

Riverview Park Community Association
1548 Caledon Street
Ottawa ON K1G 0H8

November 12, 2008

Mayor Larry O'Brien and City of Ottawa Councillors
110 Laurier Avenue West
Ottawa, Ontario K1P 1J1

Your Worship and Councillors:

We appreciate the opportunity to comment on the Hospital Lands Area Plan and other projects that directly affect the quality of life in our local neighbourhoods.

The proposed build-out of the area in and around the Ottawa Health Sciences Centre will have significant impact on Riverview Park and the surrounding area as expansion occurs during the next decade and beyond.

Please be advised that the Riverview Park Community Association (RPCA) continues to support intensification of the Hospital Lands in principle, though we continue to have significant concerns about several details of the plan. This qualified support for intensification should not be deemed to imply that the RPCA necessarily supports construction in their current form of either of the "Hospital Links" envisioned in the Transportation Master Plan.

The RPCA board of directors recognizes the potential benefits of this development to the city and eastern Ontario. With this said, our board remains vigilant that the proposed development must maintain the highest standards of smart intensification protocols and will not engage in "overintensification at all costs." We recognize the need to adopt the "live, work, play" concept for institutional, retail and residential integration to diminish daily commuting requirements. We support the City of Ottawa 2020 Plan goals to provide alternatives to car travel.

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The RPCA, therefore, supports the September 2008 Hospital Lands Area Plan, with the following significant provisos:

- We are under the impression that proposed area transportation builds are not a requirement of the Hospital Lands Area Plan, but since they are noted in some detail in the September 2008 document, we believe they warrant comment. The RPCA directors intend to officially oppose the city's current proposal to build the Innes/Blair/Hurdman Rapid Transit Corridor (aka Browning Corridor) as described on page 12 of the September 2008 Hospital Lands Area Plan. The association is actively working with others to have that portion of the transit corridor removed from the Official Plan as we believe that there are better alternative routes available. The Browning corridor would also disrupt access to local schools for area students, and show disrespect to our veterans at the Perley and Rideau Veterans' Health Centre.
- The RPCA directors also wish to express our concerns about the Alta Vista Transportation Corridor (AVTC) as described on page 11 of the September 2008 Hospital Lands Area Plan. In April 2008, the RPCA board passed a motion to oppose the Transit Corridor proposal as accepted by the Environmental Assessment. A more detailed design for the AVTC is anticipated for release in the new year, and the RPCA will discuss the merits of that project following its release. Discussions at the board level thus far have indicated that the AVTC and Alta Vista Drive should not meet at grade.
- Should it become necessary to construct the AVTC roadway, we advocate a tree and plant buffer between the AVTC and Riverview Park. Apart from the hospital wood lot, there is no natural buffer that would provide both improved aesthetics and sound deadening between the roadway and the portion of Riverview Park west of Balena Ave. The simple solution is to plant trees and low-rise bushes between the hydro corridor and the roadway. We are in favour of walking and bike paths, a berm to mitigate noise, and a sliding hill to replace the loss of the toboggan hill.

Thank you again for soliciting input from local community associations for this important project, and we look forward to similar consultations in the future.

Sincerely,

Brant Scott
President
Riverview Park Community Association