

Lincoln Fields Secondary Plan

October 24, 2024

Woodpark Community Association

Susan Milburn, President

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**RE: Lincoln Fields Secondary Plan (D01-01-24-0009)
Woodpark Community Association Feedback**

Dear Woodpark Community Association,

I want to thank you for the letter you sent on October 9, 2024. I acknowledge and recognize that the Woodpark Community Association and many local residents are disappointed and would like to see changes made to the proposed direction of the Lincoln Fields Secondary Plan (LF SP).

Attached to this letter you will find Document 10 – Circulation and Consultation Details. This document forms part of the package for the LF SP that is going to Planning and Housing Committee and will become part of the public record. In Document 10, I highlight and summarize the feedback received during the public circulation period (August 23, 2024 to October 4, 2024) and provide responses and comments. In Document 10, I also include tables that identify the changes made to the LF SP after the circulation period.

The letter sent by the Woodpark Community Association on October 9 raised five primary issues:

- (1) Population density targeted by the Lincoln Fields Secondary Plan;
- (2) Unacceptable building height transitions into the Woodpark neighbourhood;
- (3) Need for Park Space;
- (4) Lack of Planning for Traffic and Parking; and
- (5) Insufficient Hard and Social Infrastructure to support the plan.

For issue (1), imposing density maximums or restricting development once a minimum threshold is reached assumes that the development will be built. As planners, we assess the development potential of a site based on its planning merits, such as the lot size, ability to provide tower separation, ability to provide transition, proximity to transit, proximity to existing and future pedestrian and cycling connections, proximity to amenities, etc. It is not my role as a planner, or the role of a secondary plan, to recommend which properties should be allowed to redevelop and which ones shouldn't, based on which landowner chooses to develop first.

The minimum requirement of 250 units per net hectare established in Table 3a of the Official Plan is there to ensure a minimum number of units, especially so close to a new O-Train Station. Its intent has never been to impose a limit or maximum restriction on development.



The City does have mechanisms to limit development if there are infrastructure and servicing constraints, however, this is done at the Site Plan Control stage and before issuing a building permit, rather than at the secondary plan level. The LF SP does speak to the servicing constraints within the Plan area.

Simply because there are land use permissions in place does not guarantee that development or change will occur. And whatever change does take place is expected to occur gradually, following market conditions.

I direct you to Blair Station as an example. [The Inner East Lines 1 and 3 Stations Secondary Plan](#) (2014/2021) and the [Transit-Oriented Development Plans](#) (2014) assign building heights of 20 and 30 storeys to 59 hectares of land around the Blair O-Train Station, allowing approximately 30 mid-rise and high-rise buildings. In the 10 years since the TOD Plans were adopted, only two high-rise buildings have been built. I will note there are active development applications for additional high-rise buildings, however, these are not yet approved or built. We expect that future buildings will continue to be gradually added over time, generally in keeping with the rate of market absorption for new units.

For issue (2), I will direct you to Document 10 for the rationale and transition tools used to attain the high-rise and mid-rise permissions along Edgeworth Avenue, including the building height transitions from west to east and south to north. The staff report also includes rationale for these proposed heights.

The last sentence in the first paragraph of the letter states “Worse yet, the size of the developments has increased from information previously provided”. I would like to clarify why the permissions for one building along Edgeworth Avenue increased from 18 to 24 storeys.

Prior to the August 2024 public circulation, the direction of the LF SP originally proposed 18-storey buildings along the western side of Edgeworth Avenue, up to Lawn Avenue. This was reached using the 45-degree angular plane from the parcels on the east side of Edgeworth Avenue. Although the full and maximum build-out of each building is unlikely, per the point made in (1) above, the concern with the original proposal was that it wouldn't provide adequate transition from the 30-storey permission at 2385 Carling Avenue. Increasing the heights from 18 to 24 storeys for one building and lowering the heights from 18 to 14, and 18 to 9 and 7 for two other buildings ensures the progressive lowering of heights from the south to the north. Despite the increase in building height for one potential building, we believe that for the western side of Edgeworth, from 460 to 508 Edgeworth, the transition from 24 to 7 storeys is more in keeping with City policies and guidelines and the Guiding Principles of the LF SP than the previous approach of a consistent 18 storeys.

For issue (3), I address this in greater detail in Document 10, but I do want to mention in this letter that I really did try my best to secure a new park for the Woodpark neighbourhood. Unfortunately, the funds available were inadequate to acquire land, let alone demolish an existing building and construct a park with amenities. However, as development occurs in the Ward that provides cash-in-lieu of parkland dedication, there may be opportunities in the coming years to acquire land for a new park in Woodpark. We have spoken to Councillor Kavanagh about this and certainly support a new park, but unfortunately there is nothing else we can do in the LF SP to make this happen sooner.



Note that I have secured language in the LF SP that the parkland dedication rate will apply if the NCC redevelops their property east of Lincoln Fields Station. Also, following our email discussion, I have also strengthened the language in section 4.5 of the LF SP to require a new privately-owned public space (POPS) that is accessible to Woodpark once the City-owned properties at Edgeworth, Richmond and Midway are eventually sold and redeveloped.

For issue (4), I direct you to my comments in Document 10, where I speak to future Transportation Impact Assessments and applications for Site Plan Control.

For issue (5), the policies of the LF SP, in combination with those in the Official Plan, are supportive of and permit a wide variety of uses in all designations, including non-residential uses such as public service facilities, schools, post office, child care, etc. The policies are also supportive of retaining the existing medical, office, and professional and personal services within the Plan area.

The installation of new social and public services requires action from the proposed operator (i.e. school board, Canada Post, child care provider, medical expert opening their practice, etc.) along with the appropriate real estate that suits their need. Developers and builders, once they are at the Site Plan Control stage, will seek tenants. If they find a tenant early enough in the process, they will often design space in the building to suit their needs. This is why it's important to have a minimum height of 4.5 metres for the ground floor as this keeps the space at-grade flexible for a variety of uses.

For next steps, I encourage members of the Woodpark Community Association to register as a public delegate and speak at Planning and Housing Committee to share their opinions on the Lincoln Fields Secondary Plan.

Please note that the date for Planning and Housing Committee has been rescheduled to Tuesday, November 5, 2024. This decision was made by the City Clerk.

The agenda for the November 5 meeting of the Planning and Housing Committee, which will include the Lincoln Fields Secondary Plan report and supporting documents, will be available to the public on Friday, October 25 at noon. These documents can be found on the following website: <https://pub-ottawa.escribemeetings.com/?Year=2024>

I'd like to thank the Woodpark Community Association, Susan Milburn, and David Levesque for being engaged and passionate stakeholders throughout this process.

In health,

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Planner, Policy and Community Planning,
Planning, Development and Building Services,
City of Ottawa

c.c.

Theresa Kavanagh, Councillor, Bay Ward
Jeff Leiper, Chair, Planning and Housing Committee



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