

*Via email*

October 26, 2021

His Worship Mayor Jim Watson  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

Dear Mayor Watson,

**RE: RED PINE PLANTATION HUNT CLUB ROAD**

The Ottawa International Airport Authority (the Authority) has been actively marketing the development of a 10-acre/40,500 square meter parcel of land on Hunt Club Road, commonly referred to as the Pines or Hunt Club Forest (see attached). This land is included in the Authority's lease agreement with Transport Canada and is zoned T1A, which permits a range of employment uses, including vehicle parking.

Recent discussions with existing tenant Otto's BMW included an agreement that was all but signed to expand their leased land by up to approximately 3.5 acres for vehicle parking and storage at the eastern edge of the property. In June of this year, Otto's submitted an application to the City of Ottawa for a zoning by-law amendment to add vehicle storage to the list of permitted uses, despite a lack of clarity between vehicle parking and vehicle storage in the City's zoning regulations.

The City's Planning Department's standard procedure of posting the application has drawn the attention of residents who, despite the private property/no trespassing signage, frequently trespass for personal recreational purposes. This group has recruited others in their effort to stop development in favour of saving this neglected and now potentially dangerous tree plantation. The site was never given the attention required for its intended purpose of providing dimensional lumber and telephone poles. And, the trees were never thinned to enable them to thrive before harvesting. As a result, they are far from structurally ideal. The crowns are co-dependent and essentially collectively hold the plantation up. The height of the trees combined with the site's poor soil condition, resulting from it being a former landfill, put trees at significant risk of falling in the next wind or ice storm. The adjacent Department of National Defence greenspace is a far better option for community recreational purposes. It is a natural forest, much more in keeping with current environmental standards.

Protestor activities have included petitions, demonstrations, letter writing, media and political outreach. My senior management team has met with representatives from two Councillors' offices, and at least one Councillor has publicly declared their opposition to the development. Otto's has put their application on hold as it awaits a resolution or clear path forward.

If the City of Ottawa intends not to approve the application and prefers that this land be retained for community recreational use, we offer the City the opportunity to lease the land until 2077, at the current market rate of \$15/square metre, plus an annual 2% escalator, with market resets every ten years. For year one, rent for the parcel would be approximately \$607,500, subject to final area measurements.

In addition to Otto's, we are in discussion with other third parties that are interested in leasing the remaining property. As such, the Authority's intent should the City not wish to lease the entire property for its recreational purpose, would be to harvest the trees to allow commercial development to proceed.

The Authority's mandate is to manage, operate and develop airport facilities and lands in support of the economic growth of Canada's Capital Region. While the pandemic has had a devastating impact, the airport typically generates more than \$2.2 billion in economic activity annually in Ottawa-Gatineau. We are working hard to return to that level of activity, and our ability to develop land responsibly, complying with all regulations, is critical as a means of keeping our fees as low as possible.

We would be pleased to discuss this opportunity in more detail with your office or the appropriate City of Ottawa representative. We are anxious to move forward and would appreciate receiving a reply by the end of November.

Sincerely,



Mark Laroche  
President & Chief Executive Officer

cc: Serge Arpin, Chief of Staff, City of Ottawa  
Mathieu Gravel, Director, Issues and Outreach, City of Ottawa  
Steve Kanellakos, City Manager, City of Ottawa  
Stephen Willis, General Manager, Planning, Infrastructure and Economic Development,  
City of Ottawa

encl.: Aerial View of YOW Pines Property

Aerial View of YOW Pines Property

