



CPCA AGM Planning & Zoning Report

AGM - January 27, 2021


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P&Z Activities

- ▢ Many Zoom meetings
- ▢ Committee of Adjustment Hearings:
 - ▢ 227 Carleton (2 adjournments, 3rd & final Hearing for MV, 1 Consent)
 - ▢ 254 Carleton (MV and Consent)
 - ▢ 171 Cowley (Consent)
- ▢ Planning Ctee:
 - ▢ Mature Neighbourhoods Overlay and Alternative Provisions (Infill 1&2 Review) - MNO & AP (reduced building footprint allows space for greenspace and trees, explicitly ties in with new tree bylaw.)
- ▢ Urban Tree Bylaw Review: Revised Tree Protection Bylaw 2020-340 in effect January 1, 2021
- ▢ Meetings / Communication with City Staff, Councillor: various issues
 - ▢ Most recently, Scott St. bike path and request for protected intersections
- ▢ Quarterly Ward CA Meetings

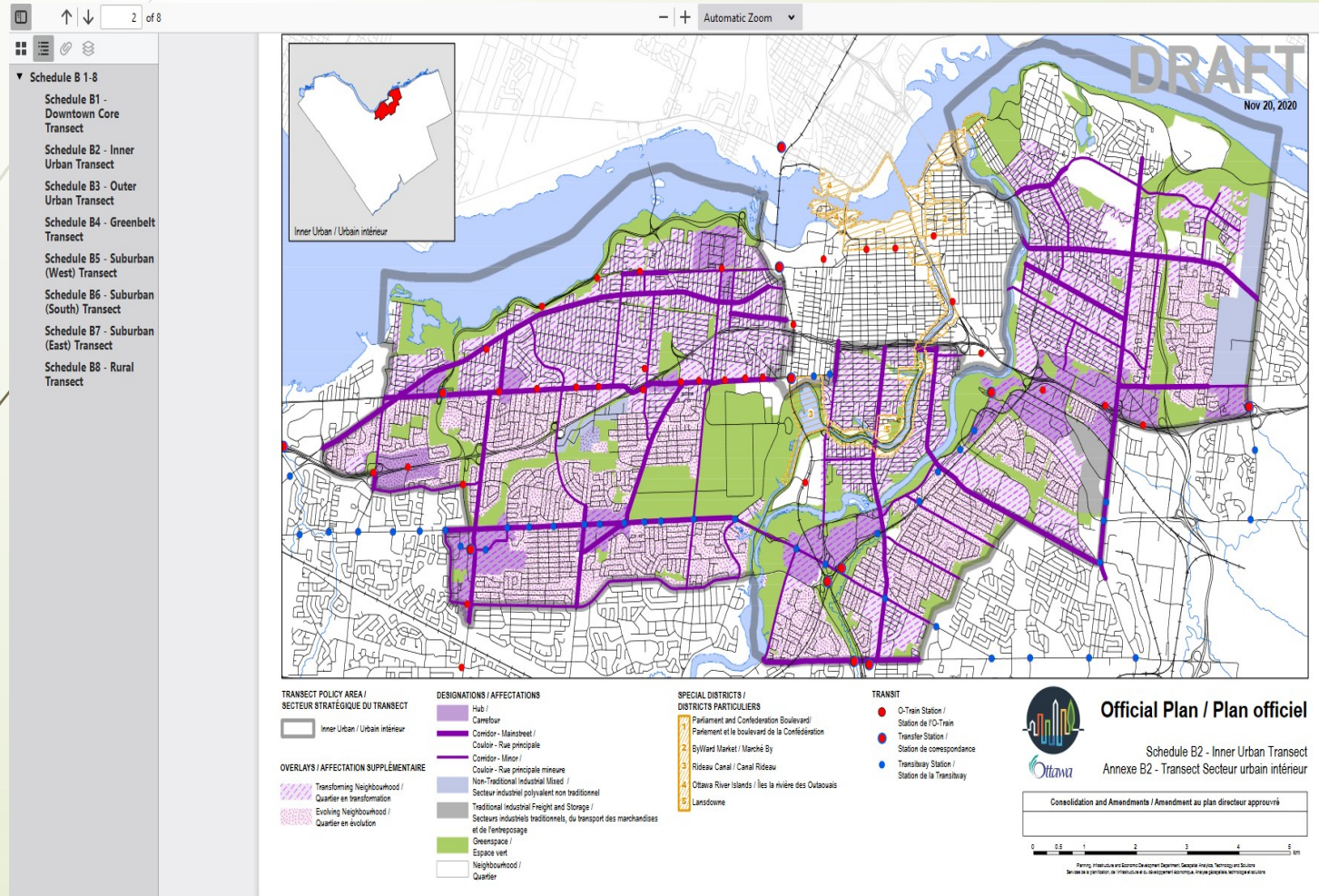


Preliminary Draft Official Plan

What it means for Champlain Park

- <https://engage.ottawa.ca/the-new-official-plan>
- “The City of Ottawa's Official Plan is the vision for the future growth of the city and a policy framework to guide the city's physical development.”
- Main Underlying theme of the Preliminary Draft Official Plan seems to focus on directing future population growth to neighbourhoods along the LRT.
- The proposed OP takes a different approach called Form Based Zoning: focus on design and placement of buildings
 - Current OP, focuses on how buildings are used (land use: residential zones, commercial zones, industrial zones, etc.).
- New “Transect Approach”; Six Transect layers:
 - Downtown Core;
 - Inner Urban (incl. all of Kitchissippi. The DOP directs growth to the Downtown and Inner Urban areas);
 - Outer Urban;
 - Greenbelt;
 - Suburban; and,
 - Rural.
- The current R1 through R5 (Residential) Zone Designations will no longer exist.
 - Champlain Park has historically been divided between R1 (single family) and R2 (semi-detached) Zones.
 - New OP would encourage more units, small apartment buildings in all downtown and inner urban neighbourhoods
 - Some as yet unspecified amount of commercial use will be allowed in neighbourhoods.
 - The new approach will have a major impact on Inner Urban community character and greenspace.

Champlain Park is situated in the Inner Urban Transect, next to a Hub (Tunney's Pasture), north of a designated Minor Corridor (Scott St. east of IPD)



Designation by Context:

- Hubs, Corridors, Neighbourhoods

New OP focus on form and function.

- Form: shape of buildings, open spaces and the public realm.
- Function: role each type of space plays in the city.

Neighbourhoods north of Carling Ave. including Champlain Park are deemed “Transforming Areas” regardless of their current zoning.

“b. The Transforming Overlay is for areas that are expected to undergo significant development to transform into a fully urban form. Developments and redevelopments in the overlay should be in a fully urban form and will establish a new context.”

Urban Overlays

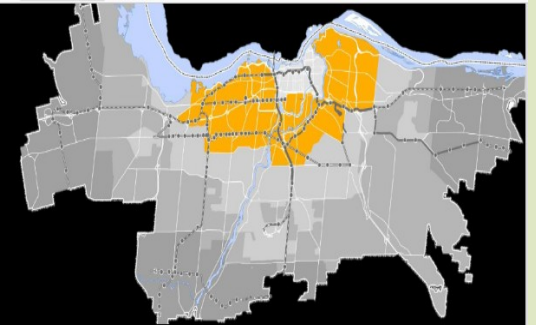
Evolving

- Gentle evolution from suburban to urban
- Hybrid forms permitted
- Urban forms permitted

Transforming

- Quicker change into urban
- Suburban or hybrid forms not permitted

Transect



- 15-minute neighbourhoods where walking is a real option
- Enhanced urban design & placemaking
- Accommodate significant population growth
- Ensure services, amenities and public realm keep up
- 25% of all new jobs in Hubs and Corridors (between Inner & Outer)
- Guide evolution towards more urban forms of development and site layout

Impact: the north end of the City, which has endured the heaviest intensification during the past 10 years, is slated to see significantly more intensification and transform to a completely different built form.

New term for “intensification” is “regeneration”. Champlain Park Suburban built form must “Transform” speedily to Urban

Section 5. Transects

Schedule A divides the City into six concentric policy areas called Transects. Each Transect represents a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (the Downtown Core) to least urban (Rural).

Throughout the Transect policies, references are made to urban and suburban built form and site design. Table 6 provides guidance as to the general characteristics associated with urban and suburban built form, in order to assist with interpreting and applying the policies within this section. The first column of Table 6 highlights the characteristics consistent with ‘urban’ development typically associated with areas of the city built prior to World War II and the widespread use of automobiles. This is the form of development most common in the Downtown Core, and Inner Urban transects, and within village cores of the Rural Transect. The second column outlines the characteristics associated with the ‘classic’ model of suburban built form that is found in parts of the Inner Urban and Suburban transects and is common throughout the Outer Urban transect.

Table 6 – General Characteristics of Urban Built Form & Suburban Built Form and Site Design

URBAN	SUBURBAN
Zero or shallow front yard setbacks	Moderate to deep front yard setbacks
Principal entrances at grade with direct relationship to public realm	Principal entrances oriented to the public realm but set back from the street
Smaller lots, higher lot coverage & floor area	Larger lots, lower lot coverage & floor area ratios
Minimum of two functional storeys	Variety of building forms including single storey
Buildings attached or with minimal functional side yard setbacks	Generous spacing between buildings
Small areas of formal landscape that often includes hard surfacing	Informal and natural landscape that often includes expansive grassed areas
No automobile parking, or limited parking that is concealed from the street	Private automobile parking that may be prominent and visible from the street



127 The Transect Policies provide direction on minimum and maximum height based on context through the type of Transect and designation. Table 7 is provided as an easy reference tool for the reader to quickly determine what minimum and maximum heights could apply. For full details of the heights requirements, refer to the policy reference.

Table 7 – Minimum and Maximum Height Overview Based on Official Plan Policy page 127

Transect	OP Policy Reference	Designation	Height Category and Details
Inner Urban Transect	5.2.3(1)	Hubs (Tunney’s)	Low-rise, mid-rise and high-rise: minimum three storeys and maximum twelve storeys
	5.2.3(2)	Mainstreet Corridors (Scott west of IPD)	Low-rise, mid-rise and high-rise: minimum two storeys and maximum nine
	5.2.4(3)	Minor Corridors (Scott east of IPD)	Low-rise and mid-rise: minimum two storeys and maximum six storeys
	5.2.3(1)	Neighbourhoods (Kitchissippi communities)	Low-rise: minimum two storeys, zoning will permit at least three storeys but no more than four storeys

Minimum density targets

Table 3

Minimum Residential Density and Large Dwelling Requirements			
Transect Area	Designation	Minimum Density Requirement ¹	Minimum Large Dwelling Proportion Requirement
All	Hub	100 to 200 units per hectare depending on Hub	5%
All	Corridor (Mainstreet and Minor)	80 to 160 units per hectare depending on Corridor	Elevator buildings: 5% Non-elevator buildings: 25%
Downtown Core,	Neighbourhood within a 15-minute walk to a Hub or Corridor	80 units per hectare	25% for lots that are approximately 15m or wider
Inner Urban	Neighbourhood within a 15-minute walk to a Hub or Corridor	80 units per hectare	50% for lots that are approximately 15m frontage or wider
Outer Urban	Neighbourhood within a 15-minute walk to a Hub or Corridor	40 units per hectare	50%

¹ Dwelling units per net hectare, excluding public rights-of-way and private road areas that provide the same function

Champlain Park and most other Inner Urban & Downtown neighbourhoods already tic most of the 15-minute neighbourhood boxes. Inner Urban and Downtown communities are asking the Staff why they are not helping to “regenerate” the communities that don’t tic the boxes.



Outcomes

- The Draft OP contains significant policy direction on tree and greenspace preservation, but:
 - With shallow to nil setbacks, greater minimum densities, minimum required lot coverage, there will be no room to retain, let alone plant trees.
 - Our experience with Intensification during the past 14 years has been that trees and infill tend to be mutually exclusive, even when Bylaws and site plans require tree protection.
- If the “Transforming into urban” concept is applied rigorously, we stand to lose more greenspace and trees with each new infill development until we lose it all.
- Inner Urban Transect Neighbourhoods will remain “low rise”, defined as having a minimum of two stories, but no more than four stories. The taller the building, the more it interferes with the canopies of the large trees that the Draft OP says should be preserved.
 - Developers have the right to ask for variances from any Bylaws.
- The most likely outcome in Champlain Park, where developers continue to bid up lot prices into the stratosphere, is that we could become a neighbourhood of very large, very expensive houses, with very little remaining greenspace. This runs counter to what the City believes the new approach will achieve, over time.
- This degree of intensification will overwhelm our sewers and roads.



Some History: What we stand to lose

- ▮ Around 2001, the City imposed an overlay on the urban area that allowed 11 metre heights and 3 metre setbacks everywhere, regardless of existing community character. The overlay spurred the building of massive boxes, close to the street, with no room for gardens and trees.
- ▮ In 2010, City Staff initiated the Infill 1 & 2 Projects to determine how to retain community character and the possibility of greenspace and mature trees.
- ▮ Community Associations from across the Urban Area worked with City Staff for 6 years on this project.
- ▮ We finally achieved reduced building footprints, increased front yard setbacks (Champlain Park regained its former 6 metre front yard setback), increased rear yard setbacks and reduced maximum building heights. There also were significant other protections.
- ▮ The OMB approved the new Mature Neighbourhoods Overlay and Alternative Provisions (a.k.a. Infill 1 & 2). The Infill Review was completed in 2020 and passed last fall. Other communities who had been asking to be covered by the MNO&OP Overlay, were added.
- ▮ Thanks to the concerted effort of City Staff and many residents in Ottawa, leaving room for tree and greenspace retention is a key *Intent* of the MNO&OP. It dovetails with the Revised Urban Tree Conservation Bylaw.
- ▮ Now, we could lose what was so recently blessed by the OMB. This, in spite of fine words in PDOP on becoming more resilient to Climate Change.