



General Meeting – Wednesday, March 18, 2020 – 7pm
Rideau Park United Church, Beecroft Hall
2203 Alta Vista Drive
Draft Agenda

1. Call to order; welcome to participants - Sheila Perry, President	5
2. Approval of agenda	2
3. Introduction to Alta Vista Community – Marty Carr Councillor’s Greetings – Jean Cloutier (Alta Vista – ward 18)	13
4. Urban Boundary Review Paul Johanis, Greenspace Alliance Emily Grenier, Ecology Ottawa	37
5. Plastic Bag Campaign – Stuart Kinmond	3
6. Networking Break	15
7. Business Meeting 1) Appointment of FCA Secretary 2) Minutes – December/January/February 3) Open Mic – Community Issues 4) President’s Report 5) Committee Reports 6) New Business 1) 2) 3)	45

Next FCA-FAC General Meeting – Wednesday, April 22

Agenda item 3: Alta Vista Community Association

The association's website is at <https://avca.ca/>

Councillor Cloutier maintains a site at <http://jeancloutier.com/>

Agenda item 4: Urban Boundary Review

A letter-writing campaign is underway to encourage members of Council to maintain the current urban boundary rather than expanding Ottawa's urban area into the surrounding countryside. A model letter outline has been circulated for consideration by community groups as follows:

During this term of Council you have declared both a Climate Emergency and a Housing and Homelessness Emergency. We applaud these steps because they acknowledge what residents of Ottawa truly care about: the challenges of finding affordable and adequate shelter and the threats to health and safety posed by the climate crisis.

In keeping with these declarations, we urge you to vote for an Official Plan "land budget" that does not require expansion of the urban boundary. We can no longer afford a pattern of urban development that extends municipal services further out, paves over farmland and rural areas needed by future generations of young farmers, and compounds the problems of car dependency. By now it is also well understood that remote and sprawling subdivisions do not create the affordable housing needed by Ottawa's diverse community.

We also acknowledge that saying no to urban expansion means saying yes to greater density within the current urban boundary. The challenge is to do it right, by creating policies that bring the benefits of urban life to all neighbourhoods in a culturally diverse city. The City's plan to foster transitions to "15 minute neighbourhoods" is a step in that direction, if it is sensitive to the needs of existing neighbourhoods and results in walkable and green neighbourhoods in many parts of the city, not just the urban core.

We believe there is a policy path to accommodation of a larger urban population within the current urban boundary, while at the same time fostering just and healthy neighbourhoods.

Agenda item 5: Plastic Bag Campaign

The Single Use Plastics Group of the Centretown Community Association is initiating a campaign to encourage residents to reduce use of single use plastic bags.

Agenda item 7: (5) Committee reports**Planning & Zoning Committee**

In accordance with a motion adopted at the February 19 General Meeting, a letter was sent from FCA-FAC commenting on the latest discussion paper on R4 zoning. The letter text was as follows:

The Federation of Citizens' Association (FCA) is pleased to participate in the R4 review and to provide comments as follows. As you are aware, "Neighbourhoods Matter" for all members and community associations. As volunteers and committed participants in the planning process, we know our communities and have a vested interest in future development and changes that will affect our neighbourhoods. At the same time, we recognize that there are opportunities and needs for more density and affordable

housing within the Urban Boundary of Ottawa. The FCA has encouraged all community associations to send comments to you. In addition, our FCA Planning Committee has recommended the following comments. These were approved at our general meeting that was held on February 19, 2020.

Various communities have raised concerns about the proposals as presented in Discussion Paper #3:

- 1. Low Rise Apartment Buildings: In the multiple distinctive neighbourhoods that make up the City of Ottawa, additional low-rise apartment buildings can and should play a meaningful role in community development. To encourage such development, revision of R4 zoning by-law provisions is worthy of support.*
- 2. R4 Subzones: Because there are R4 subzones outside the inner urban area, we see no need to restrict discussion to solely that part of the City. Further, low-rise apartment development will enable Ottawa to accommodate growth within the current urban boundary.*
- 3. Need for Policy Clarity: Many worry that any lack of clarity in the eventual by-law may open the way to misinterpretation of Council's intent by the Committee of Adjustment. Whatever emerges from the process must be water-tight – Council's policy must be clearly reflected in the revised zoning by-law.*
- 4. Transitional Parking Issues: Elimination of parking may be appropriate in some communities but impractical in others. A city-wide prohibition must be preceded by transitional policies governing parking and alternative transportation options.*
- 5. Low Rise Height and Lot Width: Low-rise apartment buildings should be limited to 11m in height on lots of width less than 15m.*
- 6. Amenity Space: Amenity space should be in the rear yard; the proposed prohibition of rooftop patios should apply in all R4 zones.*
- 7. Site Plan Control: Site Plan Control must continue to apply to R4 zones.*
- 8. Retirement Homes: The ban on retirement homes in certain R4 subzones should be reconsidered.*

We thank Mr. Moerman for his commitment towards public consultation.

In response, a message was received from Don Herweyer, Director, Economic Development and Long Range Planning as follows:

Thank you for the FCA's supportive email of February 20th on the R4 Zoning Review (as well as your ongoing work on 15 minute neighbourhoods)! We're happy to see so much common ground on this issue, and we appreciate you taking the time to comment.

On the issue of policy clarity and the Committee of Adjustment in particular, we understand the frustration and lack of certainty faced by communities in light of past minor variance decisions. We intend to provide detailed wording in our staff report as to the intent of the various standards and regulations that we will be proposing around R4 zones. We believe this will go a long way towards making the intent of the zoning (one of the four tests of a minor variance) much clearer, and in ensuring that the Committee of Adjustment can make more informed and consistent decisions around variance applications.

As to the other points you raise, they are well taken and will be addressed in our staff report if not sooner. We have not produced our final recommendations yet and so it would be premature to address them in detail here, but we see no fundamental conflict between your points and the Department's thinking on the study. We encourage you to go over the draft recommendations we will be circulating in April.

Thanks again for your participation in this important study.