



# HAMPTON-IONA COMMUNITY GROUP

March 12, 2021

Alain Miguelez  
Manager, Policy Planning  
City of Ottawa

**Re: Hampton Iona Community Group Submission to the City of Ottawa re: Draft Official Plan**

Mr. Miguelez,

On behalf of the Hampton Iona Community Group (HIGC), I wish to submit our comments with respect to the Draft Official Plan.

Hampton Iona is located in Kitchissippi Ward. Our boundaries are Leighton Terrace and Brennan Avenue to the east, the east side of Tweedsmuir Avenue to the west, Richmond Road to the north and Carling Avenue to the south.

Hampton Iona has been a longstanding member of the Federation of Citizen's Associations (FCA). Further to the February 17<sup>th</sup> submission that the FCA has made with respect to the Draft Official Plan (see enclosed) and to the FCA's letter of March 1<sup>st</sup> regarding the timing of the approval of the Draft Official Plan (annex 1), we wish to state our broad support for the positions expressed in these two documents.

**Time Lines** - We are very concerned about the proposed timing for approval of this plan. This plan will have a very significant impact on the future of Ottawa and as such it should be approved by the broadest possible number of informed residents. The ability of residents to meet with staff, elected officials and other residents has been significantly affected by the Covid-19 pandemic. This is more so the case of those who do not have access to the internet, particularly lower income Ottawans and seniors. This has resulted in a non-inclusive consultation.

As well, there has been no recognition of the long-term impacts that the Pandemic may have on residents particularly with respect to how they live, enjoy their properties, travel about the City and work. Given these various factors, we are in agreement with the FCA and others that approval of the plan should be delayed until after the upcoming 2022 election. Since once passed, this plan cannot be appealed to LPAT it is best that citizens get their say by being able to choose the councillors who best reflect their wishes with respect to future growth and

operation of this city. As well, a delay will allow this to be considered at a time when we can once again meet in groups and the consultation can be fully inclusive.

On the more substantive issues raised in the FCA letter of February 17<sup>th</sup>, 2021 we are broadly in agreement with the FCA position particularly with the lack of sufficient detail and unanswered questions in the draft OP.

Some of our particular concerns are:

- 1) **Vagueness** - We are concerned about the vagueness of the plan. There are too many unanswered questions in the draft OP particularly with respect to such issues as achieving densities on a neighbourhood specific basis; what 15 minute neighbourhoods mean and how they will be measured, specific impact on traditional single family home neighbourhoods.
- 2) **Regeneration** - We believe that the Plan should drop the Orwellian doublespeak use of the word “regeneration”. This implies that the City has suffered from collapse or severe blight and needs to be regenerated. This is a plan that deals with intensification and transformation which are much more neutral and accurate than regeneration. While we prefer the use of the word intensification, we also recognize that implementation of the draft OP could also lead to transformation.
- 3) **Tree Preservation** – There is too much ambiguity with respect to tree preservation. With a focus on maximum development in treed neighbourhoods, there is a strong risk that we will lose much of our street tree cover as single-family homes are replaced with multiple unit dwellings. We in Hampton Lona, which has experienced a significant number of single homes replaced by semi-detached houses, have already lost much of our tree canopy since intensification began. This plan seems to have no concrete measures to maintain our tree canopy let alone increase it. Hampton Lona is working with groups to improve the quality of Hampton Park. This will be of limited benefit if all of the streets leading to the Park become bereft of trees.
- 4) **Impacts on Neighbours** -With intensification over the years, we have regularly seen new semis being built to the lot line in order to maximize house size. The City seldom if ever opposes this at the Committee of Adjustment. This will increase under the proposed new OP. We are concerned that there are no protections for neighbouring properties. Infills have often led to destruction of trees and fences along lot lines, water run-off into neighbouring properties, etc. With an emphasis on maximum use of a lot, these problems will be exacerbated unless there is protection for neighbouring properties built into the plan. Neighbours should not have to resort to small claims court to solve these problems.

- 5) **Infrastructure and Amenities** – Hampton Iona has seen a significant amount of intensification over the past fifteen years. Many single family homes have been replaced by semis and approximately 1000 apartment units have been built or planned in the Ashcroft development along Richmond Road. With this increase in residents, there has been no increase in neighbourhood amenities. The City sets targets for greenspace but does little to provide additional greenspace in areas where intensification is happening. There have been no new community facilities built in the neighbourhood (we actually have no such facilities other than our parks). Our roads are deteriorating due to asphalt cuts to allow new water and gas lines to be laid to new in-fills. This draft OP does little to address this situation or require that infrastructure and amenities be added at the same time as intensification occurs. This is particularly ironic given the use of the term “regeneration”. The City is doing very little to regenerate our neighbourhoods.

We are hopeful that approval of the OP will be delayed allowing for a proper post-pandemic inclusive consultation and that the City will provide sufficient details in the OP so we have a better idea how it will be implemented and a public consensus can be built on how to move forward.

Regards



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.cc Councillor Jeff Leiper  
Mayor Jim Watson

Enclosure. – FCA Letter re: Draft Official Plan February 17, 2021

**Annex 1**  
**FCA Letter to Delay**



*Ste. 146, 207 Bank Str., Ottawa ON K2P 2N2*

March 1, 2021

Mayor Jim Watson &  
Members of Ottawa City Council  
Ottawa City Hall  
110 Laurier Ave. West  
Ottawa ON K1P 1J1

Dear Mayor Watson:

**FCA Request to delay the City's Official Plan process to 2023**

When City Council launched its Official Plan review process in March of 2019, it set a target of completion of this project by 2021. This was acknowledged to be ambitious, given the scope of this project – accommodating a 40% growth in population to 2046, combined with an aging demography, the crisis of climate change, and the arrival of new technologies, among other challenges. And that was before the pandemic of COVID-19 struck.

The Federation of Citizens Associations (FCA) represents 57 community groups across our city. Our members have been very much engaged in the draft Official Plan process, from the advent of the 5 Big Moves in 2019 to the development of Growth Management Strategies in May 2021 to analyzing the draft Official Plan document that was released this last November. In January this year our members participated in 4 FCA workshops covering Official Plan policies designed to contribute constructive comments on the current draft (which has been submitted to City staff). As well, many community groups have provided their own perspectives on the proposed Official Plan policies to City staff.

However, our members have found the current timeline to complete the City's Official Plan review process woefully inadequate. The draft OP document is large and complex - 275 pages plus maps and annexes – with significant policy changes that will impact neighbourhoods, written in language that makes interpretation difficult to determine, and without the metrics to measure how quality of life that we value in our neighbourhoods will be maintained under this draft plan. Add to this the short timeline for

voluntary associations such as ours to engage in this review (mid-November to mid-March over the holiday season) and the constraints that COVID-19 has imposed on all of us, has compounded the inadequacy of the City's consultation timeline.

As a result, at our February 17 FCA General Meeting, a motion (tabled from our previous meeting in January) to request Ottawa City Council to delay this Official Plan review to 2023 was discussed and **overwhelmingly** endorsed by our members (*see copy attached*).

We believe this Official Plan review is important and needs to be done thoughtfully and comprehensively. We believe that while the current document attempts to address the challenges facing our city the significant policy changes being proposed need more refinement to ensure that as we accommodate growth we are able to maintain the quality of life that we value in our neighbourhoods.

For example, while we support the concept of 15 minute neighbourhoods, we are too painfully aware that many of our communities do not meet that standard, and fail to see policies that would, first, identify where these 15 minute neighbourhoods are and, second, provide a path to bring others to this standard. As well, we do not see policies that ensure sufficient access to greenspace and the provision of trees in communities that are targeted for transformational regeneration (aka intensification). We believe communities need to be consulted on the development of policies on managing the changes anticipated by this draft OP.

The City's current plan is to bring a **final** OP document to Planning Committee and ARAC in September. We believe that this should be treated as **another** draft of the Official Plan and be submitted for broad public consultation to ensure we are getting it right. This would bring the matter into 2022, an election year. We believe the municipal election would provide the best opportunity for public affirmation on the goals and policies for the City's revised Official Plan. That would lead to Council ratification of the revised Official Plan in 2023.

We ask that Council put the matter of delaying the Official Plan process on the agenda of Planning Committee so that Councillors can hear from the public and consider this request. The public must be assured that adequate time is being provided to consider the significant changes and how to manage them that this draft Official Plan proposes.

Yours truly,

Alex Cullen  
President FCA

Cc Mr. Stephen Willis, General Manager PIED  
Mr. Rick O'Connor, City Clerk

Motion from Feb. 17, 2021 FCA General Meeting:

Whereas COVID has greatly changed work routines, shopping routines, school routines and more and many changes will remain post-COVID, changing housing demands, etc.; and

Whereas the draft Official Plan for Ottawa is a complex document of 380 pages that requires time to digest and reflect on the implications for the next 25 years of City of Ottawa planning; and

Whereas the draft Official Plan for Ottawa was released during COVID restrictions on November 20, 2020 and PIED are requiring a deadline of February 17, 2021 (now March 12, 2021) to provide comment: and

Whereas COVID has prevented over 150 community associations and resident groups adequate time to review and to participate in the review (especially the face-to-face discussions and in-person community meetings that are the lifeblood of public consultation); and

Whereas City of Ottawa Planning (PIED) only has provided on-line access to the draft Official Plan and has provided only 12 print copies for access through Ottawa Public Library Inter Library Loan for over 150 community associations and resident groups (and the many maps and drawings are exceedingly difficult to review on-line due to complexity and scale); and

Whereas City of Ottawa policy emphasizes equity for all;

Therefore Be It Resolved that the Federation of Citizens Associations of Ottawa (FCA) request that:

1. City Council delay its draft Official Plan process until such time that there can be a complete assessment made of the permanent changes to life, work and play as a result of COVID-19,
2. City of Ottawa amend its draft Official Plan planning process to seek public input on an updated draft Official Plan in the first quarter of 2023.