

3930 Riverside Drive

Having attended the public meetings and also having heard directly from local residents who contacted us, we wish to offer the following comments on this planning application.

We understand that this is a difficult piece of land to develop, constrained by significant grade and access issues. We would not be displeased to see it remain undeveloped. However, should development proceed, we are very happy to see that the riverfront section zoned EP will be ceded to City and preserved in its natural state. As regards the uses for the remaining land, we have reservations regarding the planned car dealerships at the south end of the property. Risks of contamination from the operations of the service areas so close to the river would be high and difficult to mitigate. In addition, the large impermeable surface parking associated with car dealerships, with attendant high runoff, is also a feature that should not be located so near an Environmental Protection Area and the riverfront immediately adjacent. We would support alternative retail uses that are more locally focussed, walkable and amenable to more landscaping and accessible greenspace than car dealerships.

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