

MANOR PARK Chronicle



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This year's Manor Park Skating Party was another huge success. Despite the cold temperatures and snow many friends and neighbours gathered for the annual event including Brianna Yeung (left to right) Sydney Lunde-Ingre, Sheba Azzan (Manor Park Community Council staff), Leah Ramlochan and Aquia Dorling Tandoh. Photo: Lana Burpee

Former CFB Rockcliffe on parade

By Robert Todd

For those with patience and great expectations, you may be able to walk across the threshold of your new home at the former Canadian Forces Base Rockcliffe as early as 2017. But don't sell your current house yet. There is still much work to be done!

Canada Lands Company held a third public meeting on February 18, 2014, to present their draft "Preferred Plan" for redeveloping the former CFB

Rockcliffe. This meeting was the culmination of a public consultation process that started with an "Ideas Fair" in November 2012 at the Canada Aviation and Space Museum, followed by a day-long discussion with some 300 engaged participants on May 2013, exploring three different options for the site, based on concepts from the Ideas Fair. "From the outset of our public consultation in August 2012, we have wanted to listen to the views and ideas

that the neighbouring communities have had to share with us; but it's also been important for us to do more than listen," said Don Schulz, Director, Real Estate for Canada Lands Company. "That's why we held our workshops in May 2013, which were based upon what we had heard over the previous nine months. Once we received even more great ideas at the May workshops, we worked hard to incorporate those ideas into a draft preferred plan.

The "Draft Preferred Plan" represents a combination of the best elements from earlier concepts, but includes input from meetings with project 'stakeholders', including 8 with the Algonquins of Ontario, 34 with neighbouring institutions, 39 with community organizations, 25 with the development industry and of course the Public Advisory Group, on which a MPCA representative sits.

Consultations with city development >>CONTINUED ON PAGE 40

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(Non-perishable and monetary donations to the Ottawa Food Bank are welcome)

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FROM PAGE 1 >>FORMER CFB ROCKCLIFFE ON PARADE!

staff and our Councillor have been close and frequent, leading to the expectation that the Community Development Plan, the subject of this public meeting, would enter the city's approval process and is expected to be adopted later this year. There are subsequent stages in the city's approval process, including review of technical studies

(geotechnical, infrastructure and transportation) and then approvals for rezoning, subdivision, site plans and development. Canada Land's expectation is that approval of these stages for the first phase of development (roughly one-third of the site's land area) will be completed over the next 3 years, and that they will then sell lots and

blocks of pre-serviced land to qualified builders and developers through a competitive bid process. Those builders and their contractors will then be required to follow design and construction guidelines established by Canada Lands Company. The public consultation process has produced a complex thematic framework, challenging Canada Lands Company planners to incorporate 11 goals highlighted at earlier meetings. Protecting the existing Green and Blue infrastructure of the site is an essential element. Recognizing and celebrating the historical legacy of the area, both with the Algonquins of Ontario and Canadian Forces, also plays a major role in undertaking the project. Other themes include housing affordability, mitigation of transportation impacts on nearby neighbourhoods (note a third exit from the community towards Montreal Rd.), community safety and walkability, transit access. The full list is available online among this meeting's presentation slides at www.clrockcliffe.ca. The project will be built in four stages over 20 years. Once completed, it is expected to have about 5,200 residential units (between 11,000 and 15,000 people). These would include a wide variety of housing types, including affordable housing, housing for seniors, single-family homes, town houses, low- and mid-rise condos, a few taller buildings (max 20 floors) plus commercial, institutional and employment zones. The project will integrate parks and green spaces, including protection for environmentally significant areas, like the more-than-200-year-old Bur oak. Walkways and bike paths will link to existing NCC and city routes. The first phase will see basic infrastructure for the project built, and the heart of the community — the 'urban plaza', and the mixed-use low-rise residential areas around

a realigned Hemlock Rd. Essential public infrastructure (roads, paths, sewers, streetlights, plus schools, stores, transit shelters) would be in place in this core area. Discussions with neighbouring institutions suggest to Canada Lands Company that there is a strong interest in housing for people who work at la Cité collégiale, CSEC/CSIC, Montfort Hospital, and other federal departments and agencies in east-central Ottawa. A number of real-estate agents were present at the meeting also, on behalf of private clients. Future expansion of Montfort Hospital could include both associated research institutions and expanded long-term care facilities.

"When we presented our draft preferred plan to the public on February 18 we wanted not only to show people that we have been listening, but also that we are responding and incorporating their thoughts in our plans," said Don Schultz. "For us the big question on February 18 was, 'Did we get it right?' I hope we have."

As a major development project near the city's core, and as a prominent demonstration project for Canada Lands Company, redeveloping former CFB Rockcliffe promises to be a fascinating voyage of discovery. It remains open to comment and suggestion on ways to make this project more sustainable, more livable and more attractive. There is still time for you to help Canada Lands Company refine its plans so that they continue to reflect public interest, concern and expectation. Read what has happened and follow future developments at the following:

www.clrockcliffe.ca (web site for this project, with online presentations; also make comments and sign up for the project online newsletters here). www.facebook.com/CLCRockcliffe www.clc.ca (Canada Lands Company's corporate web site). www.ottawa.ca (to learn more about planning, search for "Planning Primer" on the web site, or sign up for a City-offered course on planning).

Commemorating the Algonquin tradition


By Robert Todd

In 2010 the Algonquins of Ontario (AOO) and Canada Lands Company signed a Participation Agreement outlining certain mutual undertakings respecting this project. These include commemorating Algonquin historical presence (commemorative elements, design of park spaces, naming of streets), possibility for Algonquin participation in both procurement of goods and services through tenders and employment for young people in the development of the project. Finally, a payment was agreed that could be used to purchase lots within the project site. There are regular discussions by AOO and Canada Lands Company through a Consultation Working Group.


Last September, CLC met on site with Elders and Algonquin Negotiation Representatives (ANRs) of the Algonquins of Ontario (AOO). As a result of these discussions, planning now recognizes the protection of areas identified for Algonquin commemoration, which will include outreach and public education. Elders and ANRs also shared with Canada Lands Company information about the special medicinal, practical and spiritual properties of plants and trees found on the site. This advice will be integrated into plans for a number of parklands, as well as the special commemorative areas.

To learn more about the Algonquins of Ontario, please visit www.tanakiwin.com/

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