



Meeting of the Old Ottawa East Community Association Board

Tuesday, 12 April 2016

Old Town Hall, 61 Main Street

MINUTES

Attendees

Board Members

Bill Baldwin
John Dance
Paul Goodkey
Don Fugler
Ed Janes
Kate Martin
Ian McRae
Phyllis Odenbach Sutton
Catherine Pacella
Stephen Pope
Katherine Simonds

Others present

Mary Jo Aquilina
David Chernushenko
Anna K. Doucet
Ian Grabina
John Jarrett
Heather Jarrett
Wendy McRae
Erin O'Connor
Chris Osler
Kenn Rankine
Ron Rose

1. Call to Order – Phyllis Odenbach Sutton – 7pm.
2. Approval of Agenda
 - Amended.
 - Moved: Bill Baldwin; 2nd: Jamie; Carried.
3. Approval of March 2016 Minutes
 - Amended.
 - Moved: Ed Janes; 2nd: Ian McRae: Carried.
4. Community Hub developments – Don Stephenson
 - Don is Chair of a working group with OECA, CAG, and Sandy Hill Community Centre working to identify new community centre space.
 - Current community centre situation constrained by limited space.
 - One opportunity with great potential for a future community centre space (or hub) is the Deschâtelets building.
 - Opportunity for re-use of a heritage building with potential for a mixed-use facility, including community housing and programs offered by CAG and others.
 - CAG has until June 30th to demonstrate to CCOC that they are a serious candidate that they can be a partner.

- By the end of June, the working group would like to have a plan to give CCOC indicating that they are a serious partner for contention. If effectively demonstrated, it is possible that the space will be reserved for community hub projects.
- Three priority uses being considered: community housing, community centre (hub), art spaces.
- Working with design students at Carleton, who have developed some design ideas. Preliminary designs do not include costings.
- Two step process: survey at a general level in partnership with OECA, followed up with a secondary more in-depth survey
- A formal fundraising plan will be developed in the next few months.

5. Greystone Village update – Erin O'Connor

- River corridor is still closed between Clegg and Deschâtelets. The river corridor is expected reopen to the public for access in early May 2016.
- There are reports of some people climbing over fencing barriers into construction zone areas. Please respect all signs and avoid any areas under construction.
- Additional tree removals happening on site in prep for Phase 1 construction and extra soil testing.
- Formal pre-consult will be happening for Phase 2 of Greystone. These plans will be shared on the Oblates Re-development website in the coming weeks.
- The City is paying for 50% of brownfield clean-up in the form of development charges and tax breaks under the Brownfields Grant Program Application. Details can be read in the City's Staff Report to Council which can be found on the Oblates Redevelopment website.

6. Chair's Report – Phyllis Odenbach Sutton

- Main St. Reconstruction - City has resumed sending out bi-weekly construction newsletters.
- Corners at Main – do not yet have demolition permit but the townhouses will be coming down soon.
- Coach Houses – Paul and Phyllis met with City Planning department and with Councillors office, and Champlain Park Association. City is going more slowly than originally anticipated. Decision will be delayed for several months. Likely that some changes will be accepted, but not confident all suggestions will be implemented.
- Letter drafted to MP McKenna trying to facilitate access for some canoes and kayaks. Heard back quickly. Glebe Community Association also keen on encouraging support for this access. John will be working with them to draft a letter.
- Road User Fees Study motion put forward by the Councillor. A letter related to this matter was developed by the OECA expressing support for a study of user fees in order to better understand the issue.
- Regional has offered a donation of \$200 to OECA for the Main Event BBQ.

- Queensway sound barriers – a letter was received from the Ontario Ministry of Transportation that did not indicate much support for this initiative. Would still like to push forward with a study on sound barriers but unclear as to how the OECA will go about this at this current juncture.

7. Councillor's Report – David Chernushenko

- Consultations on stormwater have been taking place.
- Water bill is entirely variable right now. City looking for some sort of predictability, therefore examining the possibility of introducing a fixed-fee.
- Climate Change Adaptation National Conference – Councillor delivered remarks on 12 April and looking to engage Minister McKenna on these issues.
- Carleton Student concepts on a community hub for re-use of the Deschâtelets building is an excellent opportunity. Trying to prioritize this project. A modest amount of money may be available. Decision to allocate CiLP towards this may be taken soon. Will be many opportunities to replenish CiLP in the coming years as a result of Infill and other developments in the Ward.
- Multi-use pathways – City staff will present plans to OECA in May or June, with a public meeting to follow.
- Traffic safety being examined as bus detours down residential streets (Marlowe, Elliot) begin.
- On April 23rd between 10:30 – 12:00pm a meet will be held to discuss the bus detour issue on Marlowe between Glengarry and Belgrave.
- Debate surrounding shoreline clean-up and possible changes to parkland surrounding the river for additional uses.

8. Treasurer's Report - Don Fugler

- St. Paul gardens are going to take over their own bank accounts.

9. Committee Reports

a. Planning - Stephen Pope

- Report distributed by email. See Appendix 2.
- CCOC proposal is responding to an Action Ottawa Call for affordable housing and assisted housing within building.
- A pilot pre-consultation will be happening with the City.
- Planning helped re-adjust the number of Regional's proposed number of units.
- Idea proposed to have a taller building (9 stories). May take the form of a senior's building or replace proposals for senior housing within the Deschâtelets building.
- Site lines were assessed and not found to be overly cumbersome to the general plan.
- The kinds of supportive services seniors would need and be interested in are being looked at.

b. SLOE – Ian McRae

- Report distributed by email. See Appendix 3.

- SLOE open meeting took place about a month ago to generate ideas for the future.
 - SLOE's next meeting will be held on April 18th, 7pm at 18 Letchworth Rd.
 - Large stones have been accepted from the townhouses at Corners on Main. Regional will store them close to the Deschatelets building but must identify how to move them. Help being sought.
 - Children's Garden summer programming decisions being made. Addressed in further detail in the SLOE report.
 - Conservation handbook being developed for new residents of the Oblates/Greystone Village Development .
- c. Transportation - Glen Linder
- No report.
- d. Federation of Citizens' Associations - Eddie Gillis
- No report.
- e. City Centre Coalition - Kate Martin
- Transportation issues discussed in last meeting include the airport parkway widening. CCC considering lobbying to delay decision about the widening.
 - Downtown interprovincial truck study – CCC looking for some leadership on the results of the study. Identifying who should take the lead to implement the findings. May impact truck traffic in downtown area.
 - Next CCC meeting (end of May) will look at minimum parking requirements.
- f. Communications - Catherine Pacella
- No report.
- g. Community Safety – Mark Seebaran
- No report.
- h. Membership – Suzanne Johnston
- No report.

10. Community Activities Group

- No report.

11. OOECA priorities community survey – Ed Janes

- Undertaking a study to get a sense of priorities for community hub and community as a whole.
- Broad questions are being developed about interests and preferences of the community. Then specific questions will be developed for a more detailed and focused study.

12. Cash in Lieu of Parkland (CiLP) - Phyllis Odenbach Sutton

- Phyllis and John met with CAG to determine CiLP priorities.
- OECA agreement about resurfacing of the Springhurst park basketball court.
- OECA agreement about looking at supporting a community centre design plan.

- CAG priorities – community centre design, resurfacing of basketball courts at Springhurst and Brantwood and tennis courts at Brantwood park.
- CAG also interested in a water fountain at the exterior of Field House.

13. Sandy Hill Community Health Centre initiative – Chris Osler

- Oasis program provides services to people with HIV/Hep C.
- Overall emphasis on harm reduction programs. The Centre is holding public consultation about housing a supervised safe injection site at 221 Nelson.
- Four public open houses happening on Monday nights. Must RSVP. Two have been held so far.
- The program director has offered to come to the Board or lead a tour of the site to answer questions OECA may have.
- SHCHC is a member of the healthy transportation coalition – supportive of the motion to examine user fees.
- Streetfight event coming up on April 27th at the Aberdeen Pavillion– in collaboration with Ecology Ottawa - with Former Transportation Commissioner of New York who will be talking about creating more dynamic spaces for pedestrians and cyclists in urban areas.

14. Elgin Street Public School changes – Catherine Pacella

- Final decision at Elgin St. Public School is that English program will be moved out except for kids in grade 5 going into grade 6.
- Nothing is changing for OOE residents – not affected by boundary changes.
- A timeline for the accommodation review of Old Ottawa East will be undertaken.
- The Oblates development is not being considered seriously in terms of how the population influx will affect school capacity.
- Discussion took place surrounding a letter advocating for a sooner timeline for an accommodation review to make sure new demographics are considered.

15. New Business

16. Date of Next Meeting – Tuesday, 10 May 2016

17. Adjournment - Moved: Don Fugler; 2nd: John Dance; Carried.

Chair's Report – April 12, 2016

Main Street renewal

All residents of OOE will be receiving a Construction Notice shortly which outlines planned work, time lines, traffic management, provides contact information and maps of bus route detours, traffic and cycle detours, and the traffic management plan.

Also note that construction newsletters have recommenced; No. 17 was posted on March 18 and No. 18 was posted on April 1. There is ongoing work for gas main installations, relocation of telecommunication cables and sanitary sewer installations. Work will also begin in some areas to remove temporary sidewalks, asphalt and the concrete road base, install Silva Cells and install temporary water services as needed.

On Main Street:

- Northbound lane from Hawthorne to Harvey is to be closed from April 7 until August 2016
- Northbound lane from Clegg to Lees is to remain closed until September 2016
- Northbound lane from Riverdale to Clegg is to be closed from May 2 (tentative date) to November 2016

Also of note is that Colonel By Drive will be closed on Sunday, April 24 from Hog's Back to Clegg between 8:30-1:30 for the Alive to Strive race.

Greystone Village

On March 31, 2016 Erin O'Connor of Regional provided advance notice of the removal of some additional trees over the next few weeks on the Oblates property:

"There are two locations identified for removal; the area that encompasses the future Deschâtelets Avenue roadway ... and a small area on the north edge necessary to additional soils testing. ... A biologist will be onsite during the removal to monitor the work."

Please note that I have asked Catherine to post the sketch provided on our web-site.

Also of note, a meeting has been scheduled with Regional on Monday, April 11 to discuss the development of future phases of Greystone Village.

The Corners at Main

Domicile has now completed the tree cutting at their site. We have not yet heard the exact date for the demolition of the row houses on Main St.

Their presentation centre is now open to the public, following a very well-attended special opening event (to which all OOECA Board members were invited).

*Meeting with Community Activities Group (CAG) Executive

John Dance and I met with Melanie Gilbert and Carol Workun on Thursday, March 24 to discuss a number of our shared interests.

We discussed Cash in lieu of Parkland (CiLP) priorities with the goal of agreeing on a joint list that we could provide to the Councillor for action. CAG's priorities are:

- a. Community Centre design plan
- b. Basketball court resurfacing - Springhurst
- c. Basketball court resurfacing - Brantwood
- d. Tennis courts resurfacing - Brantwood Park

CAG would propose that b, c and d be completed 50:50 CiLP:City Budget as these are not new park amenities.

Other suggestions from CAG, to be discussed if funding permits:

- e. Lighting for tennis courts at Brantwood
- f. Water fountain on exterior wall of field house

There is general agreement within CAG that current facilities should be brought up to standard before adding new.

In previous OOECA discussions, we have agreed on support for community centre planning and the resurfacing of the Springhurst Park basketball court. I propose that we have a short conversation at our Board meeting to determine whether there is support for the other items on the CAG list which we would then provide to the Councillor.

We also received an update on the progress thus far for a new Community Centre; a CAG representative has agreed to speak to this item briefly at our Board meeting. We will plan for a more fulsome discussion at our May Board meeting and it is hoped that this can include some concept drawings.

I would also like to alert the Board that we will most likely be asked to join with CAG in providing some financial backing for the development of a fundraising plan.

The final item that we spent some time discussing was the new service agreement that CAG has negotiated with the City. As a result of this agreement, CAG will take over full management of the Old Town Hall building as well as the Brantwood field house starting in September 2016 (while the City will continue to do the maintenance and snow removal). We will then be booking our use of these facilities through CAG, at no cost (as long as we use the OTH while the building is open and staffed). We expect that we will be able to also more easily access the field house as a result of this new agreement.

Geese at Brantwood Park

The issue of geese and their droppings has been raised with the Councillor's office; a small working group representing OOECA, CAG & SLOE has been working with Ian G (& through him City staff) to find some appropriate solutions. Once a plan is in place we will be sharing it with the OOECA either at the next board meeting or via email.

Secondary dwelling units in accessory structures (i.e., coach houses)

Paul Goodkey and I met with Alain Migulez of the City's Planning & Growth Management group on March 22. Heather Pearl from the Champlain Park Community Association also joined the discussion as did Ian Grabina from our Councillor's office. The meeting was set up to review the current City proposals for Coach Houses, discuss the relationship of the current proposed framework with Infill 2, and discuss concerns raised by Old Ottawa East Community Association.

We also spent some time discussing one of the key issues for Champlain Park, i.e., the potential impact of coach houses on the urban forest. Following our meeting Heather provided some additional information to Alain re Vancouver's coach house policy and its specific provisions to protect trees and vegetation. She also proposed that Ottawa's Coach House By-law should explicitly prohibit any development that could damage trees and vegetation on adjacent properties, should expressly protect mature trees on the subject property, and be linked into the Urban Tree Conservation By-law as well as the City's By-laws protecting trees on City property.

In terms of next steps, the City has decided to slow the process down and is not likely to go to the City Planning Committee until September (the original plan had been to move this file forward in May). Alain also indicated that it is likely that there will some changes made to the proposals released in early February.

Canoe - Kayaking Access to Canal

On March 25 I sent an e-mail to our MP Catherine McKenna to request her assistance with the NCC and Parks Canada in having some of the Canal skate way gates left open in the summer to allow for better canoe and kayak access from Centretown, the Glebe, Old Ottawa South and Old Ottawa East. In particular, we referenced Clegg, Herridge and Second Avenue as possible entry spots for access.

Included in the e-mail were recent comments made by the President of the Glebe Community Association Christine McAllister on such access and a 2012 Mainstreeter article on the same issue.

Within the next half-hour (on Good Friday) I received the following response from our MP:

"I could not agree with you more about the need for better access to the canal for canoeists and kayakers! We're also a family of canoeists and have awkwardly put our canoe in the canal and lifted our children over the fence.

I will raise it with Parks and the NCC to see if we can get better access points."

As follow-up to this exchange, the Glebe Community Association has proposed that we write a joint letter to our MP Catherine McKenna as well as the Minister Joly to advocate for better access. John Dance has agreed to be our rep on this file.

Support for Councillor Chernushenko's Road user fees study

On April 4, 2016 the OOECA sent a letter to members of the City of Ottawa Transportation Committee (TC), indicating our support for the motion to be presented by Councillor Chernushenko at the April 6 TC meeting for a study to be undertaken concerning the broad issues of user pay for roads.

Thanks to Glen for drafting our letter, to Kate for providing background and input from the City Centre Coalition on this idea and to all Board members who provided feedback re whether we should provide a letter of support.

Please note that the references to user fees were removed from the resolution. Instead the study will be on the causes of traffic congestion.

Main Event, June 18

I would like to acknowledge Regional's donation of \$200 towards the barbeque.

Queensway sound barriers

On March 8, 2016 the OOECA sent a letter to our MPP and Ministry of Transport staff on the lack of sound barriers at the far ends of Havelock, Montcalm and Greenfield.

We received a reply dated March 16, 2016 and signed by the A/Manager Engineering of the Ministry of Transportation's Engineering Office in Kingston. Minister Naqvi's office appears to have simply forwarded our letter onwards to the Minister of Transportation. The response noted in part:

"...The ministry's future plans include replacing all of the existing metal noise barriers along the Queensway, including the noise barrier on the north side of Highway 417 from the Rideau Canal to Concord Street North (facing Harvey Street).

At the time of replacement, a new noise study will be undertaken that will consider the height of the wall, material, and limits of the replacement noise barrier. The timing of the replacement of this noise barrier has not yet been established.

...The effectiveness of noise barriers diminishes significantly for receivers further from the Highway (for example, Havelock Street / Montcalm Street / Greenfield Avenue). An extension of the noise barrier north-easterly would be expected to provide little noise attenuation, due to the distanced of the proposed noise barrier extension from Highway 417."

I have asked Glen if he can think of any other possible future actions that we could pursue. Note though that he will not be able to attend the April board meeting.

On-going safety concerns on the Bank St Bridge at the canal

On March 4, 2016 the OOECA sent a letter to our Councillor endorsing the requests of the Glebe Community Association and the Ottawa South Community Association for a comprehensive road safety study of the Bank Street Bridge section of Bank Street (from Holmwood to Aylmer); our goal was that measures would be identified and implemented to address the serious safety issues that have been aggravated by the rebuilt Lansdowne Park.

On March 8, 2016 we received the following response from Ian G in the Councillor's office:

"One of the major challenges in requesting an Area Traffic Management (ATM) Study is that locations from across the City are placed in a priority queue. Those locations with significant collision and injury data are prioritized while those with less (or none) are placed in queue in appropriate order. We are fortunate that this stretch of Bank street, albeit frightening at times for both cyclists and pedestrians, does not have a significant history of collisions or injury.

It would appear to most casual observers (including myself and the Councillor) that the major factors at play here are speed and proximity – speed of motorists on the road and cyclists on sidewalks; and the overall proximity of cars to cyclists and motorists to pedestrians. Due to the heritage nature of the bridge itself, and traffic volumes over the bridge, the City has been rather constricted in potential infrastructure changes to the bridge, the lynch-pin of this stretch of Bank.

To date, the Councillor has begun conversations with City staff on the Bank & Wilton intersection in an attempt to address illegal lefts onto Bank. Further ... the Councillor has requested that two speed boards be installed on the Bank Street bridge, one in either direction, to help identify speeds to motorists while also capturing road volumes and speed data for future use as needed. Lastly ... a series of cycling safety events will be scheduled this summer in Capital Ward. One element will see a blitz of etiquette signage go up in the Ward highlighting to motorists, cyclist and pedestrians the meaning behind some newer road markings (sharrows) and where appropriate and inappropriate locations for cycling might be.

I will move forward and request an ATM for this stretch of Bank street. I suspect that it will be delayed until at least the fall of this year, at the earliest, due to the backlog of requests in queue."

*Sandy Hill Community Health Centre community consultations

The SHCHC is currently conducting community consultations on their proposed model for supervised injection services within their Centre at 221 Nelson St.

We have been asked whether we would like a representative from SHCHC to provide information at a special session, which could be at their Centre or in our community; another option would be for members of our community to attend one of the community consultation sessions at their Centre (note sessions are currently scheduled for every Monday evening from 6:30-8:00pm and pre-registration is required).

*Proposed boundary changes to Elgin Street Public School

On Tuesday, April 5, the Ottawa Board of Education altered their initial decision to move all kindergarden students to Centennial Public School. They instead will be moving the English program to Centennial. Catherine Pacella (our Communications rep on the Board + a co-chair of the Elgin Street School Parent Council) will provide feedback and an update on the latest school board decisions.

113-115 Echo Drive

Members of the OOE Planning Committee met with Barry Hobin and Uniform Development on Monday, March 21 to review the latest design plans. Uniform indicated that they would like to make a presentation at an upcoming Board meeting (possibly in May) to show their plans to the broader community. Stephen will discuss this project in greater detail in his planning report.

Report of SLOE to the OOCEA – Ian McRae

April 12, 2016

SLOE met on March 14th to report on past projects, meet interested neighbours, and brain storm future projects. Many ideas were suggested in the areas of energy, naturalization, citizen engagement, public events and enlivening public spaces.

The next meeting is scheduled for April 18th at 7:00, at 18 Letchworth Rd. Please spread the word to anyone you think might want to engage in activities in these areas. Attendance does not imply commitment to any particular activity and all are welcome.

Building stones have been donated by David Renfroe of Domicile from the row-houses about to be demolished on Main Street. They could be used in the new park in the Greystone Village development. We will have to move them from Main Street near Springhurst to the north of the Deschatelets building shortly after the demolition. We are looking for wooden pallets and help moving the stones. A demolition permit has been requested but not yet granted by the city.

The gardens report activity as follows:

Children's Garden -

The Children's Garden is working with CAG to do programming and to hire a summer coordinator through the Canada Summer Jobs program. The results of the application should be known in May. Two summer camps and Tuesday and Thursday playgroups are planned for the summer. The fence will hopefully be sanded and primed over the summer and then Lady Evelyn Students and playgroup participants can repaint it. Lady Evelyn School will begin planting in April to bring seedlings to the garden in June. There will be a clean-up day in May.

Old Ottawa East Community Garden -

A meeting was held on April 8 to organize the 2016 garden plans. There will be a meeting of all members on May 4 to consolidate details for the upcoming growing season.

Lees Garden -

The Lees Garden will be holding their AGM this Wednesday. Replacing benches and the composting system will be discussed among other topics.

- On March 29, Mary Trudeau and I met with Erin O'Connor to discuss a requirement from the city for Regional Group to produce a Conservation Handbook for new residents of Greystone Village development. This is a standard requirement and examples for other developments show well-illustrated documents that describing natural features, heritage, community values and stewardship information for new residents. An outline of a typical Conservation Handbook Structure is attached. The Handbook is required in the next several months. Information and contributions from the community are welcomed.

- Compiled by Ian McRae

- Hi All
- Below is the April update on the Planning Committee's activities for the period between March 8th and April 11.
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- **OMB Appeal 2015-228 (Infill 2)**
- A meeting was held April 1st with file lead Steve Gauthier to review the issues of disagreement and get input on other items proposed under the changes arising from other appeals. Mr. Gauthier seems to feel that the issue is about whether or not one can physically construct the kind of triplex the industry wants in under 10 m. The preoccupation with measuring replaces other more salient questions. Notwithstanding the distraction that this activity produces, we will provide him with our set of numbers that will make clear what is possible and what we do not desire.
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- **Greystone Village**
- In addition to welcoming Erin O'Connor to the meeting, President Odenbach-Sutton, Past Planning Chair Paul Goodkey and myself attended a meeting with Regional 11 April to review developments at Greystone Village, principally the changes to proposals for the Dechatelets Building. Changes have been made to Block 49, which is the north-east corner of the site, to introduce more single houses and adjust the blocks of townhouses to repeat the narrow lot towns developed in Phase 1. Changes are also proposed to the buildings around Deschatelets, to reflect a new proposal from CCOC for affordable housing and the potential for a new seniors residence.
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- I will leave it to Erin to cover the details, but from my personal perspective the revisions are consistent with the master plan, and discussions we had with Regional in July of last year. As the proposal develops the unit count is dropping, and the revisions discussed allow a minor adjustment up in unit counts and some building heights, without unduly changing viewscales.
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- I will be attending a pre-consultation for the CCOC proposal Wednesday 13 April as part of the City's "Transparency Pilot".
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- **New Planning Projects/Issues**
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- **Coach Houses**
- President Odenbach-Sutton and Past Planning Chair Paul Goodkey met recently with Alain Miguelez to continue the discussion on Coach Houses.
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- **Minimum Parking Requirements**
- No further activities.
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- **Student Residences in the North Queensway neighbourhood**
- A resident of Concord St North brought to the attention of the Planning Committee an owner who has been developing 3 1/2 storey, 4 bedroom "triplexes" to be rented out by the room to students. The Councillor's office has been engaged on the issue as there is nothing in the zoning bylaw that prevents this practice. Again the presence of overbuilt "triplexes" exacerbates an already difficult situation. It appears that property standards enforcement (311 calls) are the only means of enforcing appropriate behaviour in these circumstances.

- **Upcoming Committee of Adjustment (CofA) Hearings**

- **184 Main Street:**

- The proposal was adjourned "sine die" for further clarification of the intention on the site. A letter of support for the variances was submitted by the community association.

- **General**

- No requests for minor variances in the Old Ottawa East territory were made for the April 6 hearings, and none are on the agenda for the April 20 hearing. The committee does note the continuing practice of permitting triplexes on lots that are smaller than the comprehensive zoning allows. The fact that the City does not raise concerns regarding this practice is a feature in our OMB appeal.

- **Site Plan Approvals**

- **176 Greenfield:**

- No new information has come forward. The application is still in process.

- **113-115 Echo Drive:**

- Members of the Planning Committee met at the office of Barry Hobin Architect to review a new proposal for 113-115 Echo on 21 March. The new proposal reorients the building from facing Main Street to facing Echo Drive, with significant improvements to the relationship between the building and the street. There is still a minimal presence of commercial activities on Main, although the proposed "live/work" units focused on personal or professional services are identified as permitted commercial uses in the TM master zone. Discussion is ongoing regarding the character of the commercial spaces as the City wishes to zone the site more specifically than simply following the list in the master Zone.

- Questions are invited.
- Best Regards,
- SFP

Stephen Pope