



**COUNCILLOR/CONSEILLER
RILEY BROCKINGTON
Carlington Community Association
General Meeting – Councillor’s Report
November 16, 2021**



DEVELOPMENT ISSUES

Carlington North Veterans' Housing Study

The City of Ottawa is conducting a heritage study of the veterans’ housing subdivisions in Carlington North.

Wartime Housing Limited, a federal Crown corporation, built and managed houses for war workers and veterans during a nation-wide housing shortage following the Second World War. In Ottawa, houses were built by Wartime Housing Limited in several areas, including two subdivisions in Carlington North.

Council directed heritage planning staff to conduct a heritage analysis of the veterans’ housing subdivisions in Carlington North to determine cultural heritage value and to consider strategies for conservation and commemoration.

The heritage study includes an inventory of the building stock, historical research and analysis of the streetscapes and neighbourhood context of these two wartime subdivisions.

Built Heritage Staff is currently reviewing the Veterans' Housing Study survey results and all feedback received to date, preparing an As We Heard It report, wrapping up research and conducting a heritage analysis of the area. When those steps are complete, they will be drafting recommendations. Staff is planning an email update to subscribers mid-November. As We Heard it Report will be published on ottawa.ca but not until December or January.

Carlington Park

The mountain bike course continues to be well used and the lack of maintenance is leading to some degradation of the track. OMBA is struggling with volunteers to maintain the track and the cost is quite prohibitive. The amount of water required to maintain the track is not environmentally friendly.

Unfortunately, the Environmentally Protected forest continues to be poorly treated. I have sent staff out to clean up and By-Law and Police to address illegal activities. I appreciate that residents have brought these matters to my attention and advocate for the parks and woods.

A local resident identified safety issues with the stairs on the east side of Carlington Park which is showing its age and fair amount of rust. I have asked Infrastructure Services to verify its structural integrity.

Raven Park – Plan for Markets next year

What a delightful day this past August with the Ottawa Markets came to Carlington.

My office received much positive feedback from local residents regarding the Carlington pop-up market in Raven Park this past summer. There were many delicious goods that were offered as well as crafts and community stalls. Talks are underway to return the Market to Carlington in 2022.

Kirkwood Avenue Meeting – Road Redesign

On December 2, at 7PM I will be hosting a public consultation/information session on proposed changes to Kirkwood Avenue. A flyer will be delivered east and west of Kirkwood Avenue. The speed has been reduced to 40 km/h and recently passed by Council; I'm pushing staff to have the signs up soon but there is quite a backlog. On October 13 at Council, I filed an inquiry to quantify the number of large trucks using the street and review alternate routes to get to/from the Queensway.

The public meeting will provide an overview of a plan to decrease the travel lanes on Kirkwood from 4 to 2 and use the surplus space to create bike lanes in each direction and a middle turning lane. Come and see the proposal and provide me with your feedback.

Please register for public meeting at: <https://tinyurl.com/2undyta8>

Stops Signs Added at Two Carlington Intersections

I successfully brought a Councillor's Report to the Transportation Committee and then City Council requesting the addition of two new sets of stop signs. Many thanks to the CCA, local residents and other community partners for their support in this regard, your advocacy and letters helped.

New stop signs were installed at Trent and Chevrier as well at McBride and Laperriere. The latter stop sign had compliance issues at the beginning, but large illuminated signs were added as a visual reminder in addition to the mandatory "New" starburst signs in advance of the new location.

New Crossing Guard – Merivale at Anna

City Council approved my motion in the early autumn to fund a new crossing guard at the Merivale/Anna intersection. This is funded via my office budget.

Alexander Community Centre Expansion

I have been discussing the outcome of the ACC expansion consultations with Parks and Rec staff. A report will be released publicly with the consultation feedback and preferred option for the Centre, which is Option 3.

Good news, there are funds (\$8.5M) set aside in the 2022 budget* The 2022 budget reflects that this project that will be 55% funded through Development Charges and 45% "Benefit to Existing" which is yet to be sourced but can come from anywhere such as CIL. The City continues to discuss with the Ottawa Public Library their interest in joining this revised facility with a branch.

I have had recent discussions with the OPL CEO and Board Chair. The OPL will need to decide if it will make a recommendation to their Board in advance of the Facilities Master Plan that is currently being worked on for the entire City.

This past summer a flyer was delivered to all houses in Carlington inviting residents to provide feedback on the 3 options for the ACC expansion through my office and Engage Ottawa. I held pop up consultations at the Bellevue Community Centre as well at the community centre itself. I had the options presented on 3 large boards so that residents could get a good look on the overall layout and was pleased to receive positive feedback on the 3 options. Residents were excited to see a new kitchen, a teen lounge and computer space and the potential for library services. They were also supportive of a new gym, especially the youth, and that it could be divided into two separate halves.

Option 3 affords the most advantages and fewest disadvantages and would serve the needs of the community well. This option provides the most programmable spaces, including the new gymnasium and outdoor program space, with the lowest cost for structural modifications. The angle and placement of the gymnasium in this option not only mitigates the requirements for structural upgrades but also provides programmatic opportunities with a generous circulation space for a community lounge and enclosed outdoor courtyard. Also, the gender-neutral family changeroom in Option 3 saves on footprint and promotes inclusion.

LOCAL DEVELOPMENT

Travelodge Phase 1 & 2

TRAVELODGE (1354 & 1376 Carling Ave.)

- Site Plan and Zoning Bylaw Amendments have been approved for the development at 1354 and 1376 Carling Avenue
- The approvals allow for the construction of two, 20-storey towers and one, 22-storey tower fronting onto Carling Avenue as well as two, 8-storey buildings backing onto the existing residential homes on Thames Avenue
- There will be 900 residential units in the 5 buildings
- Phase 1 of the development is underway on the east side of the property with construction of one 20-storey building and an 8-storey building with underground parking.
- Phase 2 (Travelodge Hotel) will remain in operation until the demolition in 2022. Concrete pouring for the foundation will occur in the first half of 2022 into 2023
 - The retention of an identified heritage resource (the existing 'Japanese Steakhouse' or 'pavilion'), is a key component to the Phase 2 development. This structure has specific design, historical and contextual value which has led to its retention.
- A new public park will be built along Meath Street, between the street and the 8-storey residential building. The amenities of this new park will be decided by the public during rounds of consultations I will host at a later date.

1330 Carling & 815 Archibald (Second Chance Auto)

A 24-storey, mixed use building is proposed, with commercial at grade and residential uses above. A total of 175 dwelling units is proposed. Residential parking is proposed to be provided below-grade, with limited at-grade surface parking to support commercial units.

The proposal at 1330 Carling Avenue/815 Archibald triggered Section 37 benefits. As Ottawa grows, improvements to its community services and facilities are required to meet increasing needs. Section 37 of the Planning Act is a key planning tool available to the City to help ensure that new developments include vital investments to enhance community benefits. Section 37 allows the City to negotiate contributions towards community benefits for developments that seek to increase a site's permitted density by 25% or more.

The specific benefits to be secured and provided from this development are:

- \$125,000 toward the expansion/improvement of the Carlington Community Garden (McBride Street and Woodward Avenue) located within Carlington Park, 937 Clyde Avenue North/1640 Laperriere Avenue
- \$125,000 toward local area traffic calming.

The public benefits to be secured through site plan approval and without a monetary contribution and are as follows:

- Provision of 87 bicycle parking spaces beyond the minimum zoning requirement. The resulting provision of bicycle parking will be, at minimum, a rate of one space per dwelling unit.
- Two electric vehicle charging stations available to the public
- Two bicycle repair stations, with one accessible to the public
- Provision of 210 preloaded monthly transit passes for residents for a period of one year

1291 Summerville

The City of Ottawa has received a proposal to demolish the existing low-rise apartment at 1291 Summerville Avenue and construct a new 4-storey low-rise apartment building with 16 units, predominantly 2-bedroom.

A public information session was held on October 5th. Planning staff provided technical comments on the applicant's first submission; the applicant will be submitting a revised submission once they review these comments. The timeline for re-submission is unknown at this time.

1435/55 Morisset

The City of Ottawa has received a Zoning By-law Amendment and Site Plan Control application to permit the development of a 4-storey, low-rise apartment building containing 31 residential apartment units and 12 parking spaces on the western portion of the 1435 Morisset Avenue.

I hosted public information session on September 23. Planning staff are waiting to hear back from the applicant after the first-round circulation comments. This file is not expected to appear at the Planning Committee in 2021

1110 Fisher Ave

The appeal is over, and the adjudicator is now reviewing the entire case, a decision has not yet been rendered.

CITY MATTERS

New Official Plan

On October 27, on a vote of 20-2, City Council approved a new Official Plan, the city's most comprehensive planning document, the first since amalgamation. I voted in favour for the new Official Plan. The new Official Plan will guide growth and redevelopment for the next 25 years. It is framed around five big policy changes that, together, move Ottawa towards being the most livable city in North America.

- Growth – encouraging more growth through intensification than through new development in undeveloped areas would help accommodate projected population increases in Ottawa's existing neighbourhoods. The new plan also introduces policy tools to require more housing affordability.
- Mobility – promoting more use of sustainable transportation than private vehicles would make Ottawa a city of proximity, where residents have easy access to the things they need. The new Official Plan also includes policies to encourage complete streets that offer a vibrant and safe public realm for all road users.
- Urban Design – creating policies for well-designed sites will ensure intensification is done sensitively, in a way that benefits the streets and communities involved. The new Official Plan also promotes sustainable design to create a resilient and climate-adapted city.
- Resiliency – bringing environment, climate, and health considerations to the forefront of planning will ensure the new Official Plan recognizes the climate crisis and our urgent need to reduce, and eventually eliminate, carbon emissions.
- Economy – establishing a strong relationship between land use and economic development will set the stage for businesses and entrepreneurs to succeed.

The new Official Plan also introduces a framework of six areas, referred to as transects. Policies related to the transect model would define a development based on where it is located – the rural area, suburban area, Greenbelt, outer urban area, inner urban area, and downtown core. The aim is to ensure that the height, density, and massing of a development fit the context of the areas where they are being built. The new Official Plan includes policies to help expand the number of 15-minute neighbourhoods – communities where people can live without a car because daily needs are within a 15-minute walk of home. Those policies set the conditions for a diverse mix of housing, services, schools, greenspaces, and daycares in both new and established communities. I am grateful for the active participation of many River Ward residents, local Working Groups and Community Associations that attended meetings, hosted meetings, conducted walkabouts in the community, asked questions and facilitated community dialogue. I used their input to champion positive changes to the Official Plan in River Ward. Here is a list of motions I moved that will positively impact River Ward, that passed unanimously:

1. Newly designated 'minor corridor' roads, like Walkley Road in Riverside Park and Fisher Avenue in Carlington will lower permitted building heights from 6 storeys to 4.
2. All of the Carlington Woods will retain the Urban Natural Feature designation, providing greater protection for environmentally protected lands.
3. If the current appeal of City Council's decision to permit development at 1110 Fisher Avenue is successful, the maximum permitted height of any future development will be 4 storeys.
4. Planning staff were directed to examine options for the preservation of forested areas for the lands located between 400 Hunt Club Road and 660 Hunt Club Road in the secondary plan for the Ottawa International Airport Economic District.
5. Where a 40% tree canopy cannot be met, Planning Staff were directed to include in the revision of the Greenspace and Urban Forest Master Plan, details on how the targets for the urban tree canopy and urban greenspace achieved, including:
 - a. Sub-targets for the urban tree canopy.
 - b. the identification of residential areas that do not meet the urban tree canopy and greenspace targets;
 - (c) strategies and actions to achieve the targets; and
 - d) a monitoring and reporting plan.
6. To protect the Fisher Woods from future development, the Mayor, on behalf of Council, will write the Chair and the CEO of the National Capital Commission requesting them to amend their Capital Urban Lands Master Plan to not permit any development on lands located between Holland Avenue, Fisher Avenue and Carling Avenue to protect these valued forest features.
7. Employing another strategy to protect the Fisher Woods from future development, Council directed the Transportation Master Plan to maintain Fisher Avenue (Baseline Road to Carling Avenue) at the current 34m right-of-way except where protected intersections are required for the safety of pedestrians and cyclists.
8. Two federal parcels of land will receive very clear wording to retain them as natural jewels in our community: The McCarthy Woods will remain zoned as Environmentally Protected so as to be protected from future development; Policy 7.1(7) be amended "The Central Experimental Farm, west of the new Civic Hospital site, remains for scientific, educational and cultural purposes only and is not intended for non-Central Experimental Farm development.
9. To partially address concerns in communities with aging water infrastructure, I moved a 2-point motion: Planning Staff are directed to defer blanket changes affecting total lot coverage in the New Zoning By-law in areas with ditch drainage (e.g., Old Courtland Park) until after the completion of a consultation with Public Works Department to identify areas with known drainage problems, and until a further engineering review of those areas is completed to identify mitigation strategies or until the new Drainage By-law is completed; and The Committee of Adjustment be notified that any proposal in these areas that would involve a significant increase in the lot coverage must be accompanied by an engineering study demonstrating that pre and post development drainage flows are the same or less until such time as a new Drainage By-law is in place, and that positive drainage is maintained or enhanced in the fronting ditch system.
10. Since the Baseline Corridor area is expected to experience significant intensification and currently does not have a Secondary Plan to guide this growth, my motion directs Planning staff to prioritize the Baseline Corridor Secondary Plan as a future workplan item after ministerial approval of the New Official Plan.

With City Council's approval of the Official Plan, it now must be submitted to the Minister of Municipal Affairs and Housing for his review and approval. A Comprehensive Zoning Bylaw Review will now begin that will clearly indicate how development will unfold across Ottawa. This process will take 3 years.

New Civic Hospital - Master Site Plan Approved

On October 13, City Council approved a master site plan for The Ottawa Hospital's new campus near Dow's Lake. The main building will offer 2.5 million square feet of hospital space with over 28 operating rooms and more than 641 single beds to treat residents, and the plan outlines additional phases of development over the next 25 years that would see a new research building, mixed-use towers with ground floor commercial space along Carling Avenue and the relocation of the University of Ottawa Heart Institute.

Working with my local Council colleagues, we moved multiple successful motions to address issues we heard from our communities including the creation of a traffic impact working group of local community associations, additional efforts for tree retention, on-site OC Transpo bus service, bicycle access, and relocation of Queensway signage for the new Hospital and reduction of on-site surface parking. I also received unanimous Council support to urge the federal government to introduce legislation to preserve the Experimental Farm. The late Paul Dewar was supportive of my request and new Ottawa Centre MP Yasir Naqvi has pledged his support as well. My motion reads as follows:

That Council direct the Mayor, on behalf of Council, to write to the Minister of Agriculture and AgriFood Canada, the Minister of Environment and Climate Change Canada, the Member of Parliament for Ottawa Centre and the Chair of the Board of Directors of the National Capital Commission requesting that the Government of Canada ensure the long term protection of the remainder of the lands outside of those leased to the Ottawa Hospital and those required for transit improvements on Baseline Road and the institution by pursuing the following steps:

- 1. Introducing federal legislation to ensure long term protection; and**
- 2. Developing a new Master Plan for the Farm, seeking local input, and the input of expert scientists.**

Site Plan – Phase 1 – Parking Garage

On November 24, 6pm, the City of Ottawa will host a Site Plan – Phase 1 Consultation Session to review the plans for the Parking Garage.

Information about this Phase of development may be found here: <https://devapps.ottawa.ca/en/applications/D07-12-21-0159/details>

The November 24 meeting link is here:

<https://us06web.zoom.us/j/7986946709?pwd=b0E1TEMzRmVQOHBFYnM2dThCeXRiUT09>

Meeting ID: 798 694 6709

Passcode: CityofOtt

Budget

I, along with some of my Council colleagues, had organized two River Ward virtual consultation sessions for residents to share comments and provide input on what the City's priorities should be and where to find potential savings, I hope you were able to attend.

The budget will go to the respective committees for debate and discussion, dates are included below.

2022 Budget Meeting Schedule - virtual

Transit Commission - board adoption	Wednesday, November 17	9:30 am
Community & Protective Services Committee	Thursday, November 18	9:30 am
Police Services Board (board adoption)	Monday, November 22	4 pm
Planning Committee	Thursday, November 25	9:30 am
IT Sub-Committee	Monday, November 29	9:30 am
Board of Health board adoption	Monday, November 29	5 pm
Public Library Board (board adoption)	Tuesday, November 30	5 pm
Transportation Committee	Wednesday, December 1	9:30 am
Agriculture & Rural Affairs Committee	Thursday, December 2	9:30 am
Audit Committee	Friday, December 3	9:30 am
Finance & Economic Development Committee	Tuesday, December 7	9:30 am
Council – Budget Consideration / Adoption	Wednesday, December 8	9:30 am

RIVER WARD EVENTS

Older Adult Summit

On November 26 I will be hosting a virtual Older Adult Summit. Speakers from the Ottawa Police Services, Ottawa Public Health and the Council on Aging will be making presentations. Everyone is welcome to attend.

To register for the event, please visit: <https://tinyurl.com/OlderAdultSummit>

River Ward Festive Holiday Event

On December 11, from 1-3pm, I will be hosting an outdoor Festive Holiday event for families at the Hunt Club Riverside Park Community Centre. It is still in the planning stage, but I can confirm a horse-drawn wagon/sleigh ride will be offered, along with games, and hot chocolate. Everyone is welcome, the event is free of charge.