

# CHAMPLAIN SPEAKER

## Membership drive underway, runs to June 22

Please welcome your volunteer canvassers when they knock at your door to offer an annual Champlain Park Community Association (CPCA) Membership. The drive will be held from May 26 to June 22.

To keep you informed about community events, they will also be asking you to confirm your phone number and email address.

### WHAT ARE OUR GOALS ?

- To provide needed revenues for community events and offset the cost of CPCA work associated with in-fill development projects
- Increase memberships to 75 per cent of all households in our community.
- Gather sufficient emails to create an electronic communication system

### WHAT DOES IT COST?

\$15.00 per household (cash or cheque.)



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In addition, individual donations will be welcome and will go directly to the Community Action Fund. The Fund was recently created to offset the costs incurred by our CPCA as it addresses the new in-fill development challenges.

### SPECIAL EVENTS

Your contribution to the CPCA Membership Drive helps fund:

- Winter carnival
- Halloween party
- Christmas sleigh ride for kids
- Website, Speaker costs

### OTHER BENEFITS

Your purchase of a CPCA membership card also provides:

- Discounts on fieldhouse rentals
- Special invitations to candidate meetings, Annual General Meeting (AGM)
- Voting rights at AGM on issues that impact you and your neighbourhood
- Discounts at local businesses (details TBD)
- Special draw – will award prizes to three households that have renewed their memberships

As you can see, membership has its privileges!

## Garage Sale June 2: Use it and lose it



There is too much stuff in the world and, somehow, it all ends up at your house. We know the feeling.

To the rescue is the annual community garage sale, scheduled for Saturday, June 2. Start time is about 8 a.m., but treasure hunters have been known to arrive earlier. We anticipate that residents on Island Park will take part as well.

Should it be pouring rain, the sale is moved to Sunday, June 3. Think about donating a portion of your proceeds to the charity of your choice.

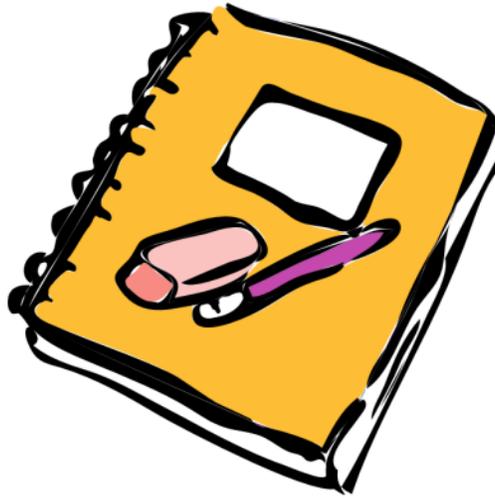
# Infill news: What we can and can't change

The City of Ottawa is promoting intensification to concentrate growth more centrally and that has led to new proposals for semi-detached development in our community. When evaluating proposals that require minor variances, the Development Committee has to reference the official planning documents and principles to assess compatibility. This is not a layman's judgment of "what looks good" but a very structured evaluation based on some detailed and complex documents and also an understanding of how the Committee of Adjustment (and sometimes the OMB) responds to such proposals.

## **188 Carleton**

I have reviewed the proposal with other community volunteers knowledgeable and experienced in development matters. Using the planning principles and guidelines as a reference, this proposal meets all of the criterion we use to assess "compatible development". In addition to the official guidelines, they have met some of our neighbourhood preferences. They have an in-ground basement, making this a true two-storey home with peaked roofs. They also extended their front set-back at our request to almost six metres, which allows for a deeper front yard and a longer driveway to accommodate a vehicle without risk of overhang. There is an at-grade patio in the rear, which mitigates against "privacy and overlook".

The proposal also meets the new infill housing zoning regulations, passed on May 9, that were designed to improve the compatibility of infill in mature neighbourhoods. The



community association cannot comment specifically on "style" or "finishing materials" when assessing compatibility.

Given the above, I am recommending to the CPCA executive that the association supports this proposal.

Since there are no outstanding planning issues, and the new owners have given permission to post their drawings on the website and have delivered packages with drawings and contact information to all homes within the 60-metre notification circle, I am not planning a meeting for presentation of this proposal. Please check out the website and contact Emily and Jon if you have construction-related questions.

On June 20, the application for minor variances on lot width and area only will be heard by the Committee of Adjustment. These variances are required for semi-detached development on 50-foot wide lots on Carleton Avenue whereas 60 feet is required by the zoning bylaw. No other variances have been requested.

## **204 Northwestern**

Consultation is underway with the architect, owner and affected neighbours. A May 22 meeting notice was delivered to these neighbours and advertised on the list serv and website. The request is for variances on lot width only as Northwestern has deep lots and therefore no lot area variances are required. The hearing is June 6.

If you want to receive general development updates, please sign up to the list-serv following the directions on the website ([champlainpark.org](http://champlainpark.org)). If you don't sign up, you may miss important information and updates, as these will not be delivered to your door between Speaker editions.

Lynne Bankier  
Co-Chair

Champlain Park Community  
Association

[lynne\\_bankier@sympatico.ca](mailto:lynne_bankier@sympatico.ca)  
613-729-0955

## **The Web never sleeps**

This is the last mini-Speaker until the fall. Please continue to consult our new website, [champlainpark.org](http://champlainpark.org), for the latest news on development and environment issues. We hope this will be habit-forming.

We also intend to post the most current information on fall fieldhouse programs as September approaches.

The communications committee also hopes the compilation of emails from the membership drive will give us a ready method to distribute information in a timely way.

A good summer to all!