
CHAMPLAIN SPEAKER



May–June 2008

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Community garage sale

In conjunction with the Island Park Community Association, Champlain Park will hold its annual community garage sale on

Saturday June 7, from 8 a.m. – noon

In case of rain, the garage sale will move to Sunday, June 8.

Please note: This year, the City of Ottawa has scheduled its spring "Give Away weekend" for June 7 and 8. You may set items at your curb, marked with a sign that says FREE. Community groups or individuals will pick them up at the curb, also FREE of charge. For more details, visit www.ottawa.ca/recycle.

Be alert for thieves

On the Victoria Day long weekend, a man wearing a black toque and riding a bicycle tried to break into a house on Daniel Ave. while the house was vacant. It was 5 p.m. and a neighbour scared the would-be thief away. In the days before this, homes on Carleton, Clearview and Premier Avenues were broken into. Two were ransacked as well as robbed.

'Tis the season to protect your home and to be vigilant about reporting people you think might be "cruising" down the street in search of homes that are temporarily vacant. Sign up for the **Neighbourhood Watch** e-mail alert at cpnw@sympatico.ca. To report a crime in progress, call 911. Call 230-6211 to report other emergencies.

Membership Drive

The Champlain Park Community Association membership drive will be held starting the second week of June and ending on June 30.

Membership per household is \$7 for seniors and \$10 for others.

Last year, over 70 per cent of our community joined the association. We hope to increase our representation this year. When we go before City Council and City officials, the fact that we have such a high membership adds extra weight to our views and formal presentations.

Please support the efforts of more than 20 volunteers and your association by buying a membership.

–Craig Wells

Champlain Park Community Association

Co-chairs: Lynne Bankier (729-0955)
and Craig Wells (725-5488)

Vice-chair: Heather Pearl
(725-1422)

Treasurer: potter (728-4980)

Secretary: Karen Maser (722-6700)

Ex-officio Past President:

Jonathan Chaplan (728-7670)

Membership: Craig Wells (temporary)

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

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

Neighbourhood Watch: Michael
Cheng (722-3344), Patrick Mates,
(722-4120), Neil Robertson
(729-5439)

Spring clean-up coordinator (vacant)

Social convenor: Vacant

Planning:

Amy Kempster (722-6039)

CHAMPLAIN SPEAKER your community newsletter

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Nancy Leigh-Smith, Benjamin
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basis with the generous support
of the Ottawa Citizen.

With a little help from a lot of friends, spring cleanup was a big success

The Spring Cleanup on May 10 was a big success. Thank you to the LOEB store on Carleton at Wellington for donating coffee and donuts. Many thanks to Ottawa Fastener Supply in Bells Corners for donating 30 pairs of gloves and a huge roll of green garbage bags.

Our federal Member of Parliament, Paul Dewar, dropped by on his bicycle to say hello during the cleanup. He was on a tour of three or four communities having cleanup days, and he was doing it the ecologically-friendly way.

The good folks who helped with this year's cleanup were:

Steve Cumbaa, Claudette and Sacha Liardon, Robert Rehel, Karen Maser, Craig Wells, Maija

Adamsons, Alexi Campbell, Kelly and Will Egan, Lillian, Madeleine and Desmond Thomas, Alex Hay, Heather and Scott DeVouge, Connie Moase, and Brad, Josie, and Lucy Brooks.

—by Debra Huron

Wading pool at Champlain Park

The wading pool will be open six days a week this summer. This year, the day that it will **not be open** is Tuesday.

In July, on weekdays it will be open from 10 a.m. until 7:00 p.m. (6:00 p.m. closing on weekends).

During August, it will be open 10 a.m. to 6:00 p.m. weekdays and weekends. —Laurie Fagan

Yoga, anyone?

Thursday morning yoga continues in the fieldhouse until June 17. Sunrise yoga—from 6:30 to 7:30 a.m.—will run Tuesdays and Thursdays throughout July.

For more information or to register, call Joanne at 613-792-3611.

Running, anyone?

I'm looking for running partner or running group from the neighbourhood that would be interested in running several times a week. Please contact Jennifer at jenneate@yahoo.ca.

TEENS available for babysitting

Emma J.	728-6681
Alexandra	722-7482
Berlin	722-2248
Ben	729-1218
Leigh	715-9473
Emma I.	728-1063
Anastasia	728-9014
Fiona	761-9262
Emma M.	728-4642
Elisabeth (bilingual)	722-0454

Report on ball diamond/soccer meeting

The April 29 meeting was chaired by Councillor Christine Leadman who brought two City of Ottawa Parks and Recreation staff to address background to the proposal (City policies and studies) and also the booking schedule for the field and baseball diamond. An official from the Ottawa Internationals Soccer Club attended the meeting and described both the soccer program the Club offers and its proposal to remove the ball diamond and replace it with a soccer field, submitted to the City under a cost-sharing program. City staff clarified that soccer has been booked four evenings a week at Champlain Park for several years during July and August. This year, it will be booked four nights a week for six additional weeks in May and June. A variety of opinions were expressed by Champlain Park residents regarding the field's booking schedules and the proposal to convert the ball diamond into a soccer field.

Councillor Leadman's office will collect feedback from this meeting and from e-mail comments. Everyone who signed the meeting attendance sheet or who offers feedback by other means will be put on an e-mail list to receive updates. Councillor Leadman's office will also publish an article in a future edition of the Speaker. Contact Ms. Leadman's assistant, Marissa Aitken, at 613-580-2485 or Kitchissippi@ottawa.ca.

—by Lynne Bankier

268 Keyworth: final word

Last November the City of Ottawa's Committee of Adjustment (COA) approved applications to sever 268 Keyworth Ave. into two separate lots. This approval "creates two new parcels of land, both of which are not in conformity with the requirements of the zoning by-law." (Decision, COA, Ottawa.) The COA also approved creation of a driveway easement from Premier Ave. to the rear yard of 268 Keyworth Ave., to give access to parking for the existing house.

The two new lots will be 24 and 12 per cent smaller than the minimum required under the by-law. Frontages will be 38 and 25 per cent narrower. Yet in the R1 side of Champlain Park, all but five "grandfathered" lots exceed the by-law's minimum size requirement. These meet the frontage requirements. Six other lots have narrower than minimum frontages, but exceed the area required. There are no driveway easements.

The Champlain Park Community Association (CPCA) judged this to be both precedent-setting and akin to a "spot rezoning." A professional planner, hired by the CPCA to advise if there were grounds to appeal the COA decision to the Ontario Municipal Board (OMB), wrote, "In my professional opinion, the applications as granted do not constitute good planning and therefore the appeal should be upheld and the decisions dismissed."

Jim Cocks (a CPCA past president) volunteered to present the case to the OMB and Heather Pearl volunteered to take minutes. Craig Wells, CPCA co-

chair, and three residents who live near 268 Keyworth prepared brief statements on the direct impact of the proposed redevelopment. Community members hired the planner again, to ensure that everything necessary was being done and to act as an expert witness at the hearing.

The aim of the CPCA team was to find a solution that would create the additional private dwelling space desired by the developers, without setting a precedent or requiring substantial variances. The solution would also attempt to minimize the impact on the mature trees on the south side of the property. One possibility would have been to incorporate the two private dwellings within one larger structure by including a "granny flat."

At the OMB Hearing on April 29th, the OMB Chair's numerous and unanticipated procedural rulings seriously compromised the CPCA's ability to present its case. As a result, we negotiated a settlement. It will provide substantial protection for the only mature tree that had a chance of surviving, and for the mature tree in the backyard at 269 Daniel. Once the remaining lot at 268 Keyworth is redeveloped, the driveway off Premier must be removed. The space cannot be used for parking. The setback on Keyworth is increased from 3 to 4.48 metres, which is closer to the six metre setback of other homes on Keyworth and Daniel Avenues.

—by Heather Pearl

Amy's Corner



by **Amy Kempster**
613-722-6039

Developments on-line: This week, the City opened a service that will let citizens access most documents related to a development in their neighbourhood. Included are Official Plan Amendments; Zoning By-law Amendments; Plans of Subdivision; Site Plan Control Applications; Cash-in-lieu of Parking applications; Lifting of Holding Provisions; and Demolition Control. At present, applications for variances and/or severances are not included. The applications are available at ottawa.ca/devapps. It is easy to search by ward. Checking the system, I found that projects already approved for our ward are not included; only those that commenced recently are available.

Transit Plans and Meeting: Our councillor, Christine Leadman has come up with an alternative to Option 4, which the City staff is recommending. Personally, I have not paid enough attention to this debate and I am disturbed by the fact that both Option 4 and Christine's plan show light rail along the Ottawa River Parkway between Dominion Station and Pinecrest Station. Earlier in the discussion, the head of Planning at the City was quoted as suggesting that the NCC would need to develop some lands along the Parkway if that route was chosen. That would not add to Ottawa's livability or beauty.

Since passengers can be drawn from only one side, using rail instead of buses along an existing route seems unlikely to increase transit use. My vote would be to take more time and really examine other west end routes. If you disagree, please submit your arguments to me and I will include them in my next column.

Official Plan-Intensification: The current Review of the Official Plan has reached a stage where there are more specific proposals on the table. Given that there will not be significant changes to the urban boundary, the focus on intensification is being strengthened

and actual density targets will be set. The City has arranged for a Forum on Intensification to assist in considerations of this topic. The Forum is noted below:

Intensification Discussion with Dimitri Roussopoulos, founder and CEO of Urban Ecology. *How do we reconcile community aspirations for intensification with the principles of the Official Plan?* Hosted by Councillor Clive Doucet. May 27, 2008; 7 to 9 p.m. Council Chambers – City Hall, 110 Laurier Ave. West. Also planned are two panel discussions:

The Economics of Intensification

May 29, 2008 from 7:00 to 9:00 p.m.

Intensification That Fits: Supporting Intensification Through Good Design and Collaboration

June 3, 2008 from 7:00 to 9:00 p.m.

Ben Franklin Place – Former Council Chambers, 101 CentrepoinTE Drive.

Official Plan—other changes: The proposed changes to the Official Plan stemming from the five year review are expressed by strategic directions in four key areas: Managing Growth; Providing Infrastructure; Maintaining Environmental Integrity; and Creating Liveable Communities. These and other information on the proposed changes are available in OP Document 1 Official Plan Review-Preliminary Proposals, available on the City's website.

Some key strategies:

A: Growth—Direct growth “to the urban area where services already exist or where they can be provided efficiently;” rural development to be “directed to Villages to enhance their vitality, with provisions for Village expansion where it is economically feasible and environmentally sound;” direct urban growth “to areas where it can be accommodated in compact and mixed-use development, and served with quality transit, walking and cycling facilities.”

B: Environment—“Provincially and locally significant wetlands and forests will be conserved;” “Green spaces will be valued and protected for their environmental, cultural/heritage, recreational, educational and aesthetic qualities.”

I have quoted a few of the strategies which seem to promise much but which will, in my view, need a Council more committed to the Official Plan than the current one and an Ontario Municipal Board less committed to developers' rights, to be achieved. (Currently we have no tree cutting or soil disturbing by-law to prevent bulldozing of identified and designated natural areas. As well, we have instances of agreement by staff and Council for spot rezoning in contradiction to Community Design Plans, etc.)
