

Background

Wateridge Village has been designed and promoted as a complete mixed-use community where residents can live, shop, work and play all within walking distance. The successful realization of this concept is of great importance not only to the current and future residents who have chosen to live in this community, but to the city as a whole as it grapples with traffic demands, urban sprawl, and environmental issues.

The planned centerpiece of this community is a mixed-use mid-rise core that will offer, according to the secondary plan that governs development, "a wide variety of non-residential uses, with neighbourhood-serving convenience and retail type uses located at grade." Further, according to this document "Hemlock Core Street will be developed as the core of the community and should be framed by active, street-level pedestrian-friendly uses such as retail and other street oriented commercial uses, and street related entrances to residential and mixed-use buildings.

The first development application within the mixed-use core was submitted by Mattamy Homes in July 2018 for a property at 681 Mikinak fronting Hemlock, Codd's and Mikinak Roads. Their initial proposal included 2088m² of commercial space located in nine separate commercial spaces located at grade along all street fronts of the development. In December 2019, and again in April 2020, Mattamy Homes submitted revised applications that now contain only two designated commercial spaces, occupying just one corner of the site and only 13.3% of the total ground floor area. This revised proposal, which does not comply with the secondary plan objectives for the Mixed-use Core or Hemlock Core Street, is currently being reviewed by the City of Ottawa Planning Department as part of the approval process for development.

[Update added September 2020] Since we launched the petition Mattamy has submitted a revised proposal for the first development in the commercial core which provides 35% of the ground floor as commercial space with the remaining 65% as residential lobby and apartment units. The proposal does not meet Zoning Bylaw requirements and will require minor variances for deficient street setbacks, parking, and landscaped space. It does not follow the Official Plan and Secondary Plan requirements for Hemlock, Codd's and Mikinak frontages where "the ground floor level will be developed to have active retail frontages with clear windows and functional entrances across the majority of the building facade" or to "offer a wide variety of non-residential uses, with neighbourhood-serving convenience and retail type uses located at grade."

Petition

We, the residents of Wateridge Village, support the vision of an active, mixed-use community, and oppose development that runs counter to the objectives and requirements of this plan.

We ask Canada Lands Corporation, as steward of the land, to ensure, through their land sales, agreements, and project reviews, that developments respect the vision for a complete mixed-use community.

We ask the City of Ottawa Planning Department to strictly enforce the provisions of the Secondary Plan, and, if or where the wording is insufficiently clear, to make it a priority to correct any deficiencies before further development proceeds.

We ask Mattamy Homes, and all future developers working in the mixed-use core, to respect the directives of the Secondary Plan to provide the convenience and retail services that this community needs.

We ask Councilor Rawlson King, Provincial Member of Parliament Lucille Collard, and Federal Member of Parliament Minister Mona Fortier, to provide any assistance or incentives within their power to support the inclusion of commercial space in our community.

We ask each of these parties to work collaboratively with each other, and with us, to ensure that Wateridge Village becomes the vibrant mixed-use community that was envisioned.