

**CCA Position on the Draft New Official Plan
February, 2021**



**Carlington Community
Association**

Draft

* The Carlington Community Association supports the five overarching principles in the draft new Official Plan. We want to see growth and renewal driven by regeneration, travel by sustainable means and sustainable urbanism that encourages economic growth.

* Whether or not there is population growth, environmental challenges and demographic changes will require adjustments to the way we live as a community. We support intensification provided that it preserves a sense of neighbourhood and the tree canopy and greenspaces that are essential to a healthy physical and social environment.

* Carlington, as part of the Inner Urban Transect, is targeted for very significant intensification. Planning instruments, called overlays, target major areas of our community for Transformative change and all of the rest of Carlington is covered by the Evolving overlay. We already see height limits lifted to create high rises along Carling, a rapid transit corridor, and the rezoning of most R4 areas to R4U. These overlays override the existing zoning and, in the case of Transformative areas, could require all new infill to be multistorey multifamily structures. The CCA rejects this top-down approach which over time will greatly undermine the character of the Veterans' Settlement and many other parts of the community. Each community should be able to develop its own planning tools in cooperation with the city and in line with the overall goals of the new OP.

* City staff state that the Merivale (North) Community Design Plan 2018 remains valid and in force. This is a useful tool for guiding the development of the Main Street of our community. We insist that it be maintained in force.

* The CCA supports the development of 15 minute neighbourhoods. Most of Carlington and indeed of Ottawa does not meet this standard. Zoning needs to support this goal. Transit needs to support a move away from a car-based society. Higher population densities will support the development of a village along Merivale and Carling. We again call on the city to involve each neighbourhood to contribute in the creation of its village(s). Better definition is needed on what constitutes a 15 minute neighbourhood and the CCA needs to develop its definition.

* The CCA suggests that the city spend more time looking at the role that hubs can play in developing walkable suburbs. The new OP puts too much of the burden for housing increased population density on Downtown and Inner Urban communities and allows Outer Urban, Suburban and Rural Transects to avoid changes in zoning. This is unfair and avoids dealing with the areas of the city most dependent on cars. It places the greening of urban communities under greater risk when they are forced to accept far greater responsibility for intensification.

* The CCA questions whether green spaces and our tree canopy can be maintained and improved given the aggressive intensification imposed on Carlington. Developers face weak or no sanctions when trees are destroyed. Almost no green space remains with housing plans allowed with

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613Flats or the R4U zoning. We need to explore ways to retain stormwater and enhance the tree canopy as we support a greater population with a need for park space.

* There is mention of the need for affordable housing in the new OP but very little in terms of policies to intervene directly to achieve this goal. This is a particular concern for the Carlington Community Association. We want to see the city adopt strategies such as Montreal's 20 20 20 principle to assure a greater supply of social, affordable and family housing. Developers holding residential properties must be required to make them available for housing.

* None of the Veterans' Settlement should be included in the Transforming overlay. The Veterans' Settlement is a planned community which includes many of the greenspaces advocated for an urban landscape in this draft Official Plan. In particular, the Harrold Place Park and streetscape is not appropriate for a Transforming overlay designation.

* The Carlington Community Association therefore believes that the implementation of the principles of this draft Official Plan needs much greater discussion and the ideas in the plan need to be debated in a municipal election. We join other community associations in requesting that this draft be tabled for discussion and that a neighbourhood approach be brought to finalizing a new Official Plan for debate at that time.