

Examples of Intensification on new outer-suburb Neighbourhoods

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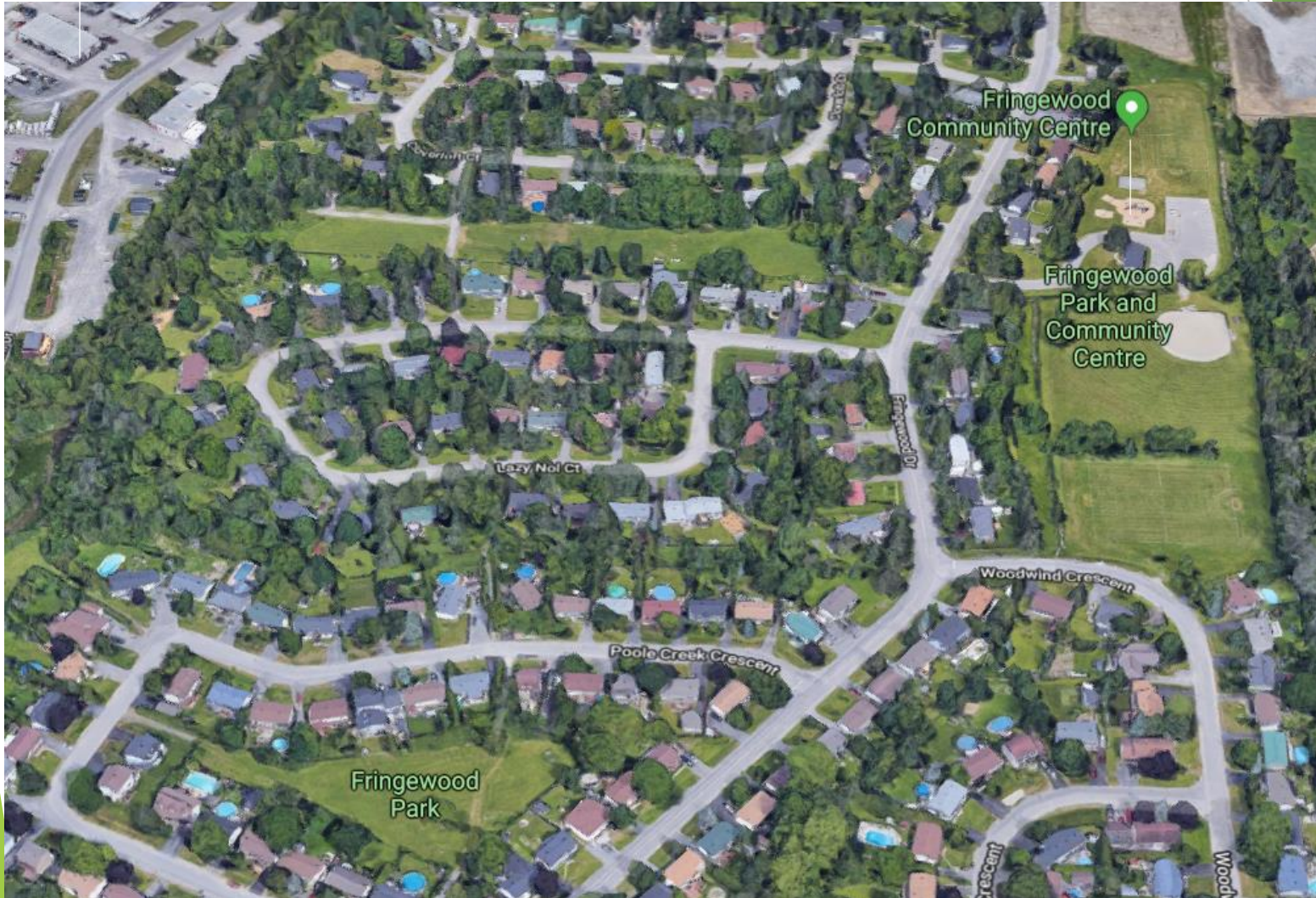
Notes:

- Illustrates new sub-divisions built in Stittsville, within the last 5 years, to 2013 City of Ottawa Intensification/Density standards for singles, towns and row houses .
- These density targets (or denser) are also planned for new sub-divisions totalling 9,000 new homes in Kanata North in the next 5+ years which will increase the population in Kanata North by 70%)

Google Map Coordinates

- ▶ So the reader can have a look at the communities that are included in this presentation, the following sample addresses in each neighbourhood which can be plugged into Google Maps or Google Earth
 - ▶ Fringewood
 - ▶ 71 Randall James Dr, Stittsville, ON K2S 1M4
 - ▶ Arcadia
 - ▶ 130 Calvington Ave, Stittsville, ON K2S 1B9
 - ▶ Blackstone
 - ▶ 202 Balikun Heights, Stittsville, ON K2S 1E7

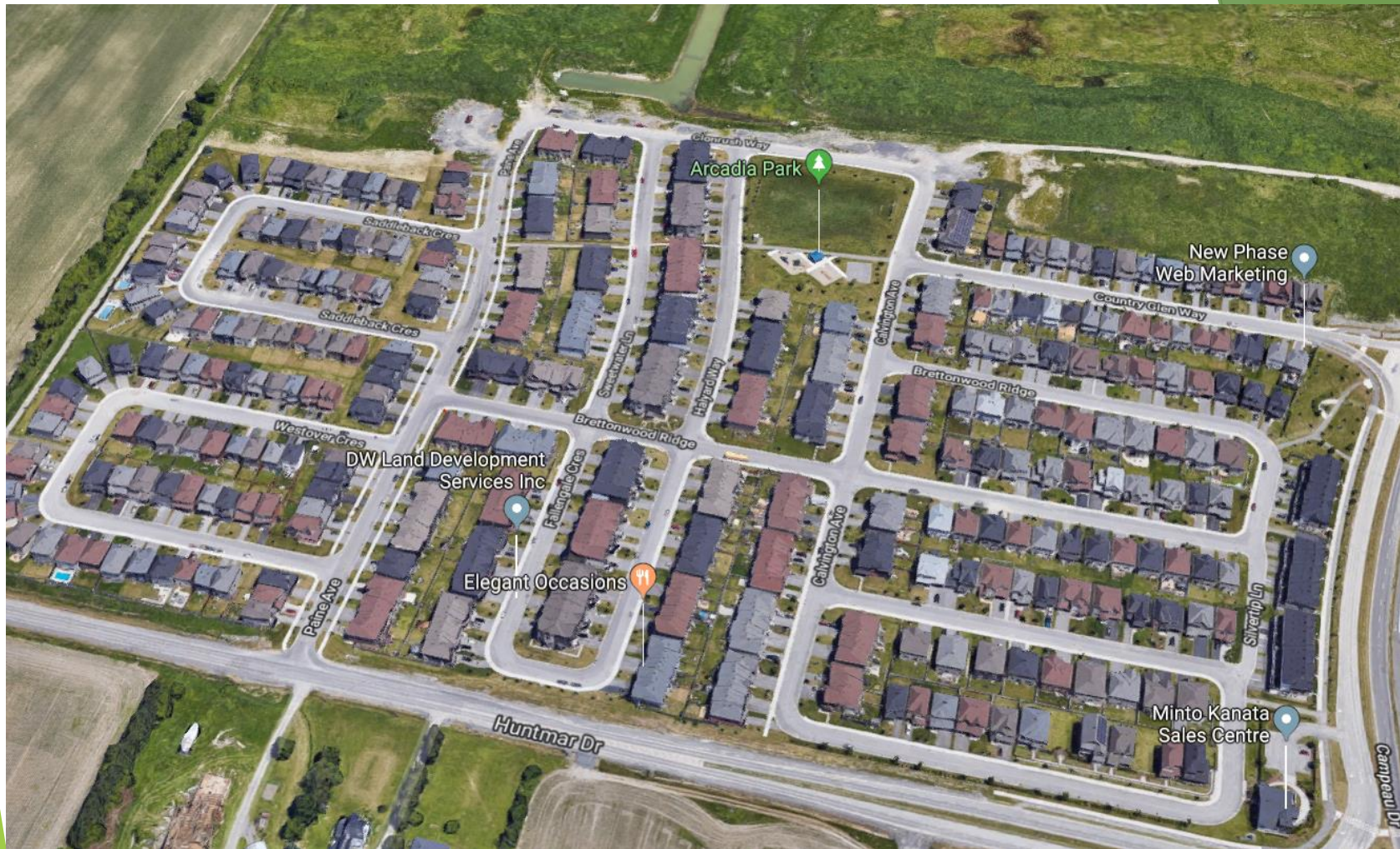
Established Community- Stittsville : Fringewood



10-15 year old
development in
Stittsville -
Fringewood

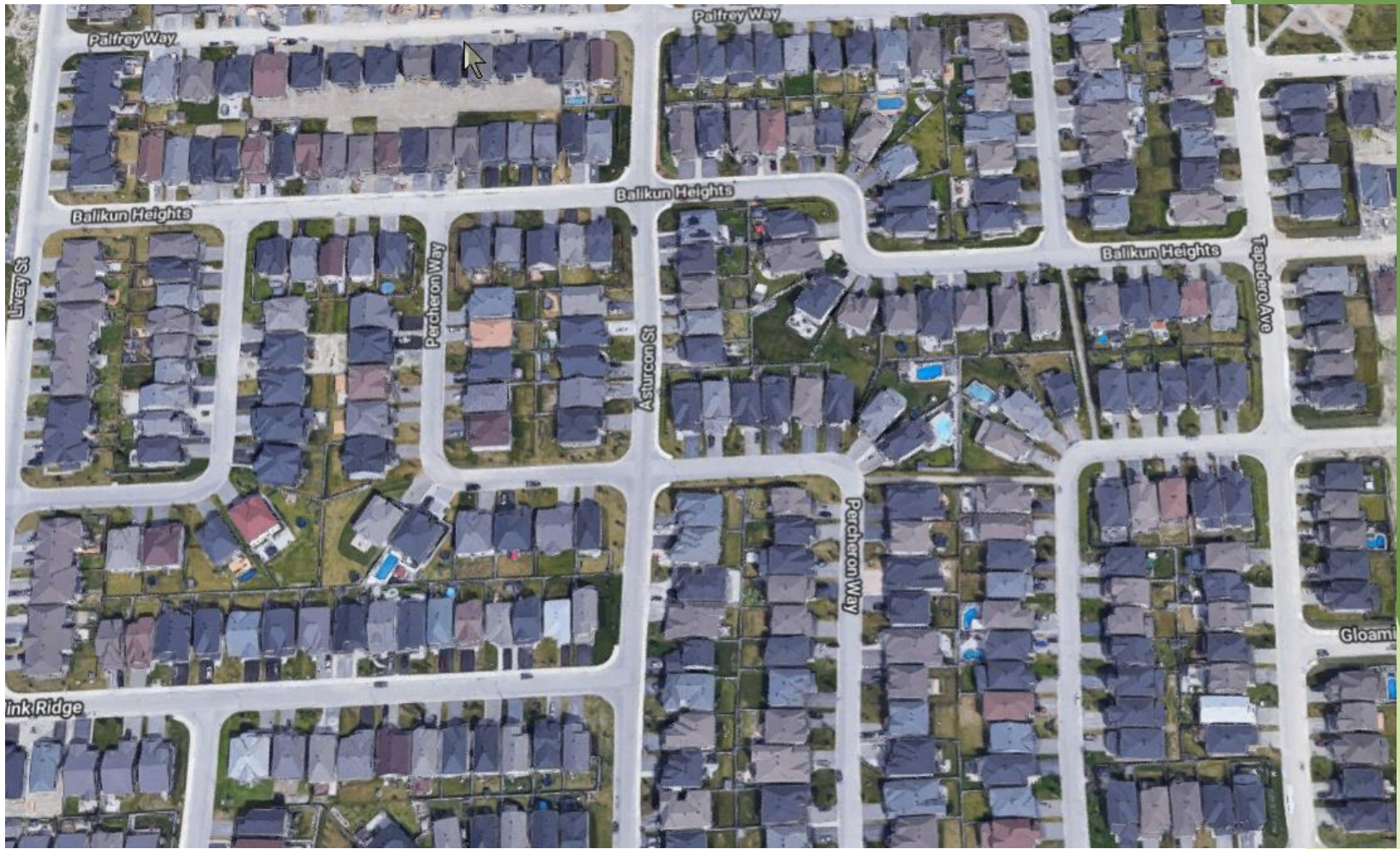


Post 2013 sub- divisions



Arcadia

East of Huntmar, North of 417 @ Tangier (outlet) Mall.
Phase 1 completion in 2015; 2017 for phase 2 (shown here)



Blackstone

West of Terry Fox, South of Trans-Canada Trail
- construction start in 2013, complete in 2017

Characteristics of sub-divisions built outside the green-belt to 2013 intensification targets

- ▶ Bedroom-only communities
 - ▶ No destinations for a “15 minute walk”
 - ▶ Parks are primarily grass with a few trees, in accessible for children due to lack of full sidewalk access, extensive on-street parking and traffic
 - ▶ All other destinations are a 10 to 15 minute drive
 - ▶ Schools only in large subdivisions, typically located at major (busy) intersections
 - ▶ Developers - “[What we build] must be what people want as they are over-subscribed as soon as they are on the market”
 - ▶ Except that those are the only new homes available in the market West of the greenbelt at prices many first time buyers can afford
 - ▶ “Waiting room” communities
 - ▶ People buy to get on the “real-estate price appreciation escalator”
 - ▶ “Waiting” for when they can afford to buy where they want to live, which is older, established, livable communities

Characteristics of sub-divisions built outside the green-belt to 2013 intensification targets

- ▶ Feedback from residents (and ex-residents)

Dysfunctional Neighbourhoods (compared with established communities next door)

- ▶ Higher incidence of neighbour disputes - street and shared driveway parking, lot line fencing/plantings, back yard structures, noise
- ▶ Higher turnover (people move elsewhere after as little as 18-24 months)
 - ▶ True for 1st time home buyers & downsizing empty-nesters
 - ▶ Not senior friendly (multi-level interiors, steep staircases)
- ▶ Higher crime - car & home break-ins, vandalism
- ▶ Low levels of “know your neighbour”
 - ▶ No privacy within your (tiny) front or back yard - so homeowners don't use them
 - ▶ No natural places to meet your neighbours
- ▶ Low levels of volunteerism, lack of community associations (or a history of repeated start/fail cycles)

Post 2013 density requirements unable to support Trees or Hedges

- ▶ Too much hard surface - vertical and horizontal to support substantial trees or hedges
 - ▶ Flood risk
 - ▶ Insufficient soil and drainage
- ▶ Front yards too shallow to allow trees of even moderate height without blocking windows or hanging over the house
 - ▶ +Issue: planting in the “Utility Trench”
- ▶ Back yard size constraints
 - ▶ Choice is a (one) tree or deck/patio
 - ▶ Even 12m trees will be contentious as will overhang neighbouring yards



New Development preparation by clear cut & scrape to rock/sub-soil for construction convenience

Preparation for Blackstone sub-division

- East of Shea Rd, North of Fernbank, South of Abbot/Iber



Example of “Singles”, Towns, Semis

Homes (or blocks of homes) have less than 2M separation.

Singles & Semi’s only differ from Row Houses in that they share a common “air gap” vs. a common wall.

This is NOT what buyers had in mind

Tree contribution from new sub-divisions



Notes:

- Insufficient space for other than 6 m trees in front yards. Note that several homes have no front yard trees. Experience of arborists is that as these front trees grow, homeowners will cut them down as they block the sun press against the house and/or they die due to soil compaction
- Other than corner/wedge lots - only a handful of homes have backyard trees (or indeed anything except grass and hard surface)
- Tiny front lots, backyards that no one uses as complete lack of privacy (can hear conversations from each other's back yards like sitting in a restaurant)
- Strong evidence from satellite photos of back yards, is people do not use them

Trees take time to grow!

- ▶ The contention by Developers is that trees cannot be preserved (e.g. density requirements & it's cheaper to clear cut), but trees will grow to “canopy class trees” over time.
- ▶ Except that
 - ▶ Many of the homes in these new sub-divisions have been occupied since 2015 - yet trees look like they were just planted (or are stunted due to growing conditions or have had to be replaced)
 - ▶ Front and back yards are not sized for canopy class trees as discussed in earlier slides

Street Level Views







Photos taken across
Hydro One corridor
(NOT community
greenspace)











MAXIMUM
40

km/h







Street Level Views - Winter

Un-walkable sidewalks



- Sidewalk snow clearing can 1+ days later
- 2nd and 3rd pass by street plows re-fill the walks with snow and ice rubble

No where to put the snow

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- Trees buried in salt/snow that will kill them in the Spring

No where to put the snow



Single Lane Streets



- Insufficient width for emergency vehicles
- School buses can't pass
- Street parking everywhere as garages are storage sheds and driveways are too short for the 2 to 3 vehicles per household required outside the greenbelt