

CHAMPLAIN SPEAKER



<https://champlainpark.org/>



Major zoning changes on way

A denser, less green CP — 1 lot, 16 units? Have your voice heard!

Ottawa's new Draft Zoning Bylaw proposes major changes for development in Champlain Park, going well beyond the provincial legislation that now allows three units to be built on almost every residential lot in Ontario.

Unlike the familiar R1/R2-style zoning we've known for decades, the bylaw proposed for Champlain Park will allow multiple units anywhere.

Our standard lot sizes will also be reduced, as will front and rear-yard setbacks. The CPC is doing its best to spread awareness about these important changes, as well as point to potential impacts on our neighbourhood.

On the issue of setbacks, for instance, greenspace and many more trees will be lost. Overland flooding, already a concern here, will become worse without a tree canopy to control stormwater runoff and insufficient permeable surfaces for absorption.

The changes are many and a little technical so here is a link describing in more detail our proposed zoning: <https://champlainpark.org/2024/07/26/new-zoning-bylaw-applied-to-our-neighbourhood/>

Coun. Jeff Leiper's density calculator shows the maximum number of units that could be built on your lot if the new bylaw passes.

(Editor note: The calculator reported a 50x100 lot with a single house on Daniel Avenue in N2 would be eligible for eight units. Deeper lots on other streets came out to 16 units.)

As of Sept. 11, new uncertainty arose around building height maximums in zones throughout the city now designated as N1 and N2. City staff accepted an industry request to consider the implications of raising the proposed height maximums from 8.5 to 11 metres.

Delegated by the board, our Planning, Zoning and Environmental Policies Committee is asking city staff to amend the draft zoning plan, including:

- * Retain CP's existing "exception" for 6-metre front yard and 4.5-metre corner lot side yard.

- * Review the three sub-zones proposed for CP. In addition to allowable density, zones and subzones

determine height, lot size, front, rear and side-yard dimensions.

- * Retain the 8.5 metre height in the N2 zone.
- * Reclassify the N3C zone (Cowley and Carleton, mostly north of Sunnymede) to N2.
- * Ask to reclassify the N3B zone (Northwestern and defined area south of Sunnymede) to N2.
- * Determine implications of allowing retail and small office buildings inside neighbourhoods.
- * We anticipate lot-by-lot infill proposals will claim our existing infrastructure is "adequate" for multi-unit housing. However, the city's solution to capture stormwater on site will have limited value if not integrated with a "sponge city" approach. Greenspace

and trees also mitigate the heat-island effect, clean the air and generally promote physical and mental health.



City-provided image of unit-mix possible in N2/N3

Limits to changing the course:

* CP neighbourhood goals are constrained by Official Plan (OP) policies and the

subzone provisions in Draft 1 of the proposed bylaw.

* The OP's Inner Urban Transect and Evolving Overlay Policies define what staff think our part of the city should look like (taller buildings, more densely packed, reduced or no setback from the property line, little effective greenspace.)

* OP policies related to the so-called Evolving Overlay apply to the parts of CP within 150 metres of Tunney's Pasture (a hub) and Scott Street (a main-street corridor), labelled N3B.

Heather and Lynne have made presentations to the city addressing the impacts of the new OP and Draft Zoning Bylaw. They are posted at: <https://champlainpark.org/2024/06/14/champlain-park-planning-and-zoning-document-archive-now-online/>

Residents are strongly encouraged to comment on the proposed new zoning bylaw at: <https://engage.ottawa.ca/zoning>. Important changes could soon come to every street in Champlain Park. Please be engaged.

Comments are due by the end of October.

Start thinking of ways to improve our park!

Whether it's picnic or ping pong tables, there are plenty of amenities to help make a neighbourhood park more welcoming to a wider range of people. With that in mind, the CPCAs in the early stages of exploring what – and whether – new items might be added to our park.

Improvements fall into two categories: Replacement of existing park amenities, which are generally paid for by the city; and additional features usually paid at least in part by community funds (e.g. Cash In Lieu of Parkland funds, or through the city's community partnership capital program).

Games Night Oct. 10/ Looking for ping pong table!

A reminder our monthly Games Night will be **Thursday, Oct. 10**. Please check the web for rules, types of games and registration contact.

Speaking of games, does anyone have a ping pong table to donate to the fieldhouse? We're testing interest in starting a ping pong club.

If so, please drop a note to
chparkevents@yahoo.com

Put \$20 to good use/ Membership Drive Reminder

May 1 marked the start of the annual drive for membership in the Champlain Park Community Association.

For years, the drive was conducted with a door-to-door campaign but we've moved to an online sign-up and payment method. The annual cost is \$20 per household.

The fees are the main source of income for the association, so please consider this a reminder to support the work of our non-profit, volunteer organization.

The CPCAs works steadily to make Champlain Park a great place to live, including: Halloween events, the Christmas sleigh ride and winter carnival, rink maintenance, production of the Champlain Speaker, co-ordinating fieldhouse use

A city park official toured our park this summer and confirmed there is no major work scheduled through 2025 as everything looks to be in pretty good shape (although it's always a good idea to report any damage you see to 311).

But adding new amenities to the park through community efforts may be an option. Although we're still in the preliminary stages, we'd like to hear from you. To that end, we'll be sending out a short survey in the next few weeks, so look for it on our website and in your in-boxes. We'll also have limited paper copies available at the CPCAs AGM later this fall.

Halloween Fun Run/ On track Oct. 27

We'll have more details online soon but, for now, mark **Sunday, Oct. 27** on your calendars for the 11th annual edition of the spooky jaunt through the woods. For now, we could use some volunteers. To help with the kids' run, contact

todd.w.shannon@gmail.com

and keeping an eye on city planning and zoning issues that effect every street.

The \$20 fee can be e-transferred to financescpcas@gmail.com. Please include name of each member of your household and street address. Cheques, made out to Champlain Park Community Association, may also be dropped off at 183 Carleton or 251 Keyworth.

For a more complete list of CPCAs activities, consult our website, which also includes a handy QR code to enter/update contact information.

Membership also allows residents to run for CPCAs positions, vote on issues at the annual general meeting and other perks, like renting the fieldhouse.

Naturalist Runtz in full bloom at wildflower talk Oct. 8

Our Garden Club has arranged what promises to be a remarkable slideshow and talk by one of Canada's best-known naturalists.

Mike Runtz is a lecturer (once voted best at Carleton University), brilliant photographer, birder, published author and, among many other talents, a wolf-call howler in Algonquin Park.

How's this for the title of his presentation? **Wildflowers and their sex slaves: the steamy side of pollination**. Even if you've



never thought much about wildflowers, Mike is sure to astound with his insights!

He will be the guest speaker at the club meeting **Tuesday, Oct. 8 at 7 p.m.** at the fieldhouse, 149 Cowley Ave.

Drop-in fee is \$7 for this night but if you join for the season (\$25.00 plus a current Champlain Park Community Association membership) each meeting is only \$2.50.

Check the [Garden Club page](#) on our website for information about other club activities.