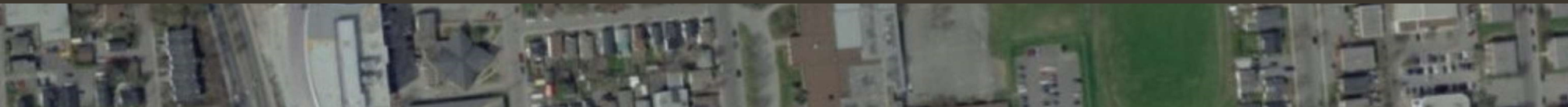


South Vanier

A Process to Achieve Full Sustainability — City Villages, [Chris Jalkotzy, cjalk@cityvillages.org](mailto:cjalk@cityvillages.org)



Steps to Complete South Vanier Study

- Step 1 Setting the Table
- Step 2 Developing overarching goals and principles
- Step 3 Preliminary Plan
- Step 4 Development of test sites and cases
- Step 5 Changes to regulatory and legislative regime
 enacted
- Step 6 Implementation

Step 1

Setting the Table

- Community develops engagement process, this could include:
 - Public Advisory Committee (PAC)
 - Focus Group(s)
 - Deliberative polling
- Development Community organizes
 - Technical Advisory Committee (TAC)
 - TAC includes City infrastructure personnel
 - General financial support structure
- City leads public sector engagement,
 - Social Advisory Committee (SAC), includes FCM, NGOs, Health Community, Province
 - City develops legislative and regulatory schedule and timelines

Step 2

Overarching goals and principles

- Background material developed, current state of the area:
 - roads, power, water, sewage, etc.
 - building infrastructure as well as current official plan, regulations and bylaws
 - social infrastructure including NGOs, health institutions, etc.
- Weekend workshop with PAC, TAC and SAC to develop goals and principles

Step 3

Preliminary Plan

- Optional Plans Developed
 - core group pulled from PAC, TAC and SAC develop 3 to 5 options based on the goals and principles.
- Weekend workshop with PAC, TAC and SAC
 - to develop a ranking of optional plans with rationale
- Plans presented to the community through focus groups and deliberative polling for comment
- Adoption of preferred plan in an open convention meeting of the community

Step 4 Development of test sites and cases

Step 5 Changes to regulatory and legislative
regime enacted and final plan adoption

Step 6 Implementation

South Vanier Characteristics

The proposed study area is bounded by Montreal Road on the north, Vanier Parkway on the west, McArthur Road on the south and Lafontaine Ave on the east. The overall area is 45.5 ha. The area includes two large schools that occupy 7.7 ha.

The area has a total population of approximately 3000 people, with 9% under 14 years of age and 19% at 65 years or older. Population density is 66 persons/ha. Of these people 700 people will have some form of physical or mental activity limitation. 64 will have hard drug addiction problems and 350 will be cannabis users. 1,570 will have moderate or active physical lifestyles with 1,340 being inactive. There are at least 300 people 65 years of age or older living in a single family home.

There are 1630 dwelling units: 760 units in apartment buildings of less than 5 levels, 470 units in apartment buildings of 5 or more levels, 190 single family homes and 220 row, duplex and semidetached units. The dwelling density is 36 units/ha.

Reference Statistics Canada Census Data 2011

Numbers are approximate based on a derivation from 3 overlapping census tracts

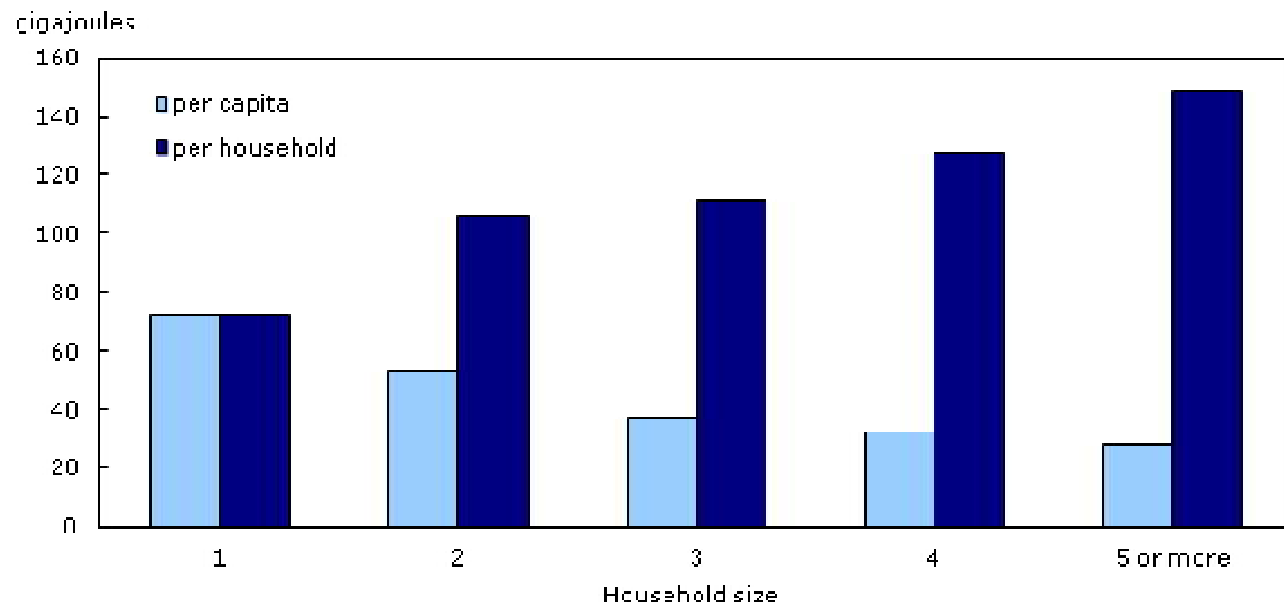
South Vanier Development

South Vanier is on the cusp of being gentrified. The existing housing stock (early to mid 1900s construction, generally poorly built), current land values and location relative to the Central Business District are attractive to small builders and developers. At this time the area makes a significant contribution to affordable housing in the City of Ottawa. The area close to Beechwood will have similar gentrification pressures as the proposed study area. Recently a triplex on Gladu Ave sold for just under 1 million dollars.

The intention of the study and resultant plan are to ensure that the area is can be redeveloped with both SOCIAL AND ENVIRONMENTAL SUSTAINABILITY in mind. Principles that might play an important role in the plan should include:

- The local community plays an active role in the development of the plan.
- There needs to be a mix of housing types that are attractive to the broad demographic character in Ottawa.
- Both accessible and affordable housing for all age groups.
- To ensure affordability it may be necessary to develop very aggressive affordable housing criteria.
- Local health and social support services as well as businesses should be able to find locations that are affordable and convenient to the community.
- Large green spaces in the area could be transformed into significant environment resources for the community.
- Employment opportunities should be created for lower skill levels, and cognitive and physical abilities

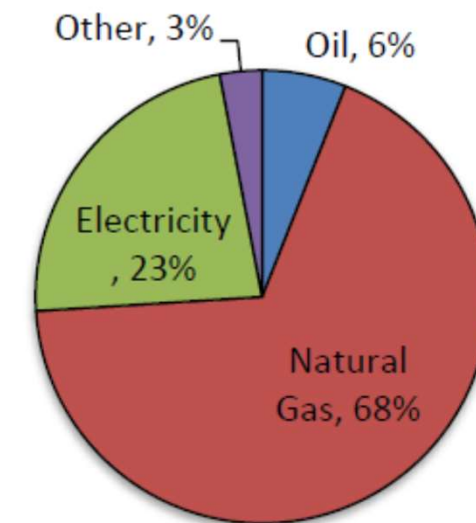
Canada Characteristics Energy Use



Note: Data is given as a percentage of all households.

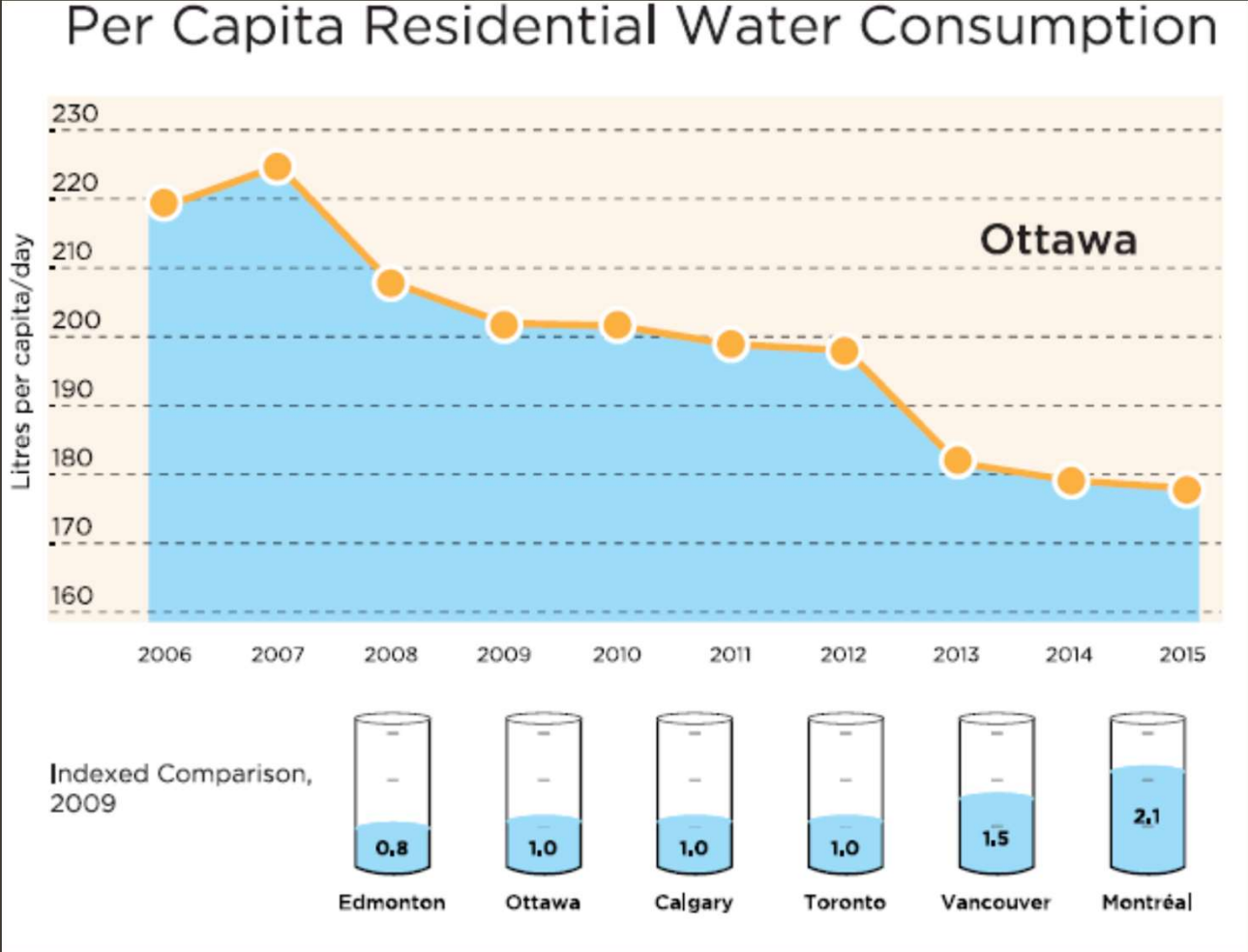
Source: Statistics Canada, Environment Accounts and Statistics Division.

Figure 1: Home Heating Source¹²

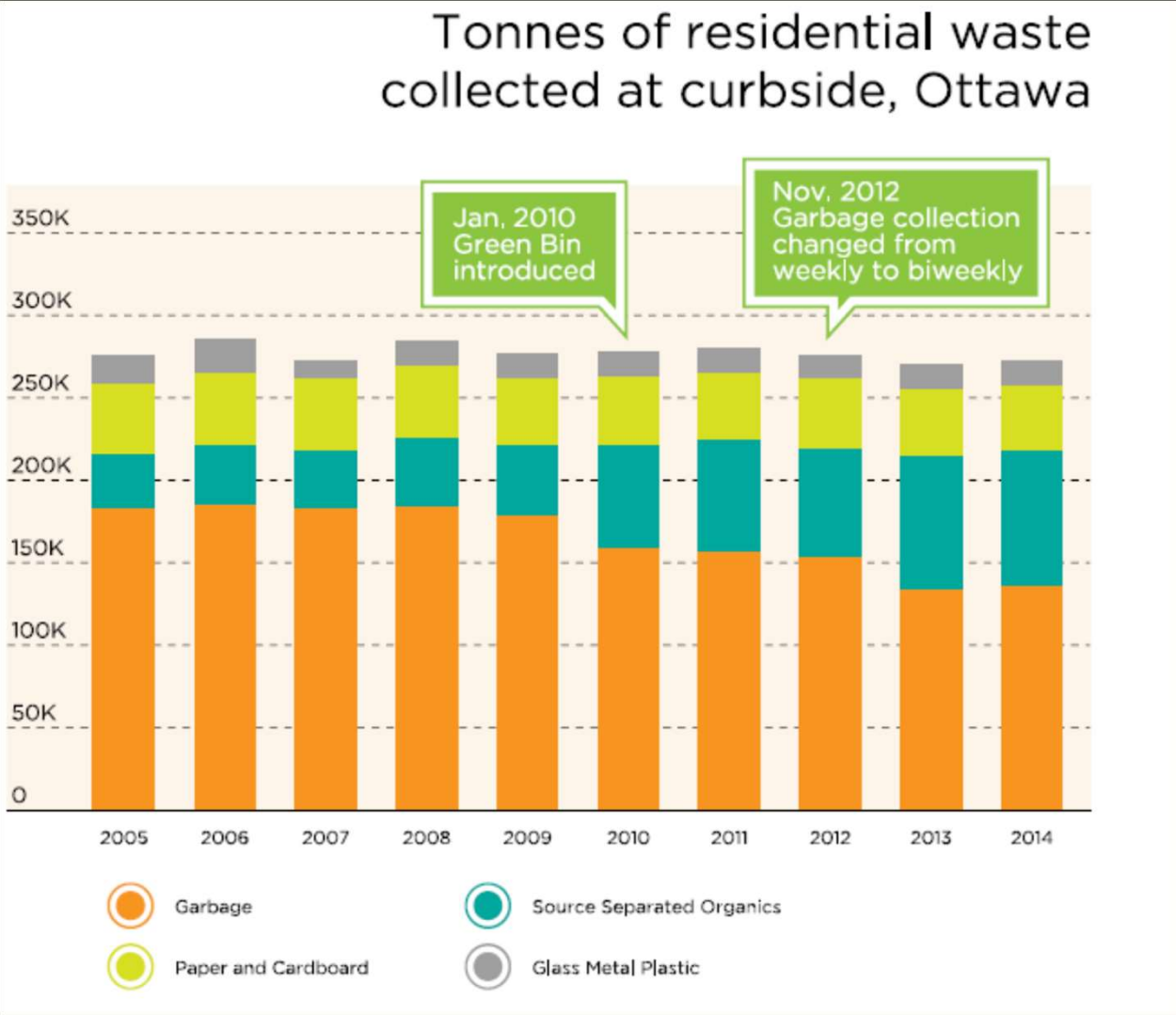


Ottawa Characteristics

Water



Ottawa Characteristics Waste



Ottawa Characteristics Food

THERE ARE **63** COMMUNITY GARDENS IN OTTAWA, CONTAINING ABOUT **2,000 PLOTS**.

MORE THAN **30** LOCAL SCHOOLS ALSO HAVE VEGETABLE PLOTS.



THERE ARE OVER **1200 FARMS** WITHIN THE MUNICIPALITY OF OTTAWA, WITH ABOUT **300,000 ACRES (1,200 KM²)** UNDER PRODUCTION.

OTTAWA HAS 16 FARMERS MARKETS.

OTTAWA'S FARMS PRODUCE DAIRY, BEEF, CORN, SOYBEANS, VEGETABLES, FRUITS AND **SPECIALITY CROP** SUCH AS **HONEY**, MUSHROOMS AND MAPLE SYRUP.



1 IN 3 LOW INCOME HOUSEHOLDS, IN OTTAWA, EXPERIENCE SOME DEGREE OF FOOD INSECURITY.

RESIDENTS IN **22** OF OTTAWA'S LOWER INCOME NEIGHBOURHOODS **ARE MORE THAN 1KM AWAY** FROM A FULL SERVICE GROCERY STORE

IN ONTARIO, **6.3%** OF FOOD BANK USERS ARE **ABORIGINAL**, ALTHOUGH THEY MAKE UP ONLY **2%** OF THE PROVINCIAL POPULATION.

THE OTTAWA SCHOOL BREAKFAST PROGRAM SERVES **13,500 STUDENTS** IN **175 SCHOOLS** DAILY



Paths to Social Sustainability .. Leading Environmental

Elderly

- Mixed population buildings and villages
- Elder day camp integrated with daycare
- Space at village centers for home care providers, activity centers
- Secure environments for mentally challenged adults and elderly

Affordable Housing

- New studio type housing options fully accessible in mixed occupancy buildings
- Local area employment in energy, food and social sectors
- Minimum affordable housing requirements in small developments

Paths to Environmental Sustainability

Energy

- New and fully renovated Buildings, net zero energy ready
- Electricity
 - 1) conservation, 2) neighbourhood photovoltaic solar, 3) distributed battery storage
- Heating Cooling
 - 1) conservation, 2) area ground source heat pump (green spaces) with district heating and cooling loop, 3) run system from renewable electrical sources such as photovoltaic solar
 - This can lead to maintenance and operating employment opportunities

Water

- New and fully renovated Buildings, net zero water ready
- Local area rain water treatment systems
- Storm water, top of pipe solutions, recharging water table
- Sewage, local area methane digestion systems producing energy with local area employment opportunities

Paths to Environmental Sustainability

Food

- New and fully renovated Buildings, green roofs and terraces
- Community gardens
- Medium high rise (10 to 20 storeys) agricultural buildings
- Local area food handling and flash freezing creating to employment opportunities such as food processing and local food restaurants

Waste

- Reduction in the use of packaging
- Local area composting
- Increasing local area recycling
- Employment opportunities in the reprocessing of recycled materials and objects
- Development of local 3d printing industry for employment and innovation

Purpose of South Vanier Study

- Develop:
 - a 10 to 20 year full environmental and social sustainability plan
 - A plan and propose regulation/legislation to maintain housing affordability
 - A plan
 - to protect environmental open spaces while increasing the overall population living in the area
 - to identify housing mixes that will support the full range of housing needs, elderly, developmentally challenged, young entrepreneurs, professional singles and couples
 - to identify community resources for sustainable energy and food production
 - to develop village social and physical infrastructure so that individuals needing support can find it within the community
 - to develop a development charges rate structure that recognizes the costs of building and operating sustainable infrastructure
 - to develop property tax structures within current regulatory regimes that recognize the costs placed on City infrastructure by a fully social and environmental sustainable community.
- Create Eco District with a goal of full social and environmental sustainability
 - Set specific targets to improve human welfare, reduce energy use, increase local food production, reduce waste and manage water.
 - Be an incubator site for new social and environmental initiatives for urban areas

Some Potential Incubator Aspects

There would be advantages for small and medium sized developers, NGOs and social agencies to improve the way they currently build and provide services. For example, there are 4 ways one could assist new or existing residential construction businesses.

a) bulk buying negotiated for the subdivision for a range of products, discounts that increase as more of a product is used either in individual or multiple projects; high performance windows, heating and cooling equipment etc for example. The opportunity for the product manufacturers is that they are featured in this "sustainable" neighbourhood.

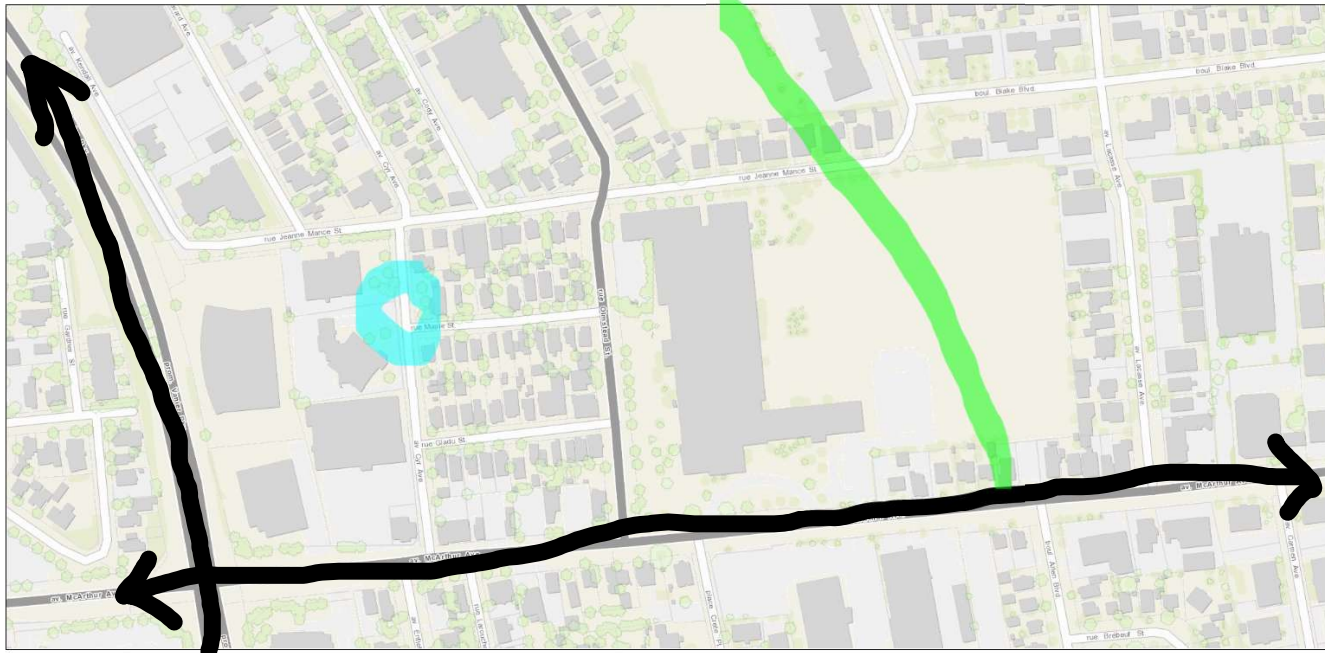
b) joint marketing of the residential properties as a sustainable community

c) a knowledge base website and access to a resource person(s) only available to builders in this Eco District.

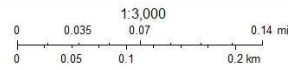
d) some kind of financing arrangement exclusive to this area

Also they would then be part of the development of site infrastructure in a way that it is net zero ready. There will be no additional costs over the usual costs, and maybe significant reductions in capital costs. This could include changing infrastructure standards such as reduced road widths and new building lot standards. These kinds of changes can make it easier for the City to maintain the roads and infrastructure. One example would be better snow and storm water management.

Study Area Sub Zone A




November 5, 2016



City of Ottawa

Chris Jakotzy
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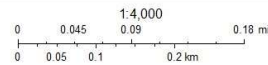
Study Area Sub Zone A

-  Main Roads
-  Possible Town Center
-  Possible Village Centers
-  Green Space

Study Area Sub Zone





November 5, 2016



City of Ottawa

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Study Area Sub Zone C

-  Main Roads
-  Possible Town Center
-  Possible Village Centers
-  Green Space

West View

Legend



Vanier North

Google Earth

40 m

West View

Legend
• Yellow



Google Earth
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65.0

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