

**“Neighbourhoods Matter”**  
**Federation of Citizens’ Associations (FCA)**  
**Presentation to City of Ottawa**  
**Planning Committee**  
**May 26, 2015**  
**Infill 2 Bylaw**

Presented by:

Sheila Perry, FCA Liaison, Planning and Zoning

# Summary Presentation FCA - City of Ottawa Planning Committee

**Background** – OP participation, Infill 1 (Inner Urban) and now Infill 2 (Outer urban)

**Participation** – FCA membership with 65 participating members in Planning zoning

**Meetings** – began in 2013, until Dec. 2014, need to continue, FCA initiated ongoing discussion with GOHBA Jan, Feb. March, city staff joined us

## **Follow-up Meetings with:**

- John Smit, Manager, Alain Miguelez, Manager and Steve Gauthier, Planner
- Chair, Jan Harder and Vice-Chair, Tim Tierney

**Total Hours of meetings** – well over 1000 hrs. volunteer time, not counting the individual CA efforts - Why you ask? Because we care! We live in neighbourhoods, we invest in our neighbourhood, we are part of building a liveable Ottawa and Neighbourhoods Matter!

**FCA Focus** – Sheila Perry, Liaison for Community Associations, Planning and Zoning

## Purpose:

FCA supports the overall direction of the By-law “to ensure that Infill Developments make a **positive** contribution to the Character and quality of our Neighbourhoods”. Height, massing, rear yard, side-yard setbacks are addressed.

**Reality** – Map of Zoning – massive impacts for R1 to R4 and “intensification” lack of a definition from the Province Planning Act . Yet we must implement it. How? If intensification trumps all, then we risk losing community character.

**FCA Planning Principles 2013** (FCA results of our Official Plan consultation across Ottawa) continue to be standards for us,

- 1. Terminate and put a moratorium on the practice of routine random spot rezoning** which has enraged and harmed neighbourhoods, reduced the credibility of civic leaders and debased the existing Official Plan and Zoning By-Law..
- 2. Install Transport-Oriented Development as a key principle** of Ottawa's Official Plan so as to prepare for a city of live, work & play destinations served by public transit.
- 3. Place the emphasis for designation of Main Streets on established commercial centres and major activity areas** – set measurable redevelopment goals for mixed use at established centres such as Ottawa's major shopping centres and Ottawa's Town Centres.
- 4. Protect Community Character. Plan for Ottawa as a City of Communities and Neighbourhoods.** Community Character is an intangible heritage, subjectively perceived. For that reason, we recommend the installation of this principle in the Official Plan followed by provision of citizen-led processes to identify, define, describe and assess **Community Character** for each of Ottawa's neighbourhoods. Future development in established communities must be required to be compatible with established Community Character. Moreover, compatibility with Community Character must be determined by judgement of informed citizens following a due process.

**5. Conserve, Avoid Sprawl – conserve resources, stabilize residential neighbourhoods.** To achieve this principle Ottawa must take a “complete communities” approach to the growth and management of the City. Every community, in particular its nearest Town Centre and Employment Lands must include essential urban and commercial services and jobs.

**6. Protect Nature and Infrastructure** – guarantee protection of natural and infrastructural systems. The City must arrange itself to ensure the sustainability of the natural systems on which life depends here in Ottawa as elsewhere. The City must use a watersheds management approach, including groundwater management, recognizing that these resources can be bounties if development is designed with nature and expensive disasters if not. The City’s map of Infrastructure indicates large area populations dependent on water wells and local sewage field disposals.

**7. Provide for Town Centres** – set measurable goals and direction for the provision of live, work and play opportunities both in the three Towns outside the Greenbelt and within City Town Centre.

**8. Leave no one behind** – position Ottawa as a place for all, including long-time & new populations, the working poor, elderly & infirmed. Balance Employment and Development – address massive imbalances in employment in particular areas, fostering employment. The Plan must guide development appropriate for all levels of employees with accessible, affordable and nearby housing, and transit

**9. Enhance the Beauty of the City**- cherish and protect heritage and the richness of culture; build on achievements in settlements and technologies. In some ways this principle relates strongly to Principle 4, above, understanding that architectural forms and urban-designs interpreting community character must represent the truth of the City and its beauty. It must direct urban evolution which builds on the City's achievements in successful neighbourhood settlement, buildings, technologies

**10. Be clear and authoritative** – set standards for a culture of consultation, evaluation criteria and updates. The Plan must be authorized as the lead document in a set of authoritative, appeal-able direction, linking the Plan with manuals, directives, standards and other guide documents. During the drafting of the new Official Plan the City of Ottawa did a consultation on Consultation. The working definition of “Consultation” which must be used in the new Official Plan, is that of exchanging cogent information among parties prior to a decision so that the decision is fact-based, sound, and sensitive to the parties served by the decision. Ottawa's Official Plan must contextualize city decision-making, so that it well serves neighbourhoods and communities along with, say, developers and staff.

## **FCA Key Issues on Infill 2 :**

1. **Height** - lack of regulation is open to variances, challenges at Committee of Adjustment and the OMB
2. **Greenspace/Backyards** – Massing and removal of tree canopy in Centretown
3. **Respecting distinct neighbourhood character**  
- ie. Champlain Heights differs from Rockcliffe Park and Older Neighbourhoods next to Heritage
4. **Corner Lots** and right of severance problems emerging on large lots ie. Alta Vista



## Results:

**1. R1 and R2 Height** -Good feedback

**Question:** R3 R4 issues continue. Why is 10 m. height max. not recommended?

**2. Greenspace** – much improved recognition of the importance

**Question:** Does a setback of 1.2 m. really promote adequate greenspace when trees are removed?

**3. Distinct Streetscape/Character of Neighbourhood** is missing – **Question:** Why not apply this as is in Infill 1?

**4. Corner Lots** – issues of severance and massing especially in Alta Vista.

**Question:** Is staff willing to allow further study?

## Recommendations:

1. **Neighbourhood Matters...Character** must be respected. What is the appropriate fit to make complete and respectful infill? Neighbourhood character must be applied to Infill 2 .
2. **Bylaw** must include ground floor as an average of adjacent properties.
3. **R3 and R4 require more attention** ie. Triplex conversion to 4 plex
5. **Corner lot** – further study is needed.
6. **Neighbourhood Planning Matters.** Are the City of Ottawa Planning and Growth Management team and City Councillors willing to organize and work with us Ward by Ward and neighbourhood by neighbourhood to support **Community Based Zoning?** We are ready!

# Changing Neighbourhoods ...Infill



R3 Triplex converted to 4 plex



R3 Triplex converted to 4 plex.  
Streetscape issue.

# Corner Lots...Infill



Corner lot house becomes 6 units as a result of Spot Rezoning



**Streetscape Analysis is important!**

Thank You!