



City of
Ville d' **Ottawa**

February 5, 1999

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(File: OZP1997/004)

Department of Urban Planning and Public
Works

Ward/Quartier
0T3 - Southgate

- Planning and Economic Development Committee / Comité de l'urbanisme et de l'expansion économique
- City Council / Conseil municipal

Action/Exécution

Fairlea Heatherington Land Use Issue Identification Study

Étude des enjeux en matière d'utilisation du sol dans le secteur Fairlea Heatherington

Recommendation

That Document 2, "Departmental Assessment of Community Issues", form the basis of future actions to be undertaken by the City regarding the Fairlea Heatherington Land Use Issue Identification Study.

February 5, 1999 (2:20p)

Edward Robinson
Commissioner of Urban Planning and Public
Works

CB:cb

Contact: Cheryl Brouillard - 244-5300 ext. 1-3392

February 5, 1999 (3:39p)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

Subject to City Council approval, the study does not require any additional funding.

February 5, 1999 (2:14p)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

BACKGROUND

City Council approved the Fairlea Heatherington Land Use Issue Identification Study as part of the Department of Urban Planning and Public Works (UPPW) 1998 Work Programme.

The study area is bounded by Albion Road North to the west, Walkley Road to the north, a Hydro Corridor to the east, and a Hydro Corridor to the south of the Fairlea Housing Co-op and the Ottawa Hydro office/yard to the south of Heatherington Road, and is illustrated on the attached Location Map in Document 1.

The purpose of the study was to identify land use issues in the project area with stakeholders (community, major land owners) and to identify potential solutions and courses of action to address the issues. However, throughout the course of the study, a number of issues other than land use were raised; these were also recorded, considered and reported upon in this study.

A workshop with the stakeholder focus group and a public meeting open to all residents in the study area were held over the course of the study. In addition, a third meeting was held with the stakeholders on January 7, 1999, to discuss the Department's draft findings including the proposed actions. Forty-one issues were identified and are classified into "Land Use Planning Issues" (such as Land Development; Environmental; Traffic Safety; Recreational) and "Non-Land Use Planning Issues" (such as Educational ; Integrated Approach; Social Issues). These issues are contained in Document 2 entitled "Departmental Assessment of Community Issues." To avoid repetitiveness in this report, similar issues raised in the three meetings were combined together to give one Departmental response, on the action taken or action proposed for the issue.

The Department of Community Services and the Department of Corporate Services participated in early discussion on potential issues in the study area, and in developing potential solutions. External agencies such as the Ministry of Environment, Ottawa Hydro, and South East Ottawa Centre for a Healthy Community, to name but a few, were also involved at various stages of the process.

As a result of the issues identified in Document 2 - "Departmental Assessment of Community Issues", a number of actions have already been undertaken by City staff, are ongoing, or are proposed to be undertaken by the City. In the case of the latter two matters, the actions have been incorporated into current or future departmental work programmes. The "Departmental Assessment of Community Issues" also provides a status of work undertaken by other agencies to-date on some of the non-land use planning issues.

Approval of the recommendation will ensure that the proposed actions outlined in Document 2 will be undertaken, and that Document 2 will be used by staff in all subsequent activity related to the study area.

Environmental Impact

A number of actions that have already been undertaken or are proposed to be undertaken through approval of the Fairlea Heatherington Land Use Identification Study will have a net positive impact on the environment in and around the Fairlea Heatherington Community.

Consultation

One public meeting, and two meetings with stakeholders were held. The issues raised covered a number of topics, but those which should be highlighted are the incompatibility of the existing Ottawa Hydro yard and the City of Ottawa works yard with existing residential uses; the need for more recreational facilities for youth in the community; the increasing reduction of green space; and the need for an allotment garden within the study area.

Disposition

Department of Urban Planning and Public Works, Department of Community Services and Department of Corporate Services to carry out the actions contained in Document 2.

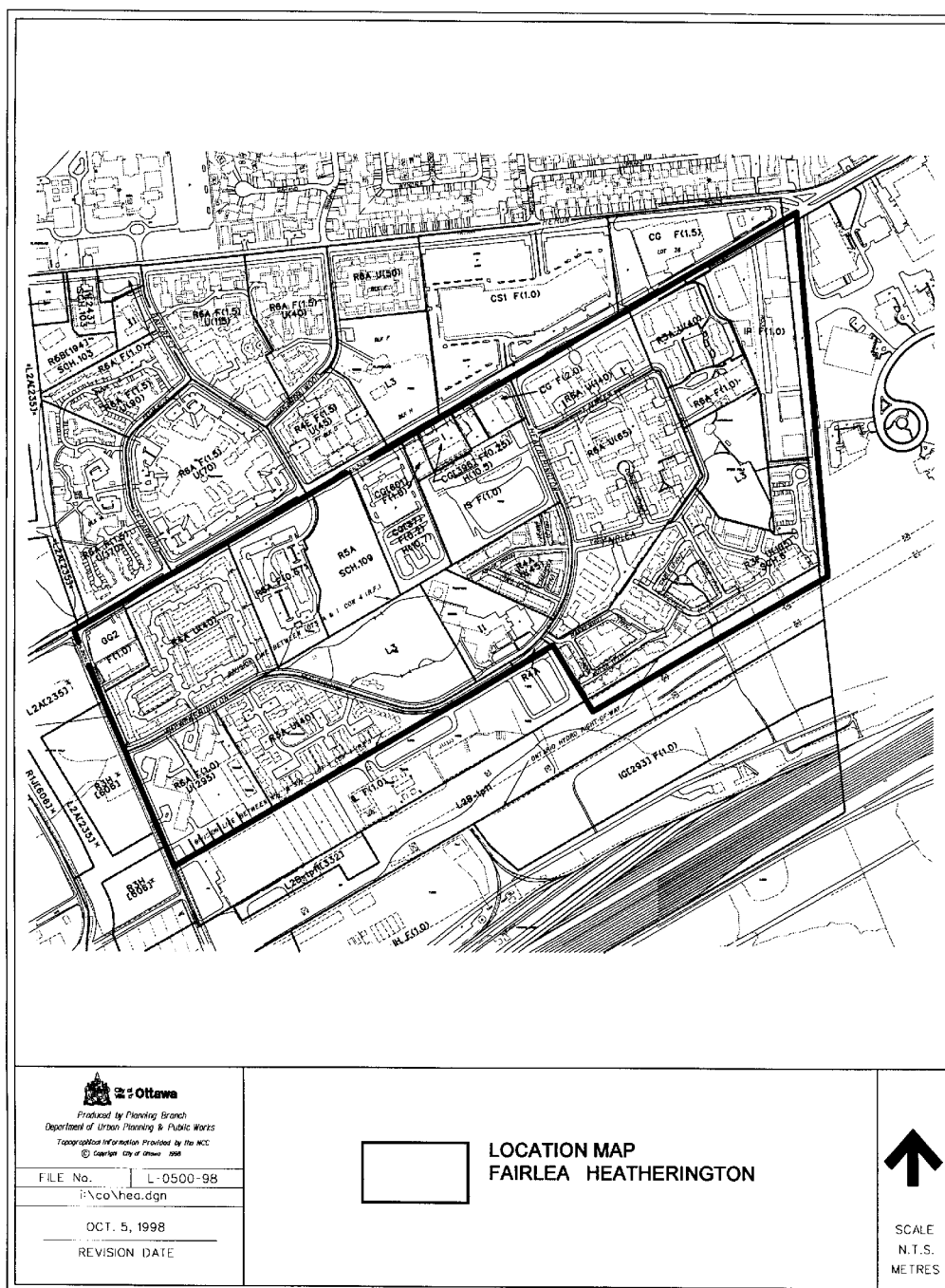
List of Supporting Documentation

- Document 1 - Location Map
- Document 2 - Departmental Assessment of Community Issues
- Document 3 - Consultation Details
- Document 4 - Allotment Gardens: Fairlea Heatherington Area

Part II - Supporting Documentation

LOCATION MAP

Document 1



DEPARTMENTAL ASSESSMENT OF COMMUNITY ISSUES

Document 2

Legend:

BBBF	-	Better Beginnings Better Futures
CC	-	City Council
CMS	-	Department of Community Services
CSOC	-	Community Services and Operations Committee
MOE	-	Ministry of Environment
MOET	-	Ministry of Education and Training
NCC	-	National Capital Commission
NOSS	-	Natural and Open Spaces Study
OCCSB	-	Ottawa-Carleton Catholic School Board
OCDSB	-	Ottawa-Carleton District School Board
OCH	-	Ottawa-Carleton Housing
PEDC	-	Planning and Economic Development Committee
UPPW	-	Department of Urban Planning and Public Works

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
I. LAND USE PLANNING ISSUES	
LAND DEVELOPMENT ISSUES	
<p>1.0 The development of vacant zoned lands within the study area is of concern regarding the density and type of development which could occur.</p>	<p>The Official Plan Amendment (OPA) for the Heron- Walkley lands resulted in redesignations from Residential Area to Greenway System - Linkage; Greenway System - Linkage to Residential Area; and the addition of a Site Specific Policy to further clarify the policy for lands located south of Heron Road. The approved zoning for same is L2A[235] (permits park and utility installation), R3H[606] (includes detached house to townhouse) and R1J[606] (detached house). The L2A[235] is a Leisure Linkage zone and recognizes an expanded recreational field south of Walkley Road, and widening of the linkage lands south of the recreational field to 30 metres. The approved zoning reflects an overall development potential of approximately half of what was originally proposed by the NCC (ie., 800 units versus 1,700). The Jim Durrell Woods located north of Walkley Road will be retained as Greenway System - Linkage as per the OPA.</p> <p>A rezoning report dealing with 1512 Walkley Road (the former Ottawa Carleton District School Board site) was considered at PEDC on May 11, 1993, at which time area residents indicated no major problems with the proposal. The zoning permits apartments and row housing, with height limits of four storeys for the northern half of the site and ten storeys for the southern half of the site. An anomaly currently exists in <i>Zoning By-law, 1998</i>, where a “high-rise apartment” was inadvertently omitted. This will be corrected in the Department’s next report to PEDC on technical amendments to <i>Zoning By-law, 1998</i>.</p> <p>1512 Walkley Road, which is a vacant site (NOSS ID #3421 - Walkley Road Area), was evaluated as a Category 6 open space area through the Natural and Open Spaces Study (NOSS). This means that the area was found to have moderate social and moderate recreational linkage values relative to other open spaces in the City. The NOSS makes no recommendation for retention of this area, and consequently has been identified as a No Constraint Area. The site would be permitted to develop in accordance with the approved zoning.</p> <p>Retention of this area as vacant open space would be inconsistent with the NOSS results, the Regional Development Strategy, for infill development inside the Greenbelt, coupled with the facts that the area is zoned for residential development and is not owned by the City of Ottawa.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
<p>2.0 That the existing city yard be removed because of noxious fumes, the danger it poses to children, and its incompatibility with residential use, and that the land be retained as green space.</p>	<p>The Department of Urban Planning and Public Works (UPPW), in conjunction with Corporate Services, is currently reviewing the feasibility of relocating this use to another site. At this point in time, the operating costs would increase if the yard were to be moved and integrated with the Hawthorne city yard. Relocation of the city yard would only be feasible if the relocation cost could be off-set by the disposal of the yard. If the site were to be retained as green space, there would be no revenue. In the event the yard was identified as surplus to the requirements of UPPW, it would first be considered for other Corporate uses and then, if no other use is identified, and upon the property being declared surplus by City Council, it would be offered to other public agencies, and then to the public. If a zoning amendment is required, notification to the public would be part of the zoning process.</p> <p>At the January 7, 1999, meeting with stakeholders, UPPW was requested to consider, as a minimum, the placement of landscaping along the Heatherington Road frontage. Staff have considered this request, and given the lack of available capital funding, is unable to support landscaping at this time.</p>
<p>3.0 There is a need to provide allotment gardens for residents within the study area.</p>	<p>Allotment gardens currently exist at the corner of Kilborn Avenue and Haig Drive. There are available unused plots at this garden. In addition, because the provision of allotment gardens is not a primary program for the Department of Community Services (CMS), no further allotment gardens are being considered at this time.</p> <p>At the January 7, 1999, meeting, the Ward Councillor requested that costs for an allotment garden be included within this report. The information has been provided in Document 4.</p> <p>UPPW received information on January 29, 1999, concerning "Community Gardens in the Capital Region" from the Ward Councillor and forwarded the information to CMS.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
<p>4.0 There is a general concern regarding the quality of life and sustainability of the community as it relates to all land use issues; there is a need to take proactive measures now, as quality of life decreases with increase in development, and to recognize that problems in this area are part of the larger problem.</p>	<p>When reviewing development applications, staff take into consideration the objectives and policies of the Official Plan as they relate to such issues as the retention of open space, leisure resources and urban design.</p> <p>Regarding the last vacant residentially zoned parcel of land located within the study area, the owner of 1512 Walkley Road will be required to convey 5% of the land, or an equivalent amount of cash-in-lieu of land, to the City for park or other public recreational purposes; under policy 9.3.2.p) of the Official Plan, City Council may provide an exemption to the 5% conveyance when privately-owned open space is made available to the public through a co-operative use agreement and would fill a leisure need that the City has identified within its leisure resources. The parkland contribution for this parcel of land will be determined through the review process of a development application.</p> <p>The NOSS has identified a number of open space areas within the Study area, and within proximity to the Study area, some of which have been recommended for retention.</p>
<p>5.0 Loss of school board lands will continue to decrease the remaining green space.</p>	<p>The Ottawa-Carleton District School Board (OCDSB) is undertaking an “Attendance Boundary / Area Review / School Closure Study.” The Ottawa-Carleton Catholic School Board (OCCSB) is undertaking a “School Reorganization and School Area Review.”</p> <p>CMS has been discussing the potential for school closures and the foreseen impacts on the City’s leisure operations, with the OCDSB within the context of the review of reciprocal use of facilities (as described below) with the Board. General impacts include the possible loss of playground space in certain neighbourhoods, a reduction of baseball diamonds, football fields and sports fields. Further review by UPPW was undertaken regarding the impact in response to a motion from Community Services and Operations Committee (CSOC) September 30, 1998.</p> <p>The City of Ottawa, in conjunction with other area municipalities, is involved in a task force process with the OCDSB, reviewing the terms under which municipalities and community groups use school facilities, and the terms under which schools use municipal leisure facilities. Two submissions from CMS, “Impact of Potential School Closures on City of Ottawa Leisure Facilities and Programmes” and “Impact of Potential School Closures” were forwarded to City Council on October 7, 1998, and December 16, 1998, respectively.</p> <p>The remaining public green space located within the study area is zoned L3, Community Leisure, which permits a community centre, park, recreational and athletic facility, sports arena, and utility installation.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
<p>6.0 What happens when the last green/vacant lands are to be developed? There should be a process for zoning to preserve what is left, given that there is a need for green space for residents in the study area.</p>	<p>Vacant lands located in proximity to the study area, such as the Heron-Walkley lands, were subject to a zoning amendment where portions of the land were rezoned to residential, while other portions were rezoned to Leisure Linkage, thereby retaining linkage and open space. See also the response for issue 1.0.</p> <p>The east-west Ontario Hydro corridor parallels the southern boundary of the study area, and is identified as within the City of Ottawa's Greenway System as the Southern Hydro Corridor (NOSS ID# 5012). The NOSS evaluated the social and recreational linkage values of all Greenway System corridors. The Southern Hydro Corridor ranked high for both social and recreational linkage values. The NOSS recommendation of "no loss of social value" applies to this Corridor. This corridor is zoned L2B-tp11, a Temporary Leisure Linkage Subzone, which extends to May 19, 2001. This Hydro Corridor is located within the "Greenboro Marshalling Special Study Area" which is included within the Department's draft Work Programme which will be submitted to PEDC and CC for approval following the 1999 Budget Approval.</p> <p>The Conroy Woods (NOSS ID # 3403), located south of the Ontario Hydro Corridor and north of the CN tracks, ranked moderate for woodland values and is recommended as a Protection Area through the NOSS. Conroy Woods (which represents a portion of the property known municipally as 3100 Conroy Road) is also part of the above noted Special Study Area, and as such, implementation of the NOSS recommendations for this site may commence this year. See also the response provided for issue 5.0.</p>
ENVIRONMENTAL ISSUES	
<p>7.0 There is a concern regarding the fact that vacant lands are developing too quickly, resulting in a diminishing amount of vacant and open space land within the study area.</p>	<p>The NOSS has identified one woodlot and three open space areas within the study boundaries. The Heatherington Park Woods ranked low for woodland values, and consequently, the NOSS recommendation of selective tree retention would apply. However, the feasibility of retaining the entire Woods is high due to ownership by the City of Ottawa. Two of the open space areas are City-owned parks (i.e., Heatherington Park and Fairlea Park) and consequently have a high feasibility of being retained. However, the remaining open space area, Walkley Road Area (as discussed in the response for issues 1.0 and 4.0) would have a low feasibility of being retained as open space. See also the response provided for issue 6.0.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
8.0 The water drainage area is polluted with old bikes, tires and garbage.	<p>A site check was conducted to verify the exact location of the dumping of materials. Shopping carts and other debris were found in the large ditch in Conroy Woods, while tires were found in a small ditch located in the Ontario Hydro Corridor. This issue has been referred to Property Standards of UPPW, which will investigate and take the appropriate action to have the sites cleaned up. Both of these areas fall within the “Greenboro Marshalling Yard Special Study Area” which is included in the Department’s draft 1999 Work Programme. This issue will be noted for that Study when it commences.</p>
9.0 Access and the maintenance of open space areas located outside of the study area are important to residents within the study area.	<p>The NOSS identified a number of open space areas outside of the Study area, including several within the Eastern Greenway System Corridor to the east, the Alta Vista Corridor to the west, and the Southern Hydro Corridor to the south. Open space areas more proximal to the Study Area include Sandalwood Park, Ledbury Park, Ridgemont Park, as well as Ridgemont High School and Clifford Bowie School. The remaining open space areas within the Heron-Walkley lands are zoned L2A[235] to reflect the Greenway System - Linkage designation. The open space may be accessed by residents living in the study area from Albion Road. See also the response provided for issue 6.0.</p> <p>Several footpaths located at the southern boundary of the community lead to the south and run through the Southern Hydro Corridor and Conroy Woods. The NOSS recommends that no further loss occur for woodlands ranked high and moderate. The Conroy Woods has been ranked Moderate.</p>
10 There needs to be an equitable distribution of open space provided throughout the study area.	<p>Two parks and one school site offer green space within the study area. One of the parks and the school are centrally located within the community, while the second park is located on the east side of Fairlea Crescent. Within proximity to the Study area is an Ontario Hydro Corridor, designated as Greenway System - Linkage in the Official Plan, and as a Greenway System Corridor in the NOSS. Immediately to the west of the Study area is the new L2A[235] zone which forms part of the Greenway System - Linkage. Various other park and school sites are found outside the Study boundary, which can be accessed using the Linkage corridors.</p>
11 There is dumping of oil and storage of oil cans in the treed area on Ontario Hydro lands.	<p>Planning staff attempted to locate the area in question by using the access road located to the north of the CN rail lines, but did not find this dumping area. This issue has been referred to Property Standards of UPPW, who will undertake further investigation to locate the area and take the appropriate action to have the area cleaned up. This issue will be flagged when the “Greenboro Marshalling Yard Special Study Area” is undertaken.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
<p>12 There is a need to relocate the Hydro works yard as it is an incompatible use with residential lands. The works yard is located directly south of an R3A U(40) zone comprised of row dwellings, and the fumes from the pole yard carry for approximately 125 feet.</p>	<p>The Ottawa Hydro works yards is a permitted non-conforming use under <i>Zoning By-law, 1998</i>.</p> <p>The Ottawa Hydro facility and yards and the marshalling yards to the south are designated Special Study Area in the Official Plan. The “Greenboro Marshalling Yard Special Study Area” will be included in the draft UPPW 1999 Work Programme, as stated in the response to issue 6.0; when that study is undertaken, the zoning for these sites will be reviewed.</p> <p>The issue of fumes from the pole yard was discussed with MOE staff, who stated that they had not received any complaints from area residents concerning the Ottawa Hydro yard. At the January 7, 1999, meeting, this fact was stated, and the community is now aware that a complaint regarding the issue of fumes should be relayed to MOE. MOE staff stated that they treat each occurrence on its own merits and will undertake to investigate all occurrences pertaining to off-site environmental impacts on humans.</p>
TRAFFIC SAFETY ISSUES	
<p>13 There is a concern regarding the safety of the residents resulting from Hydro trucks travelling along Albion Road.</p>	<p>UPPW has informed Ottawa Hydro of the community’s concerns in the past. UPPW will be undertaking a review of the intersection of Albion and Heatherington which will include speed analysis of traffic (with separation of heavy trucks.) If speeds are found to be in excess, UPPW will refer the matter to the Regional Police for enforcement. See also the response for issue 16.</p>
<p>14 A traffic light is required to be located on Heatherington Road across from the Heatherington Recreation Centre.</p>	<p>UPPW previously reviewed this issue and installed all-way stop signage. Installation of a traffic light was not warranted as the location did not meet criteria. As there are insufficient funds available to install traffic signals at all locations that fully meet criteria (warrants), it is not possible to consider installation at locations that do not fully meet criteria (warrants).</p>
<p>15 Traffic calming measures are required along Heatherington Road.</p>	<p>UPPW undertook speed surveys of the traffic on Heatherington Road in December 1998. The surveys reflect average and eighty-fifth percentile speeds between 50 km/h and 59 km/h, with a significant number of vehicles recorded travelling at excessive speeds, up to 82 km/h. As such, the matter was referred to the Ottawa-Carleton Regional Police Service on December 18, 1998, for appropriate action.</p> <p>UPPW is currently reviewing the viability of signing reduced speed limits on City roads. The minimum limit that can be established is 40 km/h in accordance with the Ontario Highway Traffic Act. A pilot project is currently underway where 40km/h signs have been posted at selected locations to determine effectiveness and impact. Signing additional locations with the reduced speed limit will not be undertaken until the pilot locations have been adequately evaluated.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
15 (continued) Traffic calming measures are required along Heatherington Road.	<p>The use of speed humps on City roadways is currently in the experimental testing stages. An evaluation report will be submitted to City Council which assesses the effectiveness of the speed humps. Until such time as this evaluation is complete, UPPW does not support the installation of additional speed humps on City of Ottawa roadways. If, as a result of the evaluation, such devices are approved for use they would be established as funds permit and on a priority basis. Given the current fiscal realities, such projects are only likely to proceed in conjunction with other reconstruction on streets identified for action.</p>
16 There is a need to increase safe pedestrian links to the intersection of Albion Road and Heatherington Road.	<p>UPPW will be reviewing this intersection to determine if all way stop control is warranted. Due to the nature of the data required, this location will be included in the 1999 Traffic Count Programme.</p>
17 Need a stop sign installed at the first entrance on the north side of Heatherington Road to reduce accidents and provide for pedestrian links where safety is an issue.	<p>UPPW previously reviewed this issue, and as a result of the reviews, determined that installing a stop sign at this location would be contrary to the Provincial Standards and Regulations concerning the use and placement of stop signs. It was further determined that additional warning signs pertaining to elderly persons/pedestrians were needed and were therefore subsequently installed on both Heatherington Road approaches to this location. UPPW also commented that the criteria, i.e., pedestrian and vehicular volumes and the pedestrian delay time before having an adequate opportunity to cross the road, which would warrant the installation of a pedestrian crossing signal at this location, are not being met. As such, a stop sign will not be installed</p>
18 Residents would like a one car-length, no parking area to be established on the south side of Fairlea Crescent between Gore Private and the entrance to 3019 Fairlea Crescent, and a stop sign at the corner of Fairlea Crescent and Gore Private as children exit from the school bus at this location.	<p>UPPW previously reviewed this issue in 1997. As a result of the public consultation that occurred through the January 7, 1999, meeting with the community, parking along the south side of Fairlea Crescent between Heatherington Road and the entrance to Fairlea Park Housing Co-op (3019 Fairlea Crescent) was further reviewed. This review was conducted in the context of additional information presented by the public. It was concluded that "No Parking" restrictions for nine (9 m) metres on either side of Gore Private and either side of the entrance to 3019 Fairlea Crescent would be appropriate, due to the alignments of the driveways and the curves on Fairlea Crescent. A work order to establish these regulations is pending.</p> <p>With respect to the installation of stop signage, Gore Private is a private entrance and, under the Ontario Highway Traffic Act, all drivers entering a highway from a private road must yield right of way to all traffic on the highway. This often requires the vehicles to stop before entering the public street. The City of Ottawa does not sign control at private accesses. Residents of City Living (for the Gore Private location) and residents of the Fairlea Park Housing Co-op (for the 3019 Fairlea Crescent location) can opt to hire a company to install a stop sign on their property as a means to encourage residents to make a stop before exiting the site.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
RECREATIONAL ISSUES	
19 Need a place for a community centre for youth, children and teenagers.	<p>CMS submitted its "Leisure, Arts and Heritage Programs and Facilities Study - Phase 1: Inventory" to CSOC on June 24, 1998. CMS has completed "Phase II: The Analysis Phase", which will establish Vision and Mission Statements and Principles and Objectives to serve as a basis for Phase III. Phase II was sent to Community Services and Operations Committee (CSOC) on January 27, 1999. As such, CMS has stated that it is premature at this point in time to consider a recreational facility in this community. The concerns of the community have been referred to CMS for review following completion of its "Leisure, Arts and Heritage Programs and Facilities Study", June, 1999.</p>
20 That if the school board lands were to be developed as a park, the demand for its use would rise.	<p>The City was first offered to purchase the OCDSB site located at 1512 Walkley Road in 1990 when the school board declared the property surplus to its needs. The City of Ottawa responded that it had no need for the property. Subsequently, a zoning amendment to permit residential uses was approved by the City. The site is still owned by the OCDSB. Board staff is in the process of re-evaluating the property portfolio and developing recommendations with respect to possible disposition of surplus sites.</p>
21 The existing facilities are inadequate to address the needs of the increasing number of children, which leads to problems such as vandalism and loitering.	<p>CMS has stated that there is space available at the Heron Road Multi-Service Centre, at the Jim Durrell Recreation Complex, and Clifford Bowey Pool. CMS will follow-up on this issue upon the completion of its "Leisure, Arts and Heritage Programs and Facilities Study", June, 1999.</p>
22 More residential development in the area is unacceptable given the existing limited facilities, currently operating at capacity, for the existing population. More facilities, including active open space areas with programmed recreational sports, are needed.	<p>CMS has stated that there is sufficient space available within the existing recreation resources located in the area to accommodate the increased demand from more residential development. Should a short-fall be identified in the "Leisure, Arts and Heritage Programs and Facilities Study", this issue will be reviewed upon its completion, in June, 1999.</p>
23 There is a concern and lack of understanding regarding the ownership, maintenance and use of the "Partic-i-park" located to the east of the Heatherington Recreation Centre.	<p>This is a pathway that winds through the Heatherington Park woods, with various exercise equipment stations. The equipment stations were originally purchased through agreement with the Kinsmen Club of Ottawa and the Sun Life Assurance Company. After installation, the equipment, and its maintenance, became the responsibility of the City of Ottawa. As CMS has had a major reduction of capital dollars for park maintenance / upgrades, most of the equipment has fallen into a state of disrepair and has been removed. UPPW undertakes yearly inspections of all Community Services equipment, and will remove any equipment posing a safety hazard.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
<p>24 Improve amenities to compensate for the loss of green space.</p>	<p>This issue has been referred to CMS for review upon completion of its “Leisure, Arts and Heritage Programs and Facilities Study” in June, 1999.</p> <p>Prince of Peace School contacted CMS to obtain information on the “Self Help Program” as a means to improve its play facility located on the school property. CMS received the application, and has tentatively approved the funding subject to other required information and approvals being received.</p>
<p>25 Perception is that “new communities” are getting facilities.</p>	<p>CMS has included an inventory of basic programs, and parks and facilities required to deliver basic services to the community in “Phase II: The Analysis Phase”. The purpose is to address the issue “Where we should be going and why”. See also response for issue 19.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
II. NON-LAND USE PLANNING ISSUES	
EDUCATIONAL ISSUES	
<p>26 Children are going too far to access facilities, such as the school, and the pool.</p>	<p>The OCDSB is presently undertaking an “Attendance Boundary / Area Review / School Closures Study” in response to the impact of the new education funding model introduced by the Ministry of Education and Training (MOET). Surplus space has been identified per MOET formula in education facilities within the Board’s jurisdiction for which provincial funding will not be available. Funding will not be made available for new school construction until surplus space is eliminated. Surplus space is to be identified by the Board prior to January 1, 1999. Presently the criteria is not being met within “Planning Area 4”, which includes the study area, to warrant a new school. Community associations and school councils were invited to participate as volunteer members of community working groups for the purpose of formulating proposals for consideration by the Board. *The Ministry has extended the deadline on school closures. In the interim, school boards may or may not achieve the original target for school closures for September, 1999.</p> <p>The Clifford Bowey Pool is owned by the School Board, and through an agreement, is operated by the City on evenings, weekends and during the summer months. The pool may be impacted by the above mentioned study, although to-date, this school has not been identified for closure. A legal agreement is in place which would allow the City first right of refusal should the Board decide to dispose of the facility. Loss of the facility would have a significant negative impact on the City’s ability to deliver aquatic programmes in the south end of the City as there is not an alternate pool nearby.</p> <p>Prince of Peace School (of the OCCSB) is located within the study area with enrollment for Kindergarten to Grade 6. The OCCSB’s “School Re-organization and School Area Review” is to be completed this year which will identify possible school closures. Currently, OCCSB staff are of the opinion that this area of the City is well served, and the Board is not considering any closures at this time.</p>
<p>27 There is a lack of adequate school facilities resulting in the need for excessive bussing of students to areas outside of the study area.</p>	<p>This falls under the mandate of the school boards.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
INTEGRATED APPROACH ISSUES	
28 The land use issues derived from this study be integrated into future studies for abutting communities.	<p>The information will be made available for any future studies of abutting areas including the “Greenboro Marshalling Yard Special Study Area”.</p>
29 Community is frustrated with the number of public meetings, often repeating the same issues, with no perceived action being taken.	<p>Action is generally taken to address issues in the context of City policies, by-laws and financial and staff resources. At the January 7, 1999, meeting, a comment was made that there should be more effort placed on partnership between the City and the community, when involved in initiatives concerning the community. In this regard, UPPW is forwarding a submission “Public Consultation for Development Applications” to PEDC on February 9, 1999. Residents of the Fairlea Heatherington community have taken the opportunity to express their views on the subject through that submission.</p>
30 Need for an integrated approach with the City and other levels of government for this land use study; lack of a co-ordinated approach fails to service the needs of the community.	<p>UPPW contacted numerous government agencies and groups in order to provide its findings in one report. In addition, and where appropriate, issues which fall outside the mandate of the city have been discussed with and referred to the appropriate agencies.</p>
31 There was a question on the selection of the study boundary, specifically why it was not expanded to reflect that area which was initially requested by Mr. Bryan Hawley.	<p>The size of the study area was recommended by the Department based on its assessment of staff resources and other previously committed planning projects, and staff’s ability to initiate and complete the study. This information was conveyed in a letter sent to the Fairlea Park Community Association in September of 1997.</p>
32 The study area is too small to effectively deal with the problems.	<p>Issues identified in the study area boundaries have been addressed as they relate to the terms of reference and the established study area boundaries.</p>
33 Community met with John Manley to discuss land use issues, green space, unemployment, etc.	<p>UPPW contacted the Minister’s office to pursue the results of the community’s meeting and any further action being contemplated. The Minister’s staff confirmed that a meeting had taken place in April, 1997, to discuss the disposal of the NCC’s Heron-Walkley corridor lands. The issue came to a conclusion with the approval of a City of Ottawa Official Plan Amendment and zoning amendment for these lands.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
33 (continued) Community met with John Manley to discuss land use issues, green space unemployment, etc.	<p>An enquiry from an interested citizen concerning an increase in youth unemployment and how best to proceed with a proposal to address the issue was discussed with the Minister's staff in early 1998. The Minister's staff advised that a business plan was needed, describing in detail the proposal and the required rationale to secure funding from Human Resources Development Canada.</p>
SOCIAL ISSUES	
34 The area behind the brush leads to drug use, loitering and fire hazard.	<p>A Safety Audit organized by the Heatherington Youth Council (and facilitated with the South East Ottawa Centre for a Healthy Community) was undertaken in December, 1997. A number of recommendations were made by participants, including better lighting and speed bumps, improved signage for unit numbers, posting of speed limits, pedestrian cross walks, stop signs, school area, and children's play area, better security and improved wheel chair accessibility. Areas occupied by Ottawa-Carleton Housing were identified as the major problem areas by the participants of the Safety Audit.</p> <p>Improvements made since the Safety Audit include build-up and painting of the speed bumps; relocation and improved use of some recycle bins; installation of additional light fixtures in four locations; and additional unit numbering at the rear of the units. OCH intends to undertake its own regular comprehensive safety audits, on an as-needed basis, in response to addressing the remaining Safety Audit recommendations that fall under its responsibility.</p> <p>The brush area is located on the property known municipally as 3100 Conroy Road. This portion of the property falls within the "Greenboro Marshalling Yard Special Study Area" which will be included in UPPW's draft 1999 Work Programme. This issue will be noted for that Study when it commences.</p>
35 The special needs of social housing residents are different (i.e., greater needs) and should be addressed.	<p>UPPW has contacted the South East Ottawa Centre for a Healthy Community, Better Beginnings Better Futures (BBBF), and Ottawa-Carleton Housing for their input. Various approaches are meeting some of the identified needs, including the location of the BBBF office within the Heatherington community, and these social agencies are continuing to work to address these issues.</p>
36 There is a need to recognize the social needs of the mentally challenged, new immigrants and seniors living within the study area.	<p>A task group of key agencies has been formed to address the needs of tenants with mental illness and other special needs living in socially-assisted housing. There are more needs than existing services can address at present, according to OCH. See also the response to issue number 37.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
<p>37 The needs of various demographic groups including families, singles and seniors and their influence on land use need to be addressed.</p>	<p>The South East Ottawa Centre for a Healthy Community (SEOC for a Healthy Community) offers programs and information targeted for the various demographic groups. BBBF, sponsored by the SEOC for a Healthy Community, is a primary prevention longitudinal research project funded by the Ministries of Community and Social Services, and Health and Education and Training. The BBBF project in Heatherington is focussed on primary prevention programs for children in the 0-4 age group.</p> <p>A Youth Job Fair was also organized by the Minister of Industry.</p> <p>A community based program offering an additional form of intervention to address the needs of high risk youth in the community is being contemplated by a small group of area residents.</p> <p>See also response to issue numbers 35 and 36.</p>
<p>OTHER ISSUES</p>	
<p>38 Incompatible zoning which allows PCB storage.</p>	<p>PCB's are stored within a one storey warehouse which was constructed in 1987, in accordance with Provincial regulations for the storage of PCB's, and are not regulated through the Planning Act, and therefore not through zoning. The Ministry of Environment (MOE) has established regulations which Ottawa Hydro must follow.</p> <p>As a result of this issue being raised by the community, UPPW met with Ottawa Hydro staff in regards to its plans for the storage and or removal of PCB's. Ottawa Hydro informed staff that Swan Hill (Alberta) is presently the only site in Canada to dispose of PCB's, and until a more cost effective, safe and risk-free solution is presented, it will continue to store PCB's on-site.</p>
<p>39 Has Ottawa Hydro land been tested for pollutants/ seepage into the ground? This is an issue given the site's location across the street from a school, and children playing nearby.</p>	<p>Staff presented this issue to Ottawa Hydro staff in a meeting last fall. At that time, Ottawa Hydro had also received a letter on this issue from the Fairlea Community Association. Ottawa Hydro then retained an independent consultant to undertake an environmental audit of its facility to address the concerns of the community. Ottawa Hydro has received the final report from the consultant and is following up on a number of recommendations.</p> <p>The MOE has not received any complaints regarding this site from area residents. All MOE records to-date for this site have originated from Ottawa Hydro reporting its own occurrences.</p>

COMMUNITY ISSUE	DEPARTMENTAL RESPONSE - ACTION TAKEN / PROPOSED
<p>40 There is a lack of adequate public transportation into the study area.</p>	<p>Planning staff contacted OC Transpo staff who offered the following comments. Currently, there are three bus routes that service the study area, all using Heatherington Road. Two of the routes operate seven days per week, at 17 to 18 hours per day. The third route is for peak service and runs every 12 to 15 minutes. More bus service is provided during the hours children are going and coming from school. OC Transpo recognizes the high density in this area, and as such, provides more service on this collector than on other collectors, but the overall rider ship of the entire route must be factored in when making changes to service. OC Transpo completed its yearly evaluation of these routes, and all of the routes are within the established guidelines for rider ship, which means that the service will not be increased or decreased.</p> <p>At the January 7, 1999, meeting with stakeholders, a suggestion was made for further action to be undertaken to review the routing of public transit in the study area. As a result, this issue and the written comments received by UPPW in response to its draft submission, will be forwarded to OC Transpo for its information and consideration of appropriate action.</p>
<p>41 That the draft report be circulated to community before the final report is sent to PEDC.</p>	<p>UPPW circulated the draft "Departmental Assessment of Community Issues" to the stakeholders for comment in December 1998. In addition, a meeting with the stakeholders was held on January 7, 1999, to present and receive comments on the draft assessment document. Comments were noted at the meeting and have been incorporated within this submission. Two written submissions were received in response to the circulation and are included in their entirety in Document 3.</p>

CONSULTATION DETAILS

Document 3

NOTIFICATION AND CONSULTATION

Focus group workshop: March 3, 1998
Public Meeting: April 20, 1998
Stakeholders Meeting: January 7, 1999

Twenty-eight issues were identified at the first meeting. Planning staff recorded and considered all issues including those issues staff felt were outside of the City's mandate. While there was some overlap of issues between the first and second meeting, new issues were tabled, which were then considered and reported upon as part of this study. At the second meeting, it was agreed that the Departmental draft assessment document containing the findings and proposed actions would be made available to those interested stakeholders before the final Departmental submission was forwarded to Planning and Economic Development Committee.

On November 6, 1998, the Ward Councillor requested UPPW to host a third meeting in early January to discuss the draft study results with the stakeholders. The draft assessment document was mailed to all stakeholders on December 4, 1998, along with an invitation to attend a meeting to discuss the draft. The meeting took place on January 7, 1999.

COUNCILLOR'S COMMENTS

Councillor Diane Deans is aware of this submission.

PUBLIC COMMENTS

Two written submissions were received prior to the third meeting. The comments were based on the Departmental response to each of the issues; consequently, a number of Departmental responses were revised as a result of the comments where new action was undertaken or proposed to be undertaken by the City.

The following are the written submissions received from the public. The numbers provided in brackets refer to the issue number as shown in Document 2, as the categories were reformatted since the time the public reviewed the draft assessment document.

Comments from Mr. B. Hawley

My comments with respect to the above-noted study are as follows. Please note that the comments follow the numbering of the report.

LAND DEVELOPMENT ISSUES

1. Vacant Land Development (1.0)

The Greenway System linkage of 30m is too narrow to accomplish anything of real significance & ought to be widened by at least half again, over the entire length of the linkage between Heron & Kitchener. In fact, a mere 30m linkage may prove to be more of a problem to residents of adjacent housing (should it be built as proposed) than the asset to the Greenway System that it should be. I would like to see any literature which supports the idea that 30m is adequate as a green space linkage.

As far as I am aware, the recreational lands south of Walkley Road have never been recognized for the importance they hold for various activities in a regional context, notably baseball & soccer. The extent of their "expansion" ought to reflect this regional importance.

The development potential of 800 units is still far beyond what ought to be built in what is already a high density & under serviced area. The 1700 units originally proposed is a red herring to facilitate what the NCC & the City wanted to accomplish in the first place.

Problems with the retention of the Durrell Woods have been identified in other reports & unless significant mitigation is undertaken the Woods will likely not survive.

The site at 1512 Walkley Road may have not raised any concerns among residents in 1993, but that was long before the loss of the Heron/ Walkley Greenspace & virtually all other significant greenspace remaining in the area. Insofar as the Heron/ Walkley area is underserved with respect to almost all social/ recreational/ educational resources, the site at 1512 Walkley takes on new importance, notwithstanding the NOSS study. Given the loss of other greenspace lands in the area, the retention of 1512 Walkley as greenspace would not be inconsistent with the best interests of the local & wider community.

2. Removal of the Heatherington Works Yard (2.0)

The noxious City works yard on Heatherington is entirely inconsistent with the best interests of the adjacent residential & retail community. The highest & best use of that land is medium density housing IF adequate greenspaces remain in the neighbourhood. I doubt anyone in this community would object to development in that situation. Residential development would return funds to the City from the sale of the land. The City has land available at its Hawthorne Road facilities which would more than accommodate the Heatherington yard. If the land was retained as greenspace it would not return "revenue" directly to the City — BUT, are there no other considerations? — what about social, economic & environmental costs? Good grief! Where are the interests of a healthy community represented?

3. Allotment Gardens (3.0)

Urban gardens produce a significant proportion of fresh produce for poorer residents in cities around the world. The allotment gardens in Alta Vista are too far for residents in the study area to use conveniently. Residents of the Heron/ Walkley community could have used allotment gardens to far greater benefit for many years, yet nothing has ever been done to accommodate that need, in spite of locally available land. The need has never been greater; it is time that garden lands were provided -- City land north of Heron and on NCC land south of Kitchener would be good places to start. Additionally, the garden lands at Kilborn & Haig will disappear

with the development of the Alta Vista Parkway extension in the next few years. You may wish to check with Councillor Holmes as she has an interest in urban gardens.

4. Quality of Life & Sustainability & Development (4.0)

Staff may take into consideration objectives & policies of the official plan, etc., etc., but they do so by interpreting those objectives & policies in line with prevailing political interests & pressures. Therein lies the problem. If the system was truly fair, open, transparent, accountable & responsible, & if the best interests of the whole of the community were being met, I (for one) would have much more confidence in the system & the people making the decisions. Unfortunately, this is not the case. As a result, we end up with a less sustainable & less healthy community which imposes unnecessary social, economic & environmental costs on both individuals & the city as a whole. Where is quality of life taken into consideration in the planning process? Where are cumulative impacts considered? Where is the balance between those with more & those with less? The process needs fixing.

5. Development of School Board Lands (5.0)

See comments above, 1.0 - 4.0.

6. Loss of Remaining Green space (6.0)

The NOSS study failed to recognize potential land values & in that regard missed the enormous value of the Heron/ Walkley lands to the local & wider community. I can only conclude that many of the results of the NOSS were the consequences of political pressures & a failed process which was appropriated by & for special interests.

I note that the "Southern Hydro Corridor" requires a permanent zoning by May 2001. Does the corridor constitute only Ontario Hydro owned lands, or does it include RMOC owned lands (ie. 3100 Conroy) adjacent? You may be aware that the Fairlea Community Association has proposed the new water tower be located immediately behind the west side of the snow dump at 3100 Conroy. This proposal is conditional on the rezoning of the remainder of 3100 Conroy as a permanent recreational/ greenspace/ linkage (or similar). It is also part of a plan to include Conroy Swamp & Conroy Woods as part of larger recreational greenspace. Such an arrangement would mitigate somewhat the significant loss of greenspace in the area.

7. Hydro Storage Incompatibilities (38)

PCB's are not the only concern with the Ottawa Hydro storage yard on Heatherington. Highly noxious fumes are ever present on & around the site which, incidentally, is directly across the street from a school, & adjacent to sizeable residential developments. These fumes have never been explained, or even investigated, as far as I am aware. In short, the site is completely incompatible with a residential neighbourhood & ought to be moved. The only consideration being given in this study is to the cost of removal, but what are the costs of not moving the yard & why are these not being considered? How & why authorities would have permitted adjacent uses in the first place, not too many years ago, is also cause for thought.

ENVIRONMENTAL ISSUES

8. Loss of Greenspace to Development (7.0)

This response says nothing about the impacts of more development & the consequent loss of greenspace other than to suggest that it will continue. Wow!

9. Polluted Drainage Areas (8.0)

The location of the "water drainage area" is not identified. As far as I am aware, the major problems lie in the hydro corridor & 3100 Conroy & neither area is properly maintained by the owners. Fairlea Community Associations proposals for the area (see 6.0, above) have taken this into consideration so that it would be properly & safely maintained. There are simple measures that can be taken immediately which would help to reduce the problem:

1. Erect gates on both ends of the hydro & railroad access roads, at Albion & at Conroy, so that access is restricted to authorized vehicles. A lot of waste material has been dumped along these roads over the past year.
2. Request that Herongate Mall restrict the use of shopping carts to the mall itself. Currently, a lot of shopping carts are abandoned all around the community. Many are never recovered & are left to rot & rust in the hydro corridor & elsewhere.

10. Study Area & Adjacent Areas (9.0)

See 6.0, above. In addition, the study area boundaries are artificial constructs which we objected to before the study began. The study does not reflect the real, homogenous community within the Heron/ Walkley/ Kitchener/ Ledbury, Bank to Fairlea area that was requested as the original study area. So, of course, open spaces & other amenities outside the study area are important to the residents of the area.

11. Equitable Distribution of Green space (10)

This is a simplistic response which does not take into account the reality of the high density of this community, nor of the high density developments which will occur in the next few years. The current dearth of amenity spaces will be exacerbated considerably, as a result. This response does not take into consideration the intent of the original question/ concern which was expressed in the context of the equitable distribution of green space across the City, not just the local neighbourhood.

12. Dumping on hydro, RMOC & railways lands (11)

Perhaps if staff had taken the time to get out of their vehicles & walk the area, or even ask members of the community for information, they would have found the said materials. See 9. above.

13. Relocation of Hydro Storage Yard (12)

See 7. above. May we ask when the Special Study referred to might be undertaken?

14. PCB Storage & Noxious Fumes from Hydro Yard (39)

Now that we know that the noxious odours from the Hydro yard can be reported to MOE, you may rest assured that such reports will be forthcoming. See 7. above.

TRAFFIC & SAFETY ISSUES

15. Traffic on Albion (13)

Speed & volume of traffic are of concern especially with the number of children in the area.

16. Public Transportation (40)

Rider ship is a function of many factors and, given the low incomes prevalent in the area, the availability of disposable income necessary to purchase expensive bus passes is likely a significant factor. Public transport ought to be free, for many reasons.

17. Heatherington Traffic Light (14)

Pedestrian crossing signals across the City are generally too short, especially for seniors & parents with children.

18. Heatherington Traffic Calming (15)

Greater enforcement of existing traffic regulations would have beneficial effects in many areas (geographic & social). Drivers ought to be more accountable for their driving. Make this a priority.

19. Albion-Heatherington Pedestrian Links (16)

Don't wait for the study -- please put in a 4 way stop now, before a serious accident occurs. There is too much traffic on Albion & too many people crossing the road to avoid an accident. Put people first.

20. Heatherington Stop Sign (17)

See 17 above.

21. Fairlea No Parking Signs (18)

Heavy vehicles are but a small part of the problem. Ordinary passenger cars constitute the major part. Nor is the problem one of school buses. The problem is primarily one of entering onto & exiting from Fairlea into the various roadways into developments. The simple, cost-effective solution is to post NO PARKING signs on Fairlea about 5m either side of each entrance. Is this too much to ask? Otherwise, ticket cars parked too close to the entrances & do so every hour of every day, SVP.

RECREATIONAL / EDUCATIONAL ISSUES

22. Community Centre (19)

Have or will there be any public participation activities relating to the CMS study? I have not seen anything related to this study to date & would expect that public input would be a major factor in establishing vision, mission, principles & objectives. Is it premature to consider wishes of local residents who have identified a lack of services & facilities in the area? Rationalizations are fine where they serve to meet the real needs of the community.

23. School Board Lands as Park Space(20)

The City determination that it had no need for 1512 Walkley in 1990 was made prior to major changes in land use that have occurred in the area since then. It seems that the cart was placed before the horse without any means of rectifying the problems that have arisen. The cumulative result of these decisions leaves this neighbourhood & the wider community much the poorer in terms in terms of health & sustainability.

24. Inadequacy of Existing Facilities (21)

See 22 above.

25. More Development Requires More Facilities (22)

Regardless of staff assertions, services & facilities have been identified by local residents as inadequate at the present time. Given the projected increase in the number of new units & residents slated for the area, the situation can only deteriorate. So, who is right, & whose decisions will be implemented? I'll bet it won't be the communities. Where is the balance in the opportunity to strike a compromise?

26. Heatherington Partic-I-park (23)

Why has the Partic-I-park equipment not been properly maintained over the years? Have any studies been done to identify how much the park is used & how? If not, why not?

27. Lack of School & Recreational Facilities (26)

The key here is that "staff are of the opinion". Again, real opportunities for public participation are required to foster understanding & consensus.

28. Amenities to Replace Lost Greenspace (24)

See previous related comments.

29. Inadequate School Facilities Requires Bussing (27)

See previous related comments.

30. Perceptions of New Communities (25)

CMS staff ought to be undertaking wide public consultations in order to round out their own limited resources, as noted in the draft report. Given the cutbacks in local government it is obvious that the necessary expertise cannot possibly be maintained on staff to do all that needs to be done. A real, broad, extensive & intensive public participation process can help to fill the void. Confidence in a good process will help to overcome misperceptions.

31. Land Use in Adjacent Areas (28)

See previous related comments 10, above. The artificial & contrived nature of current planning is such that it fails in almost every area: amongst others, it fails to adequately utilize the best expertise, it fails to adequately consult with the public, & it fails to adequately consider cumulative impacts. These are major shortcomings in terms of building & maintaining a healthy & sustainable community. Yet they are easily rectified given a solid commitment to good vision, adequate opportunity, & to a good public participation process, in other words, to good government.

32. Manley Meeting (33)

The 1997 Manley meeting was an utter waste of time & served no purpose whatsoever as decisions regarding the HW corridor lands had already been made as part of a back room deal with the City & the collusion of a number of individuals. This type of overt, manipulative deal is precisely the problem which we have tried to address with our public participation proposal. It is completely foreign to what fair, open, transparent, accountable & responsible democratic government ought to be & is a major part of the reason for the cynicism which prevails toward government.

I am not aware of any improvement in opportunities for youth employment as a result of discussions with the Minister's staff.

33. Poor Response of Government to Public Participation (29)

This is a complaint that has been voiced by many individuals & community associations over years. The insensitive response in this draft report highlights the problem & suggests that nothing is about to change!

34. Need for Integrated Approach (30)

Again, the response suggests the City is doing everything right & there is no need to pursue any action with respect to this item — it must be nice to be perfect!

35. Circulation of Draft Report (41)

The key is again what "the Department felt necessary . . ." Who is the "Department"? Is anyone ultimately responsible for these decisions? Are the concerns expressed by residents to be dismissed so readily? For whom does government exist? Who pays the comfortable salaries of city staff, or those who remain after cutbacks?

SOCIAL ISSUES

36. Safety Issues (34)

Alternative opportunities for youth (employment, indoor & outdoor recreation, etc.) would go a long way toward solving some of these issues. Safety audits are only a small part of the solution.

37. Social Housing Needs (35)

As other agencies are serving the special needs of social housing residents, the City need not do anything! Great answer -- the City has no obligation or responsibility!

38. Special Needs (36)

See comment 37, above. Given that the need for services outstrips the supply, perhaps a new approach is necessary. Perhaps a redirection of existing services is required, or maybe more money -- but then there isn't any, is there?

39. Impact of Demographic Groups on Land Use (37)

The one thing that neither BBBF & SEOCHC provide is money to reduce poverty throughout the area. Neither they nor the Minister provides jobs. Seems to me that these two items alone would significantly reduce social & economic problems & some of the land use issues in the area.

40. Study Boundary (31)

The original request for the study was made on behalf of the local community groups, including the Fairlea Community Association, which comprised the Heron/ Walkley Green space Coalition. The final study area, approximately 1/3 of that which was originally requested, fails to address many of the issues which the Coalition had intended for the study.

Once again, it was the ubiquitous "Department" which made decisions without approval from or consulting with the local community. If Department resources were too thin to properly conduct the study at a given time, then the study should have been delayed until such time as appropriate resources could have applied to a proper study of the area originally requested. As it is, the resources have been all but wasted as little or nothing has been accomplished. Good decision, Mr. Department (whoever you are) — so much for fair, open, transparent, accountable & responsible government!

41. Comments as for 40. (32)

Conclusion

This study leaves me with the feeling of "What a waste of time & money! What a waste of resources, both community (mine & other volunteers) & city personnel (staff & politicians). Why bother. Not one single issue that the community has raised has been addressed in any meaningful way. Every single issue has been brushed off with a cursory comment implying that the requirements of policies & plans have been addressed, that the City's obligations have been met. Yet, for some reason, I (for one) don't agree. I feel that we (my community & I) have been led down the garden path in the hope that we'd get lost along the way & forget what it was that we were after in requesting this study in the first place.

Regrettably, the problems & issues will remain & the neighbourhood, the community, the city & the region will continue to pay the social, economic, & environmental costs of the City's neglect. One can only hope that we can achieve the fair, open, transparent, accountable & responsible government that we all require to build and maintain a healthy & sustainable community. This is, after all, our city, yours & mine, both.

As we have & continue to state, more real opportunities for better public participation are required to foster understanding & consensus. Discrepancies between staff reports/ studies/ recommendations & the views of residents from both the local neighbourhoods & the wider community need to be reconciled in a constructive manner directed to achieving consensus. Obviously, there is a problem between the various perceptions of reality that so often result in conflict over what is & what ought to be. The real objective ought to be to produce the greatest good for the widest community without sacrificing vulnerable minorities (however defined), as so often seems to happen.

Finally, I hope & trust that the meeting on the 7th Jan. 1999, is not just another opportunity to inform the community as to decisions that have already been made — the meeting must provide for another round of consultation & negotiation as to what constitutes acceptable solutions to the problems identified by this community.

Comments from P. Stockdale, President, Fairlea Community Association

Much time and effort was spent on this study. We see some areas for future discussion with the City and other authorities identified. However, we wish that more effort had been spent attempting to resolve concerns or identifying planning processes that might resolve them.

We have noticed a lamentable tendency of public authorities to claim that all communities must be treated alike in the interest of fairness. We see this tendency reproduced in this study. Communities are not alike, and cannot be treated the same. Fairlea-Heatherington is not the same as Alta Vista. It would be bad planning to treat communities the same when they have radically different statistics on green space, income, housing density, numbers of new Canadians, age spreads in households etc.

We see throughout the report reference to standards being met. They are never defined.

We also see no anticipation in the study of increases in the number of residents in the area, or those using the services of the area, only the postponing of an evaluation until June 1999.

We hoped, and feel sure that you hoped, that the study might represent a means to engage the community so that the ideas of the people on the ground could be collected and, where necessary, heeded in partnership with the City and other authorities. If this is the case, of the over forty points noted, only garbage pickup, was noted as worthy for any immediate action. That so much effort was spent dismissing residents' concerns and, in sum, to say "We will try to pick up some garbage and study one traffic situation" is a misuse of the planning resources of the City.

Nine areas were identified as requiring some further study, usually by non-City staff. Only the traffic study seems that it might lead to action. Thus, an opportunity for real public engagement seems to have been lost. Clearly, a "Better Way" in public participation needs to be found.

Please view Bryan Hawley's letter to you as complementary to my comments.

LAND DEVELOPMENT ISSUES

1. Vacant Land Development (1.0)

The approved zoning is not acceptable to the community. We request further discussion for changes to the Official Plan in our neighbourhood, including the areas identified in 1 and insist that the study constitute the base information for a re-assessment. We are glad that some improvement to the original plan was possible. Still, it is hard to conceive that any animal with a thirst for survival will cross Walkley Road to continue on the greenway, certainly not without a tunnel under the roadway.

The NOS study does not define grassland as "natural" and therefore, it would not make any recommendation for retention.

2. Removal of the Heatherington Works Yard (2.0)

We are glad to hear that the yard is being considered for removal, although we understand this has been happening for a decade. No reason has been stated why this yard could not be integrated into the larger Hawthorne yard, with less noxious effects on the neighbourhood, revenues generated for the city, social or low-cost housing and a natural link installed.

4. Quality of Life & Sustainability & Development (4.0)

Would not this 5% be likely used for the proposed library?

5. Development of School Board Lands (5.0)

This section seems to indicate that there is an opportunity for the installation of a recreational facility, perhaps moving the current Heatherington Rec Centre to this location and expanding it. We look forward to further discussion on this point.

6. Loss of Remaining Green space (6.0)

We look forward to further discussion relative to the proposed Nature Paths.

7. Hydro Storage Incompatibilities (38)

We do not see the logic of keeping PCBs in a densely populated residential area. We are appalled that no effort has been made to detect the presence of PCBs in the soil although they have been stored there for 40 years. Hopefully, the hiring of an recognised and independent consultant to test ground pollution may improve this situation.

We see no evidence that suggests that Ottawa Hydro has sought to dispose of PCBs at US sites. We will now approach the MOE to make a complaint.

ENVIRONMENTAL ISSUES

Garbage: We have found that various public authorities seem unable to ask the community complaining directly where the source of concern is. We are here, we are ready.

14. PCB Storage & Noxious Fumes from Hydro Yard (38)

Can the procedure for complaint be explained?

TRAFFIC & SAFETY ISSUES

16. Public Transportation (40)

Does OC planning take into account that there is in our neighbourhood, proportionate to the population: 1) more usage of the bus and 2) less car ownership, and therefore fewer alternative means of transport?

18. Heatherington Traffic Calming (15)

We would like the speed bumps to be tested on Heatherington.

21. Fairlea No Parking Signs (18)

There is no Gore Co-op, this is owned by City Living and therefore the City could install a stop sign.

There may be regulations to prohibit vehicles being too close to the entrances, but they are not enforced, especially in the evening. Since there is not effective enforcement, there must be signs.

RECREATIONAL/ EDUCATIONAL ISSUES

24. Inadequacy of Existing Facilities (21)

Heron Multi-service Centre is too distant for pedestrians. We have made suggestions to share some of Heron's facilities with Heatherington, at very little cost.

28. Amenities to Replace Lost Green space (24)

Were this initiative to be nudged and expanded, Prince of Peace could provide many facilities lacking, and the building of other facilities may not be necessary. Indeed, following similar experiments in Acadia, school libraries in Hunt Club could be used as libraries for the broader community.

35. Draft Circulation (41)

This is the first opportunity this community association has had to comment on the draft document. We must conclude that we are not a stakeholder as "the draft Assessment of Community Issues [was] available to stakeholders for comment" We had requested a early drafts. This indicates a very curious definition of stakeholder is being applied.

SOCIAL ISSUES

36. Safety Issues (34)

OC Housing is not the area identified by residents. Residents were concerned with 3100 Conroy.

37. Social Housing Needs (35)

As other agencies are serving the special needs of social housing residents, the City need do nothing further. Are there no workhouses?

38. Special Needs (36)

Given that the need for services outstrips the supply, perhaps a new approach is necessary. Perhaps a redirection of existing services is required, or maybe more money, or public/private/NGO partnerships.

39. Impact of Demographic Groups on Land Use (37)

Without concerted effort to reduce unemployment and a culture of poverty, there will be little improvement in the lives of the people of the neighbourhood. The study suggests no coherent effort is planned by any or all levels of government to lessen these clear and chronic problems. In the midst of an economic boom, in contrast to earlier years, during Halloween 1998, most houses in the neighbourhood were black or hung "No Candy" signs.

Conclusion

The study has been useful in that the City now has a greater sense of the issues and the different agencies involved in neighbourhood issues. What can be now be carried forward is to take each of the issues and seek ways to resolve them. There can be no resolution to the pressing and evident concerns of residents without a partnership between government, social service agencies, community and the private sector. As a representative of the community I open my hand, Diane, I know your hand is open. Can we open the others? The study seems to indicate that we must work harder to do so.

Response:

The Department has reviewed and considered the above written submissions. The matters raised relate to the 41 issues identified which are addressed in Document 2. As a result of these submissions and the comments received at the January 7, 1999, meeting with stakeholders, a number of the initial draft Departmental responses were revised and incorporated into Document 2.

ALLOTMENT GARDENS: FAIRLEA HEATHERINGTON AREA

Document 4

The Ward Councillor requested that costs for an allotment garden be included within this submission. The following has been provided for information.

Assumptions

- Based on program, services and operating expenses of Kilborn/Haig Allotment Gardens
- New allotment gardens would be on city-owned lands or have use of land at no cost
- The site location would have a natural barrier on three(3) sides
- Access would be gained from the main street. No access road required
- The site is an open, relatively level area, non-treed/brush area with no soil contaminants
- Not handicap accessible (non-elevated garden plots)
- Water services available at the street, however water service would have to be brought unto the site. Installation of water taps required
- Each garden plot approximately 25' x 50', with 50 plots
- 1 storage shed per 4 garden plots, with garbage bins
- Internal service road system (on grass), and pedestrian path, with parking area for approximately 10 cars
- Stakes/markers for delineation of individual plots
- Operation coordinated through an existing CMS staff
- Permits for each plot \$48.60 or \$52.00 with tax, shed rental \$14.65 or \$15.75 with tax
- 50 plots, requires a little less than 1 1/2 acres, plus internal service road, and amenity services (garbage bins, sheds, parking) for an approximate total of 2 - 2 1/2 acres.

Estimated Capital Expenditures for the establishment of the gardens

• Layout of the plots, internal service road, path way.....	\$ 800.00
• One time tilling of the land	\$ 500.00
• Water supply and distribution	\$ 25,000.00
• Storage sheds (3 to accommodate 12 individuals)	\$ 9,000.00
• Parking area & fence/gate	\$ 18,000.00
• Amenities (stakes)	\$ 200.00
• Signage	\$ 2,500.00
Total.....	\$ 56,000.00

Estimated Operating Expenditures based on costs at Kilborn Allotment Gardens

• Material and supplies (mainly water and sewage charges).....	\$ 1,000.00
• Purchased external services (grass cutting).....	\$ 700.00
• Purchased internal services (garbage removal & workshop costs).....	\$ 700.00
Total.....	\$ 2,400.00

Revenue

• Permits (45 garden plots & 8 storage cubicles).....	\$ 2,304.00
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Net Operating Cost..... \$ 96.00