

## CPCA Planning and Zoning Committee, Brief Summary of Activities:

- **Main issues FY 2018/2019**

### City-led new Official Plan and Community-led People's Official Plan:

Champlain Park participates in these consultations and presents at Ottawa's Planning Committee on behalf of CPCA and often on behalf of the Federation of Citizens Associations (FCA).

- **New Official Plan:** Ottawa is building a new OP to replace the one that was pulled together at the time of amalgamation and has been added to ever since. The City identified and has been consulting on "5 Big Moves" on which the new policies will be based. These are: Growth Management; Mobility; Urban and Community Design; Climate, Energy and Public Health; and, Economic Development. ETA in 2020.
- **The "People's Official Plan":** Grass roots organisations from across Ottawa are meeting to determine strategic directions for Ottawa's new Official Plan and continue working to ensure that the new Official Plan responds appropriately to these strategic directions as Staff develop it.

"Ghost Hotels": City-wide problem. Anonymous, unreachable operators purchase or rent apartments and homes in residential areas, then use Airbnb and other short term rental platforms to turn them into weekend rentals. This is big business. Commercial operations in residential areas are NOT legal under the Bylaws. *Owner-occupied B&B's are explicitly permitted under the zoning Bylaws.* These are not an issue. Usually, Ghost Hotel "contact" name provided on the platform is an Avatar. The model invites abuse. Deaths have occurred. Common problems are property damage, noise, traffic, garbage and abuse of neighbours.

Champlain Park was a key player in bringing the issue forward to the Mayor's Office, and continuing to participate as the City hired a firm to analyse the implications and consult with communities and operators city-wide. The firm has released their report for public consultation. We can support most of the recommendations. It will be heard by Planning Ctee in November.

CPCA P&Z will be presenting to Planning Ctee when the report comes forward in November.

### Formal Presentations to Planning Ctee, 2019

- 180 Island Park Drive, Thai Embassy: Planning arguments against spot-rezoning it from residential R1P to commercial and building an office building. Combined effort with other communities was successful.
- CPCA Comments on the City's "Five Big Moves" (Climate Change: The Lens for the Five Big Moves)

### Infill Bylaw Review

CPCA was a key contributor in the years-long development of Ottawa's Infill 1&2 Bylaws (The Mature Neighbourhoods Overlay and Alternative Provisions). The City committed to reviewing the Bylaws regarding "technical issues". CPCA is monitoring the results of the review and will comment when they are presented to Planning Ctee.

Development Applications and related Bylaw concerns: CPCA and other communities

Champlain Park Development Applications (note: P&Z tells developers to keep neighbours informed at all stages in the process, from Application to end of construction):

- 173 Northwestern: Developer's Architect consulted with CPCA P&Z early and informed neighbours. P&Z supported Application at the CofA. No activity has yet occurred at the site.
- 171 Cowley: Developer's Agent consulted CPCA P&Z and informed neighbours. We negotiated changes and supported the Application at the CofA. No activity has yet occurred at the site.
- 227 Carleton: Twice adjourned sine die by CofA. Applicant twice has applied for major MV under no-longer-in-effect bylaw provisions. On both occasions, CPCA-P&Z contacted the owners directly, pointed out the errors in the Applications and attempted to consult, including explaining what the correct bylaw provisions are, to no avail. We have yet to hear back on our most recent offer to discuss the project.
  - CPCA P&Z and abutting and nearby neighbours in new semi-detached and older homes oppose the request for *significant* MV from the Mature Neighbourhoods Overlay and Alternative Provisions zoning bylaws. No one is concerned about the MV requests to build a double on a 50 foot wide lot.

Related Bylaw Concerns - Illegal parking pad and illegal use of Northwestern median:

- 260 Carleton case finally resolved in Nov. 2018. Illegal parking pad no longer usable. Charges for Bylaw violations are laid under the Planning Act. It takes time for them to be heard.
- Northwestern median has been repeatedly, illegally, used by builders as a parking lot and equipment staging area. Trees, whether newly planted or established, don't stand a chance of surviving. P&Z and the Environment Ctee are working with the Councillor's office and various City departments to stop this from happening in future.

Other communities:

- CPCA P&Z often is asked to provide information and support to residents living in other communities. This entails researching issues, communicating by email and usually includes meeting with affected groups.
- Share information and participate in regular discussions with Kitchissippi community associations. Kudos to Roland Dorsay for establishing and chairing this forum.

CPCA P&Z Ctee:

- Provides our *Builder Code of Conduct* to builders in this community as well as two Guides published by the City for builders. We supply the Guides to reinforce messages regarding developer responsibilities and in case builders missed reading them the first time.
  - Other communities are now adapting the CPCA *Builder Code of Conduct* for their community's specific use.
- Worked without success to prevent loss of the Local Planning Appeals Support Centre (LPASC), established by Yasir Naqvi, our former MPP.
  - The LPASC was an effective, very low-cost program designed to close the knowledge gap and help level the playing field between developers and communities. Communities across Ontario protested its demise.

- Collaborates extensively with CPCA Environment Ctee on urban tree and parkland issues. Development and Environmental issues cannot be seen as separate. The Mature Neighbourhoods Overlay and Alternative Provisions in effect in Champlain Park and other inner urban communities were developed with the intent to leave space for trees, permeable surfaces, light penetration and airflow. *Viable, healthy communities require greenspace and trees.*
- Participates in NCC consultations on the SJAM linear park.

#### Traffic Calming in Champlain Park

CPCA P&Z analysed and discussed potential traffic calming measures with Councillor's office and City Staff. It appears that there are two solitudes at the City: one that deals with neighbourhood traffic issues (very limited budget) and the other with Main Street and Arterial issues. Most of our problems originate outside the community: cut through traffic to and from IPD; and, oblivious school-focussed parents trying to save 10 seconds on their drop-off and pick-up times.

Kudos to Roland Dorsay who has been working for years to make the City recognise that we are victims of Scott St and IPD cut-through traffic and provide options for mitigation.

Kudos to Tom Pastorek of Carleton Ave. who worked successfully with the Councillor's office, the City and neighbours to have the speed limit on Carleton Ave. reduced to 30 km/h. On October 16, Tom reported the following:

- I engaged Jeff Leiper's office in the spring to discuss traffic calming options. Tom Pechloff was the main contact on traffic matters. It became clear quickly the only viable immediate option was the speed limit reduction petition. Jeff supports 30km/h on all residential streets.
- I requested the petition in June and received it first week of July from Robert Charbonneau at Traffic Services for the City of Ottawa.
- I worked with my wife and neighbors to canvas the neighborhood over a span of 2mos. We received almost unanimous support. Tremendous amount of interest (and concern) regarding the traffic problem and in pursuing traffic calming initiatives on the street and the neighborhood.

30 km/h on all of our streets would be beneficial to the community, in concert with other viable options.

Sometimes traffic calming measures can be combined with previously scheduled public works.

- Unfortunately, we do not often know when these works will occur, as was the case with the sidewalk construction on Patricia.
- This time, however, we were pleasantly surprised when the City incorporated our suggestion made last May, to "square the circle" at the corner of Amanda and Patricia, into their scheduled sidewalk rehabilitation project on Patricia.
- Vehicles that regularly sped around this corner from both directions, on the wrong side of the road now have to slow down. The former configuration put pedestrians and cyclists at major risk.