



Centretown Citizens
Community Association

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Tom Whillans
CCCA President

May 30, 2017

Tim J. Moerman, MCIP, RPP
Planning, Infrastructure and Economic Development
110 Laurier Ave. W.
Ottawa, K1P 1J1

Dear Mr Moerman

Re: Residential Fourth Density Review – Discussion paper #2

Centretown is the heart of the city and represents the neighbourhood with the greatest population density in the City of Ottawa. The Centretown Citizens Community Association acknowledges the importance of intensification in maintaining viable and efficient neighbourhoods, but there have been concerns expressed about the responsible use of available lands and existing infrastructure in intensification efforts.

The proposed changes to the R4 criteria have the potential to cause substantial implications on the character of our neighbourhoods. The key concerns, as expressed by the CCCA are the following:

- Centretown has too often experienced demolition of buildings in heritage areas or of heritage interest due to neglect of the buildings to the point that they have to be demolished. There is a concern that the potential profit associated with the proposed intensification in the R4 regions of Centretown may encourage demolition by neglect which has a negative impact on the health of our neighbourhoods.
- Appropriate provisions for the demands of increased population must be assessed and taken into account.. The limits on community resources in Centretown are clearly evident, most notably as observed in the failure to provide sufficient greenspace and, parks in the neighbourhood and to provide for the necessary infrastructure updates.
- We strongly oppose any reductions to rear yard amenity space and landscaped areas which may result from the inclusion of the installation of service equipment beyond the footprint of buildings (Sections 5 and 8c). The importance of soft landscaping and soil is critical to the urban forest and with the introduction of the Urban Forest Management plan, we believe that the further reduction of soil would hinder the establishment of new trees, while threatening existing green infrastructure
- We also take exception to the provision for outdoor garbage storage (Section 4). The use of existing greenspace, or earthen areas for garbage storage could have drastic implications on availability of space for green infrastructure.
- We are very concerned about the move to reduce lot sizes which in turn will encourage only one type of dwelling. In Centretown the need for family size units (2 to 3 bedrooms) must be encouraged as defined in the Centretown Secondary Plan Section 3.4.3



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The recent Urban Forest Management Plan in the City of Ottawa has been largely championed as an important step for our green canopy. The case by case approach to intensification does not accommodate existing or future urban forest as there is minimal available forest and the aforementioned points undermine potential trees survival and establishment in Centretown.

In addition to the specific concerns regarding the Residential 4 review, we believe that the processing of applications on single site perspective seriously distort the overall consequences of this form of intensification. A holistic approach is required to appropriately plan and develop our neighbourhood. We hope that these provisions must be reflected in the updated document.

Thank you for your consideration in this matter. Please feel free to contact me.

Sincerely,

Tomas Whillans
President
Centretown Citizens Community Association

Cc:	Catherine McKenney	Somerset Ward Councillor
	CCCA Board of Directors	Centretown Citizens Community Association
	Stephen Willis	General Manager of Planning, Infrastructure and Economic Development
	John Smit	Manager, Policy Development & Urban Design