

Lazy Bay Commons: Context – Summary of History

NCC applied to amend Official Plan so five embassies could be established at Lazy Bay Commons.

- Mechanicsville and others, including representatives of three levels of government, opposed application
- Ottawa City Council rejected the NCC's application

NCC appealed to the Ontario Land Tribunal (OLT): Hearing scheduled for May 1-5, 2023

- OLT strongly encourages the Parties to resolve issues before formal hearing.
- Professional mediation services are available at a cost; costs typically are shared among the Parties.

Mechanicsville Community Association was approved as a Third Party over the objections of the NCC.

- Legal and Planning advice cost money. They launched a GoFundMe Campaign "Trees Not Embassies":
<https://www.gofundme.com/f/trees-not-embassies-legal-defense-fund>

Lazy Bay Commons is:

- Critically needed community greenspace, in a densely built-up neighbourhood that sorely lacks it.
- Part of the internationally recognised "Important Bird Area"
 - Habitat for Great Horned Owl and other bird species
- South of the Ottawa River bike path and Parkway enroute to and from downtown.
- Extension of NCC woodlands strung along City/NCC boundary on south side of Parkway.

Mechanicsville CA, with support from Community Associations for Environmental Sustainability (CAFES), the Greenspace Alliance (GA), Big Trees of Kitchissippi, Champlain Park CA and others, published an Open Letter detailing history, concerns and alternatives

Councillor Jeff Leiper, MPP [Joel Harden](#) and MP [Yasir Naqvi](#) publicly support this effort.

Lazy Bay Commons: Context – Land for the Riverfront Park



Ottawa South Shore Riverfront Park Plan,
NCC, June 21, 2018, Page 6
<https://ncc-website-2.s3.amazonaws.com/documents/Ottawa-River-South-Shore-Riverfront-Park-Plan.pdf>

Riverfront Park in orange: runs from Lebreton Flats in the east to Mud Lake in the west.

Inset: Lazy Bay Commons is shown as part of the Riverfront Park.

If this land is leased for construction of five three storey embassies and their large parking lots, then the Riverfront Park virtually disappears at this location.

It would be comprised of the Ottawa River Parkway and little else.

Lazy Bay Commons: Context – Land for Riverfront Park



Riverfront Park Plan, page 7

Dark green: NCC Parkland

Light Green: NCC lands (note: there are only 2 non-parkland locations along the entire Riverfront Park: Lazy Bay Commons and Rochester Field, the redevelopment of which remains contentious:

<https://www.cbc.ca/news/canada/ottawa/rochester-field-development-richmond-road-approved-1.4499867>

Rochester Field currently being used as a staging area for the LRT construction.)

Mustard: City of Ottawa Lands

Lazy Bay Commons greenspace provides health and ecosystem benefits:

Reduces level of particulate pollution entering Mechanicsville from the very busy parkway (air quality buffer).

Reduces flow of pollutants into River from adjacent residential streets during rainstorms (stormwater buffer)

Enhances human physical and mental health and preserves habitat for birds and animals.

Lazy Bay Commons: Context - Land for Riverfront Park



Page 116, Lazy Bay Commons

Note 10. Future Diplomatic Mission

“Allocate NCC lands adjacent to the park along Burnside Avenue for potential future diplomatic missions consistent with their Capital function, where direct access from the parkway to the site is prohibited under the NCC parkways policy, and include sufficient visual and security vegetative buffering between the site and parklands.”

Note 11. Future Lebreton Flats development

Lebreton Flats: Better location for an embassy precinct

Lazy Bay Commons recap:

Page 6: shown as part of the Riverside Park (image reproduced in press)

Page 7: labelled NCC lands.

Page 116: allocated for the construction of diplomatic missions

Application to City for rezoning shows 5 missions, all with significant paved parking areas.

Community and political opposition ongoing since at least 2018

Lazy Bay Commons: Context - Land for Riverfront Park

2. Location and Description (page 7, Riverfront Park Plan)

The riverfront park comprises **220 hectares of publicly owned lands** along the southwest shores of the Ottawa River, between LeBreton Flats and Mud Lake. The entire corridor is **under the NCC's stewardship**, and is **part of the National Interest Land Mass (NILM)**.

The park corridor is nine kilometres long, and three sets of rapids can be found along its length: Deschênes Rapids near Mud Lake, Remic Rapids at the Champlain Bridge and Little Chaudières Rapids at the Remic Rapids Lookout. The park also includes the Trans Canada Trail and multi-use pathways along both sides of the parkway.

There are **some pedestrian linkages** from the neighbouring communities to the pathways and parklands along the river's edge.

The park has **historical and cultural significance**, and aims to deliver a "parkway experience" for all park users, through many vistas that can be viewed while travelling along the roadway and pathways.

The **corridor contains natural landscapes and environmental areas** such as Mud Lake and the surrounding Britannia Conservation Area, situated at the western edge of the park. It includes **recreational amenities**, like those found at Westboro Beach, as well as **viewpoints and significant landmarks**, like Kitchissippi Lookout and Remic Rapids. It also includes other **focal points**, such as the historic Prince of Wales Bridge and the Champlain Bridge, as well as **large parks and picnic areas that offer scenic views of the river**.

The NCC designed the parkway following the recommendations of the Gréber Plan, to provide uninterrupted, pleasurable driving in a park-like setting. Commuting motorists and the presence of the City of Ottawa's rapid transit services within the wide four-lane configuration challenge this experience. **The light rail project provides the NCC with the ideal opportunity to address the public's concerns and to plan for and protect this corridor as a meaningful and special place for residents and visitors.**

Today, the Ottawa River is an **important recreational resource and home to valued natural habitats and ecosystems**. It is **significant as a unique landscape feature that shapes the Capital Region**. The Ottawa River provides opportunities to learn about the natural environment and its connection to the urban landscape.

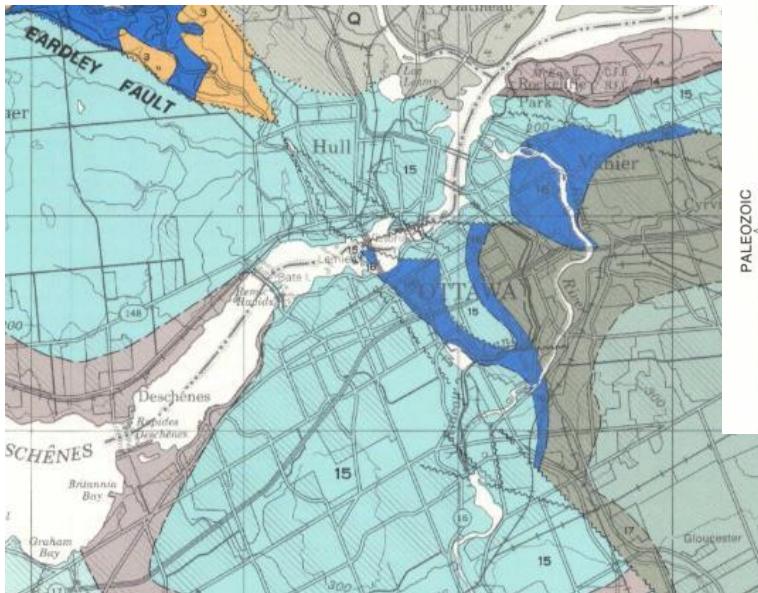
How is removing this greenspace and mature trees consistent with any of the above?

How does it serve Ottawa residents and specifically Mechanicsville residents, who already sorely lack greenspace?

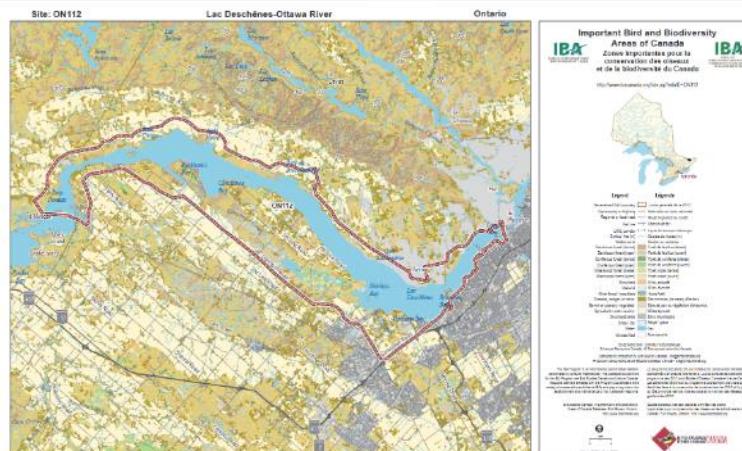
Champlain Park resident comment: "For the record, I find the idea of embassies being constructed on what should be public protected green space, available for all, abhorrent. Particularly now, given the province's stance on 'development' at any cost."

Lazy Bay Commons: Context - Concerns

Geological Survey of Canada Map



Important Bird Area: Lac Deschenes – Ottawa River.
Ottawa, Ontario



18	CARLSBAD FORMATION: grey shale, sandy shale, some dolomitic layers
17	BILLINGS FORMATION: black shale with some brown shale
16	EASTVIEW FORMATION: dark grey almost black limestone
15	OTTAWA FORMATION: limestone with some shaly partings: some sandstone in basal part
14	ST. MARTIN FORMATION: shale, sandstone, impure limestone, dolomite
13	ROCKCLIFFE FORMATION: shale with lenses of sandstone
12	OXFORD FORMATION: dolomite and limestone

Many years ago, NCC backfilled Lazy Bay Commons with contaminated materials.

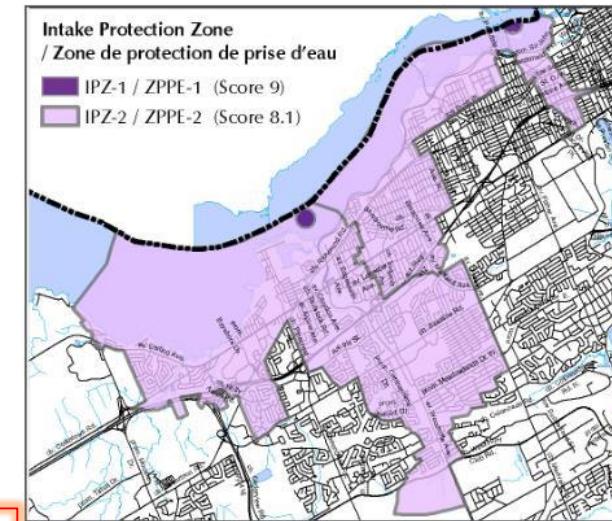
Disturbance will release toxic materials into air and river

Need to sequester contamination by Preserving existing trees and Planting more.

The IBA Program is an international conservation initiative coordinated by BirdLife International. The Canadian co-partners for the IBA Program are Birds Canada and Nature Canada. <https://www.ibacanada.org/site.jsp?siteID=ON112>

This is deemed a “Globally Significant” area. The threat level is already too high. Protecting ecosystems also protects human health. Protecting, Preserving and Enhancing sensitive areas like Lazy Bay Commons is in everyone’s interests.

The Inner Urban Transect overlies Drinking Water Intake Protection Zone IPZ-2 (Score 8.1)



Intake Protection Zone / Zone de protection de prise d'eau

IPZ-1 (Score 9)
IPZ-2 (Score 8.1)

IPZ-2 includes the on and offshore areas where flowing water and any pollution would reach the intake pipe within two hours.

Vulnerability is measured on a 10-point scale and shows how quickly water (and pollutants) move from the surface to the aquifer. A high vulnerability area has a score of 8 or 10

<https://documents.ottawa.ca/sites/documents/files/Drinking%20Water%20Source%20Protection%20in%20Ottawa.pdf>

Ottawa Intake Protection Zones

Impact on Wastewater and Stormwater Control

Everyone lives on a watershed. Problems with water start with the land.

Naturally limited permeability, climate change induced summer and winter extreme rain events that overwhelm storm sewers, volume of large-footprint intensification since 2007, make storm water runoff an ongoing problem for all property owners, their neighbours and Ottawa River water quality.

Lazy Bay Commons: Context - Concerns

<https://bigtreeskitch.wixsite.com/trees/single-post/yasir-naqvi-counters-ncc-s-shenanigans-with-strongly-worded-letter>

<https://www.cbc.ca/news/canada/ottawa/mechanicsville-ncc-embassy-row-1.5908461>

<https://www.cbc.ca/news/canada/ottawa/ncc-appeal-embassies-mechanicsville-zoning-1.6381847>

<https://bigtreeskitch.wixsite.com/trees/single-post/ncc-launches-outrageous-move-to-block-community-association-at-ont-land-tribunal-hearings>



<http://greenspace-alliance.ca/wp-content/uploads/2021/05/Embassy-Row-Announcement-May-16-1.pdf>

Lazy Bay Commons: Context - Concerns

Proposal to plant embassies at Lazy Bay Commons compromises potential to:

- Mitigate climate change effects with greenspace and tree preservation and planting;
- Mitigate the heat island effect and sequester particulate pollution from the parkway:
 - Protects human physical and mental health;
- Reduce the potential for contamination entering the river and protect the community from vehicle emissions:
 - Greenspace is a buffer protecting the river against the effects of overland flooding from a part of the city that already has seriously inadequate greenspace.
 - The Parkway is heavily travelled and very close to Mechanicsville residences;
- Maintain sequestration of on-site contaminants, the result of landfill used many years ago.
 - Construction activities will disperse these into the air and river over a long time period.
- Provide drinking water security for a large proportion of Ottawa's population (proposed proximity to Lemieux Island Water Purification Plant and pipes) and protect the health, safety and security of residents:
 - Significant security issues highlighted in submission to City Council from Champlain Park resident Viv Walsworth, former Chief Architect for the Department of National Defense and the House of Commons

Alternatives that require no destruction of natural habitat or soil remediation:

- Sparks Street, The Byward Market, Tunney's Pasture, Lebreton Flats;
- Downtown, vacant office buildings close to Parliament Hill are ideal locations for embassies.
- Close proximity of above to LRT removes need for extensive parking lots.

Lazy Bay Commons - Proposal

On November 4, 2022, The CPCA Board voted to join with the other key players and Politicians in signing the letter to the High Commission of Bangladesh, due to the resonance between Champlain Park Community goals and this cause.

The Champlain Park Community Association supports Mechanicsville's letter to the Bangladeshi High Commission, asking them to consider alternatives to locating their embassy at Lazy Bay Commons, as described in Mechanicsville's "Open Letter to the Bangladeshi High Commission".

(Detailed information followed and is posted on the Google Drive.)

We can do more to help out in this unique situation.

- D. Buckles and H. Pearl are Moving a request for a one time donation to *Trees Not Embassies*.
- This is compatible with our community's goals of Sustainable Living in a Healthy Urban Environment and Civic Engagement and Action.
- It follows the theme of working to mitigate climate change and promote equity by preserving and enhancing greenspace for all.
- It will be consistent with our previous donations to assorted Enviro projects and the Kitchissippi Winter Trail.
- We will be joining with our Councillor, our MPP and our MP and other organisations in supporting the cause

The Board members are stewards of funds that are collected in the Community for the direct benefit of the residents. Therefore the amount requested cannot be large, however:

We also can strongly endorse and encourage individual donations.