



City File Number: D02-02-21-0040  
D07-12-21-0061

November 19, 2021

**BY EMAIL**

Mark Laroche  
President & Chief Executive Officer  
Ottawa International Airport Authority

Dear Mr. Laroche,

**Re: Red Pine Plantation Hunt Club Road**

We understand Otto's BMW submitted to the City of Ottawa (the City) a Zoning By-Law Amendment application to add "outdoor storage" as an additional land use and a Site Plan Control application to develop a 1.25 ha portion of the property at 400 Hunt Club Road into a vehicle storage yard and parking lot. The development would require tree clearing of part of the red pine plantation which extends to the west along Hunt Club Road beyond the site.

City staff conducted a standard circulation and review of the applications, through which process staff concluded that the requested Zoning By-Law Amendment is inconsistent with the City's Official Plan policies under section 3.10.1 regarding Airport lands. Staff, therefore, concluded that the proposed applications would not be supportable.

Through the application circulation and review process, strong opposition has been received from the general public, nearby community groups and residents, as well as the local Councillors' offices. The common interest from the public is to preserve the red pine plantation, maintain it as an environmental feature, and provide connectivity to the community.

City staff's position on the development applications is purely based on the land use policy compliance; we understand that the red pine plantation is not protected under current City policies; we further understand that because the land is federally owned, it is not legally bound by the City's Tree Protection By-law.

Nevertheless, we wish to emphasize that it is important for the Ottawa International Airport Authority (the Authority) to listen to and consider public opinions and to demonstrate leadership in environment preservation and community engagement. Cutting trees to

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exchange for vehicle storage and parking space will present a negative image of the Authority, damaging the Authority's reputation that thousands of men and women in the Authority had worked very hard to establish.

We further understand that the subject land is designated "Aviation/Non-Aviation Commercial Area' within the YOW 2038 Master Plan, the intent of which is to allow a wide mix of land uses that are both akin to those traditionally associated with airports and to uses typically characteristic of business parks, terminal rail facilities and structures and community-oriented commercial areas (such as offices, light manufacturing, restaurants, research and development, laboratories, personal service establishments, athletic and indoor recreational centres, retail establishments).

We fully respect the Authority's mandate to develop lands responsibly. We would strongly encourage the Authority to pursue alternative development options for the red pine plantation land, should tree clearing is eventually unavoidable, that will meet the City's Official Plan policies as well as the vision under the YOW Master Plan. Offices, light manufacturing, research and development, or laboratories are examples that would fit better under the applicable policies envelope. City staff will be very happy to work with the Authority to explore development options and to facilitate discussions with local communities in order to address public concerns while achieving the common objective of economic growth for both the Authority and the City.

Thank you for the opportunity to share our opinion. Please do not hesitate to reach out to our team should you wish to discuss about alternative development options.

Steve Willis/Vivi Chi

General Manager  
Planning, Infrastructure, and Economic Development Department  
City of Ottawa

cc.

Vivi Chi  
Serge Arpin  
Mathieu Gravel  
Steve Kanellakos  
Don Herweyer  
Lily Xu

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