
CHAMPLAIN SPEAKER

December 2006

Vol. 26, No. 2

Early Santa sighting

Sleigh ride set to roll Dec. 22



A sneak peak at the event: A sleigh somewhat like this one, except on wheels, on a day just like this one, except it will be dark, in a setting just like this one, except there may be no snow. The CP annual sleigh ride: always an adventure.

The 12th annual Christmas Sleigh Ride is scheduled for Friday evening, Dec. 22, from **6:15 to 8:00 p.m.**

The sleigh will weave its way through Champlain Park, leaving the fieldhouse at about 6:15.

An effort will be made to visit every single street. There will be stops along the way to pick up people and to decide on the next carol.

Feel free to either come to the fieldhouse at the start or join in along the way.

Song sheets will be provided. A special request has been made for Santa to join us. With any luck, there may even be a little snow.

We should arrive Chez Old St. Nick at about 7 p.m. His temporary home is on Sunnymede Avenue. Just look for the reindeer and blazing lights.

The sleigh and carolling will then continue through the community and back to the fieldhouse for some Christmas cheer and drinks. **Joanne Chianello** has

graciously agreed to arrange for her magic hot chocolate. We are looking for donations of cookies and goodies. Please call **Jim Cocks, at 728-7881**, if you can help.

In the event of extremely poor weather, the backup plan is to meet at the fieldhouse for some indoor festivities.

In the spirit of the season, organizers are also asking for donations to the Ottawa Food Bank. A container will be located at the fieldhouse.

Community Association

Co-chairs: Lynne Bankier (729-0955) and Craig Wells.

Vice-chair: Glenna Patrick

Treasurer: potter (728-4980)

Secretary: Vacant (Lynne filling in)

Planning: Amy Kempster (722-6039)

Membership: Debra Huron (722-8048)

Neighbourhood Watch: Michael Cheng (722-3344), Patrick Mates, (722-4120)

Neil Robertson (729-5439)

Fieldhouse co-ordinator: Laurie Fagan (728-1945)

Rink co-ordinator: Greg Doswell (722-7705)

Adopt-a-Riverbank co-ordinator: Don Monet (728-1750)

Social convenor: Vacant

TEENS AT WORK

Jessica (**babysitting**) 728-8413

Morgan (**yard chores**) 728-6530

Kym (**babysitting**) 729-5439

Paul (**yard chores**) 728-2583

Rory (**yard chores**) 798-0036

Karl (**yard chores**) 728-7589

Nick (**computer help**) 798-7652

Joey (**babysitting**) 728-5792

Geneviève (**babysitting**) 722-0454

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Odds and ends from the AGM

The Champlain Park Community Association had its annual general meeting on Oct. 12.

Highlights from the minutes:

Thanks were extended to outgoing executive members and a welcome to the new executive.

A thank-you and farewell were offered to city councillor **Shawn Little**, who did not run in the November election. Shawn, who attended the meeting, offered a farewell kiss to Lynne Bankier, who has worked with him closely on community issues during his nine years on council.

On the issue of the **mosque parking lot:** The Central Mosque at 251 Northwestern Ave. applied for and was granted 23 commercial spaces on original mosque lands (65 per cent of 35 available spaces). Lynne, Craig and Amy submitted comments to the planning committee and attended the meeting at city hall.

Fieldhouse Update: Changing of locks and possible change of address with new address sign were discussed. The official address is 140 Carleton Avenue, but this causes confusion for delivery people, as the main entrance is on Cowley. Craig Wells to follow up with the city. (The street sign is now up. The number on Cowley, erected near the door, is 149. The locks have now also been changed.)

Membership Update: The traditional door-to-door canvass to sell annual memberships was not conducted this

year, as many volunteers were not available. Instead, membership fees are being collected at advertised Saturday drop-ins at the fieldhouse, from the regular clubs, plus at special events such as the AGM, the October all-candidates meeting and the winter carnival. So far, we have collected less money than from the canvass, so the process of membership collection will be re-examined.

Financial Report: A detailed financial report is available from the treasurer, and was read by Craig at the meeting. The association has more than \$11,000 in a money market fund at this time.

Concerned Community List: Glenna will be the city of Ottawa contact for the association to receive mail relevant to our community.

Social Events: Note that the Halloween Party did not occur this year, due to a lack of a volunteer co-ordinator. Events such as this one and the winter carnival will only proceed if interested residents come forward. Perhaps this would interest those with young children. It is not as much work as it sounds. Guided by some enthusiastic leadership, there is small army of regular volunteers ready to help with these two important events.

Bits and pieces: A request for questions to ask at the all-candidates meeting evolved into a discussion of some general neighbourhood concerns, mostly focused on traffic issues. Some possible solutions were discussed and some volunteers came forward to follow up.

Late news flashes

The Garden Club will hold its first meeting of the New Year on **Tuesday, Jan. 9.** Weaver and gardener Lynn Whittham will do a workshop for members on making a basket from organic material. The small basket is to store garlic. Please **NOTE** there is a \$15 workshop fee for this meeting. Please call **Laurie Fagan, 728-1945**, to register.

The Speaker is looking for a **new editor.**

The benefits are obvious. As chief editorialist, you will sit atop a large media conglomerate, oversee a staff of thousands and be provided with a generous compensation package and a limousine.

Contact **Kelly Egan, 728-1945**, for details on an orderly transition of power.

Changing of the guard in Kitchissippi Ward

Christine Leadman

Here is a biographical sketch of our new ward councillor Christine Leadman. Information provided by her office.

As executive director of the Westboro Business Improvement Area for the past 14 years, Christine has helped shape Westboro Village into one of the most vibrant areas in Ottawa.

Christine's family roots are deep in Kitchissippi, as her husband and two daughters were born in the Grace Hospital, the girls went to public schools in this area, and all still live and work in the neighbourhood.

And while the family homes have migrated from Harmer to Northwestern, her many and diverse achievements in the community are the best chronology to bring forward.

She was involved in bringing community policing to our ward by establishing a district office in Westboro Village.

Christine incorporated new initiatives in the village to stop graffiti. She worked



with those most affected by this vandalism to provide alternatives for youth, and to put people to work creating art with a Mural Program to enhance and beautify the area.

As a member of the Traffic Calming Guidelines Committee she participated in developing the parameters for speed controls, and was successful in having parking restrictions removed from Richmond

Road to slow traffic.

She worked in concert with the Public Advisory Committee (PAC) in having the city institute a moratorium on development applications that exceed the zoning bylaw until the completion of the Community Design Plan (CDP) for the Richmond Road area.

Christine was involved in the work to expand the Churchill Senior's Club.

She is also a supporter of many charities, including the Toy Mountain Campaign and the Elvis Sighting Society Annual Beanfest.

She was also a founding co-producer of WESTFEST, the event that has grown into one of the most successful arts and music festivals in Ottawa.

Ms. Leadman also served on the board of *Newsweek* newspaper over a 10-year span in several capacities, including chair, until its merger with the *Kitchissippi Times*.

Getting in Touch

Telephone: 613-580-2485

Fax: 613-580-2525

Email:

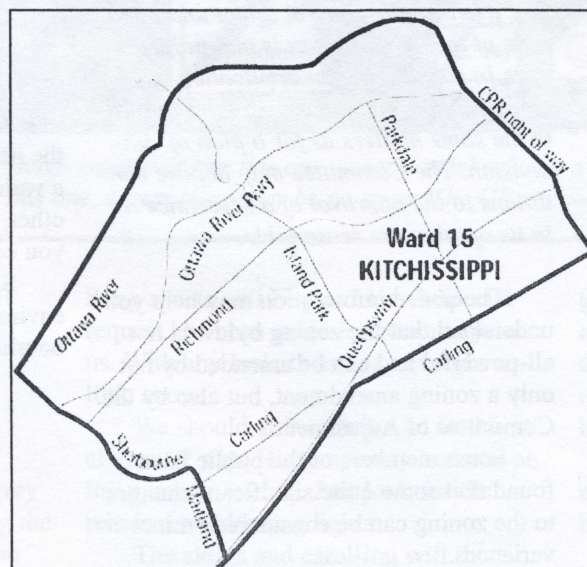
Christine.Leadman@ottawa.ca

Snail mail: 110 Laurier Avenue

West, Ottawa, Ont.

K1P 1J1

Office Staff: Fabrice Cote and
Tamara Fulmes.



X

The Final Tally

Christine Leadman: 5,949

Gary Ludington: 4,571

Vicky Smallman: 3,576

Daniel Narwa: 372

Total votes: 14,468

(27 polls out of 27)

X

Amy's Corner



by Amy Kempster
722-6039

Bell dialing new charge to expand city call area

Following a request from the city of Ottawa, Bell has proposed changes to the area of free dialing so the entire city is included within the one zone.

Currently, some residents of outlying areas, such as parts of West Carleton, are charged long-distance rates to call some other parts of the city.

The proposal includes a temporary charge of 50 cents, applicable for three years, for residential telephones to compensate Bell for the loss of the long-distance revenue.

Committee of Adjustment: A primer

(From the city of Ottawa website)

The Committee of Adjustment is a quasi-judicial tribunal appointed by City Council and is independent and autonomous from the City Administration. It derives its jurisdiction from the Planning Act of Ontario. The Committee's mandate is to:

Hear applications for "Minor Variances," where a requirement of a zoning bylaw cannot be met (under section 45 of the Planning Act);

Hear applications for consent to "sever" a property or for any agreement, mortgage or lease that extends for more

than 21 years (under section 53 of the Planning Act);

Consider applications for permission, which deal with the enlargement or extension of a building or structure that is legally non-conforming, or for a change in non-conforming use;

Review applications for validation of title and power of sale.

As with many other municipal areas, the Committee of Adjustment has gone through a transition. The Committees of Adjustment in each of the former municipalities were merged into a new, citywide Committee of Adjustment effective Jan. 1, 2002, and City Council has appointed the Committee Members, who are residents of the city.

The new 15-member Committee is divided into three, five-member panels with each panel dealing with a different geographical area of the city. There are two panels for urban areas of the city and one panel for the rural areas. The Committee has a centralized administration office.

When considering an application for minor variance from the existing municipal zoning bylaws, or any other bylaw that Council may direct, the Committee must consider the following "four tests" as set out in the Planning Act, namely:

Whether the variance is minor;

Whether the variance is desirable for the appropriate development or use of the land;

Whether the general intent and purpose of the zoning bylaw is maintained;

Whether the general intent and purpose of the Official Plan is maintained.

In considering an application for consent, the Committee must have regard to the same matters as for a plan of subdivision. The Committee may impose conditions to the approval of a severance as in its opinion are reasonable.

The above information may help you understand that the zoning bylaw is not all-powerful and can be amended by not only a zoning amendment, but also by the Committee of Adjustment.

Some members of the public have found that some quite significant changes to the zoning can be considered "minor variances."

A recent example I am aware of is The Metropole highrise, where the variance requested was for a height change of

over six storeys on the grounds that the impact would be less than with the height allowed, because of the design of the building. (My memory may be faulty here and perhaps it was even more of an increase.)

Unfortunately, that example seems to have encouraged others. The recent requested variance of the height limit from 18 to 31 metres for the Bourk site at Roosevelt and Richmond Road is another example, as is the case of 93 Richmond Road where the request for a zoning change from four to eight storeys was changed to a variance from four to seven storeys.

Given these examples, it is very important to check out notices for variances to see what is being requested and whether it fits the area. While there may be arguments for these changes, the question really is should they be done by variances or by bylaw amendments.



Buy local, act global

It is interesting to notice the changes in local shopping choices and to try out the new stores. We are quite blessed with a variety of stores, both food-related and other, and many are worth a visit to help you complete your holiday shopping.

Shopping locally is easier on the environment and helps to make our neighbourhood a more complete one.