



## Meeting of the Old Ottawa East Community Association Board

Tuesday, 10 April 2018, 7p.m.

Old Town Hall, 61 Main Street

### MINUTES

#### Attendees

##### Board Members

Bob Gordon  
Don Fugler  
Heather Jarrett  
Jocelyn Kearney  
Phyllis Odenbach Sutton  
Ron Rose  
John Dance  
Catherine Pacella  
Tom Scott  
Jaime Girard  
Suzanne Johnston

##### Other

Taylor Marquis (Regional)  
Peter Lundy  
Marlene Lundy  
Monica Helm  
Jim Young  
Richard Beaulieu  
Lorna Kingston  
Jeanie Cassidy  
Bill Baldwin  
Andrew Power  
Mackenzie Buchanan  
Emilie Taman  
John Jarrett  
Christine McAllister  
Antoine Desilets  
Bonnie Wepler  
Denise Inglis  
Jamie Brougham  
Don Stephenson  
Bob Parkins  
Paul Goodkey  
Rick Burrows

1. Call to Order – Phyllis Odenbach Sutton
2. Approval of Agenda
  - Moved: Don Fugler; Second: Bob Gordon; Carried
3. Approval of March 2018 Minutes
  - Moved: John Dance; Second: Ron Rose; Carried
4. Greystone Update – Taylor Marquis
  - Estimated occupancy rates:
    - o By end of 2018: 96 homes occupied, with an estimated 240 residents (using the City's typical household size of 2.5 people)
    - o By end of 2019: 179 homes occupied, with an estimated 448 residents

- By end of 2020: 204 homes occupied (includes River Terraces 1), with an estimated 510 residents, plus an estimated 220 residents moving in to the retirement residence, for a total of 730 residents
- By end of 2021: total of 1,230 residents with the proposed 2A/2B Rental Apartments (proposed 244 units)
- Phase 1 – occupancy ongoing, in the process of putting finishing touches on homes, landscaping, etc.
- River Corridor – in summer will finish up landscaping
- Condo Tower 1 – 75% sold out, expecting completion by 2020
- Phase 2 – construction ongoing – first occupancy anticipated in October – this spring will be starting street work
- The retirement residence is a separate development (they are starting site work now)
- The Grove – 18-unit stacked townhouse and flat building – minor variances will be requested at the City Planning Committee
- Buildings 2A and 2B (apartment buildings) – site applications have been submitted and will go to Planning Committee in July 2018
- In Q&A, concerns were expressed by Corners on Main owners about the proposed change to the 2B building height that will affect their views and is contrary to original site plan; concern also about the lack of landscaping proposed for parking lot adjacent to Corners on Main

#### 5. Chair's Report – Phyllis Odenbach Sutton

- Report attached as Appendix A (it is also available on the OOECA website)
- Dogs in Parks – following the presentation on various proposals to allow dogs in Springhurst and Brantwood parks at our March meeting, the board was informed that a formal request had to be made to the City to initiate a public consultation on those proposals; the request was subsequently made by the OOECA board
  - Next steps: City by-law staff will consider the proposals and translate them into standard by-law language; signs describing the proposals will then be posted in the parks, initiating the standard consultation period of 30 days
  - After a decision is made, signs will be posted advising of same
  - The OOECA supports the consultation but is not taking a position for or against the proposals
- The Prime Ministers Sesquicentennial Speakers Series has now concluded; organizers were very happy with the turnout

#### 6. Immaculata Sports Field

- See update in Chair's Report (attached as Appendix A)
- Since last OOECA board meeting, a letter was sent to the school board on behalf of the OOECA expressing among other things disappointment about the lack of consultation
- Many letters were sent by local residents, as well as the Councillor
- Another meeting is taking place tonight at the OCSB
- In response to these letters, the OCSB has proposed that there be quarterly management meetings (with representatives of the school, the OCSB, Footy

Sevens) at which the OOECA would also have a representative to discuss operational concerns

- The school board/school will be hosting an info session at the Immaculata library on Thursday, April 12 from 4-6pm
- Much of the correspondence in this regard is available on the OOECA website
- In Q&A, there was concern expressed about the OOECA serving on any committee related to the field because it would compromise the OOECA's ability to mediate with respect to resident concerns; it was suggested that it might be more appropriate for a local resident to serve as the OOE representative
  - o Motion brought by John Dance, seconded by Heather Jarrett to have two people go to the initial meeting – one from the OOECA along with a resident
- In Q&A there was also further discussion of the neighbours' concerns, including lighting (on until 11pm, seven days a week), noise, length of lease to a for-profit business, etc.; local residents are working on a community petition and fundraising to develop a counter-proposal for Immaculata/the Board's consideration that would address some of the school's concerns about the status quo

#### 7. Councillor's Report – David Chernushenko

- Construction of Clegg/Fifth footbridge is on schedule and first meeting of the naming committee will take place next week; drilling for the water service under the canal will require closure for several weeks at corner of Herridge & Echo (only affecting local traffic); the footbridge is forecasted to open late summer of 2019
- The City is working on its policy regarding Airbnb – direction has been given to by-law staff to conduct a comprehensive review of Airbnb in the City and the various regulatory approaches taken in other jurisdictions – report of staff will be publicly available in the last quarter of the year
- Dogs in Parks – the OOECA has asked city to proceed with a consultation – the City by-law team is now reviewing the proposals and will amend them as necessary to comply with standard language prior to posting for consultation
- 113-115 Echo – modest-sized multi-unit building was designed to have at-grade units as “live-work” units – concern among community is that this is contrary to city plan for the community and the changes recently proposed by the developer heighten those concerns (e.g., units not actually at-grade but a few steps up)
  - o In Q&A board members expressed concerns about the developer's disregard for the OOECA's concerns, the Councillor's tacit approval of the site plans & proposed changes (as opposed to referring it to the Planning Committee) and the potential for the setting of precedent; the Councillor agreed to withdraw his support such that the matter will be referred to the Planning Committee
- Immaculata field – Councillor met with Tom Demico last Friday in another attempt to impress key concerns about field proposal upon him; with regard to lack of process/consultation, the Board anticipated pushback so purposely waited until most of the details were finalized before going public

#### 8. Treasurer's Report – Don Fugler

- No change since last month

## 9. Committee Reports

- a. Planning – Ron Rose
  - Planning Committee considered City’s draft R4 Strategy and submitted comments by deadline
  - Greystone – Planning Committee will meet April 24<sup>th</sup> to discuss the proposal for stacked townhouses, as well as Blocks A & B
  - 113-115 Echo – received formal response from the developer which was very unsatisfactory
  - 173 Glenora – Application for building was turned down by Committee of Adjustments; developer has appealed, matter will be heard by the OMB
- b. SLOE – John Dance
  - Report attached as Appendix B
  - Children’s Garden reopens on May 18<sup>th</sup>
  - Complaint made via 311 regarding garbage behind 170 Lees building
  - When River pathway was put in a lot of trees were eliminated – would like to see some replanted
- c. Transportation – Tom Scott
  - Report attached as Appendix C
  - Trying to confirm how the City deals with contractors applying for noise bylaw exemptions – there is currently no established process for engaging community, has questioned appropriateness of this approach
  - Has also inquired about quantum of fines/tickets issued for noise violations
  - Large trucks on Colonel By Drive are now also using engine brakes (commercial vehicles are prohibited on Colonel By)
  - There will be another public info session at St Paul’s regarding 417 bridge reconstruction but MTO has still not confirmed the date
  - Nicholas St. overpass project – update
  - AVTC EA is up for renewal this year
- d. Federation of Citizens' Associations – Mark Seebaran
  - No report
- e. Lees Apartment Outreach – Anne-Raphael Audouin
  - No report
- f. Communications – Catherine Pacella
  - No report
- g. Corners on Main & Greystone Village – Heather Jarrett
  - St. Paul’s is looking into the lighting issue but it will take some time because it will be treated as an “infrastructure project” requiring budget approvals
- h. Health & Safety – Jaime Girard
  - Report attached as Appendix D

- Requested motion that OOECA agree to co-host/co-sponsor an All Candidates meeting for the provincial election at the Glebe Community Centre on Thursday, May 17<sup>th</sup> and agree to share costs (up to a maximum of \$100)
  - Moved: Don Fugler; Second: Heather Jarrett; Carried

- i. Membership – Suzanne Johnston
  - No report

#### 10. Community Activities Group

- Progress has been made on community centre at the Deschatelets building – recommendation went to City Finance Committee and City has written letter confirming that they will proceed to feasibility study phase
- Main Event – City has approved closure of Main Street for the Main Event on June 16<sup>th</sup> 10am – 2pm
- Registration is now open for summer camps and programs

#### 11. New Business

- Emilie Tamman – Candidate for Capital Ward – background:
  - Law professor at University of Ottawa teaching criminal law and the law of evidence, prior to that she was a public prosecutor
  - Has been involved with Old Ottawa South Community Association for a number of years including most recently as president
  - Actively involved in refugee sponsorship – currently in process of bringing third family to Canada
  - Active member of Bookmark the Core
  - Currently in “listening mode” to try to identify priorities for various neighbourhoods in ward
  - Consensus builder and good collaborator but also a tenacious advocate

#### 12. Date of Next Meeting – Tuesday, 8 May 2018

#### 13. Adjournment

- Moved: Ron Rose; Second: Don Fugler; Carried

## APPENDIX A

### Chair's report April 10, 2018

#### Main Street / Corners-on-Main / Greystone Village

- as a result of construction of Phase 2 of the Domicile Corners-on-Main development, pedestrian scaffolding passageways have been installed on the eastern side of Main near Springhurst as well as on the southern side of Springhurst near Main

- this has resulted in a shared pathway for bikes & pedestrians on Main St; hopefully the City will soon provide signage markings to make this area safer for both sets of users

- also for those who missed it in the Saturday, March 30 Ottawa Citizen I am providing a link to an article on the new complete street on Main and the new developments of Domicile and eQHomes

[http://ottawacitizen.com/life/homes/neighbourhood-under-construction-new-energy-developing-in-old-ottawa-east-neighbourhood?utm\\_campaign=Echobox&utm\\_medium=Social&utm\\_source=Facebook](http://ottawacitizen.com/life/homes/neighbourhood-under-construction-new-energy-developing-in-old-ottawa-east-neighbourhood?utm_campaign=Echobox&utm_medium=Social&utm_source=Facebook)

#### Immaculata field

- since our last Board meeting, there have been a number of developments on this issue:

1. On **March 23**, I sent a letter to the Chair of the Ottawa Catholic School Board (OCSB) on behalf of the CA Board; this letter was subsequently circulated to all members of our CA Board

The key messages in this letter are:

- The Community Association is definitely not opposed to the field being improved; the students would benefit greatly from having an improved facility;

- some continued free public access, at a minimum for the track, would be greatly appreciated by the community;

- it is really important to consult with the community when such big changes are proposed; and

- it would be useful for the school and the Catholic Board to have an open forum for the community where the plans could be reviewed in more detail.

I think it is also important to consider there could be some gains to the neighbourhood from this proposal in terms of the ability of our community adult soccer players to be able to join a league and then simply walk to a field; and if children's programs are going to be offered, then there may be even more beneficial impacts.

2. on **March 27**, a large number of residents of OOE (primarily those who live close to the field) presented their concerns at the OCSB meeting [note that the CAG e-update of **March 23** included a link to the presentation made by Joanne Lostracco at the Catholic Board meeting]

3. On **March 28** our Councillor's office provided us with a copy of the letter sent by David on this issue to the OCSB before their March 27 meeting

4. On **March 29**, Thomas D'Amico, the Associate Director of Education for the OCSB sent an e-mail to Joanne Lostracco responding to some of the issues raised.

Of particular relevance to our CA:

- Mr D'Amico proposed that the Old Ottawa East Community Association have an assigned representative to attend each of the meetings of a joint facilities management review team (with representatives from the Ottawa Footy Sevens and the OCSB) that will likely meet on a quarterly or as needed basis between mid-April and mid-October; the representative would participate in discussions on the topics of scheduling and community input on operational concerns

- the OCSB is open to looking at the feasibility of adding more trees or shrubs on either Board property or on resident property if this does not impact the field & results in improved noise or privacy barriers for neighbouring residents

- note that the complete letter is available via a link in the **April 3** CAG e-update

- on **April 12**, there will be an information drop-in session at the school library between 4:00-6:00pm; representatives from the OCSB, the school principal and the Footy Sevens will be present; available sketches & photos will be shared and technical questions can be answered regarding the selected turf, lights, etc

### **Dogs in parks**

- after the discussion at our March 13 Board meeting, we (the Board) were asked to make a request to the City to initiate a consultative process to consider a change in the current rules for dogs in parks within OOE (Springhurst & Brantwood)

- this request for consultation does not imply specific support for / or against any of the proposals

- my understanding of next steps is as follows:

- the Councillor's office and City staff (by-law) will work with the dog owner's group on any refinements that may be deemed necessary; these changes will be shared with the CA prior to posting

- signs will then be posted at each of the parks; the signs typically advise of a change in designation at that particular park. [The Councillor's office will request that a link be provided on all signs that will take users to a joint consultative web address where all proposals will be provided.]

- the standard consultation period is 30 days

- it is still not yet certain whether people will be asked to provide comments and/or to vote on the various options; the Councillor's office would prefer both options but this is still TBD and will be based on what approach by-law recommends

- After a decision, dog/ no dog signs, and where applicable, seasonal and time-of-day restrictions signs, will be posted. Permanent over-head view maps of the parks identifying the go/ no-go zones for the various user groups will also be in place, although depending on timing these maps may or may not be available for initial implementation.

### **PM Sesquicentennial Speaker series**

- we hosted our last event on Monday, March 26

- and thanks to the generosity of our last speaker, Bob Plamondon, all attendees received a free copy of his book Blue Thunder

- it was a great series, for which we had a lot of positive feedback



## APPENDIX B

**1. Children's Garden:** The City has confirmed we'll have the Garden back and be able to use it again as of May 18, 2018.

### **2. Clean-up behind 170 Lees apartment building:**

Subject: [170 Lees](#) - garbage at back of property Ref:(\_\_A1INLI)(1)

Would the City please ensure that the owners of the apartment tower at 170 Lees clean-up the large amounts of debris (including a sofa) that have come from their dumpster on the riverside part of their property. One side of the dumpster is entirely open so that garbage readily spews and blows all over.

The garbage is strewn throughout the city's park space known as [166 Lees](#) and Rideau River Trail Park and through which the Rideau River Nature Trail / Western Pathway runs.

Sustainable Living Ottawa East (environment arm of the Old Ottawa East Community Association) has been cleaning up the mess for years but the irresponsible behaviour of the apartment building owner has gone on too long. In the past when the community association has requested clean-ups there has been some response but a few months later the mess reappears.

We want a permanent solution to this problem and request that a solution be found, e.g., move dumpster to parking garage or fence it in so that garbage cannot go into public space. Really, for the City to allow a dumpster on the edge of a park is wrong just as it is for an apartment owner to put it there. We are also of the belief that the apartment owners should be fined for their abuse of public property.

The picture below of some months ago shows the location of the dumpster but the mess around it is now much worse.

Attached is a letter of 2009 when the community association made one of its many efforts to get the mess cleaned up.

**[photo and email available in electronic version only]**

**3. Landscaping of Nature Trail / Rideau River Western Pathway:** Many trees were removed for the construction of the pathway and we'd like to see replanting of the areas that are now quite bleak. Similarly, near the old railway footbridge parallel to the Queensway, only three trees were planted to replace the many that were removed when the pathway was constructed in this area. And, finally, trees could readily be planted along pathway running between the Queensway and the Lees uOttawa playing field. Previously, the City said the trees would be too close to the Queensway but there were trees there before and there is no apparent reason why they couldn't be planted on the playing field side of the pathway.

## APPENDIX C

### Transportation

#### Noise

1. Since the March meeting we have been trying to confirm with the City how contractors go about getting exemptions from the noise by-law(s) and what process is in place for neighbourhood inputs to these requests for exemption. MTO has stated that this is a City concern even for Provincial projects since it is a municipal by-law that pertains. So far no luck in determining that process as it might relate to a community association or concerned neighbourhood.
2. Trucks continue to use engine braking on the Nicholas Street approach to the Queensway and the noise has significant impacts on a number of surrounding residential neighbourhoods. Enforcement jurisdiction appears to be a concern – the City believes that it is a provincial responsibility and the OPP should be involved although the noise is being generated on what, to the person on the street, appears to be Nicholas Street. A second response has been requested of the City before we seek information from the OPP.
3. Large commercial vehicles are regularly using Colonel By Drive so truck noise, including engine braking is now also emanating from the driveway. Enforcement of the restriction of commercial vehicles is not evident.

#### Open Spaces versus Parkland

4. OOECA has had for discussion two parcels of land that are currently open space and has been treating them like parks, and even some of the City's notices have done the same. The land at 166 Lees Avenue had been used for industrial purposes during the railway days and was a military truck depot before being cleared and left open during the construction of the bus expressways. It is highly contaminated and has not officially been designated a park.  
The land at the east side of the Oblates property that fronts the Rideau River also contains contaminated fill and although the multi-purpose path now crosses that area it is not an official park. Neither the City nor the Rideau Valley Conservation Authority will take over this area of the property in its current condition and work is underway to see if a permit from MOECC can be obtained by the current owners after remedial work.
5. From a transportation perspective, this lack of a designation leaves the properties in limbo for more complete development as ongoing green open space. This is more notable for Lees Avenue for, as long as the Alta Vista Transportation Corridor remains in the City's official plan, it would continue to be viewed as the site of a connector bridge from Riverside and the General Hospital to Nicholas going north. The design mandate for the underpass replacement project is to neither hinder nor promote a connection with the AVTC and the Queensway although the existing bridges slated for demolition do indeed have extra unused lanes that were built for that purpose once upon a time.

#### Bridges

6. There will be second meeting for public information regarding the Queensway downtown bridge replacement projects. These projects are schedule to commence immediately after the Nicholas underpass work is completed. The time and day of the next public session has not yet been advertized.
7. We have requested feedback on the City's official reposes to MTO's options for bridge construction including design, pace and scheduling, and affected lay-down areas and construction zones, as well as alternate routing of traffic.
8. The serial replacement of four bridges (Main, Canal, Elgin and Metcalf) will likely have a significant impact on the quality of life in and access to our Old Ottawa East neighbourhoods for the next decade and more. We have requested from the City information about how the Hawthorne development between the complete-streets projects on Main and Elgin might proceed in the face of this bridge construction.

## APPENDIX D

### Health & Safety Report Report, April 10, 2018

#### 1. Crime Report

- Incident in Archville area of a suspicious person checking people's mailboxes
- Continue to have issues with theft from cars - please remind neighbours to lock car doors and not leave valuables in their cars
- A Great article was shared with me by John Dance - The conclusion in the article is that eyes on the street is what helps to reduce crime - so vigilant neighbours are key.
- Now that Spring is here - will see if we can encourage more Neighbourhood watch groups.

<https://www.theglobeandmail.com/opinion/article-violent-crime-has-faded-in-our-cities-replaced-by-fear-and-distrust/>

#### 2. All Candidates Meeting

- Tentatively May 17th at the Glebe Community Centre
- 9 Community Associations involved
- Each community association to put together top 3-5 questions, will combine questions that are similar, chose top 3-5.

#### 3. Proposal - Activism in the lead up to provincial/municipal elections

- Survey to members on top issues
- anyone interested in working to register voters encourage turnout? Apartment buildings/events?
- Write to candidates about our neighbourhood issues
- Survey candidates and provide replies to our members
- Our organization's political capital comes from our ability to represent and organize our community to take action as citizens.