



Old Ottawa East Community Association Board Meeting

TUESDAY, APRIL 12, 2022, 7:00 PM ([ZOOM MEETING DETAILS](#))

Draft Minutes

Attendees:

See screenshots attached of Zoom attendees

1. Call to Order

2. Approval of Agenda

- The agenda was approved by Ron, and seconded by Courtney

3. Approval of Minutes – March 8, 2022

- Minutes were approved with minor edits flagged by John incorporated prior to this meeting.

4. Chair's Report – Bob Gordon

- No chair's report for this month.

5. Treasurer's Report – Don Fugler

5.1. Current balance is \$19,972.07 (no change from March)

- No questions from members.

6. Councillor's Report – Capital Ward – Councillor Shawn Menard

- Ariela also on the call.
- Asking about OOE community centre consultations – dates in newsletter x3 online bilingual sessions at end of April – same content APR 26, 1-3pm, APR 27 6:30-8:30, APR 28 6:30-8:30
- Will also deal with fire lane access. We encourage people to participate since you are aware of wants and needs.
- Meeting with Councillors McKenney and Leeper on April 25
- Glassworks – discussion on after-design for pedestrians incl. crosswalks, cyclist, traffic lights - leading pedestrian and bike intervals
- Conversations for affordable housing – Deschâtelets x 2 floors, 30 units, truly affordable housing for seniors in partnership with ???
- Solways master plan going out for consultation with other urban counselors
- City environment mtg on Apr 19 will talk about this very plan – curbside pick-up for single family

semi-detached homes, shifting to advance multi-residential green bin prgm as a priority and will come back to much of the rest of the plan at the next council

- Lots happening – extension of colonel by and main closure to finish up intersection, and get the work sorted out there. Schedule for
- Hawthorne
- Echo at colonel to Hawthorne at Immaculata – 2022
- Greenfield to lees and king Edward is a bad spot – lots of vibration there - pushing for 2022
- More boats on the water soon if not already – staff are moving forward with Springhurst dock planning. Naturalized small boat launch concrete blanket that allows users to wheel or walk down to water – physically from land to water, or traditional dock if that's community preference – late summer or early fall.
- Council tmrw – HPDS – how efficient new build is, bringing forward several motions –
- Town hall on developer influence APR 28 – Register through Councillor Menard's website
- Bronson Ave – redesign consultation on May 4th
- Older adult forum on May 18th – access to doctors, neighbourhood accessibility issues and more for older adults

Q&A

Q1: Goal to have more accessible features in our parks, including one of the docks as an accessible design.

A1: Follow up with Ariela

Q2: Any actions being taken against trucker convoy?

A2: We're not seeing judicial action. In terms of mgt today and since tht time are continued convyos and gatherings – there has been a push to allow protest but better protection of residents. We keep monitoring what's going on and deploying resources to avoid what happened last time

Q3: Town Hall on developer influence is what date?

A3: Thursday April 28th

Q4: Glassworks – Caught what you said but not aware of consultations. What happened last time in front of glassworks was that trees were going to go – is road widening going up to the property?

A4: Residents raised it with our office. They've responded in kind. Will have to go back and check on tree loss and specified goal to keep as much old growth trees. Northbound traffic turning right onto greenfield is dangerous for cyclists and pedestrians, along with other measures to make the intersection safer. Looking to see if latest drawings have been posted – look up Greenfield-Main-Hawthorne redevelopment.

Q5: Driving on Colonel By today – why is this area 60km, and OO South is 40km speed limit considering our roads are more narrow and curved.

A5: Met with NCC and raised this issue one year ago – not comfortable to drive 60km – Seneca at colonel by – speed reduction at 40km, as well as uOttawa but between is still 60k. recommended they make it 40km along the whole corridor – Recommend writing in to NCC

Comment – thank you to councillor for getting quick response from city staff on demolition notice.

7. Regional Group Update – Evan Garfinkel

- Brief updates on Greystone – signs going up this week and by early next week
- Clean water works will be in on Thursday for catchment clearing
- Public parking available at 2A. 2B
- Spencer – construction underway – excavation and drilling over next few weeks/weekends
- Phase 3 application is being put on hold for th time being due to increases ion construction material. No update on resubmission date – may have update at May meeting
- 30 metre work in May prior to turtle nesting to replace damaged trees and foliage
- Forecourt consultations
- Grande Allée – waiting for direction from the city – will likely go to next year with lack of response

Q&A

Q1: Anything new on rental of Milieu ground floor?

A1: Have interest from potential tenants but nothing to report at this time

Q2: In October or some other time ago – saw proposal for grand crescent like Bath England – where does that now sit in your proposals? What impact will this have on the school property?

A2: In terms of phasing, phase 3 bldgs will not impact or impede on forecourt development lands (phase 4??). 50% occupancy needed to move forward with development on this site – very conceptual in our thinking right now

Q3: How much is the max occupancy of 2a and 2b – total units

A3: 236 for sum of both bldgs.

Q3: Last meeting, asked if anyone was available to consult with SLOE and or P&G about 30m corridor. You also mentioned there is no intention for regional to take care of the area. If you have experts on staff, it would be helpful if they would engage with the community.

A3: The intent of the 30m corridor is to let it naturalize. No maintenance but we will add fencing to let it grow and take hold. I'm happy to meet with the groups – send me an invte. egarfinkel@regionalgroup.com

Comment (Phyllis) We've been working with a lot of people on invasives, incl. Japanese knotweed – you had someone cutting it back several times.

Q4 - Grande Allée park delayed to next year – is farmer's market going to be delayed?

A4: Can't give a concrete schedule – will keep group posted

Q5: Grande Allée park – is there a plan to bring fence down and add grass?

A5: Look at landscape plan on DevApps – you'll be able to see plan on south site of bldg. Also believes plans were posted on City website. Fencing will likely stay in through the summer.

Q6: We're getting lots of construction garbage in front area – glass, paper, plastic, etc. Could workers clean up garbage in AM before shift?

A6: Yes, will reach out to contractor tomorrow, and feel free to email me

Q7: Jayson/SLOE – on the topic of the 30m naturalized zone. We took walk with community members along that stretched and SLOE wrote a report that provided details on what comments were brought up on the walk and in discussion with Evan. From that, you said that your group (incl. landscape architect) would get back to us before any moves were made. Last year, created a turtle group and how to engage community in keeping them safe. Will flag that

A7: Recommend site meeting first week of May – we can walk end to end and working on plan with contractor – send email for site walk

Q8: what is long range plan for Greystone retirement?

A8a: Not the developer for the retirement residence and don't have a contact handy. Reach out through their website

- Phyllis mentioned she has email contact for one of the owners, and for Bruyere – will send Terry a message to request update.

Comment from Tom - Talking with Anishinaabe elders to make use of the 30m corridor and across the river. They are working on this – it's very sensitive and very slow work. That piece of land is currently under discussion and we're all learning

Q9: Comment from Françoise Bouchard – Suggested group meet with a lawyer who specializes in land claims – Angela Cameron.

A9: Tom's reply – it is not a legal issue right now.

8. CAG (Community Activities Group) Report – Lee Jacobs

- Missed last month's meeting. Apologies
- Quick update from CAG. After school program last three weeks – COVID has been a challenge – 40% of staff missing. A few kids with positive cases. Not a lot accomplished other than trying to keep things together
- Spring fitness program the last week of march – 2nd, almost 3rd week of April. People want to do in person. Hybrid fitness programs started. Chaotic trying to manage through that, and Spring session will likely be a bit rocky.
- Hoping summer sessions will be smoother.
- Trying to use Old Town Hall facilities for classes, classes not really using the spaces, but rental requests up – waiting list. Bldgs. being utilized
- Summer camps almost sold out – Brantwood park – across 10 weeks. 17 staff from community – HS or post-secondary students. Push is to get many of the students in place. If you know anyone who is interested in job, visit website, email cag with interest
- Met with city representatives last week in regards to consultation on forecourt plaza and community centre. Lee's particular concern is that they would have something meaty to react to. City staff said they would have more detailed plans on Engage Ottawa website.
- Engage Ottawa site is open for us to provide feedback any time.
- Notes: Board mtg last week – returning to BBQ Thursdays during the summer and hoping OOeCA is willing to help with that – Thursdays at Brantwood Park. Main Event – recommendation from board be moved to first weekend after long weekend of September. Hoping for continued

<p>partnership with OOECA in planning this. Speaking on behalf of the board.</p> <ul style="list-style-type: none"> - Unlike other community centres (like Sandy Hill that can be open 9to9, staffed by city), OOE CAG has difficulty staffing in evenings. Looking to staff 5pm-9pm to see if it will be utilized more. - Only other item – old town hall has been hosting au Coeur school for last two years – 1 classroom in bldg. – looking to have agreement extended 1-2 years. - 	
	<p>Q1: Can you share what you learned from City re: Community Centre, Forecourt Park? A1: CAG - City presented previous consultation for Community Centre and Forecourt Park with very rough plans. Details are insignificant – only issue that came up was need for a fire lane. Not sure how/where it will be included in design.</p> <p>Comment from President – Thanks for mentioning Main Event – it is about the community, and we want to be involved. Will set up a ‘walk and talk’ to map out partnership.</p>

9. Committee Reports (*All submitted written reports are included as attachments beginning page 3)

9.1	Membership – Suzanne Johnston
	No written or verbal report for April
9.2	<u>Transportation and Infrastructure – Tom Scott</u>
	<p>Digging at North Main and Echo went down 20 meters – digging to find sewer well. Good that they were doing at same time as construction next door = combined mess may have reduced burden on residents. But that’s the start of what will happen along that area – Hawthorne, then N Main in next year, then down Greenfield to Main, King Edward, etc. – big mess for next 3 years – not sure where bus will go.</p> <p>OC Transpo had supervisors at concord and greenfield 2xéweek to keep an eye on the buses – buses slowing down a bit, but nothing will be fixed until roads are done.</p> <p>TMP update – open house happened last week. A number of points of view were brought forward, like AVTC – some comments YAY and some comments Nay. John Dance has something that he wants to report on. Yield to John.</p> <p>John:</p> <ul style="list-style-type: none"> - TMP master plan does not include bridge that OOECA suggested – cross street over Clegg, centennial, or farther south. Would OOECA approve feasibility study to see if bridge would have merit? Q2 – is also draft active transportation plan – cross routes for cyclists. Only East west one is Heron. We should get an E-W cross town cycling route to get people downtown <p>Q1: Section of greenfield that has been troublesome for us – we were fortunate that councillor Menard brought it down to 30km zone with signage is poorly planned – not evident. Signs need to be relocated.</p> <p>Comment – Bob – Agree with idea and feel both items are interrelated. Also hope that action on active transportation doesn’t change the point that we are against AVTC even if Old Ottawa South wants to see it happen – they have more greenspace than us</p> <p>Comment - Jayson – John got approval for footbridge in the past. Wondering if letter to be put</p>

	<p>through representing broader community support (glebe, etc.)</p> <p>Comment - Ron – 3 things – strongly support proposal and urge him to write letter. Support jim strang – placement of speed zone signs. Also disappointed in city response re: AVTC – not wanting to respond until reports are finished next year</p> <p>Q2: Is there any plan to put in more signs or road decals to notify drivers of the speed limit. most people don't seem to be going 30 through the neighbourhoods.</p> <p>A2: Tom – would have to say that community officially posted response in 2019. We're now 2.5 yrs after having put in our official input to see outcome. I think one of the big components is the change of the official plan – reliance on public transit. If anything, the land that has been allocated for AVTC should be removed. Questioning who is putting this forward. Thought had strong support from the mayor, and really need to find out where next candidates for council and mayor stand on this. Other part deals with what john was saying – encouragement for active transportation for downtown core. Budget – no allowance to extend the AV corridor. Once upon a time, bridge off ??? 6 lanes total. They did not make allowance for another southbound lane to Queensway. Province's decision – interchange already overloaded. Went to bat on this for last 4-5 years, but no response.</p>
<p>9.3</p>	<p>Planning – John Dance</p> <ul style="list-style-type: none"> - Included in this month's planning report are two key items: 15 des Oblats, and OOECA support for FCA letter. - 15 des Oblats – as per report to planning cttee. Existing structure won't be torn down, 4 storey wing to be added, parking lot – a few trees will be removed closer to TCOM 1 (N-W). 284 units proposed, majority are bachelor, some 2 and 3-bdrm apts. Comments received that fewer units and larger units needed. - Rental includes interior courtyard, utilities, bike pkg, full-time bldg. mgr – 20 visitor pkg spots, and 290 biking spots. Public walkway between western and eastern face of TCOM, public frontage, geothermally heated. - Heard from TCOM resident – don't like density, 4-storey addition, would like the statue of mary to stay put, don't like passageway btwn TCOM and sisters, tenancy approach which may bring about shorter term rental agreements. - Haven't heard from anyone who lives north of the development. Plans do adhere to zoning bylaws, height restrictions. Only change is many fewer pkg spots than what zooming requires. Public meeting will be in late April or may and we can all weigh in.
<p>Q&A</p>	<p>Comment: The parking will definitely end up on all the neighbouring streets. Way too few parking spots for the # of units</p> <p>Comment – Marlene: Emailed councillor and John. Wondering about rental aspect of it – not personally concerned with this. Do you have insight into why extra wing faces west rather than east – feels like everything is boxed in. Is bldg. U-shaped or retaining T? along Springhurst? Also why isn't pathway over on east side? And in TCOM 1-2 easement agreement, allowed parking to be passive way through TCOM.</p> <p>Comments - Phyllis/John: Biggest issue with N-E corner is 2 large maples that should not be taken down. As a resident on Rosemere, have been looking at those trees for 40 yrs. The</p>

	<p>other trees are Manitoba maples that have fallen. Domicile didn't retain the ownership of that property so won't have say in where park is located. Would hate to see the trees taken down. Cannot share images/sketches. Pathway would have to be on someone else's property. Sisters dwelling sits on their property.</p> <p>Bob - Other requests for questions and comments, please forward to John.</p>
9.4	<p>FCA (Federation of Citizens Associations) – Ron Rose</p> <p>Nothing urgent needs to be discussed tonight in the FCA report</p>
9.5	<p>Corners on Main, Greystone Village, Lees – Peter Tobin</p> <p>- Dumpster – evidence of some work being done below 170 Lees – not sure if it will be effective. Not sure if it's done by 170 or by City. Not sure who did that. Mess also at 180 Lees backyard. Not sure if we have jurisdiction.</p> <p>Q1-Phyllis-should we call city about that dumpster?</p> <p>A1 - Not the only dumpster – also one behind 180 Lees. Significant mess when walking/biking along that area.</p> <p>A1 - Ariela – call city 311 to complain. Ariela will follow up with bylaw too</p> <p>Comment – Tom - site plan approval to have garbage disposal bin offshoots behind units. Both leave bins on street 24-7. Bylaw officer has been stopped but doesn't seem to do anything about it. What are we supposed to do.</p>
9.6	<p>Parks and Greenspace – Jamie Brougham</p> <p>- Cleaning the Capital – Asking board for input on May date for this event.</p> <p>- Parks Committee looking to update our mandate and priorities. Draft included in report.</p> <p>Comments re Cleaning the Capital</p> <p>- Tom – more than 50% of effort – May 7th, or 14th - city or MTO needs to do clean-up</p> <p>- Cleaning – Alexandra - OOECA – adopt-a-park agreements – Brantwood, Ballantyne, Springhurst. Have to limit ourselves to those parks.</p> <p>- Tom was doing concord area. What we found was that Brantwood required very little clean-up, relative amount of clean-up along riverbanks. Springhurst park OK – but greenspace was messy. Along riverbank – debris, dumpsters, etc.</p> <p>- - thanks to Ariela – lots of action since that time.</p> <p>- - There is also the river clean-up (both sides) from Smyth to the LRT bridge organized by Jim and Carol</p> <p>Comment re: P&G mandate - Parks are a space for passive and active recreation. What I see in your mission, I see more of a recognition of parks as a passive space.</p>
9.7	<p>SLOE (Sustainable Living Ottawa East) - Jayson MacLean</p> <p>- Two issues – both in report</p> <p>- Adopt a tree program</p>

	<ul style="list-style-type: none"> - Spongy moth issue – city plan to involve communities - Contact SLOE to get involved -
	<p>Comment – Tom: Felt isolated last year in our neighbourhood – Jayson and SLOE a great help. Residents will take an active interest in protecting their trees.</p> <p>Comment -Jim: Greenfield renewal program is scheduled to remove a number of large trees</p> <ul style="list-style-type: none"> - 22-24 Kings landing back onto greenfield and shade homes to the west.
9.8	Communications – Bob Gordon
	<ul style="list-style-type: none"> - No report
9.9	Lansdowne – Alexandra Gruca-Macaulay
	<ul style="list-style-type: none"> - Yesterday, meeting convened by councillors office for various communities around Lansdowne – tomorrow’s meeting will have representatives from the meeting. Most of the discussion was about posting on reddit that showed trinity dev’t rendering with 3 monstrous towers depicted. Rumour at this time (reddit post) but north arena sale being discussed along with air space above north arena. No public discussions yet. Consensus is that we need unified msg among communities that honest consultation is required. Board is asked to consider supporting the group if there is no meaningful action from developer.
9.10	Health and Safety – Courtenay Beauregard
	<ul style="list-style-type: none"> - Conversations with Anne from Ottawa South Community Association – looking for Board support for their initiatives, including ageing in place, letter writing campaign for upcoming election to see how candidates support seniors. May 19th meeting with the councillor to discuss these issues
Q&A	<p>Bob – H&S committee has delegated approval to support this group in its activities.</p> <p>The committee supports the position. The board has given delegated authority to the committee to take positions that fall under their purview.</p> <p>C-phyllis-propose Mainstreeter article</p> <p>Courtenay – will talk to anne to see if there is interest from the group for an article. Ron will follow up with editor to see if OK, and word count</p>

10. New Business

10.1	<p>Request for motion to endorse FCA letter (forthcoming) objecting to Bill 109 (John Dance)</p> <p>Motion put forward by John Dance that the OOECA Board endorse the letter of the Federation of Community Associations that objects to provisions of the Ontario Government's Bill 109 that would reduce the ability of community associations to influence proposed development. Specifically, the letter (not yet completed) would express opposition to:</p> <ul style="list-style-type: none"> • the proposal that all site plan approvals be delegated to municipal staff; • that a Community Infrastructure & Housing Accelerator be created to give the Minister of Municipal Affairs & Housing the authority to impose unilaterally zoning in a municipality; and, that the Minister of Municipal Affairs & Housing be empowered to refer all or part of a municipality's Official Plan to the Ontario Land Tribunal.
------	--

	<p>Comment - Ontario affordable housing task force – developer-driven mass proposals to greatly increase residential housing with no emphasis on truly affordable housing. If you vote for the current government, will get to implement.</p> <p>Don put forward the motion, seconded by Tom. All Board members approved, None opposed. So moved.</p>
10.2	<p>New Business</p> <p>Seeking representative from community association to be rep for OOECA for elections</p> <ul style="list-style-type: none"> - Michal Samborski volunteered and was approved as OOECA rep with thanks from Board.

11. Adjournment

11.1	Date of Next Meeting: Tuesday, May 10, 2022, at 7pm (Zoom)
	Motion put forward by Tom, and seconded by Courtenay. All in favor, meeting adjourned.

-

Attachments - Item 9. Committee Reports

Membership – Suzanne Johnston

- No written report submitted

Transportation and Infrastructure – Tom Scott

The first phase of the GMH project is back in production again after a late winter snowfall. The sewer work at N Main and Echo and the CBD PXO crosswalk are part of this first phase. Some gas line work has already been completed at the corner of N Concord and Echo as well as all along Hawthorne from CBD to Main.

The Transportation Master Plan Update Open House was held last week. A copy of the City's presentation is included as a separate attachment.

Planning – John Dance

1. Applications for Minor Variances:

Committee of Adjustment, April 6, 2022

121 Evelyn:

This application was adjourned “suni die” meaning that the applicant has to start all over with a new MV application and another application. City staff requested the adjournment because there was a “missing” requested variance pertaining to the “corner sight triangle.” The chair also requested that the applicant / agent meet with two neighbours who attended the hearing and who had concerns with the requested variances.

- The applicants and their agent had earlier taken the initiative to meet with the OOECA planning committee, an action appreciated by the committee. However, as raised by city staff in their analysis, the double garage, double driveway and extra-wide access sidewalk are not consistent with the provisions of the OOE secondary plan.
- As noted in an earlier report to the Board, the owners want to renovate the existing single detached dwelling with a two-storey addition, a renovated side entry, and adding an attached garage.
- Required minor variances are to permit a reduced corner side yard setback of 1.65 metres (vs bylaw 2.45m); reduced interior side yard setback of 0.6 metres (vs By-law requires a minimum total side yard setback of 1.8 metres with no yard less than 1.2 metres; permit the attached garage addition to project 1.4 metres closer to the lot line than the required setback from the principal entrance, whereas the By-law requires than a garage may not be more than 0.6 metres closer to the lot line than the principal entrance; an increased pathway width of 2.71 metres (vs By-law permits a maximum pathway width of 1.2m); and to permit a driveway width of 6.0 metres (vs By-law permits a maximum driveway width of 3.0 metres).

58 Herridge:

This application was quickly approved. The chair noted that it was a "straightforward application."

- The owners want to enclose and extend their existing one-storey covered porch located at the rear of their existing semi-detached dwelling.

- Approved minor variances are: a reduced rear yard setback 3.47 metres (17.25 % of the lot depth) vs By-law requires a minimum rear yard setback of 5.03 metres (25% of the lot depth); and a reduced rear yard area of 28 square metres (17% of the lot area) vs By-law requires a minimum rear yard area of 42 square metres (25% of the lot area)

Committee of Adjustment April 20, 2022 (OOECA Planning Committee has not yet taken a position)

74 Marlowe Crescent:

The owner wants to demolish her existing mudroom and sunroom then construct a new two-storey addition at the rear of her existing detached dwelling. The owner requires a minor variance from the Zoning By-law to permit a reduced rear yard setback of 28% of the lot depth or 8.42. (By-law requires 30%)

149 Drummond Street:

The owners want to construct a two-storey addition at the rear of their existing two-storey detached dwelling. The owners require a minor variance from the Zoning By-law to permit total side yard setback of 1.19 metres, with one side yard setback of 0 metres, whereas the By-law requires a total minimum interior side yard setback of 1.8 metres, with one side no less than 0.6 metres.

2. Minor Variances Community Consultation and Analysis:

During the course of our discussion of minor variances we realized that the link between the OECA planning committee and residents needs to be improved so that the committee gets a better sense of what residents' concerns are with applications.

But it's a challenging bit of business because residents for the most part want good lasting relationships with neighbours and it's hard to oppose some variances without this adversely affecting long-term relationships.

Nevertheless, we are the view that the earlier that there is discussion between the involved parties the more likely that differences can be worked out. The planning committee will develop and explore options to improve the process at a community level.

However, a key challenge is getting the detailed technical analyses from City staff on proposed minor variances. For the two April 6 applications discussed above we didn't receive the city analyses until the day before the hearing. The information provided in these analyses would have been very useful had it actually been received before the deadline for a community association to submit written comments that are provided in advance for CoA members,

3. Main Street Development: 248 Main (west side of Main, between Clegg and Herridge):

Three storeys; 700 sq ft for ground-floor commercial; 3,400 for two "large-size residential suites" (second and third floors).

The site plan control application for this development was approved yet the planning committee did not have an opportunity to comment. We are exploring with the Councillor's office why this happened.

Basically the issues are: why was OOECA Planning Committee not informed of the Site Plan Control application was about to be approved; why is a 0.00 m side yard setback is permitted as of right; and why are obstructions (a planter in this instance) permitted within the required 2 m front yard setback on private property.

The CDP vision for the use of required 2 m front yard setback on TM private property meant bike racks or other permanent structures should not be located within the required 2 m front yard setback.

4. 15 des Oblats (Sisters)

Ottawa-based Smart Living Properties (SLP) and Toronto-based Forum Equity Partners (Forum) presented draft plans to the OOECA planning committee for the “adaptive re-use” of the Sisters convent at 15 des Oblats, between Springhurst and des Oblats and just to the east of the Corners on Main development. A formal public meeting on the proposal is tentatively planned for the April-May period, after the related planning applications have been made to the City.

As of this writing, key aspects of the draft proposal are:

- The existing structure will be retrofitted to accommodate a residential rental community.
- A new four-storey wing will be added at the northwest section of the lot, fronting on Springhurst for further residential.
- A new city park with the relocated Mary statue will be created at the northeast section of the lot and the two large silver maples will be within this park.
- 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.
- Forum/SLP is proposing a “co-living” model for the development, whereby the units will be fully furnished, all utilities included and there will be a number of amenity areas, including an indoor and outdoor roof-top area, a courtyard within the new four-storey wing, work spaces and a fully-equipped gym.
- The units are designed to appeal to “recent grads, young professionals, and new people coming to Canada, and older grad students.”
- The building will have a full-time building manager living on-site and will be professionally managed.
- 20 parking spots, mostly for auto-sharing and visitors, and 291 bike parking spots are proposed.
- Consistent with the Old Ottawa East Secondary Plan and as had been unsuccessfully sought with the development of Corners on Main, a public pathway is proposed between the western face of the Sisters development and the eastern face of the Corners development.
- Trees will be added along the des Oblats frontage.
- The development is proposed to be geo-thermally heated and air-conditioned.

The developers will require rezoning variances to have fewer car parking spaces than the zoning bylaw requires. The proposed height of the addition matches what is allowed on the southern side of Springhurst and the addition of a small fifth floor indoor amenity on the des Oblats side is within the six storeys that are permitted on that side of the development.

Original proposals for the site included such ideas as a new nine-storey building and two additional wings on the Springhurst side. The scaled-down proposal allows the retention of the heritage trees with a new park.

5. OOECA Planning Committee Mandate

Thanks to the considerable efforts of Alexandra Gruca-Macaulay, we now have a draft mandate for the committee. This document will be brought to the OOECA Board at its May meeting for consideration.

6. Follow-up to City Planning Committee’s “High Performance Development Performance Standards (HPDS)”

The planning committee took the opportunity to comment on the draft HPDS and then presented to the City’s planning committee ([Planning Attachment 1](#)) but to no avail. The City made no changes to its draft to reflect our suggestions and they didn’t respond to the various suggestions made by Community Associations for Environmental Sustainability. Disappointing is about all you can say.

7. Follow-up to Ontario Affordable Housing Task Force recommendation

The planning committee made a presentation to the City’s planning committee on the above-noted subject (see [Planning Attachment 2](#)).

So the Mayor and the city’s co-chairs of the planning committee are to meet with provincial officials / minister of municipal affairs.

Meanwhile the provincial government is pushing ahead with some of the task force recommendations pertaining to expediting the planning process. The consultations on the related legislation (“More Homes for Everyone Plan”) are open to the end of April.

It’s a great rush, and if the proposals are enacted, municipal and community influence on development proposals will be diminished - maybe greatly.

8. Secondary Plan - Provisions pertaining to the area of OOE north of the Queensway

Planning committee member Tom Scott and some of his neighbours in the northern area are concerned about what is set out in the SP for their area. Concerns will be explored.

Planning Attachment 1

HPDS - Trees Please!
Planning Committee - Old Ottawa East Community Association
Presentation to Planning Committee
City of Ottawa
March 10, 2022
OOECA - HPDS Trees Please 22069

Inadequate Tree Provision

- Only tree requirements:
 - Volume of high-quality soil sufficient to support canopy cover on the site as recommended in the City’s Tree Planting Guidelines.
 - Landscape plan to include no invasive species and target a minimum 50% native plant species
- Problems:
 - How many trees, what kinds and what nurturing required?
 - The recommendations in “Tree Planting Guidelines” are not standards
 - Progress could be made with a better tree HPDS

New OP and Trees

- Trees / the tree canopy is a key feature of the new OP
- Proposed HPDS: lost opportunity to advance OP canopy goal

- Improved tree protection bylaw doesn't deal with need to grow canopy, it simply protects trees
- The downtown and inner core transects – where intensification is greatest – particularly need tree canopy growth yet trees are most threatened here.

“Room for Trees”

“...the focus should be on removing barriers to modest intensification while retaining qualities people value such as room for trees, attractive streetscapes and compatible building forms

Staff Report on “Affordable Housing Task Force Recommendations,” p15.

HPDS and new zoning bylaw should ensure:

- “room for trees” is provided in any development
- canopy trees are planted and maintained
- the number of new and protected trees is proportional to lot

Why Trees?

- Critical means to mitigate greenhouse gases
- Provide valuable shade: comfort and air conditioning energy savings
- Essential component of natural urban environment
- Enhanced quality of life and beauty.

Let's “enhance the tree canopy” - as per the OP goal - with a much better high performance development standard.

Planning Attachment 2

Developers' Ultimate Fantasy:
 “Affordable” Housing Task Force Recommendations
 Planning Committee - Old Ottawa East Community Association
 Presentation to Planning Committee
 City of Ottawa
 March 10, 2022

Overall Goal of Recommendations

- Remove constraints to building residences and offload infrastructure costs to taxpayers → Maximize profit
- Gross deficiencies -
 - Ignores fundamental issue of affordable housing for lower income people
 - Fails to consider environmental impacts, e.g., tree canopy
 - Dismisses communities / neighbourhoods' character and fabric
 - Discounts value of heritage
 - Diminishes municipal powers
 - Curtails community influence

Premises of Recommendations

- “All developers know best”
- Laissez-faire development yields best outcomes
- Challenges to developers' proposals are “NIMBYism”
- Municipalities aren't capable and they impede
- Neighbourhood fabric / compatible development isn't important
- Heritage, environmental and social concerns hinder building

For Example – OLT Appeals

- Deck is already stacked against community associations:
 - CAs lack resources and expertise (LPAT support eliminated)
 - developers fund some councillors and hire city staff
 - Developers' fantasy:
 - increase OLT appeal fee from \$400 to \$10,000;
 - limit right of appeal
 - allow adjudicators to award appeal costs to developer
- OOECA would not have been able to appeal recent City decisions
- Our issues address environment, heritage, community character and function
- Developers' dismissal of CA concerns as NIMBYism is their way of putting profit ahead of community well-being

Reality: Existing Policy Constraints Work

Old Ottawa East has and will continue to change greatly as a result of incremental and collaborative planning process:

- Community Design Plan / Secondary Plan: liveable community
- Heritage designations reasonably respected
- Streetscape Character Analysis / Mature Neighbourhood Overlay
- Second units permission promote appropriate intensification
- Transit-oriented development at Lees Station
- New Official Plan

→ Collaborative planning = better outcomes. Provincial fiat does not.

Conclusion

- City Staff recommendations are generally sound
- Need to:
 - push back on Task Force's premises and deficiencies
 - ensure municipal control is not diminished
 - encourage citizens and their community associations to be key part of the development process.
- Local democracy is essential: developer dominance is detrimental
- What are we really doing about affordable housing for lower income people?

FCA (Federation of Citizens' Association) – Ron Rose

1. FCA Meeting – March 16th

The FCA met virtually on March 16th. The main topic of conversation was the new Community Benefits Charge. Discussion was facilitated by a presentation by City Staff. A copy of the Staff presentation can be found at:

<https://engage.ottawa.ca/24640/widgets/119003/documents/77737>

The new Community Development Charge is designed to replace the existing Sec. 37 development charge, and contributions will be based on 4% of the land value of eligible developments. The City is urging communities to tell the City what kind of Community benefits they would like to see with the funds raised.

In addition to the Community Developments Charges, The FCA has been very involved in the following issues during the past month:

2. All Candidates Meetings

A workshop was held for Community Associations planning to host or participate in an all-candidates' meeting, either for the Provincial election in June or the Municipal election in October.

Committee of Adjustment Working Group

The Working Group will be organizing a workshop on best practices for dealing with the Committee of Adjustment. This workshop will be for both Community Associations as well as for interested citizens. It is tentatively scheduled for mid-late May.

In the Fall/Winter, the Working Group, through the FCA, will be making suggestions to the new Council on changes which should make the Committee of Adjustment more efficient, user friendly and transparent.

3. Bill 109, the More Homes for Everyone Act

However, the bulk of the FCA's time this past month was spent on the Ontario Affordability housing Task Force, and its legislative offspring, Bill 109, "The More Homes for Everyone Act", which implements some of the recommendations of the Task Force. The Government plans to introduce other recommendations in subsequent years

Once Bill 109 was introduced on March 30th, a small group of FCA members have been reviewing the proposals therein and, while many of the most egregious recommendations of the Task Force have not been included in Bill 109, there are several measures which reduce the ability of citizens to influence development. A Special meeting of the FCA Board met and approved the preparation of a draft motion that would be considered at the FCA Board and sent to the Minister of Municipal Affairs and Housing. The draft resolution highlights three major concerns, and recommends:

- opposition to the proposal that all site plan approvals be delegated to municipal staff;
- opposition to the proposal that a Community Infrastructure & Housing Accelerator be created to give the Minister of Municipal Affairs & Housing the authority to impose unilaterally zoning in a municipality;
- opposition to the proposal that the Minister of Municipal Affairs & Housing be empowered to refer all or part of a municipality's Official Plan to the Ontario Land Tribunal.

The draft resolution will be considered by the FCA General Meeting on April 20th. The rush is necessary because the Government has set a deadline of April 29th for comments. The Provincial legislature dissolves on May 4th, so if this Government hopes to pass Bill 109, it must do it quickly.

The Corners on Main, Greystone Village, Lees – Peter

John Dance's Planning Cte. Report and a similar article in the April Mainstreeter cover the main items re: the convent site. There are positives and negatives for those living in Corners. On balance, probably more of the latter than the former.

The purchase was a partnership agreement between two separate companies Smart Living Properties and Forum Equity Partners. I only learned this past week that the legal title of the agreement was Forum/SLP. For some reason Smart Living were the only ones in 2021 who communicated with us and that seemed to be slowly and reluctantly.

From the beginning I was reassured that Forum was a partner. They have an impressive portfolio including the Shenkman Centre in Orleans. In the last few weeks that reassurance has been strengthened by Dayna Gilbert of Forum/SLP. For my Mainstreeter article Ms. Gilbert replied to emails promptly, usually within hours and questions have been addressed adequately. The involvement of Fotenn a well established design company is also a plus. Fotenn been chosen to lead the 25 year redevelopment of the Canlands area in the Riverside / Heron Road area. The proof will be in the pudding. Plans will evolve but at first glance Forum/SLP's approach to me seems to be moving with the times and in line with the direction government plans and funding are taking re: housing whether we like those or not.

Parks and Greenspace – Jamie Brougham

1. Cleaning The Capital – April 30 (rain date: May 14) - Proposed dates for Old Ottawa East

Kristine Houde has offered to organize volunteers for the Cleaning the Capital activity for Old Ottawa East and is looking for other volunteers to provide support for this event.

- Suggested OOECA clean-up date: Sat. April 30th (10:30am-12pm?) with rain date on May 14th at the same time.

Note that NuGrocery organized their own event this past Sunday with volunteers – They seemed to be focused on cleaning the land along the river between Springhurst and along Scholastic Drive. Coupons for free coffee and discounts to local businesses were being handed out.

- Kristine to reach out to NuGrocery for their tips on making this event a success, and opportunity to partner to promote the event. Kristine to do outreach to other local businesses, schools, St. Paul and Immaculata HS to promote the event and solicit volunteers. HS students may look at this opportunity as a way to complete their volunteer hours.

2. As the Parks and Greenspace resumes regular meetings, we've identified areas of interest for the committee.

6 official parks (A-F) + 2 additional parks that are in development (G+H):

- a. Brantwood,
- b. Springhurst;
- c. Ballantyne,
- d. Old Town Hall, to be replaced by our new community centre and,
- e. the small park at the eastern end of Hawthorne.
- f. Children's Garden
- g. Forecourt Park
- h. Grand Allée Park.

3 significant City greenspaces:

- a. Rideau River Trail Park (behind the Lees apartments)
- b. the Greystone 30m linear park
- c. the Brantwood Drive / behind Rideau Garden Drive greenspace.

160 Lees Avenue

While not officially part of OOE, I would include the greenspace on the other side of the river from

OOE because it is clearly visible from OOE and that no one (officially) lives there means it has no official group speaking for it and it is part of our ward and should be considered by us. Urban green space is important and a forested area is a luxury for being part of a 15 minute community!

3. **Draft Parks and Greenspace Vision and Mission statements for committee consideration**

Jamie has drafted proposed vision, mission, and goals for the committee in advance of the next meeting. This will serve as a jumping off point for ongoing discussions and to help prioritize projects and leads:

- Vision:
To create innovative, unique public areas that maximize the social benefits to surrounding residents and visitors. That provide strong, healthy, desirable vegetation that is managed for maximizing the esthetic, mental health, and environmental value. To have limited economic activity to enhance the social value to area residents and visitors.

- Mission:
To engage the community with a clearly stated vision and mission to ask for feedback on the vision. To create a more unique vision for each park, greenspace, and any public space in the area that can be prioritized for social or environmental benefit while maximizing the unique characteristics of each location. To recognize that we should not automatically defer to accommodate the area becoming densely populated, looking to maintain the heritage characteristics and identity of the community that has made and makes this community excellent.

- Goals
Because of the large number of areas, we'll focus on the most important areas (to be agreed upon). While all the areas are important, we have to narrow down the list.

Suggestions for initial areas of focus include:

- Brantwood, Springhurst, Forecourt, and the New Community Centre.
- If the community centre is not in our 'jurisdiction', we can focus on the Shoreline behind Greystone, (or shoreline all along the river - It may be useful to define what we want across the whole neighbourhood shoreline area as one area- The Rideau River Trail.)

This section outlines proposed projects and opportunities for P&G committee members and volunteers to explore

- If anyone wants to work on those independently and just run their idea by the committee prior to executing that's a good idea.

Brantwood Park

Vision - To offer a peaceful place for people to gather for social activities while maintaining its cozy ambiance.

Goals - to maintain and improve river access and views.

- Controlling invasive species, clearing weed trees and opening up areas where practical to allow a better river view. (SLOE and Invasive Weed Troop)
- Engaging with the city about proper signs and road markings about bikes being directed through the community and discourage along the river for wheeled vehicles. (Jamie)
- We've had the discussion a few years ago about what to do with the shoreline path and nothing was determined beyond leaving it as is. In this case, with more use it needs more care. We need an effort to re-establish grass and if that is not going to work then we'll

- have to explore other options. Nothing is a dirt path that is not good whenever it is wet and looks worse than what could be. (Jamie)
- Basketball court- cleanup and a couple of benches
 - Trees planting – locations to be determined- (SLOE)- (Jamie)
 - We need a new adopt a park agreement -Brantwood Park's expires in July

Other issues on the list for future consideration and action:

- a. Nurture the forest environment at the south end of the park
- b. Once the community centre is at Deschatelets, have a deck off the back of the building toward the river where table can be placed for people to sit, visit, enjoy the area, have a drink, or a hot dog. Under the deck have boat storage and inside recreational supplies. Potentially in the future have a small living accommodation above it for a full-time summer student to open and manage the facility.
- c. Have a dock on the river between the field house and beach as well with a ladder on its side for getting out of the water.
- d. Spectator (supervisor) sitting benches or even chairs by playgrounds, courts, and sports fields
- e. Have additional gardens.
- f. Work with community groups to facilitate events at this location.
- g. Put a gate at the south end of the park at the end of Brantwood Dr. that forces people off scooters and bikes.

Springhurst Park

Vision- to have a park that invites community members from both sides of the park. To have recreation resources and natural healthy shoreline with vistas of the river and suitable access points.

Goals

- Shoreline vegetation management -invasives and tree planting. (Tree troop and invasives group)
- Have the city hold the contractor who did the basketball court to account and have it repaired, or have the city repair it (or Rick will do it!)
- Get a bench or two by the basketball courts
- Community Gardens (SLOE- Jason)
- Grass remediation for suitable playing fields- -Goal Posts?
- Sports/training equipment maintenance and expansion.
- Dock

Forecourt Park

Vision - to have a space that welcomes people 3 and perhaps even 4 seasons. That facilitates events, that has recreational space, that has a statue reflecting the area's heritage, -a European Square/Plaza idea with suitable greenery – appropriately sized trees and gardens

Goals

- Connection to the community center
- Connection to restaurants, outdoor dining area, economic component that offers social benefit
- Residential buildings that complement the Deschâtelets building.

Future Community Centre

Vision - To have a facility that welcomes the community. That facilitates old and young coming to simply meet for social benefit, or who are taking part in organized activities. That can adapt and facilitate different purposes, for example a collection or distribution hub for sales - indoor markets, charitable events, or larger meetings.

Goals

- Have a gymnasium that can also facilitate stage productions and large community meetings. Has suitable built in resources for such things.
 - To have rooms that can be activity rooms, but also can be classrooms, and meeting rooms.
 - To have a social area where people are inclined to go. Perhaps a restaurant that can expand outside in the summer
 - To not be all utilitarian plastic and metal – like many community centres
 - To have art on the walls that reflects our community
 - Storage area for rental equipment for boating, skiing, and other things.
4. P&G will explore communication tools available to the committee to promote resident engagement and use of parks and greenspaces – OOECA website, social media channels, Mainstreeter, etc.
5. Next P&G committee meeting targeted for **Tuesday April 19th** where committee members will get together to define mission, vision, and priorities for the committee, and project leads for these priority activities, over the coming months.
- Email info@ottawaeast.ca if you would like to receive a meeting invite.

SLOE (Sustainable Living Ottawa East) – Jayson MacLean

1. Adopt-a-Tree Initiative

The overall aim here is to bring more awareness to our neighbourhood tree canopy and the need to strengthen it. To that end, we'll be doing an inventory of areas around OOE that could take some trees and we'll be conducting a community awareness campaign on the issue. The former will involve doing walks around OOE and using maps to identify likely tree spots while the latter will involve going door-to-door dropping off fliers about our Adopt-a-Tree program (we will have 100 bare root trees to give away) and then connecting with residents on their tree planting needs.

SLOE members are starting out this coming week and will be doing the work over the next three or four weeks. We could use help, so anyone interested in talking trees and walking the neighbourhood, let me know - sloe@ottawaeast.ca.

2. Spongy Moth Initiative

The Spongy moth or *Limnana dispar dispar* (LDD), formerly known as the Gypsy moth, is an invasive species that has been a problem over the past two years in Ottawa, and we're expecting to see them around again this year.

The City's Forestry Services has put out a call to communities, asking for help to protect trees in city parks from getting infested. One effective method is called burlap wrapping (which is as it sounds) and Forestry is providing information and wrapping kits. I've let them know that we'd be interested in participating and I've put myself down as the contact person for Forestry, but I'd prefer if someone else could take the lead on this project. The kits are coming during the last week of April, which gives us a bit of time to round up some volunteers and hopefully find someone to lead this initiative. It'll be somewhat of a commitment, as the trees will have to be monitored over the spring and early summer and the burlap wraps will have to be periodically attended to, including removing and destroying the caught caterpillars. Not fun but worthwhile to keep our trees healthy.

Lansdowne – Alexandra Gruca-Macaulay

Two virtual meetings have been scheduled by the Councillor's office that will involve matters at Lansdowne:

1. Monday April 11, 2022

Purpose: Convened by the councillor's office, the Monday, April 11th meeting is an opportunity for community representatives to meet with each other and the councillor to learn about and to discuss our response to the anticipated proposal from OSEG and the City for what has been coined "Lansdowne 2.0" – that is, a proposal for rebuilding the north stands of the stadium and arena which may also involve selling the space above the stadium for residential development ("air rights"). In addition, in view of the meeting scheduled for April 13 (below) the Monday meeting will be a chance for community representatives to prepare themselves to participate meaningfully from the perspective of a unified understanding at Wednesday's meeting. As this meeting will take place the day before the OOECA April 12th board meeting, I expect to be able to give a short verbal update on it at our board meeting.

2. Wednesday April 13, 2022

Purpose: Convened by the councillor's office, the Wednesday, April 13th meeting will provide updates on matters concerning Lansdowne as well as its surrounding environs. Representatives from OSEG will speak to the current financial situation from operations, spring/summer programming, and their views on active transportation in the area. One of the tabled agenda items is "upcoming community engagement initiatives;" it should be noted that the consensus of community representatives is that there has not been any evidence of meaningful community engagement to date.

Communications – Bob Gordon

- No written report submitted for April meeting.

Health and Safety – Courtenay Beauregard

Seniors Watch Old Ottawa South (SWOOS) has started an initiation to help seniors in the area of Old Ottawa South. They would like to expand their reach into Old Ottawa East and are looking for support from the Community Association.

They are looking in to support aging in place and are hoping to creating a Primary Health Hub for Seniors in the area.

1. Capital Ward/SWOOS is hosting an Older Adult Forum on May 19 @ 7pm that will include 2 or 3 speakers address concerns in access to Primary Care, Home Support Services and the role Ottawa Public Health could play to mitigate.
The objective of the Forum is to draw attention and awareness to the current situation and what is needed from the provincial government to make the health care system functional, safe and reliable again for the population Aging In Place.
2. SWOOS is in the process of launching a letter writing campaign to bring awareness to the candidates in the upcoming provincial election and ASK what each candidate will do to mitigate this situation in their riding. Upon completion we will share these letters with you for distribution and promotion purposes.
3. SWOOS post-election energies will likely be directed at the creation of a Health Hub in our area.

Three reports from SWOOS are included as separate attachments to the agenda with more information.

- **H&S Attachment 1:** OSCAR – Health – FEB 2022
- **H&S Attachment 2:** OSCAR article NIA Seniors Strategy – MAR 2022
- **H&S Attachment 3:** The gods help those who help themselves