



Mechanicsville Community Association (MCA)  
215 Parkdale Avenue, Suite 1104  
Ottawa, ON K1Y 4T8

February 15, 2021

Attention: [Allison.Hamlin@ottawa.ca](mailto:Allison.Hamlin@ottawa.ca)

**Re: Applications D01-01-19-001 and D02-02-19-0072  
Community of Mechanicsville**

Please consider this letter the response from the Mechanicsville Community Association (MCA) for the above-mentioned application with the City of Ottawa. The MCA has received hundreds of emails from its residents after its recent Annual General Meeting and Councillor Leiper's Open House on February 10, 2021 and clearly stated their opposition to this application.

The MCA opposes this application as submitted as it is inconsistent and incomplete. It requires the following items to be addressed:

1. The Application, the Rationale and the Traffic Impact Assessment (TIA) all appear to contradict themselves as to what the applicant is seeking. MCA and its residents could not determine if the application was for rezoning some or all lands or just adding additional uses? In the Open House, the applicant discussed the R5 height limit being reduced. This caused further confusion, is the applicant keeping the R5 zoning or not? The differences in these "asks and proposals" are substantial and could have radically different impacts on the surrounding community. The community should be allowed to review and comment on a clear and unambiguous application and its supporting studies.
2. In the Open House, the applicant stated that the Concept Plan attached to the application does not represent what will be developed. However, the Application, the Rationale and the Traffic Impact Assessment was clearly prepared for the Concept Plan which makes the application inconsistent. How can our community comment on this Concept Plan when we've been advised its only conceptual however the complete application appears to be reflect it? It should also be noted that the Concept Plan also does not reflect what was approved in the Scott Street Community Design Plan.
3. As the Application and the Rationale are inconsistent, the TIA cannot accurately determine the impact on the community and requires further comprehensive, in-depth studies which should include but not limited to:
  - a) Area Traffic Management Plan to address all 6 diplomatic compounds built as they will require street parking on the very, narrow interior streets of Mechanicsville for meetings and special events. For security reasons, most guests will not be allowed to park within the 6 fenced, secure, diplomatic compounds. The Rationale claims there will be no spill over parking on the streets. If the Concept Plan is accurate then this will be a big development with significant street parking impact on the community;
  - b) the TIA fails to mention that there is no bus service *within* Mechanicsville and will be an employee accessibility issue;

- c) further details needed for the connection between there needs to be further explanation on how Hinchey and Forward Avenues. will be connected when these streets run parallel. Will this be a private, secured lane with gates owned and maintained by the diplomatic compounds or will this land be transferred to the City for public access to ensure it is constructed and maintained to City Standards? It should be noted that the Rationale does not show a lane nor street between Hinchey and Forward but it appears to be a roundabout;
  - d) a full Pedestrian and Cycling Study needs to be undertaken in the warmer months for the complete development;
  - e) the Level of Service on Slidell Avenue needs to be addressed. The TIA does not address the impact that the restricted vehicular access/egress to the SJAMP from Slidell Avenue. This could also have a significant impact for traffic flow through Mechanicsville and on Parkdale from 6 diplomatic compounds;
  - f) TIA - Other Area Developments does not include the number of trips from the Richcraft 29 story residential highrise (172 units) at 163 Parkdale Avenue approved in 2012;
  - g) If the Concept Plan is accurate, the TIA must address all traffic impacts now and not on individual site plan application;
  - h) TIA - Development Design states that each individual developer(s) of the 6 diplomatic compounds will be responsible to build sidewalk in front of each property as no sidewalk exists now. This could leave an unattractive patchwork of sidewalk for years. Also at the Open House, the Applicant was unclear as to whether the lands would be leased or sold to foreign countries. If sold, then those lands become sovereign nation and will the City be able to enforce the construction of sidewalks?
  - i) all posted speed limits in the TIA need to be reviewed as all streets in and around Mechanicsville have been reduced to 40km/h.
4. The community of Mechanicsville needs a Park and Greenspace Analysis to address the withdrawal of this greenspace and how this will meet the Official Plan and the Green Space Master Plan to provide 4 hectares per 1000 people for the rapidly increasing density in Mechanicsville;
  5. A Security Assessment Study to confirm the safety of residents of Mechanicsville and children who play in Laroche Park and employees and guests of a diplomatic precinct at this location;
  6. The Phase 1 and 2 Impact Assessments do not include a Species at Risk study;
  7. The Rationale states the current use of land as dog walking. However, the Rationale failed to include its use by Odawa Friendship Centre for its Head Start program, bird watching and photographers for the historic view of the Ottawa River and Lazy Bay;
  8. The signage posted on the property is inconsistent with the application. The signage and the consultation with the community needs to be undertaken again with a clear, correct application and signage;
  9. The circulation of the application to adjacent neighbors arrived in their mailboxes on December 23rd which was a loss of valuable time to consult with experts over the holiday season. The Mechanicsville Community Association did not receive any notification at all though MCA does receive other planning notifications;



In summary, MCA is opposing this application as submitted due to inconsistencies and requires further studies and the City to repost the signage and notify the community to review and comment.

Should you have questions regarding this letter, please do not hesitate to contact: MechanicsvilleCA@gmail.com or telephone (613) 240-4649.

Sincerely,

A handwritten signature in black ink that reads "Lorrie Marlow".

Lorrie Marlow  
President  
Mechanicsville Community Association

Cc: [Catherine.McKenna@parl.gc.ca](mailto:Catherine.McKenna@parl.gc.ca)  
[marc.garneau@parl.gc.ca](mailto:marc.garneau@parl.gc.ca)  
[jim.watson@ottawa.ca](mailto:jim.watson@ottawa.ca)  
[exec@ncc-ccn.ca](mailto:exec@ncc-ccn.ca)  
[jeff@kitchissippiward.ca](mailto:jeff@kitchissippiward.ca)  
[JHarden-QP@ndp.on.ca](mailto:JHarden-QP@ndp.on.ca)  
[jan.harder@ottawa.ca](mailto:jan.harder@ottawa.ca)