

Councillor Peter Hume

Chair, Planning and Environment Committee

110 Laurier Ave. West

Ottawa, ON K1P 1J1

RE: Amendments to Zoning Bylaw 2008-250 - 90 Richmond Road 114 Richmond Road 380 Leighton
TerraceReference ACS2010-ICS-PGM-0146

Dear Peter,

The FCA has long been a proponent of intensification in conformity with the current City of Ottawa Official Plan and the plan adopted by City council on June 28, 2009 currently under review by the OMB. The existing zoning is reflective of these OP documents and conforms also with the Richmond Road community design plan. Under the Official Plan, Richmond Road is designated as a Traditional Main Street which means that the upper limit to any height along the street is 6 storeys. Yet City planning staff are allowing a 50 % increase to this upper limit and say it conforms with the street's CDP -- contrary to the views of the numerous community volunteers who devoted countless hours in arriving at a community design plan for Richmond Road which already represents a compromise between development pressures and the understandable efforts of residents who chose to live in this area and so preserve what they like about their neighbourhood.

The current development site could accommodate the new construction of hundreds of residential units and go a significant way to meet the intensification targets of city planning staff for this area. But the FCA agrees with area community associations who cannot support something so out of scale to the whole notion of a traditional main street and the residential catchment that supports it.

The other part of why we, and most urban planners, support intensification is to increase the efficiency of current infrastructure. But City staff have not provided this committee with a detailed enough analysis on modal splits which would reassure local communities that the project won't lead to additional marginal cost at the expense of the general municipal taxpayer -- let alone reassure area residents that there would be no negative impacts to their quality of life.

In conclusion, the FCA can support intensification but not what the local councillor calls "over" intensification. This rezoning application represents is an example of the latter and thus cannot be supported by our group.

Archie Campbell
President
Federation of Citizens Associations of Ottawa-Carleton Inc.