

August 17, 2022

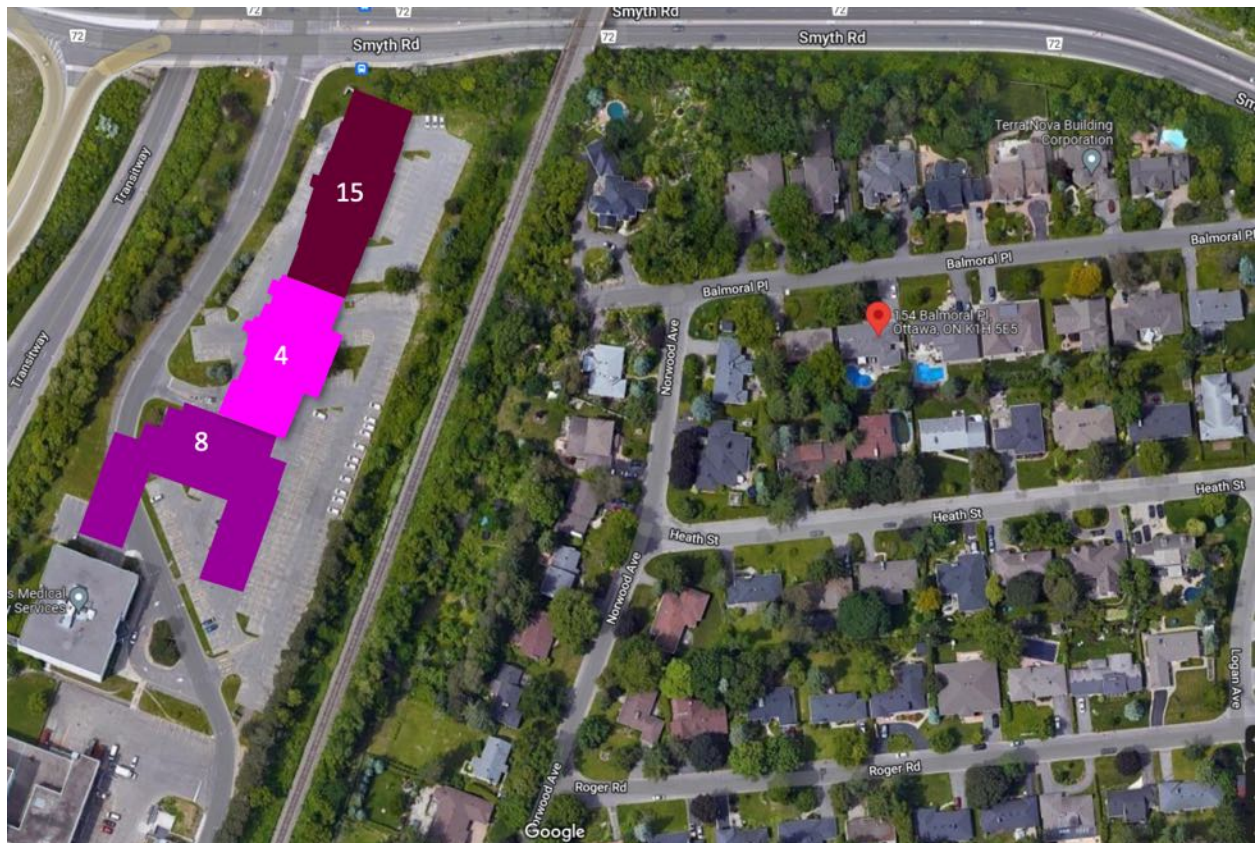
Dear neighbours living near the Riverside Hospital,

**Please send an e-mail to the City as soon as possible, stating any concerns you may have about the proposed development at the Riverside Hospital.** Also, you may ask the City to consult meaningfully with our community and to work with the developer Schlegel Villages to evaluate better design options for this project. Please email your views to:

- [tracey.Scaramozzino@ottawa.ca](mailto:tracey.Scaramozzino@ottawa.ca) (City of Ottawa Project Manager) and
- [JeanCloutierOtt@ottawa.ca](mailto:JeanCloutierOtt@ottawa.ca) (Alta Vista Ward Councillor)

### Overview:

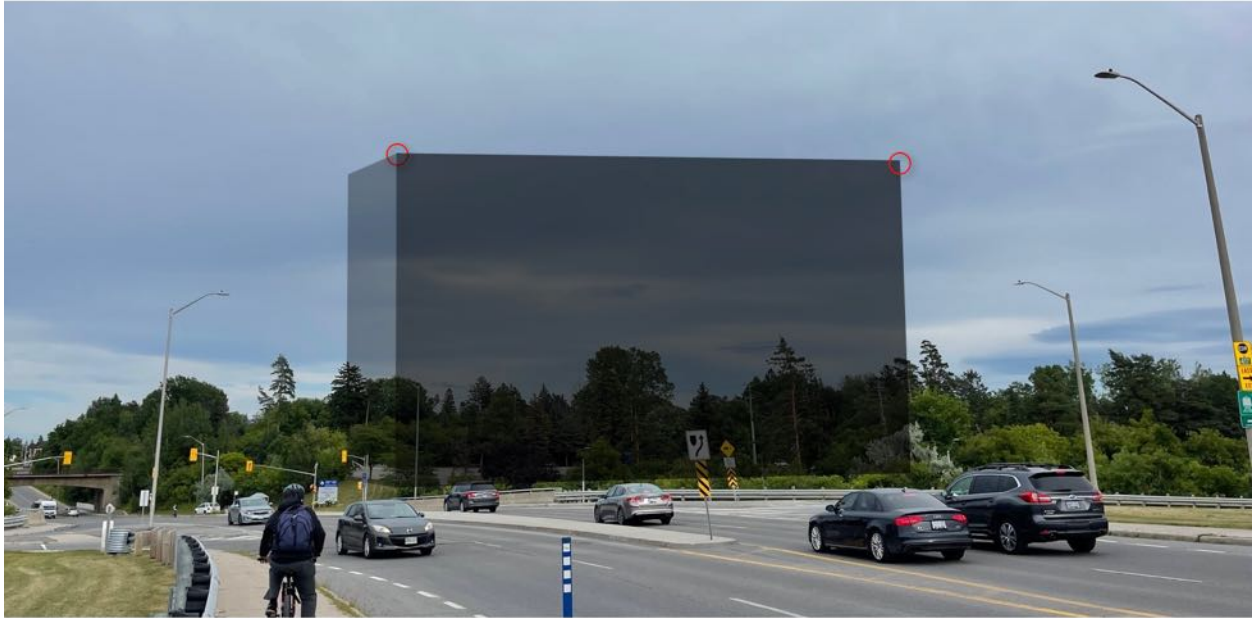
As you may or may not be aware, the City of Ottawa intends to imminently grant a building permit to Schlegel Villages (<https://schlegelvillages.com>) for a major Long Term Care (LTC) development in the grounds of the Riverside hospital. The



numbers on the above photo are the number of stories of each of the 3 proposed buildings. A proposed 8 storey building is for advanced care, a

proposed 4 storey building is a type of mall and a proposed 15 storey building is for assisted retirement living.

This image represents what the proposed 15 storey building would look like from



Looking South-East from the George McIlraith Bridge

the Smyth Road Bridge. The planned LTC building is higher than any building currently on the site, and it will most directly affect properties on and close to Norwood Avenue. While there are tall buildings on the other side of Smyth Road off of Riverside Drive, none of these buildings are located close to established neighbourhood streets.

The 15 story high rise building, and the 8 story building to a lesser degree, will effectively block the western sun, will severely compromise privacy, and will lower property values. Broader impacts of the development include possible impacts on bike transit through the Riverside Hospital, likely creation of overflow street parking problems on neighbourhood streets as the number of parking spots on the hospital campus are to be greatly diminished, and likely increased noise levels.

## We support the LTC spaces

We support more long-term care beds for Ottawa and for the Riverside Hospital site, but we believe this project is advancing in the wrong direction.

## Lack of Consultation

Of great concern, there has been virtually no consultation with Faircrest Heights residents about this development. The project was essentially announced as “a fait accompli” during a video conference in June. While City officials have pointed out that the proposed development is “as of right” in the City Zoning Bylaw, and that consultations are not strictly required, this does not mean that residents cannot make their views known that the current plan is problematic and to work with the City and developer towards something better for all stakeholders. Some neighbours are very upset that the City has permitted this project to advance for about two years without advising or involving the community.

## Examples of site plan changes that could mitigate damage to our community

### 1) Repositioning the buildings - one option



## 2) Repositioning the buildings - another option



### **Wall of buildings to come?**

This development will have the greatest impact on Faircrest Heights homeowners living on the north end of Norwood Avenue, and the west ends of Balmoral Place, Heath Street, and Roger Road.

That said, this development could set a precedent for other taller buildings close to the railway tracks near the Hospital Campus and thereby affect all residents on Norwood Ave and the west ends of Crestview Ave, Rodney Crescent, and Billings Ave.

### **An email expressing your views to the City is important**

We are asking you to simply share with the City your views about this project and how it is advancing. Points to be raised could include to ask Schlegel Villages for a re-design of the site plan, positioning the development as close as possible to Riverside Drive consistent with existing Riverside hospital and medical buildings, lowering the height by elongating the building, providing for a bicycle path or other architectural choices that minimize impacts on the neighbourhood.

## **Our ask: To involve our community for a better solution**

We want the City to consult with the community to implement design changes that would minimize or eliminate the negative effects of this development on the properties, on our lifestyles, on the gardens, on privacy, on our property values.

Those of us whose names appear below have met to discuss this issue. Individually we may have greater or lesser concerns about the various points, but we share a dismay at the lack of public consultation and agree on suggestions for improvement to the project.

**Your support is needed. Please email your views to the Councillor and the City of Ottawa Development Manager at the emails provided above.**

**Thank you,**

### **Your neighbours**

#### On Balmoral Place

Jean Carr  
Suzanne Carr  
Andre Major

#### On Norwood Ave

Janet Johnston  
Norman Macdonald  
Fran Doy  
Réal St-Amand

#### On Roger Road

Moira Holmes  
Aubrey Morantz

#### For more information, please email:

Faircrest Heights Community Association  
Judy Korecky, President  
Judy.korecky@hotmail.com

Jean Carr  
jeancarr@yahoo.com