

Presentation to Planning and Environment Committee  
September 12, 2006

Ottawa Forests and Greenspace Advisory Committee

Agenda item 2: Zoning – 4738 and 4742 Bank St. etc.

We expressed our concerns about this site at the PEC meeting 13 June of this year when the draft plan of subdivision was presented for approval. Those concerns have not vanished.

We find it disconcerting that the city regularly approves draft plans of subdivision before the appropriate zoning amendment proposal even comes before PEC.

We agree with the EAC comment in the staff report that consideration of this zoning change should be **delayed** until both EAC and OFGAC have had a chance to see and review the monitoring reports that are being sent to the planner, as required by your and Council's direction. We find it hard to believe that only in September were the July reports received by EAC. The City is not living up to its responsibilities and the Advisory Committees can't do their volunteer job of reviewing the monitoring information and giving you comment.

We are aware, from discussions taking place elsewhere and as noted in the staff report, that the South Nation River Conservation Authority has recorded violations on the part of the developer, and that those violations have been noted in the monitoring reports but as we have received nothing later than July 20, we don't know how serious those violations are. But given the constant stream of emails from concerned citizens such as Mr. Albert Dugal, we suspect serious problems for Findlay Creek and the wetland.

For instance, there is a recurring comment about the failure of sediment barriers. I understand that one of the sediment barriers for which I showed you a photo in June has still not been repaired. Condition No 87 in the June draft plan of subdivision calls for sediment control and we don't think that condition is being met.

The construction of the large channel with its too-high culvert outlet resulted in extensive backflooding to the wetland and the consequent death of old cedars, a valuable part of the wetland ecosystem. Again, the city was told that this was happening in the early spring (OFGAC showed pictures at the June 13 PEC meeting) but the situation was not resolved until late July. It does seem obvious that construction activities taking place in the property proposed for re-zoning today are damaging the wetland and that the city is unable or unwilling to fix the problem.

We now understand that there is to be a permanent swale to be constructed adjacent to the area of land proposed for Open Space zoning. The name Central Park implies that it will be open to people for recreation. That swale will carry runoff stormwater from north of the subdivision and deposit it in the wetland. We are informed that there is no mention of such a swale in the 2003 DFO Screening Report, apart from the mention of the Hope Drain and a temporary swale. What is the future of this swale?

In spite of the staff report which claims that the buffer zone will protect the wetland features, OFGAC suspects that in the long run, that buffer will prove to be useless and the Provincially Significant Wetland will dry out or be substantially altered. I hope that the OFGAC of the future

will monitor the fate of the wetland and report back to your successors. I hope they report that the wetland is thriving; I fear that the reverse will be true.

Finally, through an intermediary, I approached the developer to consider saving the one small portion of Urban Natural Area 108 (between the new shoreline of Findlay Creek and the older one), by flipping the location of the community park and residential housing. I was refused outright. I still think that this would be a reasonable change to consider and I am told by the planner, Cathlyn Kaufman, that such a change could take place as a redline even at this stage.

In summary, OFGAC recommends that this zoning application be delayed until the remaining July and August monitoring reports have been received and reviewed.

OFGAC also requests your assistance in facilitating discussions between City staff, OFGAC and the developer in regard to retention of the old growth forest remnant in Urban Natural Area 108.

Iola Price  
Chair  
Ottawa Forests and Greenspace Advisory Committee