

ONTARIO LAND TRIBUNAL

Appeals by ClubLink Corporation ULC of Zoning By-law Amendment and Plan of Subdivision Applications for 7000 Campeau Drive, Ottawa

OLT Case No. PL200195

WITNESS STATEMENT OF JENNIFER HEMMINGS, OALA, CSLA

NAK Design Strategies
1285 Wellington St. W.
Ottawa, ON K1Y 3A8

November 12, 2021

1.0 QUALIFICATIONS

- 1.1 I am a practicing Landscape Architect working as the Regional Director and Office Lead for the NAK Design Strategies Ottawa location. I have more than 19 years of experience practicing Landscape Architecture in the Toronto and Ottawa areas. During this time, I worked for a 10-year term (2009-2019) with the City of Ottawa's Planning Department and Parks and Recreation Department as a Senior Park Planner. In that role, I worked in Development Review and was responsible for acquiring new growth-related parks for the City of Ottawa and overseeing park design and development. I have worked extensively on the City's Park Development Manual, Building Better and Smarter Suburbs policy (specifically parks and stormwater management), subdivision and site plan conditions regarding parkland, and the overall park development process, including developer-built parks, capital park projects, and parkland acquisitions across the City in the urban, suburban, and rural wards.
- 1.2 Attached to this Witness Statement is a copy of my *Curriculum Vitae*, together with a signed Acknowledgement of Expert's Duty.

2.0 RETAINER

- 2.1 In 2020, I was asked to review preliminary engineering drawings and provide comments on the existing and proposed servicing and emergency overflow routes that were identified in the park blocks and elaborate, from a Park Planner's perspective, on how they might impact the current and future design and development of the parks.

3.0 SUMMARY OF EVIDENCE AND OPINIONS

- 3.1 Below are the issues from Attachment 3 - Issues List from the Procedural Order (dated: November 3rd, 2020) that I will speak to:

- 3.2 **Kanata Greenspace Protection Coalition**
Conformity with the Planning Act

27. Does the proposed zoning amendment have appropriate regard to Section 2 with particular reference to Subsections (a), (h), (i), (o), (p) and (r)?

Subsection 2(i) of the Planning Act states that a matter of provincial interest is "the adequate provision and distribution of educational, health, social, cultural and recreational facilities".

- 3.2.1 In my opinion, the proposed greenspace network provides a variety of park typologies, including a neighbourhood park, a woodland park, and two (2) parkettes, that contribute to improving the overall open space network and ensures adequate and accessible greenspace for both new and existing residents living within a 5-minute walk (400m radius) as stated in Policy 2.4.5.8 of the City of Ottawa Official Plan (May 2003). Additionally, the preservation of mature tree stands and significant woodlots provide greater open space diversity, have ecological benefits, and contribute to educational, health, social, cultural, and recreational opportunities within the proposed redevelopment. Park amenities in the overall open space network, existing and proposed, provide a range of both active and passive recreational opportunities that include sports fields, tennis courts, swimming pools, splash pads, playgrounds, outdoor fitness stations, recreational trails, preserved woodlots, and gathering spaces; supported by existing community facilities such as schools, libraries, and community centres. Please see Parks, Open Spaces & Natural Features (pg. 24) of the Urban Design Brief (June 2021) for existing and proposed parks programming, ponds, open spaces and natural feature locations, and landscape buffers.

3.3 Kanata Greenspace Protection Coalition

Conformity with the Official Plan

34. Is the proposed zoning amendment and plan of subdivision in general conformity with the Official Plan with particular reference to the following sections:

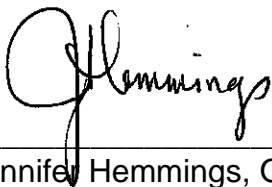
(c) 2.4 / 2.4.5 – Maintaining Environmental Integrity / Greenspaces

- 3.3.1 In my opinion, the proposed greenspace contributes to and creates a “sense of place” and provides “physical boundaries, features, and buffers within and between communities” (Section 2.4.5 of the City of Ottawa Official Plan, 2003).
- 3.3.2 The proposed plan has a variety of greenspaces, including enhanced landscape buffers, stormwater management (SWM) facilities, parkettes, a woodland park, a neighbourhood park, and numerous open space blocks, that preserve existing natural features, such as significant woodlots, treed areas, rock outcrops, and natural drainage courses, and contribute to the overall character of the site and serve the outdoor needs of residents. These outdoor public spaces, and the surrounding existing greenspaces, will be connected by a series of linkages, sidewalks, trails, and pathways from both the existing and proposed neighbourhoods. Please see Figure 37 | Trails Network Plan (pg. 29) of the Urban Design Brief (June 2021).
- 3.3.3 With the City and its residents valuing mature trees, the proposed plan includes 6m landscape buffers for the protection and preservation of existing trees and identifies areas of tree retention in parks and open spaces. New trees will be planted to replace any trees that have been removed to accommodate the proposed plan. New plantings will also be included within the 3m landscape buffers to ensure appropriate screening and separation between new and existing rear yards abutting one another. Please see Parks, Open Spaces & Natural Features (pg. 24) and Gateway Features & Edge Conditions (pg. 44) of the Urban Design Brief (June 2021) for park and buffer demonstrations.

4.0 LIST OF DOCUMENTS TO BE REFERRED TO

- 4.1 **7000 Campeau Drive | Urban Design Brief**
NAK Design Strategies
June 2021 | Third Submission
- 4.2 **Kanata Possibilities Website**
<https://kanatapossibilities.ca>
Modified: August 2021
- 4.3 **City of Ottawa Official Plan - Consolidation | Volume 1**
City of Ottawa
May 2003

- 4.4 **Greenspace Master Plan | Strategies for Ottawa's Urban Greenspaces**
City of Ottawa
August 2006
- 4.5 **Parks and Recreation Facilities Master Plan**
City of Ottawa
Preliminary Draft: May 2021
- 4.6 **Parks Development Manual | 2nd Edition**
City of Ottawa
August 2017
- 4.7 **Parkland Dedication (By-law No. 2009-95)**
City of Ottawa
March 11th, 2009
- 4.8 **Building Better and Smarter Suburbs: Strategic Directions and Action Plan**
City of Ottawa, The Planning Partnership, and Parsons
February 20th, 2015
- 4.9 **Secondary Plan for the Marchwood-Lakeside Communities**
City of Kanata
August 1984
- 4.10 **Design Guidelines for the Villages of Kanata Lakes**
Project Planning Canada Limited, Genstar Development Company, and Dunlop
Farrow Inc. Architects
May 1990



Jennifer Hemmings, OALA, CSLA

Jennifer Hemmings OALA, CSLA

REGIONAL DIRECTOR / SENIOR LANDSCAPE ARCHITECT

Jennifer has been practicing landscape architecture in the Toronto and Ottawa areas for more than 19 years. She re-joined NAK Design Strategies in 2019 as the Office Lead and Regional Director, after a 10-year term with the City of Ottawa's Planning and Parks Department. She began her career in the NAK Toronto office and moved to Ottawa in 2005 to open the NAK Ottawa location. Her professional experience has encompassed a wide variety of public and private sector projects in the National Capital Region. Areas of expertise include community design and parks, open space systems, creek and valley restoration, stormwater management facility design as well as streetscape and school designs. She specializes in parks and naturalization work, having managed all aspects of her projects from consultant and client service to project coordination and costing, detailed design, preparation of working drawings and contract administration. Her creativity and problem-solving skills along with her ability to work effectively with clients, staff, consultants, stakeholders, and multidisciplinary teams, brings a fresh perspective to public and private-sector projects led from NAK's Ottawa Studio.

EDUCATION

Bachelor of Landscape Architecture
University of Guelph
Guelph, Ontario

PROFESSIONAL EXPERIENCE

2019 - Present

Regional Director, Office Lead,
Landscape Architect
NAK Design Strategies
Ottawa, ON

2009 - 2019

Senior Park Planner, Park Planner,
Landscape Architect
City of Ottawa, Parks and Facility Planning
and Development Review
Ottawa, ON

2005 - 2009

Project Manager, Landscape Architect
STLA Inc. - NAK Design Group
Ottawa, ON

2002 - 2005

Project Coordinator
NAK Design Group
Toronto, ON

2001 - 2002

Landscape Designer
Wintergreen Landscape & Design
Guelph, ON

RECENT AWARDS

2020 BUILD Best Mixed-Use Town Centre Design & Plan (Canada)

-Barrhaven Town Centre, Barrhaven, Ottawa

2012 Brampton Urban Design Awards of Excellence

-Mount Pleasant Village (8 Awards)
Brampton, ON

2009 Mississauga Urban Design Awards, Award Of Merit; 2002 Greater Toronto Home Builders Assoc. Community of The Year

-Watercolours Community, Mississauga, ON

2006 Town of Markham Design Excellence Awards

-Cornell Community Mixed-Use Development,
Markham, ON

RECENT WORKS

Fairwinds Parks and Community Design

Ottawa, Ontario

Poole Creek Channel Restoration

Ottawa, Ontario

Half Moon Bay Parks and Community Design

Ottawa, Ontario

Wateridge Village Parks & Community Design

Ottawa, Ontario

Barrhaven Town Centre

Ottawa, Ontario

The Conservancy Parks and Community Design

Ottawa, Ontario

Avalon Parks and Community Design

Ottawa, Ontario

City of Ottawa Park Development Manual

Ottawa, Ontario

City of Ottawa Street Tree Manual

Ottawa, Ontario

Half Moon Bay Area Parks Plan

Ottawa, Ontario

Richmond Area Parks Plan

Ottawa, Ontario

Don Boudria Park

Ottawa, Ontario

Eugene Martinez Community Park

Ottawa, Ontario

Greely Parks & Trails/Linkage

Ottawa, Ontario

Shannon Park Rehabilitation

Kingston, Ontario

Van Gaal Drain Naturalization

Ottawa, Ontario

Fraser Clarke Watercourse Restoration

Ottawa, Ontario

Jock River Corridor Restoration

Ottawa, Ontario



WATERIDGE VILLAGE



DOWITCHER PARK (HALF MOON BAY PARKS)



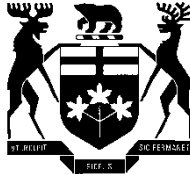
BLACK RAVEN PARK (HALF MOON BAY PARKS)



JOCK RIVER CORRIDOR RESTORATION



PARK DEVELOPMENT MANUAL



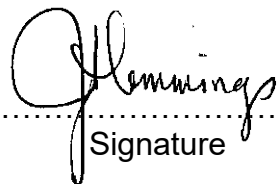
Ontario
Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

Acknowledgment Of Expert's Duty

OLT Case Number	Municipality
PL200195	City of Ottawa

1. My name is Jennifer Hemmings.
I live at 35 Ossington Avenue, Ottawa, Ontario, Canada.
2. I have been engaged by or on behalf of ClubLink Corporation ULC to provide evidence in relation to the above-noted Ontario Land Tribunal ('Tribunal') proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
 - a. to provide opinion evidence that is fair, objective and non-partisan;
 - b. to provide opinion evidence that is related only to matters that are within my area of expertise;
 - c. to provide such additional assistance as the Tribunal may reasonably require, to determine a matter in issue; and
 - d. not to seek or receive assistance or communication, except technical support, while under cross examination, through any means including any electronic means, from any third party, including but not limited to legal counsel or client.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date: September 28, 2021


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Signature