrease in an already weak water pressure.

Response:

The proposed site will be serviced by a 200 mm watermain which will be connected to City watermain at Hunt Club Rd (400 mm) and Sieveright Avenue (300 mm) which will satisfy the redundancy requirement. The water boundary condition was also verified and there are no issues. This development will not cause negative impact on the water pressure of adjacent residential area. Water pressure is not a matter of water demand/capacity rather it is dependant on the topography (elevation) within a pressure zone and can vary due to pump operations and reservoir/tank levels. Customers in lower elevation areas will have higher pressure and customers in higher elevation areas will have lower pressure. This area is a high elevation area within the 2W2C pressure zone, where the water pressure is the difference between Conroy Tank (hydraulic grade line) and the elevation at which the water is being consumed. The proposed development will have a negligible impact on water pressure.

The proposed site will be serviced by a 200 mm sanitary sewer connected to City sanitary sewer on Hunt Club Road (250 mm). The proposed wastewater discharge was verified and there are no issues with the proposed discharge.

The proposed site will be serviced by an internal storm sewer system and connected to 1050 mm storm sewer on Sieveright Avenue. The stormwater discharge will be controlled to the two-year storm event and excess storm drainage will be stored on site with their internal stormwater management system.

Snow removal will be reviewed through the future Site Plan Control application.

Active transit

Residents are concerned about the safety of pedestrians and cyclists throughout the community due to the additional traffic. Residents suggest an investment in the public

realm fronting onto Hunt Club as part of the development, including a multi-use pathway or two-way cycle track extending west.

Response:

New cycling infrastructure on Hunt Club Road, an Arterial road, are funded by the Development Charges By-law.

Indigenous peoples

Residents voiced concerns about the desired facility's ability to provide for the needs of indigenous peoples in terms of green space and healing.

Response:

Larga Baffin has been providing this service to residents of Nunavut for over 20 years. They have the expertise and the knowledge to develop a purpose built building that will suit the needs of their patients. Larga Baffin is also a joint venture with Qikiqtaaluk Corporation and Nunasi Corporation.

Amenities

Residents express that the proposed development supports no direct function to the Upper Hunt Club community and surrounding area. Many state the development does not provide any outdoor amenities, and facility users would overcrowd existing community facilities. The facility users would potentially benefit from community facilities, including Sieveright park, the skating rink, and neighborhood streets.

Response:

The applicant is proposing approximately 2000 square metres of private open space between their building and the residential units to the immediate east and a play area for children. The design of these spaces would unfold during a Site Plan Control application.

Consultation request

Residents expressed their interest in receiving additional information about the proposal and joining the public notification list.

Response:

Everyone who provided comments or requested to be added to the notification list were added to the list and receive a copy of this report.

Design

Concerns with the design of the building and the site.

Response:

The elevations provided with the current applications are concept elevations and renderings. The zoning and official plan amendment applications set the building envelope for development, and a future site plan control application would look at building design, materiality and architecture in further details. A future site plan control application to address these matters would be made available for public review and comment.

Future development along Hunt Club

Concerns about how the rest of the properties along Hunt Club Road will redevelop.

Response:

The current applications are only for the properties subject to this report. Landowners are permitted to make *Planning Act* applications to the City, and the City is required to review, assess and make decisions. Future development applications will follow the required process in place at that time for the specific types of applications.