



Old Ottawa East Community Association Board Meeting

TUESDAY, MAY 10, 2022, 7:00 PM ([ZOOM MEETING DETAILS](#))

Draft Agenda

1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of Minutes – April 12, 2022**
4. **Chair’s Report – Bob Gordon**
5. **Treasurer’s Report – Don Fugler**
 - 5.1 Current balance is \$19,972.07 (no change from April)
6. **Councillor’s Report – Capital Ward – Councillor Shawn Menard**
7. **Regional Group Update – Evan Garfinkel**
8. **CAG (Community Activities Group) Report – Lee Jacobs**
9. **Committee Reports (*All submitted written reports are included as attachments beginning page 2)**
 - 9.1 Lansdowne – Alexandra Gruca-Macaulay
 - 9.2 The Corners on Main (TCOM), Greystone Village, Lees – Peter Tobin
 - 9.3 Planning – John Dance
 - 9.3.1 Remarks re: 15 Oblates Development – Georgia Blondon
 - 9.4 FCA (Federation of Citizens Associations) – Ron Rose
 - 9.5 Transportation and Infrastructure – Tom Scott
 - 9.6 Parks and Greenspace – Jamie Brougham
 - 9.7 SLOE (Sustainable Living Ottawa East) Jayson MacLean – No written report for May
 - 9.8 Health and Safety – Courtenay Beauregard – No written report for May
 - 9.9 Membership – Suzanne Johnston – no written report for May
 - 9.10 Communications – Bob Gordon – no written report for May
10. **New Business**
11. **Adjournment**
 - 11.1 Date of Next Meeting: Tuesday, June 14th, 2022
 - Note that this is the last scheduled monthly meeting of the OOECA Board before the summer break.
 - Board meetings to resume on September 13th unless otherwise indicated on the OOECA website/email.

Attachments - Item 9. Committee Reports

Lansdowne – Alexandra Gruca-Macaulay

Report pending

Transportation and Infrastructure – Tom Scott

1. Rideau Canal

The Rideau Canal is starting to be refilled to navigation depths. The Conservation Authorities and Parks Canada reported that water levels in the upper lakes are near normal and no significant flooding has been forecast. The City Stream Watch program is also being re-launched after a COVID hiatus (see Jamie's report).

2. Hydro Ottawa advice re: e-vehicles by 2035

As reported in March, OOECA sought advice from Hydro Ottawa on its own plans to accommodate the federal government's strategy to have only e-vehicles by 2035, a five-year advance from the previously announced target. Questions about capacity of Hydro services, transformers and even of resident's electrical panels and wiring were raised. As well, a question of a standing policy to bury wires was also posed along the lines of Climate Change resilience and impact on the Urban Forest canopy. Hydro replied that they were doing case-by-case capacity assessments in local service areas and that their overall strategy was well in hand. They also just released a notice about identifying trees that were interfering with power lines, as opposed to power lines that were interfering with trees!

We also asked if they were getting push back from other overhead service providers such as Rogers, Bell and TELUS, each of which is at a different stage of investment in 5G services.

Hydro Ottawa's own reply-comments section appears to be non-functional. The Hydro-Ottawa phone-site is very unresponsive – just disconnected (May 5, 2022, 4:42PM). Perhaps the Councillor's office can follow up to see if Hydro Ottawa's own site could be made more responsive, given that this is a City-owned corporation supported by rate-payers' inputs.

3. Greenfield/Main/Hawthorne reconstruction project

The first phases of the Greenfield/Main/Hawthorne reconstruction project along North Main to Echo and then along Echo south to the 417 bridge are now well underway and work is quite evident, as N Main remains closed north-west to Colonel By Drive and Echo remains two-way. Major separated storm-sewer capacity is nearly completed as well as a renewed water supply system. Concurrent development at 115 Echo is making the intersection impassible, for the safety of cyclists and pedestrians, and certainly dog-walkers.

4. Insurance Bureau of Canada (IBC) response to concerns about engine noise

We shared the Insurance Bureau of Canada (IBC) response to our concerns about engine noise, stunt driving and street racing with MTO, the City of Ottawa Police Service and the Ontario Provincial Police, as recommended by IBC. As we noted in March, and even after sensitivities to the truckers' blockade and the bikers' parade, the use of engine brakes by large trucks on Nicholas still continues and signed speed limits are not followed - so noise continues unabated, signage notwithstanding, again because of a basic lack of enforcement and road etiquette among truckers and bikers operating in a downtown residential area. We might want to ask University of Ottawa about noise issues for their residences along the same Nicholas route.

5. OOE Road Closures

Road closures around Old Ottawa East are being announced as approvals are being sought (as examples, Pretoria Bridge for annual maintenance; Harvey for a developer's dig, and Havelock, again for a developer to access buried services); the Councillor's office staff members are keeping up as best they can to try and inform us in advance. City staff reported that neither Harvey-east-of-Main nor Havelock will be part of the GMH project reconstruction so resurfacing there is not within the scope of GMH work, even after developers have impacted the relatively-recently improved roadways and sidewalks.

Through the Councillor's office, the City departments have been alerted to residents' concerns about chronic and permanent damage done to sidewalks and roadways by in-fill developers. Residents noted that developers are

rarely called up to rectify sub-standard repair work but still get performance-deposits refunded; and then, the general taxpayer is on the hook to make good – or in the current environment of Ottawa’s road repair strategy, to just suffer from ongoing damage and unsafe road conditions.

6. Seeking permanent solution to traffic in and around Greystone

A more permanent solution to traffic in and around Greystones remains to be achieved until site development works are completed. Residents in the newly developed areas continue to make concerns known to the Councillor’s office about speeding, parking and lack of accessibility during this construction period.

Transportation attachment 1 – City (Vivi Chi) Response to OOECA email re: TMP Active Transportation Plan

To: TOM SCOTT <tscot9401@rogers.com>; Menard, Shawn <shawn.menard@ottawa.ca>; Cloutier, Jean <jean.cloutier@ottawa.ca>; martycarr@sympatico.ca <martycarr@sympatico.ca>; borendorff242@gmail.com <borendorff242@gmail.com>; richardslowikowski@rogers.com <richardslowikowski@rogers.com>; secretary@glebeca.ca <secretary@glebeca.ca>; gca@glebeca.ca <gca@glebeca.ca>; Summit, Ariela <ariela.summit@ottawa.ca>; McLeod, Jonathan <jonathan.mcleod@ottawa.ca>

Cc: Bob Gordon <robert.i.w.gordon@gmail.com>; Dance, John <john.dance.ottawa@gmail.com>; Don Fugler <donfugler@gmail.com>; phyllis odenbach-sutton <podenbac@storm.ca>; Jayson MacLean <jaysonmaclean@gmail.com>; Barbara Greenberg <barbarafgreenberg@gmail.com>; Goodkey <mj.goodkey@sympatico.ca>; Watson, Jim (Mayor/Maire) <jim.watson@ottawa.ca>

Sent: Tuesday, April 19, 2022, 06:51:29 p.m. EDT

Subject: RE: TMP Update: Active Transportation Plan - Old Ottawa East Community Association Response

Hello Mr. Scott,

Thank you for your email and the OOECA’s letter. I will review these two projects with the AT master planning team. Strong community support, such as that of the OOECA’s, has allowed the City to expand the cycling and pedestrian network significantly over the last decade. We endeavour to do more, as funding permits.

Regards,

Vivi Chi, P. Eng.

Associate General Manager | directrice générale adjointe
Planning, Real Estate and Economic Development Department | Services de la planification, des biens immobiliers et du développement économique

Vivi.Chi@Ottawa.ca

(613) 580-2424 ext./poste 21877

From: TOM SCOTT <tscot9401@rogers.com>

Sent: April 19, 2022 5:55 PM

To: Chi, Vivi <Vivi.Chi@ottawa.ca>; Menard, Shawn <Shawn.Menard@ottawa.ca>; Cloutier, Jean <Jean.Cloutier@ottawa.ca>; martycarr@sympatico.ca; borendorff242@gmail.com; richardslowikowski@rogers.com; secretary@glebeca.ca; gca@glebeca.ca; Summit, Ariela <Ariela.Summit@ottawa.ca>; McLeod, Jonathan <Jonathan.McLeod@ottawa.ca>

Cc: Bob Gordon <robert.i.w.gordon@gmail.com>; Dance, John <john.dance.ottawa@gmail.com>; Don Fugler <donfugler@gmail.com>; phyllis odenbach-sutton <podenbac@storm.ca>; Jayson MacLean <jaysonmaclean@gmail.com>; Barbara Greenberg <barbarafgreenberg@gmail.com>; Goodkey

<mj.goodkey@sympatico.ca>; Watson, Jim (Mayor/Maire) <Jim.Watson@ottawa.ca>

Subject: TMP Update: Active Transportation Plan - Old Ottawa East Community Association Response

Please find attached to this e-mail the Old Ottawa East Community Association (OOECA) response to the most-recent Active Transportation Plan aspect of the Transportation Master Plan (TMP) Update.

We would very much appreciate your review and comments on the concerns raised in this letter.

Cheers

Tom Scott

OOECA Transportation and Infrastructure

Transportation Attachment 2 – PDF included with Meeting package

TCOM, Greystone Village, Lees – Peter Tobin

A number of residents of the Corners have voiced concerns about the Forum/SLP proposal to adapt the convent building. The owners feel that 284 units is overwhelming and a rental building with this kind of density is not a good fit for the neighbourhood. The number of parking spaces is insufficient. The removal of the Mary garden and the consequent loss of two Norway maples is disconcerting.

The proposed pathway connecting Springhurst and des Oblats continues to be a bone of contention for first floor residents of TCOM1 based on the problems those residents endured before the path was fenced off. The opening allowed for late night noisy parties, clandestine drug use and people sitting on the retaining wall within feet of private patios. This resulted in a lack of privacy and security concerns for those with patios adjacent to the path.

Many residents have already emailed Councillor Menard and or John Dance with these concerns and look forward to the planned public consultation. They are cognizant of the City's desire for more housing and the country wide trend of easing restrictions on developers (see Ontario's bill 109).

Planning – John Dance

1. Minor Variances: Committee of Adjustment April 20, 2022

- Applications for 74 Marlowe and 149 Drummond were approved. Both were, indeed, minor (e.g., for 74 Marlowe the rear yard requirement will be 28 percent of area vs the 30 percent that is required).

2. Planning Committee Views on Applications for Minor Variances:

- In the future, the committee will not submit its views on applications until it has had the opportunity to review City staff's analyses
- We encourage applicants to discuss their proposals with the committee in advance of hearings, however, until we see the City's analyses we are not in a position to weigh all relevant information.

3. Terms of Reference for OOECA Planning Committee

- As part of its goals, the planning committee proposed to develop terms of reference. Thanks to Alexandra Gruca-Macaulay, we now have proposed terms of reference, as attached. (Attachment 1 + OOESP pdf)
- The ToR sets out the committee's objectives, activities and membership and responsibilities.
- The following motion is proposed: Moved that the OOECA Board approve the terms of reference for the OOECA Planning Committee.

4. Sisters Development / 15 des Oblats Update

- Various comments have been made to the planning committee. Thus far (Attachment 2), they are all from residents of Corners on Main. Key concerns relate to parking, the rooftop terrace, public walkway between Corners and 15 des Oblats, density, unit mix, affordability, location of Mary parkette, proximity of TCoM to western face of the proposed addition, concerns about it becoming primarily a student residence.
- Meeting with Councillor and developer et al is tentatively scheduled for May 12 afternoon. Phyllis Odenbach Sutton will attend for OOECA
- The public meeting on the application will be June 8 or the week before or after. The application has not yet been submitted to the City.
- The planning committee does not propose to take a final position on the upcoming application until the public meeting takes place.
- The planning committee sees a number of positives within the proposal, notably: the adaptive reuse of the Sisters' convent rather than demolishing it and building to the maximum heights allowed by current zoning; not seeking rezoning pertaining to height limitations; creating a new city park with retention of the Mary statue; protection of the two very large maple trees; and the creating a public pathway from Springhurst to des Oblats as per the OOE community design plan.
- One key committee concern is the number of units proposed (284). The OOE Secondary Plan sets a target of 1,000 dwelling units for the Sisters/Oblates/SPU lands. What's built and approved already exceeds this number and we question just how much more can be approved given traffic limitations of Main, des Oblats, Springhurst and other residential streets.
- One committee member suggests that one option that would allow the developer to reduce the size of the proposed addition on the Springhurst side would be to add a storey or two on the des Oblats side of the building.

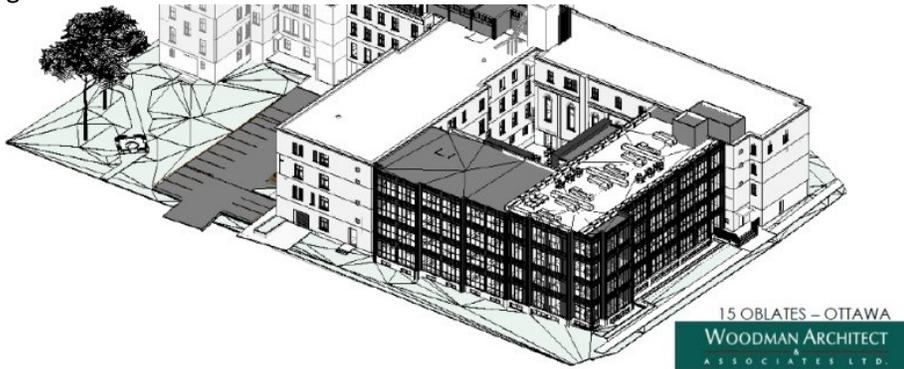


Figure 1- Drone-ish rendering of view from the northwest (black parts are additions).

5. Provincial Government changes to planning regime - how to make election issue

- Since we last met, the provincial government passed Bill 109, More Homes for Everyone Act, 2022. This enacts provisions to speed up the approval process, some aspects which were recommended by the Affordable Housing Task Force.
- A potential election issue is the position of the various parties on the various recommendations of the Affordable Housing Task Force. Many of the recommendations will severely limit municipal and community involvement and impact on the planning regime.

6. Comments on community centre / Forecourt Park consultation of April 26-28 (e.g., position on fire lane)

- Some planning committee members have concerns about the three options pertaining to the fire lane in front of the Deschatelets Building
- Also, we see the need for a room within the new community centre that is big enough to accommodate the monthly OOECA meeting.

Planning Attachment #1 – OOE Secondary Plan dated 2021 NOV 24 - PDF included with meeting package

- Visit the City of Ottawa website to view web accessible formats: [ENGLISH](#) [FRENCH](#)

Planning Attachment #2 – Planning Committee Terms of Reference (ToR) - PDF included in Mtg. package

Planning Attachment #3 – Comments: Development of Old Convent Lands – PDF included in Mtg. package

- #1) Marlene Lundy #2) Donna Walsh #3) Georgia Blondon #1B) Marlene Lundy #4) Fabienne Tougas

#1 Marlene Lundy

Dear Shawn,

I am writing to you to discuss my concerns regarding the proposed development property at the Old Convent Lands on Oblats Avenue.

I am a resident of the neighbouring TCOM 1 lands and I actually overlook the existing convent building so this issue is quite personal for me.

My first concern is related to the purpose of this proposed project. I feel quite concerned that the development project is being touted as a "residential rental community" when by all appearances, it really does seem to be a dormitory-style student housing complex. My main question for your team would be whether or not this is the best location for this type of rental accommodation/target audience given the many single-family homes on Springhurst and Oblats, the proximity to the new elementary school, the retirement community focus of to the newly constructed Ballantyne and the care home at the end of Oblats? We are all well aware of the challenges faced by our neighbours over in Sandy Hill, and I have concerns that we risk bringing the same challenges this way. This type of accommodation, with its naturally transient population, doesn't really seem to fit well with the community-centred vision of OOE.

My second concern would relate to the increase in density proposed by the new project. As noted in the OOECA agenda, "A total of 284 dwelling units are proposed, with the large majority of them being bachelor apartments. However, there will also be three, two and one-bedroom apartments." In the TCOM 1 and 2 complex combined, we have a total of 135 units on a much larger piece of land. The same is true of the Ballantyne and the Milieu complex. This proposed number of residents is almost a 50% increase from the previous 200 residents the convent once held during its heyday. I am a fan of increasing density in the downtown core. My new home is a product of that movement. But this density level just seems out of character with the existing neighbourhood and relates directly to my concerns noted above in #1. Is it reasonable that this one new construction project will house more individual people than we have in the TCOM 1 and 2 property and all of the homes running from the north side of Oblats to the river? I think that this number of proposed units also outweighs the number of units in both the Milieu and Ballantyne combined. That is a lot of people in a very small space, which brings me to a few additional concerns. To squeeze in these extra residents, the developer wants to add on a wing on the North West Corner fronting on to Springhurst, with a courtyard in the middle. This has at least two major issues for me.

a. The first is that it will displace the Virgin Mary Gardens, which the developer has now proposed to move to the North East side of the building. The existing park and the location of the Virgin Mary was an agreement between Domicile and the Sisters. It was designed with specific care and in memory of the history of this convent building. I know that you are already well aware of the original design intention for this park, but I have provided the original information provided by Domicile to the city and the community. It was widely noted that this park would need to remain in place, even with a new development project. Many of the residents who purchased on the East side of TCOM did so with the future of this park in mind.

b. The park aside, it is really not clear what the new design will look like, but if they do intend to install a new wing extending from the existing building and running down the length of Springhurst to the property line with TCOM 1, as described in the OOECA agenda, this will essentially box in all the Eastern residents who currently face existing convent lands. In case you have not noticed, there is only about 5 feet from the edge of the TCOM 1 retaining wall to the Convent lands property line at the Springhurst edge of the property. With the likely width/depth of the new wing, the remaining open space will surely not leave more than a postage stamp courtyard for the the east-facing residents of TCOM 1 to look out at. When we combine this with the proposed 5th floor party space that is also proposed, I have real concerns. It would seem to me that TCOM residents on the Eastside will essentially be assumed into what is really a student residence complex. I can tell you without hesitation that this is absolutely not acceptable to the TCOM 1 residents.

c. I understand that in a previous proposal, the developer actually proposed two wings extending out from the center block (and facing onto Springhurst), but this proposal was refused because of density concerns (interesting). Given the much larger and more wide-open space available on the North West side of the convent, I am not sure

why the developer thinks it is a smart idea to put the newly proposed wing on the northwest side of the property. I also find it interesting that a key part of the design proposal (and increased request for floors from the Regional development of the Milieu and Ballantyne was to create an open space between the two buildings (rather than 1 large block) to improve the overall feeling of space in the area, but now we see the opposite plan with Smart Living Ottawa who has chosen to build out and crowd out their neighbours, rather than go up as permitted on the Oblats side. I guess their version of smart living is very different than my version of smart living in Ottawa.

The proposed pathway running between TCOM 1 and the convent is another major area of concern and has been for some time. I know that you are also well aware that Domicile never promised any such pathway as I have been copied on the correspondence between the city, the OOECA, the Developer and some community residents. As I mentioned in 3 above, the existing green space between TCOM 1 and the convent property is very narrow. On the Oblats end, the TCOM 1 retaining wall sits 2.5 feet from the property line of the convent lands. It extends to about 5 feet at the Springhurst side. That does not leave much room for breathing space between future pedestrians crossing through the area and the residents that live along the Eastern side of TCOM 1.

I have been on the Board of TCOM 1 since 2018 and I am well aware that we have had a number of issues with homeless people camping out in that passageway and pedestrians climbing the retaining walls of our building when that greenspace was open to the public. This is why the Domicile put up the existing construction fence - to keep people out of this area until we could address this issue with them or the new developer - who by the way, still has the exiting construction fence in place for their own security. As you may or may not be aware, the police just recently arrested someone who was trespassing through that area and trying to enter the convent building. It was one of our residents who called the police. I fear that putting a pathway along this area will create ongoing issues of this nature. And if such a pathway is lit to help alleviate these types of concerns, will this create further light pollution issues for the residents that currently live on that side?

Security aside, I also have concerns about long-term water infiltration issues. If you have been in the area recently, you will have noticed that there is currently a fairly large trench dugout between TCOM 1 and the Convent lands. This trench relates to ongoing water infiltration issues in the TCOM 1 garage. Part of this issue stems from a small design flaw/omission during construction which is currently being addressed. But since construction, we have also come to realize that the water run-off in that area between the two buildings is substantial and since there is no real sun hitting the area, the ground is incapable of draining the water sufficiently. As a result, Domicile will be installing an extended weeping drain the length of the building - running from Oblats to Springhurst. If what little grass that is there on the convent side of the property is replaced with a sidewalk, I am concerned that this will create additional water drainage issues on this side of the property.

Last, but not least on this topic, I don't understand the need for a walkway at this particular location. As I am sure you are also aware, the TCOM 1/2 Declarations commit our corporation to an easement agreement with the city of Ottawa which states that our guest parking area will serve as a public accessway from Oblats to Springhurst. With the impending construction of the elementary school and the community center, would it not make far more sense to create a walkway on the far east side of the convent lands, as Domicile had proposed to the city in previous correspondence? There is far more residential density in that area and this would allow those residents much more direct access to these local amenities.

I trust that these concerns will be addressed directly with the developer. The current proposal as presented in the OOECA agenda is not acceptable to the owners/residents of TCOM 1 as it will have significant negative impacts on our residents as well as our neighbours in the single-family homes on Springhurst who will also be directly affected by the proposed wing extension.

Marlene Lundy
505-11 Oblats Avenue
Ottawa, Ontario
K1S 5V8
613-853-4053

Tue, Apr 12, 9:18 AM (2 days ago)
to Marlene, City

Marlene - Thanks for the comments. As the applicants have said, what's now on the table will probably change, just as it already has. All residents will have their chance to comment at the public meeting. The challenge in these planning matters is to make the comments in the context of the City's zoning bylaws and the Old Ottawa East Secondary Plan, the most recent version of which is attached.

In terms of the proposed pathway between TCoM and the Sisters' building, OOECA has long sought such a connection so that it's easier to walk/cycle between the new developments and Springhurst Avenue. We asked Domicile to ensure such a pathway was built with the initial development but Domicile said that the pathway would be dealt with when the eastern part of the property was developed. Obviously, Domicile is no longer on the scene as the developer for this property. The eastern end of the Sister's building is very close to the lot line so there is no room for such a pathway there. I've been told that at the western end - abutting TCom 1, there is 2m of width at the narrowest point, enough for a public pathway.

cheers john dance, chair, OOECA Planning Committee.

Hi John,

Thanks for your reply. I just measured the space on both sides of the convent building.

There is a wall that juts out from the west side of the convent wall, so we need to consider that. From that wall to the actual retaining wall of TCOM 1, it is 270 inches. I would say that at least 24 inches of that space is TCOM 1 property. Either way, a sidewalk in that location will be just feet away from the people who live on that side of our building.

On the East side of the building, the space from the convent wall to the existing 8-foot black chain link fence is 220 inches. What is really interesting is that next to the chain link fence is a driveway and at least 20 feet before you reach the closest dwelling on the Oblats side. On the Springurst side, there is a row of cedars and a sizeable yard before you reach the house that sits on that corner.

So, there really is no difference, but there will be a major difference in the impact to the residents at TCOM 1. As noted below, TCOM 1 already has a passageway through our guest parking area. It is well used by pedestrians and their pups and we even have a dog waste bin there as the city has nothing in the area. The area is also used by cyclists and unfortunately even skateboarders (hence the new - no skateboarding signs in that area).

Given that the space on both sides is pretty much equal, there is no reason such a pathway couldn't be put on the East side. In fact, as mentioned below, this would allow more direct access the new community center for the residents in that area and the existing infrastructure of the cedar hedge and chain link fence make this a much more logical location for any new pedestrian pathway.

Marlene

+++++

#2 Donna Walsh

Mon, Apr 11, 2:19 PM (3 days ago)

to Shawn, krishoude, me

I have just read the report of the draft proposal for this development in the Draft Agenda for the OOECA April 12th Board meeting and find it deeply troubling. In my view, this proposal for 284 units represents a level of intensification that is inappropriate for this site and neighbouring properties on Springhurst Avenue, a narrow street comprised predominately of single family homes in a mature neighbourhood setting. This is quite obvious when you compare the footprint of the former Convent site to the immediately adjacent Corners on Main development, for example, where on a much larger site there is a total of 136 units, less than half that being proposed by the Smart Living and Forum Equity partnership. This whole area has already been very intensely re-developed and there must come a point where more is simply too much.

Moreover, while couched in the language of "bachelor" apartments designed to appeal to post-graduates, it is fairly obvious that this housing form is geared to university students and amounts to the kind of student housing traditionally found on university campuses in settings that are appropriately buffered from residential neighbours. This is, in essence, institutional student housing masquerading as a residential use. I am concerned that this fact is being very cleverly obscured in order to circumvent the zoning approval process that is meant to ensure compatibility of development with surrounding properties. It is clear that the proposal is based on attracting a very transient population and in terms of zoning uses is more akin to a long-stay hotel or other forms of commercial accommodation than to normal residential use. Its compatibility with neighbouring property uses should be assessed on that basis rather than being allowed to slide through zoning approvals simply because it is being gilded with prose about affordable housing, parking spots for bikes, proximity to transit stations, and other catch-phrases meant to appeal to a pro-forma review of the proposal application.

That's my two cents worth, anyway.

Best regards

+++++

Menard, Shawn

Mon, Apr 11, 2:43 PM (3 days ago)

to Ariela, Miles, Donna, krishoude@gmail.com, me

Thank you for this feedback Donna,
We still have some refining to do of this and one of the requests can be to add units with more bedrooms.
I appreciate your message,

+++++

#3 Georgia Blondon

Good Day,

After returning from the U.K. this past weekend I am now reviewing the emails regarding 15 Oblats Ave., and the SLP/Forum Equity proposed development.

As I was unable to attend the OOECA Board meeting last Tues., I am not completely privy to the passionate discussion regarding this proposal. I understand some important & succinct concerns were expressed and I am pleased several TCOM1 residents voiced their concerns. I trust the OOECA Board will listen carefully to these concerns as those of us who purchased properties facing East to the Convent did so with the understanding that the Mary Garden would be our view, not new condominiums.

John, Peter Tobin and I will continue to work with you regarding this proposal as OOECA Board members. Other TCOM 1 residents, such as Marlene, are being proactive in order to avoid having this development completely engulf TCOM1 on the East side, we will also lose any natural sunlight we now have.

That the existing Mary Garden would be decimated is extremely disturbing.

Why move it? So a few more units can be squeezed in at the expense of TCOM 1 residents and other neighbours.

Why can't the new condos be constructed at the far end of the Convent, East where there are no existing condos?

And if that means a few less condos, so be it.

TCOM1's attachment to the natural beauty, the historical significance regarding our initial interactions with the Sisters, the green space and trees at the garden can not be explained in words.

As well, the suggested pathway has been fraught with extreme concerns from day 1. When it was not fenced it was quite a free for all. It is far too narrow and gives TCOM 1 residents absolutely no privacy. And as Marlene pointed out in one of her emails, we did have issues with some drug use, homeless individuals camping out, late night parties/noise and people sitting on our retaining wall, it is a major security risk to make that path public. There is the existing pathway now between TCOM 1 & 2, which is extremely close.

I conclude that the input by TCOM1/2, as well as other residents on Springhurst, regarding any new structures or any significant changes will be invaluable.

Also, Ariela, and Marlene, I believe you both mentioned in email that a dedicated email address would be arranged by SLP as we move forward. Do we have that as yet?

Thank you and take care, Georgia Blondon

#1B Marlene Lundy

Hi Georgia,

I have been told that Dayna Gilbert will be the contact for the SLP/Forum development at 15 Oblats. Or at least she is the one charged with getting back to me sometime this week. Her contact information is at the end of this email. A point of correction in your last email - these are not condos, they are rental units. Rowland told me they will be fully furnished, so all one has to do is show up with a suitcase and move in. That is student residence at best or a short-term rental hotel at worst. For reference, my husband and I toured the Spire project in Sandy Hill on Friday and it was a real concern to see how densely packed the units are with interior windows looking at interior windows just a few feet away - none of which have been cleaned in a few years would be my guess. The place is set up exactly as a student residence, and is not targeted to young professionals at all. But at least that property has a large buffer zone of green space around it, as does the residence at St. Paul. This will not be the case at 15 Oblats. I measured it over the weekend and the new wing will be about 15 feet or less from our terrace retaining wall.

Of note, the OOE secondary plan expressly notes that there should be retention of the Virgin Mary Statue and the surrounding grove of trees, yet this new project will remove both and relocate the statue to the East side. Domicile relocated the Mary statue and designed the existing park with the sisters' approval, but we are now going to disregard both the sisters's approval of this park and the requirements of the site plan in favour of the new developer's demand for density? When has the community ever sided with the developer's desire for density over those of the site plan or the community's need for green space? I distinctly remember green shirts being worn by many just a few years ago that said "Stick to the Plan".

I think it is also very interesting to understand they are applying for a variance for parking, which sounds like a small item. However, as the city of Ottawa bylaws currently stand, a mid-rise residential property should have .50 parking spaces per unit and .20 per unit for guest parking. With 284 proper units, that comes out which around 140 spots just for residents. That is significantly less than the 20 parking spots they have proposed. In fact, the 20 spots they have proposed don't even cover the # of visitor parking spots required for 284 units and are a considerable reduction from the approximately 50 spots currently available on this property.

I know that Shawn's office is pushing for larger units, but even with larger units, if they add the L-shaped wing, they have zero ability to meet their density/Parking space requirements which is a serious concern as there is no street parking on most of Oblats as it is a bus route and there is only street parking on Springhurst on the weekends. This proves that the increased density requests are out of scope for the existing scale of property, unless they redesign the whole project to put additional parking below grade as noted in the OOE Secondary Plan.

It is also interesting that there is this ongoing push for access points on our side of the "heritage lands". Yet, we already have three access points (Main, TCOM guest parking passageway as noted in the site-plan and in our Easement agreement with the city, and the river pathway). That is the same as Clegg (Main, a street through the new development and the river pathway). It is important to point out that there are actually no passageways between Main and Rosemere from Lees to Springhurst, which is a much bigger stretch of land than the current distance between Main and the the TCom 1 passageway and this passageway and Rosemere. I am sure others in the neighborhood would like mor access between Main and Rosemere as well. As it stands now, you have to either walk to Main or Rosemere to have south/north access through most of that part of the neighbourhood. Yet, we are not forcing pathways through the back yards of these people, which is exactly what is happening to TCOM 1 residents on the East side of the building. The proposed pathway will be within 3 feet of their patios. I understand that the neighbour on the East side of the convent laughed when an offer was made to purchase some land from them to create a pathway. Yet, we are somehow supposed to accept the same request forced upon us here at TCOM when there is an existing passageway about 88 feet away.

It sounds to me like there are still several conversations needed between all parties before we have a project plan that is suitable for all members of this neighbourhood. Those residents living in TCOM are certainly looking to the OOECA for some support in also addressing our concerns to both the developers and the City of Ottawa and it is good to know that we have two representatives from TCOM on the OOECA board to ensure that our concerns are well represented.

Regards,
Marlene

=====

#4 Fabienne Tougas

2:31 PM (4 hours ago)

to daynag@forumequitypartners.com, me

Good afternoon Dayna,

I am writing to you today as a concerned resident of the Old Ottawa East (OOE) community in response to what is being proposed at 15 Oblats Avenue (the Convent). For context, I am an owner in the immediately adjacent condo building on the west side of the Convent (The Corners on Main; TCOM). I face the backside of the convent (that is, the west parking lot). Before outlining my thoughts, I would just like to thank you and Forum Equity Partners (and SLP) for providing an avenue for community members to share their opinions and concerns about this project. It is greatly appreciated.

I would like to start with the fact that I (along with likely everyone in the community) am over-the-moon about the proposal to retrofit the existing structure rather than tear down and build new. Though I understand that it comes with its fair share of costly challenges, it is a stunning building with its beautiful red brick and gorgeous big windows. It was one of the things that attracted me to the neighbourhood and I love that it will remain as a pillar in our community. That said, the proposal to build a four-story addition on the north west side of the Convent is of deep concern to me.

Though what I have seen thus far is claiming that the building will be geared to recent grads, young professionals, and new people coming to Canada, and older grad students, let's call this building what it is — a dorm. The proposed "co-living" model for the development, which comes with fully furnished micro-units, is exactly what I lived in on campus in my first year of university and though I fully recognize the need in our community to have rentals (especially as the uOttawa community is growing with a new health sciences headquarters on its Lees campus), it would be naive to think that this proposed community is anything but a dorm style residence for students. My concern is not with students themselves. I actually would love to see a younger demographic in OOE, which would

hopefully bring in a variety of related services and businesses. This is, however, a predominantly transient community with a yearly turnover, which brings me to my second related issue: density.

At this time, 284 dwelling units (with the large majority of them being bachelor apartments) are being proposed. As indicated in the documents being circulated, there will be some one-, two- and three-bedroom units. Let's assume that at full capacity, with the mix of units, there will be roughly 300 residents (this is likely a low estimate). Though I recognize the City's desire to densify Ottawa's downtown, the image of 300 people (predominantly students) in my backyard is a slightly terrifying thought that I can assure you nobody in the immediate vicinity of the Convent wants. That is more than twice the size of all of the TCOM community combined (which is spread across two buildings), the TCOM community + all of the Greystone housing built on the Northside of Oblats between Deschatelets and the River, and the Milieu + Ballantyne rental buildings combined. This project is HUGE in scale on a property that has only ever housed 200 students at its maximum. This will have significant negative impacts on the neighboring community.

To make matters worse, only 20 parking spots are being proposed for the whole building, with many of them being for visitor's parking and car sharing. I appreciate very much that a very large number of bike parking spots are being proposed, and think this is a wonderful addition (and hopefully will set a precedent for builders in Ottawa going forward). However, I think it is again naive to think that there will not be a need for additional car parking spaces. Even if only students were being targeted, which you seem to indicate is not the case, I can assure you that more than 20 tenants will have cars. Students have jobs and internships they must travel to, and many medical/health science grad students work unconventional hours. Unfortunately, with Ottawa's current public transit system, it is unrealistic to think that tenants of the proposed building will be relying solely on it to get around. Furthermore, bikes are great but unfortunately, we don't have a bike-friendly climate a good portion of the year and our current road infrastructure isn't safe for cyclists, leaving many not feeling comfortable using this as a reliable mode of transportation. If the current proposal goes through, what will happen is that the volume of cars in the neighbourhood will inevitably increase and the need for parking will follow. Tenants will be looking to park their cars on neighbouring streets resulting in a) a very car congested neighbourhood, b) unsafe conditions for children playing due to diminished visibility for drivers, and c) a true nuisance for everyone involved (including tenants who are struggling to find suitable options and will face ticketing).

Also, I understand that there are minimum parking requirements for new buildings (By-law 2018-206 and 2016-249). The current proposal is largely under what is required by the city for a low-rise apartment dwelling (minimum 0.5 parking spaces and 0.1 visitor parking per dwelling unit). Though the by-law allows the minimum number of parking spaces to be reduced by a maximum of 20% where transportation demand management measures are employed, the current proposal is still insufficient and the last neighbourhood parking survey was conducted just before the first residents of the Greystone community moved in (i.e. several years ago). Would it not be a wise choice to first re-evaluate the parking reality and needs of our neighbourhood now that it has grown exponentially over the last few years before moving forward with this project and causing a nightmare for neighbouring residents (and eventually your tenants)? Though the thought of more bikes in the neighbourhood and around the city is certainly very appealing, I think we need to remain realistic as to what the negative and very real consequences of the current proposal's lack of parking will be for the neighbourhood. I recognize that you are simply a builder but I beg you to consider what the impacts of this ridiculously large increase in density will be on this community.

Though some have already been highlighted above, I think the impacts to the neighbourhood could be huge. On the one hand and as mentioned above, I love that what is being proposed will bring in a younger demographic to the OOE community and will retrofit the current red brick building. These are huge wins for the neighbourhood as it will bring more variety to the residents of OOE and will retain one of the most beautiful buildings on the East side of the Rideau Canal (in my opinion). However, as described above, the lack of parking in the current proposal will have a very negative impact on the neighbourhood and the proposed density will make an already congested urban community even worse.

As an owner in the adjacent TCOM building who directly faces the Convent, I must share my deep concerns about the current proposal to move the park/statue in order to build four-story L shaped addition on the north west side of the Convent property and the addition of a walkway. The removal of the park and sheer proximity of what is currently being proposed will obstruct any and all view/sunlight and significantly impact the quality of life for all residents on the east side of the TCOM building, not to mention greatly impact our property value. I have already heard of several owners, including myself, discuss the possibility of moving out of the TCOM community as a result of this proposed project. It is so sad to me that people who wanted to build/sustain roots in this community by starting families, retiring and aging in home here, are considering moving out because of a development that is ultimately targeting a transient community. If Forum Equity Partners is really about creating a positive impact as it states on its web site, I would beg you to consider the impact of this addition on the surrounding area and

immediate neighbours both in the short and long term. I guarantee you that the proposal as is will have a negative impact for folks who chose this neighborhood as their home before you came along. Can the addition not go on the north east side of the Convent, and keep parking on the north west side with a beautiful park space? Can the addition be spread out over both the north west and north east sides of the Convent to prevent the whole east side of the TCOM building from being closed off with a massive addition within only a matter of feet? No doubt your tenants don't want to look into our living spaces either.

Also, as an owner in the adjacent building who faces what would be the 4th story of the addition, the proposed rooftop terrace is of deep concern. Knowing that the targeted demographic of this building is students (albeit grad students), the terrace being literally within 30 feet from my bedroom window, is a terrifying thought. Having been a student not so long ago, this will NO DOUBT be a gathering space for residents, likely going late into the night with plenty of noise, music and alcohol. This will surely become a nuisance for the neighbouring residents, especially those like me who live immediately adjacent.

In order to build the proposed four-story addition, it is being proposed to relocate the park/statue that is currently on the north west side of the property to the north east side of the property, thereby eliminating a portion of what small amount of green space there currently exists on the south west side of Springhurst Avenue. However, you are not just "relocating the park". You are destroying a sliver of green space which currently houses beautiful green grass, several smaller trees and 2 large trees. Though there will be a little park on the north east side, this is certainly not a win for the community because we are losing one of the two green spaces associated with the north side of the Convent. On top of that, it is being proposed to build a walkway that goes north/south between Springhurst Avenue and Oblats Avenue, thus eliminating even more green space (and let's be honest, there is a walk way through the TCOM visitor's parking and just a matter of feet away from that, there is Main street - is there really a need to build a walkway here?). In a time where climate change is so blatantly in our faces, how can we continue to ignore it and move forward with these proposals that destroy what little green space we have left? Bit by bit, OOE's green spaces are being eliminated by builders coming in to make a profit. Small variances here and there amount to much loss for our community.

Lastly, everyone knows that Ottawa needs affordable housing and OOE is certainly becoming out of reach for many. Based on conversations I have had with neighbours; our community needs affordable rentals so that new young families can move into the neighbourhood to build roots or older individuals can downsize in the neighbourhood they raised families in. Though I appreciate that you are proposing a rental community, I think it is naive again to think that what will come of this new development will be anything "affordable" that will allow these sorts of individuals from remaining/coming to our neighbourhood. These will be glorified and expensive shoe boxes (speaking about the bachelor units). Sure, you are proposing to have one-, two- and three-bedroom units but if the building is mainly geared to students, the sorts of individuals and families that are looking to make OOE their home long term will certainly not be moving in.

For a company that prides itself offering "extraordinary outcomes", this proposal seems to give the very opposite for current residents of the neighborhood, especially those living immediately adjacent to the Convent. All this said (and in an attempt to wrap this e-mail up), I beg you to listen to the community's concerns about this project:

- Please do not increase the density to the extent being proposed.
- Please consider the need for additional parking.
- Please do not destroy yet another green space in OOE, however small that space may be.
- Please consider the devastating impact on those immediately adjacent to the development (i.e. on Springhurst Avenue and in the TCOM condo building) and if an addition must be built, please consider building it on the north east side of the Convent property.

Thank you for your time, it is greatly appreciated.

Fabienne Tougas
613-875-7775

FCA (Federation of Citizens' Associations) – Ron Rose

The FCA Board met virtually on Wednesday, April 20th. It was a busy month for the FCA, with lobbying efforts required for:

- Ontario Bill 109, the More Homes for Everybody act, which was introduced and passed in record time. The FCA President sent a letter to the Minister of Municipal affairs and Housing outlining the major concerns the FCA had with the proposed legislation. A few member Community Associations sent similar letters of concern
- Lansdowne 2.0. This time it was the City which acted with record speed, producing a report on April 26th and debating it on May 6th. The President of the FCA wrote to the City bemoaning the lack of promised consultation and suggesting that the debate could be put off until Citizens had had a chance to review and comment upon the report.
- The FCA also discussed the Community Partnership insurance Plan, through which some, but not all, Community Associations receive insurance coverage for activities. The City is proposing to extend coverage to include most of the Associations within the amalgamated city. The coverage provided to our CA should not change.
- The workshop on best practices for. Communities addressing the Committee of Adjustment will be held on May 23rd.
- Finally, the FCA is working to make land use planning an election issue. A position paper has been prepared and is available at <https://secureservercdn.net/104.238.71.109/g4t.993.myftpupload.com/wp-content/uploads/2022/05/220424LUPlanOnt.pdf>

At the Board meeting on April 20th, members had a presentation on the City of Ottawa's Solid Waste Master Plan. The Plan and a questionnaire can be found at Engage Ottawa: <https://www.google.com/url?q=https%3A%2F%2Fengage.ottawa.ca%2Fsolid-waste-master-plan&sa=D&source=calendar&usd=2&usg=AOvVaw3n9AOpCpCACZd5pFbfimCp>

FCA Attachment 1 – Ottawa Centre Virtual (Zoom) Candidates Debate Links, Poster - PDF included in meeting package

The Ottawa Centre Candidates' debate is organized by your local community associations:

Glebe Community Association, Centretown Citizens Association, Dows Lake Residents Association, Glebe Annex Community Association, Old Ottawa East Community Association and the Old Ottawa South Community Association

- For more information and to register for the May 12th, 7:00-8:30pm Zoom event:
 - Event details: [All Candidates Debate - Glebe Community Association](#)
 - Registration: https://us06web.zoom.us/webinar/register/WN_Kr9TvUKOQzy9v6HL5ueP8A
- Submit questions in advance to electiondebate@glebeca.ca (if possible, by 6pm on Tuesday, May 10)
- [Download the event poster](#)

Parks and Greenspace – Jamie Brougham

1. Springhurst dock

- Initial reactions from Parks members is that the proposed design is not accessible and won't be a good solution for that space. The committee doesn't want to delay putting in a 2nd dock at Springhurst and agrees they want to see one of the 2 docks favor accessibility for people with reduced mobility.
- Kristine Georgia, and Rick (dock "project" team) to follow up with the City cc: Ariela for more information on timelines, next steps, and a request to propose another dock solution that makes more sense for this area.

2. Brantwood Tennis Court resurfacing

- Alexandra was able to locate a project status note on the City of Ottawa website that indicates the resurfacing is up for tender, and the work likely won't be completed until later this summer/fall.
- We are looking for direction from the councillor's office re: next steps or if we should follow up with the City directly? Is there anything OOECA Parks can do to speed up this work?

3. Community Centre/Forecourt Park/Fire Lane

- Kristine along with other OOECA board members and residents attended one or multiple sessions. Kristine will provide a summary to the Board for feedback prior to the June meeting on the fire lane options and Forecourt park, and will partner with CAG as appropriate to support feedback on the community centre
 - (TBC – 20 minutes at June OOECA meeting)
- Kristine to follow up with the school (Luc Poulin), Regional (Evan), and the City (Project Leads) to get clarification on their timelines to wrap up consultations, make a decision on final concepts for the fire lane, and gather additional

feedback on the Forecourt park, +/- begin work on the site. Their responses will be included in the document that will be circulated for further Board input.

4. Cleaning the Capital – Saturday, May 7th, 10am-12pm

- A handful of OOE residents (Mostly OOECA board and committee members) came out to Clean the Capital in OOE focusing on Springhurst, Brantwood, Ballantyne and Old Town Hall greenspaces. Thanks to Georgia, Bob and family, Jayson and family who came out to clean!
 - Some park areas of concern were noted, which Kristine and Lee will report back to the City on for follow-up.
 - A rise in hazardous materials (i.e., needles and other drug paraphernalia) was noted when compared to previous clean-up's. This remains a security concern for users of the parks and greenspaces. This will also be included in the reports.

5. Brantwood South side access from street - Seeding or other ground cover, signage to direct foot and bike traffic

- Jamie and new Parks member, Dianne Caldbick, met with the City last Friday to discuss seeding the south side of Brantwood that has been torn up over the last 1-2 yrs with human-made bike and foot paths.
- Jamie will brief the Parks committee (and Board as needed) on planned next steps to restore the park once plans are firmed up.