

Carleton Heights & Area Residents' Association

Planning and Housing Committee
Zoning By-law Amendment
780 Baseline Road Towers

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Carleton Heights and Area Residents Association

As volunteers, we (do our best to)

Relay the interpretation of City of Ottawa policies to residents

and, in turn,

Convey residents' feedback, inquiries and concerns to the City of Ottawa,

supporting growth for safe and healthy communities.

The Official Plan

The Official Plan directs how the city will grow over time and sets out policies to guide the development and growth of our city. Our new Official Plan positions Ottawa to be flexible, resilient, and above all, a city where people want to live, work and play (p. 3)

This balanced approach to growth management is intended to mitigate the effects of growth on land consumption, avoid spaces of agricultural or ecological importance, efficiently use public services and moderate the impacts to municipal financial resources to service growth (p. 9).

Official Plan

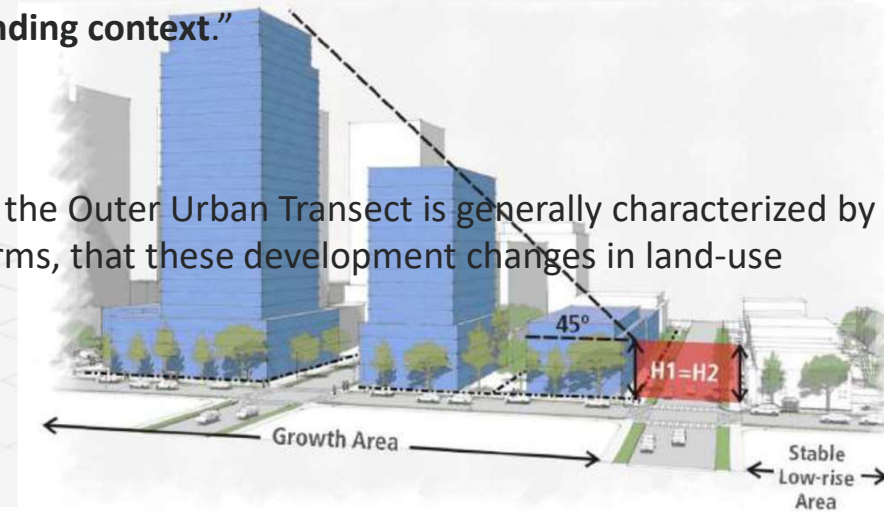
Rezoning must conform to the Official Plan and the Secondary Plan.

Section 4.6.6

- Enable the **sensitive integration** of new development of low rise, mid-rise and high-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all,
- Requires new development “**minimize impacts** on neighbouring properties and the public realm” including “transition requirements” between existing buildings of different heights and new development, even that
- “Buildings shall integrate architecturally to **complement the surrounding context.**”

Section 5.3.1


- Recognize a suburban pattern of built form and site design, knowing the Outer Urban Transect is generally characterized by low- to mid-density development and predominantly ground unit forms, that these development changes in land-use characteristics, “**this evolution (needs) to happen gradually.**”



The Secondary Plan supersedes Official Plan policy

“Where there are inconsistencies in policies between this Plan and secondary plans or area-specific policies, those policies contained in secondary plans and area-specific policies take precedence.”

Sections 1.4 and 12.1.9 Official Plan



Legal counsel opinion 1	Legal counsel opinion 2
Carleton Heights & Area Residents Association	Fisher Heights & Area Community Association
Residents	Residents

Carleton Heights Secondary Plan

Rezoning must conform to the Official Plan and the Secondary Plan.

“Where there are inconsistencies in policies between this Plan and secondary plans or area-specific policies, those policies contained in secondary plans and area-specific policies take precedence.” (1.4 & 12.1.9, OP).

- The Neighbourhood **High-Rise designation** generally permits buildings up to **20 full storeys**, including apartment dwellings. (OP allows up to 40 storeys).
- The Neighbourhood **Mid-Rise designation** generally permits a built form up to **six full storeys**, including townhouse dwellings, ground-oriented multi-unit dwellings and apartment dwellings. Along Mainstreets and Minor Corridors, greater heights and non-residential uses, such as schools, places of worship, and public utility installations, compatible with a dense mixed-use urban environment may be permitted. (OP up to 9 storeys).
- Minor Shopping Area development **shall be on a lesser scale** than the Major Shopping Area. Building height restrictions, as outlined in section 2.4.3, apply
- Maximum heights for Mid- and High-Rise buildings will be determined in part by the ability to **provide transitions** in accordance with **Section 4.6.6 of the Official Plan**, applicable Council-approved urban design guidelines, and by the:
 - a) Proximity of buildings to commercial services and public amenity areas; and
 - b) Desire to generally concentrate density in Neighbourhood Mid- and High-Rise designations and the **Major Shopping Area designation**.

Carleton Heights Secondary Plan

This development is too ambitious for the site

- In the Outer Urban Transect
- In a Minor Shopping Area
- Inadequate “sensitive transition” OP 4.6.6
- Contrary to City Urban design guidelines 1.17[b]
- 1.36-hectare development
- 868 units est. 2,604 people
- **0.004%** of Carleton Heights area
- **32%** of City plans for area growth
- The towers have a **4.6 Floor Space Index (FSI)**
- **Above 2.0 FSI** planning rationale recommendation



In the Outer Urban Transect

- Predominantly developed in the 1950s,
- Our community has rural arterial roads and narrow streets (e.g., 25-28 ft wide), with no areas for permanent on-street parking and no sidewalks.
- With traffic congestion, vehicles get backed up and block larger streets. Near accidents have occurred. In winter, services cannot access the neighbourhood.
- Water, sewers, stormwater and collection systems are ageing, having remained largely the same from the original development. The area has ditches, culverts and catch basins that are beyond their anticipated end of life, now 72 years old.
- Large streams flow underneath residents' homes, and standing water is commonplace. Poorly maintained drainage ditches, culverts, and catch basins barely manage peak water flows during spring thaw or heavy rainfall events.



Reduced safety and access pedestrians, cyclists, vehicles in Carleton Heights, 2021.

Overflow parking hazards block corridors and impede flow into neighbourhoods



Winter on-street parking makes it hard to plow



Winter parking reduces road to one lane



Carleton Heights and Area, Winter 2022 and April 2023.

Safety hazards occur with site inflow and outflow traffic



Carleton Heights and Area, January 2023

Constraints of ageing water infrastructure

1973 article: LD marks original, low-density neighbourhoods developed in the rural environment of the 40's and 50's

1973: Developers wanted to build a high-rise apartment complex in the 70's but

1973: City engineers determined the sewer/water facilities are inadequate and require rebuilding prior to intensification

2022: City cannot locate original engineering reports. **No evidence to support population tolerances.**

2022: Sewer/water facilities have not been rebuilt.

2022: City claims facilities do not need to be rebuilt to support intensification

2022: Impacts of climate change exacerbate the problem with significantly more rainfall events in summer, fall and winter than the past. The spring thaw and very large events can lead to sheet flooding across the region. With more development than 1950, there are more hard surfaces that limit surface drainage. It's likely that the size of culverts need to increase in some places. **Intensification could 'break' the infrastructure and flood homes.**

2023: **Robinson Drainage Study Draft Report.** The drainage infrastructure nearby consists of a mix of ditch systems and storm sewers. The majority drain to the east, outletting nearby, and flowing to the Rideau Canal. Existing culverts do not have sufficient cover, which can contribute to heaving, inconsistent culvert and ditch invert elevations. There are shallow and undefined ditches. Conditions reduce conveyance and negatively impact drainage.

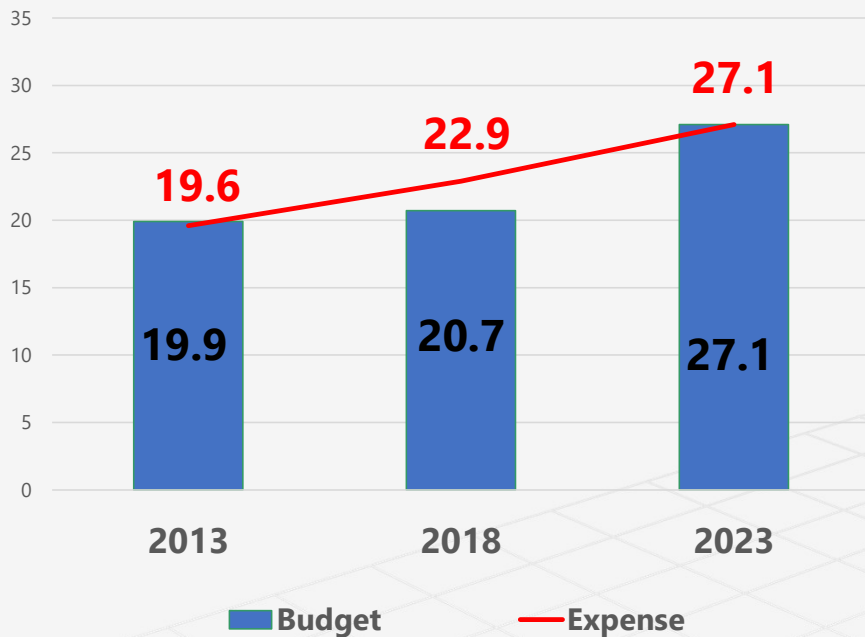


Source: Ottawa Journal, November 8, 1973, Page 3.

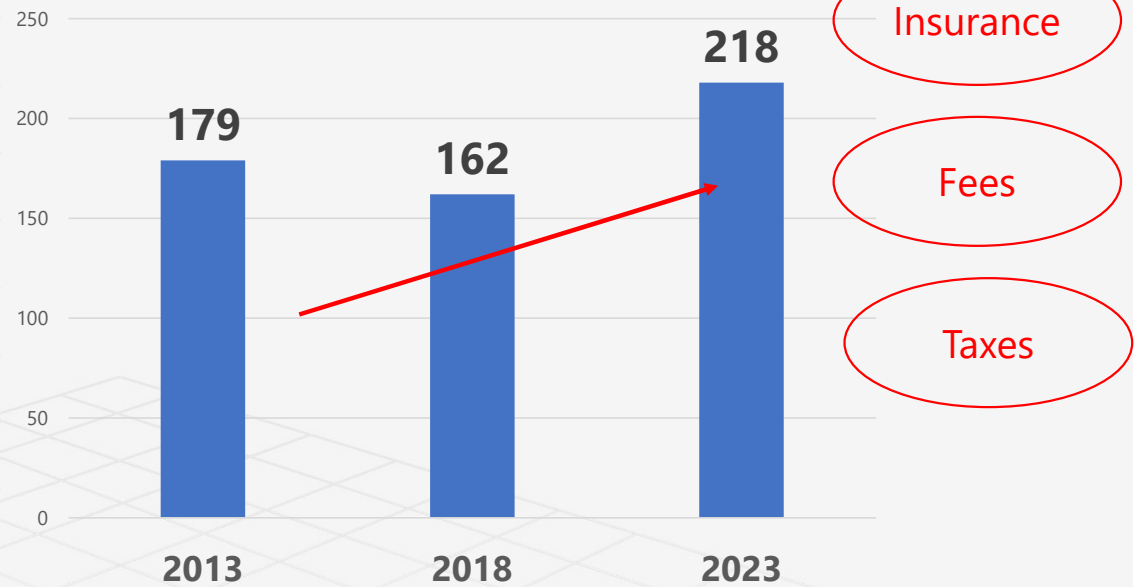
Beyond the threshold: Adding costs down the line

Bylaw and Regulatory Services

Operating Costs (\$000)



Full-time Equivalents



Recommendations

- ✓ CHARA and residents support a tower height **up to 20 storeys** in compliance with the Official Plan & Secondary Plan, **and with** Agriculture & Agri-Food Canada (AAFC) recommendations to uphold the integrity of research at the Central Experimental Farm (CEF).
- ✓ Uphold **nearby site** to help during development and add “park land” with urban greening.
- ✗ Inadequate parking. Uphold 1:1 unit to parking commitments for the development. Phase 1: “Access is provided from Fisher Avenue to the south of the site. Access to Phase 1 will also be possible through the existing surface parking lot. A total 370 parking spaces are proposed in the underground parking garage to complement the 138 existing spaces located in the plaza.”
- ✗ No Phase 2 Environmental Site Assessment even though the Phase 1 report recommended this.
- ✗ AAFC asked for a groundwater impact study (Feb 2023) to ensure there are no effects to the water table from the underground parking garage that will affect the CEF. This also does not appear to have been done.
- ✗ The Cultural Heritage Image Statement notes that (page 4) “...the phase 1 proposed development will have some impact on the cultural heritage value of the CEF in a negative way. Further the character-defining elements of the fields, plots and shelter-belts will be maintained but the CEF’s research role could be potentially be compromised.”

Continuous engagement for a better Ottawa

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Legal counsel opinion 1		Legal counsel opinion 2		
Carleton Heights & Area Residents Association		Fisher Heights & Area Community Association		
Residents		Thank you.	Residents	