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April 18, 2013

Bliss Edwards
City of Ottawa
Planning and Infrastructure
110 Laurier Avenue West, 4th floor
by email

RE: D07-05-13-0001 Demolition Control Proposal 250-252 Parkdale Avenue

The Hintonburg Community Association is opposed to the demolition of 250-252 Parkdale for the purpose of providing a sales centre for the development proposed by Richcraft at 159, 163 and 167 Parkdale.

Although the vacancy rate for Ottawa as a whole has eased somewhat because of the availability of rental condo units, the vacancy rate for affordable rental units in this neighbourhood is below 2%. (CMHC Rental Market Report Ottawa-Gatineau CMA Fall 2012)

The Hintonburg and Mechanicsville Neighbourhood Plan which is supposed to guide City policy for these neighbourhoods states that:

"Both neighbourhoods are heavily sought after as places where affordable and moderately inexpensive housing can still be found close to downtown."

and

"Stabilizing existing affordable housing, owner-occupied housing, and rental housing is essential. Retaining and properly maintaining the existing affordable housing becomes even more important as the chasm between gentrifying properties and poorly maintained housing widens."

The applicant has other options available for this sales centre, including a smaller centre at the rear of the semi-detached dwelling. The development site on Parkdale is also available and since the existing units on this site will have to be demolished to allow the development to proceed, it is even more important to retain units not slated to be replaced in the short term.

Please inform us of the public meeting where this application will be considered.

Yours sincerely,

Linda Hoad, Co-chair
Zoning Committee