

Update on the Proposed 2129 Nantes Development

**Prepared by the Committee on the Re-zoning of 2129 Nantes
November 24th, 2011**

Update on Issues:

Habitat for Humanity has come back with a new plan for the property at 2129 Nantes and we would like to provide you with an update on several issues.

Attachment (pdf):

- 1: New site plan.
- 2: Drawing of concept for semi-detached units
- 3: Proposed floor plans
- 4: Potential site plan of higher density units.
- 5: Aerial view of site

Density and Fit:

Q1. Has the density been reduced?

A1. Yes.

Q2. Are there still eleven (11) three-storey townhouses proposed for the property?

A2. No. The new plan now has one bungalow and then three semi-detached units (unit 2/3, unit 4/5, and unit 6/7) that appear like single family homes. The last unit (unit 8/9; planned for much later development when Brianna Way is completed – see Q5) will remain a three-storey townhouse. This makes a total of nine homes. (See Attachment pg 1)

Q3. Why a bungalow?

A3. One of the families, who has already been selected by Habitat for Humanity, has a severely disabled little girl who needs a wheel chair accessible house. The bungalow will be built for them.

Q4. Will the proposed units fit better on the available land?

A4. Yes, since each unit now has clear access to a backyard, there is no need for right-of-ways. Therefore there will be more space between units and larger yards.

Q5. When will Brianna Way be extended and paved?

A5. The City of Ottawa has confirmed this will not happen until the owner of the farmland behind the proposed Habitat project decides to develop this area and then the street extension will be paid for from development charges. This could take 10 years or more – impossible to say.

Q&A Continued

Q6. Could there be a further reduction of the number of units?

A6. No, if the number of units were further reduced the cost of each home would then be out of the reach of the working families who qualify for support by Habitat for Humanity. Once the properties are built, the market value of each unit is independently assessed and it is this amount that determines the cost and therefore the mortgage payments to be paid. Furthermore, the City of Ottawa would like to see a higher density project on this piece of land; not lower density, and therefore will not likely approve any further reductions in density.

Curb Appeal /Elevation:

Q7. Has the elevation been reduced?

A7. Yes, there is now a one-storey bungalow and three two-storey semi-detached units. There is still one three-storey structure but it would not be built until Brianna Way is extended (see Q5). This unit is located furthest from Nantes and behind a semi-detached unit to prevent site lines into the current houses.

Q8. Has the curb appeal been enhanced?

A8. Yes. The design of the units has been changed to better fit with the neighbourhood with more appealing materials such as brick and shingle-look siding. Also, the semi-detached units appear from the street as single family homes with one front entrance and two side-by-side garage doors. The roof has been lowered on one side of each unit to reduce the scale and give the appearance of a 1½ story house. The first house, closest to the corner of Portobello and Nantes, will be a bungalow (see Attachment pg. 2 and Q2).

Q9. Are there fewer driveways on Nantes?

A9. Yes. There are now only four driveways on Nantes instead of seven which should reduce traffic congestion on the street. Each driveway can accommodate two cars like most of the single homes in the neighbourhood.

Q10. What is the timeline for the building of the Habitat for Humanity properties?

A10. If everything goes as planned, Habitat for Humanity will start construction in June 2012 and the bungalow and the first semi-detached dwelling (units 2/3) should be completed by the Fall of 2012. The next two semi-detached units would be planned to be built in Summer 2013. The final two properties on Brianna Way will not be built until Brianna Way is extended and paved (see Q5 above).

Q&A Continued

Q11. Will all of the trees be cleared off the property when construction starts?

A11. No, only the area needed for the immediate construction will be cleared. Trees will be left on the property as long as possible and any trees or important foliage that can be saved will be. Habitat for Humanity is committed to be environmentally conscious and as “green” as possible. Professional landscaping will be done after the homes are built.

Q12. How does Habitat for Humanity ensure the units are maintained in good condition?

A12. Habitat for Humanity will investigate any complaints received regarding property maintenance. They are responsible for the mortgage and therefore have an on-going relationship with the owner until the mortgage is completely paid, be it 15 or 40 years. Habitat families have also been screened and must demonstrate, through 500 hours of volunteer work that they have done, the work ethic to maintain a property.

Q13. What if Habitat for Humanity does not develop this property? What would happen next?

A13. It is impossible to know for sure what would happen. The City of Ottawa would like to see a higher density development on this site; as per the master development plan for this neighbourhood. If the property were sold to a developer they could easily put in higher density stacked condo units with parking (see Attachment pg. 4). It is unlikely that single family dwellings would be built on this property in the future.

Q14. Will another public meeting be held to allow more input from the community?

A14. Yes. A final public meeting is scheduled for Wednesday, December 7th, 2011 from **8:00pm to 9:00pm at l'École des Sentiers.**