

HINTONBURG

COMMUNITY ASSOCIATION INC ! ASSOCIATION COMMUNAUTAIRE INC
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Sept 9, 2020

Chair Harder
Members of Planning Committee

R4 Review Amenity Space

The R4 areas will be the only part of the City where there is no per unit calculation for amenity space on triplexes and low-rise apartments. R4 reduces the required amenity space at a time we have learned how vital amenity space is in a physically distanced world.

The required amenity space on lots less than 360 m² will be the same whether the building has 3 apartments or 8 apartments – 3 people or 24 or even more people.

- 35m² total amenity area – but some of that can be borders around the property – the required usable space is 25m² aggregated into 1 space. This is the size a one parking spot for a car. In that space the Planning Department hopes to see a tiny tree planted but it is not required.
- With physical distancing requirements this space would accommodate 6 people spaced 2m apart. We have now seen that just saying people should go to parks for open space is not always a possibility – with parents begging neighbours to let their children use their yards because parks were off limits for several months.

In contrast an 8 room rooming house in the same area of the city would require 60m² of amenity space in the rear yard – 7.5m²/rooming unit.

An 8 unit building in the same area in a commercial zone (LC or TM) would require 48m² – or 6m²/unit

A mid-rise apartment would require 6m²/unit .

The Planning Committee Report of June 24, 2015 stated: “To maintain privacy, preserve open space, and potentially maintain permeable surfaces and existing vegetation, a minimum of 15m² at grade amenity area will be required per unit for the first 8 units of a residential use building with 3 or more dwelling units where parking is not required”. That works out to 120m² for 8 units – yet that is reduced to just 25m².

We have a climate emergency yet the small rear yards will remove existing large trees and permeable areas to leave just the size of a parking spot open.

Why do the units in the R4 area then require the equivalent of 4m²/unit – less than other residential uses in the same area and less than in other zones elsewhere in the City?

Infrastructure – social and physical:

Hintonburg & Mechanicsville has a population of just under 10,000 people. It is 0.05% of the urban area land mass.

We already have 5,000 dwelling units approved or close to being approved. This will double the density of this area. Also coming soon are the big federal land masses just on the periphery of our community – Tunneys Pasture, Lebreton Flats and Gladstone Village/1010 Somerset

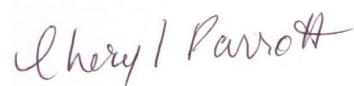
This will bring another 10,000 or more units. Most of the new units will be studio and 1 bedroom apartments – significantly shifting the demographics of a community with 3 primary schools and 1 middle school in easy walking distance. This is about 12% of the required growth in the Urban boundary over the next 25 years just in this small area.

At the recent Urban Boundary review Councillor Dudas won unanimous support to make sure new community amenities align with the development approval process and to make sure developers notify homebuyers of the amenities and timelines. Where is this analysis and what are the planned amenities and timelines for the first doubling of the population in R4 areas like Hintonburg & Mechanicsville?

Where is the required infrastructure that needs to go along with this incredible growth? Concerns were expressed at the Urban Boundary review about the physical infrastructure needs – sewer, etc.

We continually ask this question about the social infrastructure. Plant Bath & the Hintonburg Community Centre are at capacity already. In response to the increasing density the response appears to be to decommission Tom Brown Arena – when it should be expanded.

Sincerely

A handwritten signature in cursive script that reads "Cheryl Parrott". The signature is written in dark ink on a white background.

Cheryl Parrott

Member Zoning Committee

Hintonburg Community Association.