

Carleton Heights & Area Residents' Association

c/o Carleton Heights Community Centre
1665 Apeldoorn Ave, Ottawa, ON K2C 1V6



March 10, 2022

Craig Hamilton
Planner II, City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
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Re: Zoning By-law Amendment Application # D02-02-22-0111 at 222 Baseline Road, available at <https://devapps.ottawa.ca/en/applications/D02-02-22-0111/details>

Dear Craig Hamilton and applicants,

Our association supports intensification as a key tool for the City to respond to new challenges and opportunities. At the same time, the City of Ottawa needs to safeguard the health and safety of Ottawa residents with new development in our neighbourhoods.

The Carleton Heights and Area Residents Association (CHARA) is a volunteer-run community association. We work with fellow residents to build and maintain a safe and healthy community. Our neighbourhoods are bordered north by the Experimental Farm at Baseline Road, east by the Rideau Canal and Rideau River, south near Prince of Wales Drive and west, just past Fisher Avenue. The location of the Zoning By-law Amendment Application # D02-02-22-01119 at 222 Baseline Road rests within the boundaries of our association.

Local context

Predominantly developed in the 1950s, our community has rural arterial roads, narrow streets (e.g., 25-28ft wide), no areas for permanent on-street parking and no sidewalks. Many of the bus routes that used to serve the community no longer run. Among the bus routes that remain, buses run less frequently and unreliably. Water, sewers, stormwater, and collection systems are ageing, having remained largely the same from the original development. Large streams buried during development flow underneath residents' homes, and standing water is commonplace. With a high water table in the community, poorly maintained drainage ditches, culverts and catch basins barely manage peak water flows for low-density development during spring thaw or heavy rainfall events.

CHARA cannot support the Zoning Bylaw Amendment nor the development plans at 222 Baseline Road.

We cannot support intensification that will continue to imperil the health and safety of our residents, decrease the affordability and accessibility of our neighbourhoods, and put further stress on our area's infrastructure.

The application introduces an inadequate number of parking spaces; new health, safety, and affordability risks by ignoring insufficient transit services levels; intolerable stress on the ageing and limited capacities of local water, sewer, and stormwater infrastructure- particularly at this hard-working corner; no attempt to integrate with the surrounding mature neighbourhood; an application that pre-empts the Comprehensive Zoning By-law Review and pre-empts the development of a Baseline Secondary Plan for this area.

Please consider the following points for our ongoing discussion:

- Transit service levels for our area have decreased significantly in recent history, and higher frequency routes only function in conjunction with an operable Light Rail Transit (LRT) system. Since there are no funded transit projects forecasted for completion within the next ten years (e.g., Baseline Rapid Transit Corridor), there is no indication that service levels will meet the needs of this development without adding adequate parking.
- Over many years, transit service levels to our area have significantly decreased and have impacted all residents—particularly low-income and younger community members. Public transportation needs to align with the aspirations of the NOP for the application to proceed. The assumptions of the application for housing affordability, reduced reliance on private vehicles, and 15-minute neighbourhoods that are walkable and accessible depend on reliable public transit.
- Recent infill has put the health and safety of our residents at risk and overburdened our community's ageing and fragile infrastructure. With no clear plans to address pre-existing infrastructure deficiencies, this development lacks comprehensive evidence to support the intensification in our community. Instead, the haphazard approach exacerbates existing deficiencies, undermines affordability, and assumes that the best time to upgrade water, sewer, stormwater systems, roads and transit services is when they fail.
- Recent changes in precipitation trends and cycles coupled with climate model projections of future precipitation require more of our infrastructure and the City of Ottawa planners. This approach to this development should not be acceptable to Committee Members, and it certainly is not sufficient for the health and safety of our residents. The site requires independent third-party comprehensive engineering reports, environmental assessments and reliable, valid data that recognizes past evidence and local experiences with updated reports for evidence-based planning decisions and to ensure residents' health and safety.

We cannot support this application that will continue to imperil the health and safety of our residents, decrease the affordability and accessibility of our neighbourhoods and put further stress on our area's infrastructure. The City of Ottawa has not met their obligations for safe and sustainable intensification here.

At the Carleton Heights and Area Residents' Association, we welcome the opportunity to work with the applicant to introduce development that upholds the health and safety of Ottawa residents.

Sincerely,

The Carleton Heights and Area Residents' Association