



Stonebridge Community Association
www.stonebridgeca.com

June 14, 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

Hello Kathy,

Thank you for the follow-up on the voice mail I left you. I have accessed all documentation related to the above files.

At this time, I am seeking clarifications on the process with regards to the files above with regards to the dissemination of information to residents and future meetings. We also want to register a complaint on the signage used on Jockvale Road to advise the community of the upcoming project.

As Director of Development for the Stonebridge Community Association I must field questions from the community and want to ensure I provide the right information. As it stands, I am already fielding comments such as “this looks like a rubber stamping” exercise.

Initial agreement with the builder in July 2015 was that a meeting with the community would be organized so they could present their plans to the community. On each request made to the applicant regarding an information session for the Stonebridge community (July 26, 2015/Sept. 15, 2015/Feb. 3, 2016/May 6, 2016) it was reconfirmed that this would be conducted to ensure that Stonebridge residents were aware of these development plans and are provided with an opportunity to ask questions and express concerns. We are requesting confirmation that a public meeting will be conducted, and

request further information as to which file this will be associated with, and when this is to occur. We also request that the timing of the public meeting is scheduled with enough time in advance that the residents can be informed, and also respecting the reduced availability of many over the summer months.

After reviewing the information package the City of Ottawa sent to the SCA we note:

1. Residents on Shadehill and Sandgate do not appear to have been notified by the City; please advise if anyone on the other side of the golf course was sent the information package;



Figure 4: Distances between Subject Property and Existing Residential

2. very aggressive timeframes (which unfortunately supports argument of those who feel this is a “rubber stamping” exercise).
 - a. On Time Decision Date for Plan of Subdivision of July 21, 2016
 - b. On Time Decision Date for the Zoning By-law Amendment of August 23rd, 2016;
3. mixed messages on public meetings :
 - a. there is mention of one public meeting in cover email;
 - b. in the “What is a Zoning By-Law Amendment?” it intimates the involvement of many groups including registered community groups and resident without a clear indication of meeting;
 - c. in the “What is a Draft Plan of Subdivision?” there is mention that “Notification signs also indicate when a public open house will occur where residents are invited to attend the public open house and provide their comments.

I went to locate the sign mentioned in above paragraph to see if there was mention of a date. The sign is installed below road level and in an extremely dangerous location with no shoulder on which to park. This makes it totally impractical for anyone to notice and more to the point read the information. I drove from Blackleaf to the top of the hill where a car tried to pass me on the double yellow line to finally pass me on the right. Noticing the lack of shoulder and not wanting to risk an accident I drove into the Orchard and turned around to park my car on the side of the road at approximately the level of Unit 509 of the adjacent building site, keeping a safe distance from the intersection so as not to block visibility for other drivers and this is what I saw:



The sign cannot be read from across the street as the bottom part of the sign is below road grade and blocked by vegetation. One has to cross the street, stand close to the side of a well-traveled street and look down in the ditch to read all the text.



Given the poor location of sign, and the fact that some residents within the 120m of the site have not received notification in the mail, we submit that the requirements of the notification period have not been satisfied. We therefore request that the notification period be reset after the sign has been relocated in an unobstructed location with safe access for potential readers and assurances are made that all residents in the 120m vicinity of the site have been served notice.

Regards,

A handwritten signature in black ink that reads "Aline Gossein". The signature is written in a cursive style with a large initial "A".

Aline Gossein

Director of Development and Transportation

Stonebridge Community Association

Email at aline.gossein@stonebridgeca.com

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