

Kitchissippi WARD

Dr. Mark Kristmanson, CEO, National Capital Commission

Cc: Minister Catherine McKenna, Ottawa-Centre MPP, Mr. Stephen Willis, General Manager, Planning, Infrastructure and Economic Development, City of Ottawa

February 20, 2018

Dear Dr. Kristmanson,

On February 14, Ottawa City Council approved zoning for the geography known as Rochester Field that provides the National Capital Commission with permission to develop two parcels at its southern edge to heights of six storeys (on the west parcel) and seven storeys (on the east).

I would like to note, first, my excitement about the future Sir John A. Macdonald linear park concept now being finalized. Council's zoning approval provides the certainty the NCC needs to move forward with that, and I look forward to the day ground is broken. As you know, it was the intention of Council and Commission in 2015 to provide significantly more developable area as part of the 100-day agreement giving permission to the City to use NCC property for its light rail. Through consultation, that developable area now constitutes just under 20% of the parcel. Over months of discussion, this is a very positive outcome.

Secondly, I would like to thank you for working with myself, Mayor Jim Watson and Councillor Harder to widen the gap between the two proposed development parcels. Over time, the City's Byron Linear Park will be revitalized. Assuring an inspiring, beautiful gateway between our parks is critical. We have before us a wonderful opportunity to enhance these defining features of the west end of Kitchissippi ward.

I am writing today to seek confirmation of the several assurances provided to myself and residents by City and NCC staff through this process that there will be further, meaningful, opportunities to re-engage the community and let it be the guide for those future mid-rise developments. While our collaboration has resulted in new certainty, the history of development in Kitchissippi is fraught with long-term challenges, and residents are sometimes dubious that the planning decisions made today will be respected tomorrow.

To that end, I and residents would be grateful for your assurances that it is the Commission's intent to respect the zoning approved by Council and not seek greater density and height when the time comes to entertain development proposals. We would also appreciate clarification that it is not the NCC's intent to sell these parcels, but retain them and lease them to potential developers. Many in the community have questions about the timing of any future development, and any insight you can provide on that question would be gratefully received.

Finally, residents and I would be pleased to receive the Commission's assurances that the design of those future buildings, including the architectural treatment of that future gateway, will be the subject of meaningful consultation with a real opportunity to influence those. Our expectation is that the design process would involve open houses and online consultation to give residents an opportunity to explore options and concepts. Based on the verbal assurances we have received, this will be the case, but your further commitments would be appreciated.

I am very pleased that this recent zoning decision removes a key uncertainty to facilitate the construction of Phase II LRT and the SJAM linear park, and continue to look forward to our future collaborations on these city-building projects.

Cordially,

A handwritten signature in black ink, appearing to read 'Jeff Leiper', with a long horizontal stroke extending to the right.

Jeff Leiper
City Councillor
Kitchissippi Ward 15
City of Ottawa
110 Laurier Ave. W
Ottawa, ON K1P 1J1
jeff.leiper@ottawa.ca