



Stonebridge Community Association
www.stonebridgeca.com

November 5, 2015

Dear Councillor Harder,
Dear Mr. MacDougall,

As follow-up to Councillor Harder's email of July 16th, our subsequent meeting with Mr. MacDougall, President of Uniform Developments, and his team on July 24th, and communications with Ms. Emily Meyers, Marketing Manager/Planning Coordinator, Uniform Urban Developments, the Stonebridge Community Association advised the community of the proposed development of 3740 Jockvale.

We are forwarding comments gathered from initial conversations with residents on the proposed development and would ask that Stonebridge residents' comments be taken into consideration as the City and Uniform Development continue their discussions.

1. Concerns with density and compatibility with the existing use of dwellings bordering the golf course.

Residents request that Uniform maintain the type of houses of the existing community - for golf course lots, that would be singles or adult lifestyle. Note that due to the topography of this lot, 3-story residences would appear even taller and not only tower over the golf course but all surrounding residences.

Supporting information for this request:

- a. It is understood that the land is designated DR – Development Reserve Zone (Sec. 237-238). The purpose of the DR Zone is to:
 1. *recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan, and future village development in areas designated as Village in the Official Plan;*
 2. *limit the range of permitted uses to those which will not preclude future development options; and*
 3. *impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.*
 4. *permit limited lot creation on existing public streets in villages that will not preclude future development options in the DR3 – Development Reserve Subzone 3. (By-law 2013-58)*

- b. Precedent set at nearby location 3658 Jockvale – reference ACS2012-PAI-PGM-0197

The exception zone will make the following modifications to the parent R3Z zone: Reduce the maximum building height from 11.0 metres to 8.0 metres restricting the proposed buildings to two-story. Originally the applicant proposed three-story buildings; however through consultation with the various interest groups it was determined that a two-story building would be more compatible with the adjacent development which currently consists of two-story dwellings.

2. Request that builder implement a tree buffer

Residents request a tree buffer in addition to the existing Golf course landscaping. Residents are asking for a tree landscaped buffer of at least 10m adjacent to the rear and side lot lines where lots abut the golf course to protect existing natural vista and block views of the new constructions. Such condition was approved for nearby development; please refer to “Conditions of Draft Subdivision Approval Borrello Subdivision – File: D07-16-08-0013”. Since most of the golf course landscaping consists primarily of deciduous trees, a high content of coniferous trees will be required to ensure adequate screening.

3. Safety concerns with regards to traffic on Jockvale

Residents request that a traffic survey be done to evaluate if the widening of Jockvale needs to be advanced to support the additional traffic of up to another 100 households in a site already deemed to be unsafe due to substandard LOS.

Residents demand **that there be no approval for any type of construction activities on that site prior to the installation of a traffic light at Golflinks and Jockvale whether Jockvale has been widened or not**; issues with substandard LOS were raised at the time of the Orchard development and have not yet been resolved which are causing concerns with the community at this time.

At the July 24th meeting it was agreed that the most effective way to provide the community with more details on the proposed development would be for Uniform Development to host an information session for the community and that the Stonebridge Community Association would assist in getting the word out to that effect. The initial time frame of September 9th has been postponed to late fall/early winter. We believe such information session would greatly benefit all concerned and that the sooner the date is set the better.

We are looking forward to working with the City of Ottawa and the builder to ensure that this new development provides a high quality neighborhood to complement our community.

Regards,

Aline Gossein

Director of Development and Transportation

Stonebridge Community Association

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