



Stonebridge Community Association
www.stonebridgeca.com

June 13, 2016

TO: KATHY RYGUS
Development Review Planner
City of Ottawa
110 Laurier Avenue West
4th floor
Ottawa ON K1P 1J1
Sent by email at: Kathy.Rygus@ottawa.ca

**SUBJECT: FILES D07-16-16-0005 & D02-02-16-0028
3740 Jockvale submission to Zoning Amendment and Plan of Subdivision**

The Stonebridge Community Association is forwarding comments gathered from initial conversations with residents on the proposed development and would ask that the City of Ottawa take those into consideration as it reviews the rezoning and plan of subdivision for 3740 Jockvale.

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

Residents request that Uniform maintain the type of houses of the existing community - for golf course lots, that would be singles or adult lifestyle and with the community as a whole 2–storey single homes and townhomes.
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. As per the “*Environmental Impact Statement & Tree Conservation Report*” (page 6) there exists a gradual slope of approximately 4 meters where the apartment buildings are slated to be built. Due to this change in topography, 3-story residences will appear even taller and not only tower over the golf course but all surrounding residences.
- c. 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 on property

Residents’ request 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 has not been taken into consideration. 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.

- a. Our view is that **1 tree** planted at the end of minuscule backyards between **every 2 semi-bungalows** will not soften the transition from the golf course but provide direct access/view into the properties;
- b. The Transition Demonstration Cross Section (Figure 10: in the “*Planning Rationale Document*” page 28) does not reflect the 4 meter slope identified in the “*Environmental Impact Statement & Tree Conservation Report*”;

furthermore the trees depicted at the end of the planned backyards in that same figure do not currently exist on most of the bordering the golf course property (in depth and height) – refer to the “*Environmental Impact Statement & Tree Conservation Report*”.



Photograph 2: Historic Air Photo from 1991. Property boundary shown in yellow. Note area that is currently shown as Cultural Woodland was predominantly cleared in 1991 with limited regeneration at that time (Photos from City of Ottawa 2016).

- c. The Concept Plan depicts limited buffer between the condominium buildings A and B and Holes #6, #7 and #8 as well as between Buildings C and D and hole #9 – very limited buffer for one corner of Building B and hole #9 after 10 years of growth maybe.

3. Size of backyards for planned semi-bungalows

The Stonebridge Community Association’s previous request for more information on the size of the semi-bungalows backyard was never answered.

- a. More information is requested as to the size of the backyards; based on the plan included in the documentation, for most semi-bungalows the rear yard appears smaller than the front yard. We expect the backyards to be similar to those in the community with the appropriate set back from the golf course. For reference, measurements for adult lifestyle bungalows in our community are: lot width 40 to 50ft and depth from back of house to golf course fence vary from 45 to 50 ft.

- b. The short backyards of properties bordering Hole #6 and #7 create a danger as they are in line with the trajectory of golf balls heading toward the greens on those holes. More so for Hole #7 which is short and most likely to be overshot. A strong tree buffer combined with a longer backyard in those areas would help mitigate the danger.

4. Safety concerns with regards to traffic on Jockvale

Residents demanded **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.

The Transportation Impact Study's conclusions and Recommendations section (page 20-21) are not very clear as to what will happen.

- a. "The proposed development will be served by two accesses onto Jockvale Road..... The southern access will be located approximately 195-meters south of Goflinks Drive and is proposed to be restricted to right-in-right-out movements." Section 9.0 Paragraph 2 page 20; this is not acceptable. As captured in the "Stonebridge – Collision History, Traffic Volume, Warning and Regulatory Signing Review Phase I" published April 2016 it is demonstrated that the right-in-right-out movements are not respected. The right-in-right-out movement implemented at Dundalk Private as a condition for the approval of the development a few hundred meters from the proposed Pink House one has proven ineffective: Page 6 of the report: "Approximately 50% of the turns at the intersection of Dundalk Private and Jockvale Road are illegal"
- b. "Subject to eligibility, it is recommended that the installation of traffic signals be considered" (paragraph 2 page 21) – what are the parameters for eligibility? What if they are not met? What happens then??
- c. "A northbound left-turn lane with 50-meter parallel length is recommended at the Jockvale/Golflinks/Site Access intersection which require minor road widening" (paragraph 3 page 21)– is this a condition to be met for rezoning?

In summary, the Stonebridge Community Association requests that in order to maintain the community's character:

- no building higher than 2 story be planned for the development;
- back yard/golf course set back of 45 to 50ft be conformed to;
- a vegetation buffer be provided;
- safe access to and from Jockvale be in place prior to the beginning of any construction.

Regards,



Aline Gossein

Director of Development and Transportation
Stonebridge Community Association

Email at aline.gossein@stonebridgeca.com

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