



## Meeting of the Old Ottawa East Community Association Board

Tuesday, March 9, 2021, 7p.m.

Zoom meeting

Attendance: Bob Gordon, Catherine Pacella, Brendan O'Kelly, Georgia Blondon, Phyllis Odenbach Sutton, Ron Rose, Peter Tobin, John Dance, Jayson Maclean, Krista B, Ian Sadinsky, Tom Scott, Courtenay Beauregard, Don Fugler

Luc Poulin (CECCE), Tina Raymond (CAG), Paul Goodkey, Bonnie Wepler, Lorne Abugov (Mainstreeter editor), Councillor Shawn Menard, Ariela Summit (Office of Councillor Menard), Monica Helm, Linda Hurdle, Heather and John Jarrett, Adriana Beaman, Paul Banerjee, Donna Killeen, Taylor Marquis, Elisabeth Bruins, Jamie Brougham, Wendy McRae, Doug Macaulay, Alexandra Gruca-Macaulay

1. Call to Order – Bob Gordon
2. Approval of Agenda – moved by Phyllis Odenbach Sutton, seconded by John Dance
3. Approval of Minutes – February 9, 2021 – moved by Ron Rose, seconded by Peter Tobin
4. Presentation by Conseil des écoles catholiques du Center-Est re: Deschâtelets Building (Luc Poulin and Danielle Chatelaine)
  - Provided update on various approvals
  - Remediation work going on inside building – should be done by mid-April
  - Will apply for building permit once all other approvals are met
  - Q – What is the plan for the Forecourt?
  - A – Does not belong to the CECCE but consultations will be held
  - Q – Concerns about access to parking, drop-off, etc.
  - A – Parking will be in the rear of the building, not in the front. Fire lane in front of the school, ongoing discussion with city. Will need to meet code requirements. Understands concerns about drop-off/buses, etc, will work with the city to find best solution.
  - Q – Affordable housing to be a part of development?
  - A – A letter of intent has been discussed, still in discussions with OCH to accommodate their needs.
  - Q – Is the CECCE responsible for the whole remediation or just the part they will be using?
  - A – CECCE owns the whole building so they will be leading the remediation
  - Q – When is the school expected to be open?
  - A – Hoping for as quickly as possible
  - Q – Who owns the gym?
  - A – MofU is written that the CECCE owns the building (including the gym) and lease it back to the city
  - Q – How many students are you expecting? How many will require transportation?
  - A – Anticipate 350 students – expecting between 2-3 buses

5. Chair's Report – Bob Gordon
  - Still time to submit comments re: draft Official Plan
  
6. Councillor's Report – Councillor Menard
  - Happy to see the direction that the CECCE building is moving in
    - o Will have monthly meeting to discuss this
  - Also having discussions re: Sister's building
  - Parking at Corners on Main re: no stopping
    - o Issue for trucks, drop offs – having conversations to accommodate everyone
    - o Bus stop on Oblats also temporarily relocated
  - Appreciates all the comments being submitted re: draft Official Plan
    - o Will be submitted comments re: Capital Ward
    - o Talk of it going to committee/council in September
    - o Very quick turnaround which is concerning
  - AVTC – encouraging people to write in with their concerns, does appear in draft Official Plan
  - Hawthorne Hydro wires – will be considered at April 7<sup>th</sup> Transportation Committee meeting
  - Lansdowne – looking to include many stakeholders (ie: presidents of committee associations) as part of working group
    - o Looking to replace/refurbish north stands, put housing on top, perhaps some smaller local businesses
  - Q – Can we see the terms of reference? Consultation group has not met in a long time – when is the next meeting? Aberdeen improvements were supposed to start in April – any news on this?
  - A – Re: terms of reference – did see a draft and will ask for a copy that can be shared. Stakeholders working group has yet to meet. Have not heard anything about Aberdeen improvements.
  - Q – Today's Built Heritage Sub-Committee meeting re: front entrance of Deschatelets – many are upset with the proposal. Given that many people/groups are not happy with it, do you think it's possible to go back to them and request that they take another look at it and consider another option.
  - A – I also expressed interest in a more suitable entrance. Report was passed but it includes direction to take another look. See if we can apply some pressure to get potential changes.
  - Q – FCA communications saying that second round of consultations of Official Plan will be held in the fall. Will that happen?
  - A – Hearing that after new draft is developed in May-June, then more consultations may be held in the summer so it can go to Planning Committee in September (tentatively scheduled for September 12-14, to council on September 24).
  - Q – Request for invitation to meetings between councillor and developer re: development of Forecourt
  - A – Those are not public meetings but OOECA does participate in other meetings re: Forecourt that is more appropriate for participation
  
7. Regional Update – Taylor Marquis
  - Phase III plans – was hoping to present to OOECA's planning committee last month but were delayed – expected next month

- Q – Had a walkaround late last summer – promise of a planning update for fall 2020 but nothing happened. Any idea when that engagement will be carried out?
  - A – As noted in update, expecting a Phase III update next month and so will provide details on the rest of the development then
  - Q – Any idea of when plastic sheeting on the first floor will be replaced by windows as they are noisy in the wind?
  - A – Will have to ask contractor
  - Q – Won't the vendors need a wider passage for setting up the Farmer's Market in the Grand Allee? Also, vendors will be standing on grass and in bad weather, won't the grass get ruined from people standing on them? Want to be invited to meetings on this.
  - A – Not as well versed on this issue but want to balance between needs of community but also not making into a road that others may try to use. Will forward comments to Erin O'Connor.
  - Q – It is expected that 42-45 stands/vendors are expected. How was that number arrived at?
  - A – Was not part of that discussion but used numbers they were given and also planning for room for growth. Can also pass along that question to Erin.
8. Treasurer's Report – Don Fugler
- a. Current balance is \$17,539.13. We paid \$400 to LPAT for the University of Ottawa appeal and \$35 to FCA for fees
9. CAG report - Tina Raymond
- Had a virtual winter party at the end of February – three different events
  - March Break and summer camps are already full – have wait lists
  - Registration for after-school in 2021-2022 is open and starting to fill up
  - Will offer more adult programming in the summer
  - Q – Completely missed winter party – how was it advertised?
  - A – Was in an eUpdate and on Facebook
10. Mainstreeter discussion – payment for column – Bob Gordon
- Background – OOECA has always had a president's report/column for the Mainstreeter
  - Recently, asked to start paying for the column
  - Lorne Abugov (editor) – in the past few years, Mainstreeter has tried to “professionalize” the newspaper (ie: webinar series, newspaper boxes)
  - Trying to establish a viable enterprise and that means taking a look at revenues
  - Board decided that everyone who has space in the newspaper need to pay for the cost of that space
  - Offering column at a discount – 50%
  - Suggestion that OOECA speaks with Mainstreeter board to further discussions
11. Review of OOECA's submission re: draft Official Plan – Ron Rose
- Revision to the second paragraph
  - Other than some minor revisions, Ron to submit letter and Bob to sign
12. Ward Boundary appeal update – John Dance (\*Please see attachment after committee reports)
- Hopeful for some success, thanks to those who commented on the draft appeal

13. Committee reports (\*all received reports attached below)

- SLOE – Jayson MacLean (no report)
  - Last meeting re: gypsy moths – have been in touch with city, ministry and hopefully a meeting will be set up
- Health and Safety – Courtenay Beauregard (no report)
- Transportation – Tom Scott
- Lansdowne – John Dance
- Communications – Bob Gordon (no report)
- FCA – Ron Rose
- Corners on Main and Greystone Village – Peter Tobin (no report)
- Parks and Greenspace – Brendan O’Kelly
- Membership – Suzanne Johnston (no report)
- Planning – Ron Rose (interim chair)

14. New Business

- March 17 – next Mainstreeter social issues panel discussion and it’s about affordable housing and healthy diverse communities
- Had a presentation from University of Ottawa about new development being planned – will continue to monitor. Most of the questions/involvement came from Old Ottawa East rather than Sandy Hill.
- Sent a letter of support for the Rideau winter trail to apply for a grant

15. Date of Next Meeting – April 13, 2021

16. Adjournment – moved by Ian Sadinsky, seconded by John Dance

Attachments:

**Committee reports:**

**Lansdowne Committee Report – John Dance**

A very brief report: Absolutely no news has come from the City of Ottawa over the last month.

In terms of the proposed improvements to Aberdeen Square, we haven’t heard a peep since the Lansdowne Community Consultation Committee met back in November. At that time Councillor Menard requested a number of changes as per the community consultation of October 19, 2020. But the City has not provided any updates. At the Community Consultation meeting OSEG said they want to proceed with their proposed changes (without changes that reflected any community input) in April.

In terms of the City Council approving an initiative that will review Lansdowne’s future (“how to increase foot traffic,” affordable housing on the site and other matters), there has been no contact with communities despite the fact that there are to be community

stakeholder groups involved with the review. Similarly, we've seen no terms of reference for the review even though it is to be completed by June.

What we see here is similar to the pathetic consultation that we saw with the initial planning for Lansdowne.

Given the lack of information from the City, the OOECA Lansdowne Committee did not meet in February.

### **Transportation Committee – Tom Scott**

A number of matters of interest have arisen since the last virtual meeting:

1. An e-letter regarding our concerns about information received during the third Public Advisory Committee (PAC) meeting for the Greenfield/Main/Hawthorne project, as set out in the December 2020 meeting and confirmed at our January 2021 meeting, was sent to Mayor Watson on January 18, 2021. A notice of receipt was received from Mayor Watson's office the same day.
2. Mathieu Gravel replied for the Mayor on February 9<sup>th</sup> with copies sent to the members of our Transportation Committee and other City-of-Ottawa staff members. His reply for the Mayor reversed the order of priority we had set out where undergrounding utilities came first and safety and security was listed last. Despite our series of arguments for undergrounding, his reply noted it as aesthetics. We shared this reply with the Councillor and also set out a proposed response. In M. Gravel's letter, he offered to have the discussion be expanded to include additional staff from Transportation Planning and Infrastructure Services.  
Bruce Kenny, Manager of the Municipal Design and Construction Branch, was copied on this email. He was to be in contact with OOECA to facilitate additional and ongoing discussion regarding our outstanding concerns. The Councillor recommended waiting for this contact before responding again to the Mayor.
3. On February 24<sup>th</sup> Hydro Ottawa also responded to our enquiries about their policies on burying lines whenever new projects were being developed or when there was major reconstruction, as is seen in the recent policy in Nova Scotia, and as was the case on Elgin Street and would be the situation for the GMH project. This response was shared with the OOECA chair and with the Councillor's office.
4. Bruce Kenney e-mailed on February 25<sup>th</sup> to make arrangements to discuss the letter to the Mayor and next steps. A ZOOM meeting was scheduled with Mr. Kenney, Mr. Patrick Sammon and Mr. Jonathan Knoyle for March 3<sup>rd</sup>.

5. At the same time and separately, the Councillor was developing a motion regarding the undergrounding of utility lines on Hawthorne and informed us on February 26<sup>th</sup>. [A notice of motion was tabled at the City's Transportation Committee meeting on March 3, 2021]. As chair of the OOECA Transportation Committee, I raised a concern that the undergrounding of wires had become a priority over safety and security concerns raised in our letter to the Mayor and that there appeared to be no resolution in sight for those issues raised, especially for cyclist safety along the west side of Main Street between the 417 overpass and Graham, and at the west end of Graham for crossing Echo and CBD to Pretoria.
  
6. The scheduled ZOOM meeting was held with Mr. Kenney and company on March 3<sup>rd</sup>. While we clarified a number of the items raised in the Mayor's letter, we also agreed to disagree on a number of elements, especially those concerning the overhanging safety issues from the Main Street Roadway Safety Audit recommendations. However, the City staff then agreed to come (virtually) to a meeting with the OOECA Transportation Committee to go over these concerns in more detail.  
Mr Kenney left it with Mr. Sammon and his consultant team to come up with an agenda and a time convenient to all. Further delays in the project to accommodate significant design changes did not appear to be in the cards. The staff-meeting outcomes were shared with the Councillor's office in anticipation of this evening's OOECA meeting.
  
7. On a separate note, a survey of citizens' views on snow removal was recently completed by the City. With an aim towards active transportation issues, especially for mobility-challenged individuals, we raised concerns about the City's standards not being met particularly at intersections where snow banks, shuffled from road clearance to sidewalk clearance and back, are seen to create visual and physical barriers, slipping hazards, and now as we can see, creating ponds at these same intersections - such that pedestrians and cyclists are often forced to veer into vehicle driving lanes to avoid getting a soaker or a stream up their backs while negotiating a crossing. Those with strollers, wheeled carts and walkers also facing daunting challenges where they have even more limited options to scaling snow piles or wading through melt-water ponds. Our recommendation was that the City needed to consider in its standards more snow removal and storm-drain clearance, as opposed to simply plowing snow, and especially for improving active-transportation access at conflict intersections.

### **Report of the Planning Committee – Ron Rose**

The Planning Committee considered a number of issues at its meeting February 23<sup>rd</sup>.

- 1) The Committee did not object to minor variances requested for 178 Main St.

- 2) Alterations to the Deschatelets building are to be discussed at the Build Heritage sub-Committee on March 9<sup>th</sup>. The CECCE is proposing changes to the building to accommodate the demolition of the Chapel wing and other structural changes.
- 3) The Chapel of the Sisters of the Sacred Heart of Mary will also be discussed at the March 9<sup>th</sup> meeting of the Built Heritage sub-Committee. The sub-Committee will discuss a motion negotiated by Councillor Menard, with the support of the Association, to add the Convent to the City of Ottawa's Heritage Register.
- 4) Since the February meeting, we have been advised that a property at 37 Mason Terrace has requested minor variances, with the application to be heard at the Committee of Adjustment on March 17<sup>th</sup>.
- 5) Subsequent to our Committee meeting, Ottawa U held a virtual briefing on their plans for a new Faculty of Health Sciences at 200 Lees Avenue. The briefing was organized by Councillors Fleury and Menard. The University plans to demolish the three western-most existing buildings and replace them with a five-storey central building with two four-storey wings, opening towards the Rideau River. The current proposal is mainly for low-rise offices, labs and classrooms, with no mention of the high-rise buildings that are permitted on that site.
- 6) Finally, the Committee has prepared a submission to the City on the draft Official Plan, which we recommend the Association present. The detailed submission has already been circulated.

### **Parks and Greenspace Report – Brendan O'Kelly**

The committee sent city planning staff a letter in February giving feedback on the official plan. The primary asks were:

- That the city removes the AVTC from the OP and expands Springhurst Park to include the adjacent greenspace.
- That the city consolidates the greenspace areas on the west bank of the Rideau River into one extended city park.
- That the city establishes plans for a new park in OOE west of Main St. and north of Clegg St. to make up for the loss of the Immaculata field as de facto community Greenspace.
- That the city puts planning measures in place to ensure the 40% city-wide tree canopy coverage is met on a neighbourhood by neighbourhood basis.

### **Update on Ward Boundaries and OOECA's LPAT Appeal**

#### ***(Transfer of the uOttawa Campus from Capital Ward to Rideau-Vanier Ward)***

As approved at the previous Board meeting, an appeal to the Local Planning Appeal Tribunal has been drafted and will be submitted by the deadline of March 15, 2021.

The draft is currently being reviewed by a variety of people who have knowledge of legal matters or have previous experience with LPAT/OMB appeals. If anybody who has not received a copy of the draft would like to see it let me know.

The appeal addresses whether the City's transfer of the University of Ottawa's Lees Campus satisfies the four principles of "effective representation" pertaining to electoral boundaries as

established by the Supreme Court of Canada in the “Carter Decision” (Provincial Electoral Boundaries (Sask.), [1991] 2 S.C.R. 158).

The appeal concludes that there are several “clear and compelling” reasons to reverse the City of Ottawa decision to transfer the Lees campus of the University of Ottawa from Capital Ward to Rideau-Vanier Ward.

First, the transfer will aggravate the voter disparity between the two wards. Second, the transfer undermines the community of interest with the greatest stake in the area, i.e., the community of Old Ottawa East in Capital Ward. Third, the transfer results in an inferior geographical / physical boundary between wards. Fourth, the transfer undermines the public interest in ensuring that municipal governments make decisions based on complete and accurate information, something City Councillors lacked when they made their decision.

Had the City staff consulted reasonably on this ward boundary change or had they well analyzed the suggestion for the transfer that was received through Round 2 consultation, they would have realized how the suggestion would not improve effective representation but rather would lessen it. Ottawa City Council’s decision to approve this ward boundary is unfair and unreasonable. It resulted from City’s staff’s failure to accurately describe the recommended transfer and staff’s failure to assess the suggested transfer against the effective representation criteria. Correction is required.

I’m not sure what the likelihood is of a successful appeal but, at a minimum, it will show that City that the Old Ottawa East community will fight back when the City proceeds in an arbitrary fashion without sound justification, sound consultation or adequate transparency.

March 10, 2021

Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

**Draft Official Plan: Comments of the Old Ottawa East Community Association**

The Old Ottawa East Community Association has examined the draft Official Plan (November 20, 2020). While we recognize the considerable effort staff has expended in the production of this draft, we believe that, unless the document is changed considerably, its implementation will harm our community and the City.

Over the last month, community associations and residents have struggled to make sense of the massive on-line documentation provided for the draft Official Plan. Unfortunately, the draft Official Plan has raised more widely-held concerns than we’ve seen resulting from any other city planning effort. The new Official Plan needs at least another year of consultation before it goes to Council and it needs to better assess and reflect the impact of the pandemic on the City’s fabric.



In this regard, we strongly support the Federation of Citizen's Associations for a delay until 2023, a copy of which is attached to this submission.

***In terms of issues primarily pertaining to Old Ottawa East we wish to highlight the following required changes:***

- ***The boundary between the Downtown and the Inner Urban transects should be redrawn***, with the section of Old Ottawa East north of the Queensway and the area of Old Ottawa East around Lees Station both moved into the Inner Urban transect with the rest of Old Ottawa East. Staff's position that the northern part of Main Street and adjacent neighbourhoods should be included in the Downtown Transect is peculiar at best: this part of Old Ottawa East has always been closely tied to the rest of the community and has virtually no connection to either Centretown or Sandy Hill, two major components of the Downtown Transect. In terms of the Lees Station area, at an absolute minimum Springhurst Park and the 160 Lees Avenue greenspace should be with the rest of Old Ottawa East in the Inner Urban transect.
- ***The entire community of Old Ottawa East should be covered by a single secondary plan***, just as was negotiated in 2011. We acknowledge that the 2011 plan needs review - as was always envisaged - and we would be happy to work with the City to make necessary improvements. We do need to remove ambiguity regarding such matters as height and FSI. And we would seek to ensure that the south side of Hawthorne Avenue has a maximum height of four storeys, as per the current ZBL height limit. The Secondary Plan must emphasise that details of the Secondary Plan take precedence over more general provisions of the Official Plan. Attached as Annex 1 is a more detailed examination of what should be included in a revised Secondary Plan for Old Ottawa East. (Annex to follow)
- ***The "transforming overlay" should not be applied to Old Ottawa East.*** The community is already a functioning example of a 15 minute neighbourhood and is rapidly transforming into the urban forms prescribed in the draft Official Plan. The community is currently, and will continue to be covered by a Secondary Plan which should be the instrument used to determine when and where deviation from the Official Plan are required. We do not agree that a Transforming Overlay should be used, as proposed in sec 5.6.1.1 paragraph 2) c) to increase height permissions greater than those contained in a Secondary Plan
- ***The Alta Vista Transportation Corridor must be removed from the plan.*** It would destroy much-needed greenspace in the urban core; it's in fundamental opposition to the City's climate change efforts; it would undermine everything the City is trying to accomplish with LRT; it would divide our community; and it would result in horrendous traffic problems on Lees Avenue and elsewhere.
- ***The idea of a special district for properties adjacent to the Rideau Canal has potential*** to ensure some of the new eyesores that the City has allowed over the last decade won't be replicated but we want to be involved in the review of implementing policy.
- The idea of a "Special District" for Lansdowne is sound, however, the current wording emphasizing the professional sports and entertainment aspect is wrong: ***Lansdowne Park is the City's major park for***

*playing, gathering and socializing, not just watching professional sports and expensive entertainment.*

*In terms of more general issues, especially ones that apply to communities similar to ours such as the Glebe and Old Ottawa South, we seek the following changes:*

- *The new plan must contain a strategy for reaching a 40 percent tree canopy in each community, especially those in the Inner Urban and the Downtown transacts .*
- *The document is lengthy and introduces many new and undefined concepts: clarity is required.*
- OOECA supports the concept of 15-minute neighbourhoods for several good reasons but the draft fails to identify what are the existing and potential 15-minute neighbourhoods. ***It's now time for the City to fully assess the neighbourhoods of the Ottawa Neighbourhood Study in terms of how they rate and what's required to improve their "15-minute-ness."*** The OP fails to recognize that existing neighbourhoods / communities are the basic building blocks of the city. Rather than consolidating and eliminating community design plans and secondary plans, the city should be working with community associations to ensure each neighbourhood / community has such a plan and that this plan establishes what is necessary to get to effective "15-minute-ness."
- ***The issue of affordable housing has not been adequately dealt with in the draft.*** If the City's affordable housing policy is going to be dealt with through a separate policy as we've heard recently then this policy must have teeth and appropriate compliance and defined contributions from developers.
- Climate change is another rapidly emerging issue which has not been adequately taken into account in the drafting of this plan. ***We request that the delay in preparing a final draft be used to examine the relationship between rapid urbanization and changing climate.*** Factors to be reviewed include the issue of urban heat islands as soft landscape gets turned into buildings or asphalt, and the need for urban parks.
- ***The Mature Neighbourhood By-laws and Infill By-laws must be maintained.*** We worked hard with the City to establish them. Provisions in the draft OP would essentially eviscerate the protection of neighbourhood character.
- As the Old Ottawa South Community Association has noted, the draft OP would permit building heights a storey or more greater than those established in some areas of some of our neighbourhoods along with provisions enabling smaller setbacks and increased lot coverage throughout the Inner Urban Area. Increased lot coverage threatens existing trees and reduces the area available for water filtration, new trees and soft landscaping. ***We are opposed to these provisions that would damage neighbourhood character, livability and tree canopy. (or, "it will be necessary to include specific policies to mitigate these negative impacts of greater density on neighbourhood character and tree canopy")***

- We also support OSCA when it notes that policies for the selective prohibition of “lower density typologies”, such as singles and semis, run contrary to the stated intent of providing “more housing choices” within neighbourhoods. ***Single-family homes and semis should not be limited to areas beyond downtown and mature neighbourhoods.***
- The draft OP puts too much emphasis on greater intensification in the downtown and inner core transects. ***Intensification should be throughout the city, wherever there are municipal services like water and sewer in place and LRT rapid transit either operating or planned.***

We look forward to seeing the City work with residents and communities over the coming year to ensure the new Official Plan really does result in better neighbourhoods / communities and the entire city.

Bob Gordon  
President  
Old Ottawa East Community Association

c.c.: Councillor Shawn Menard  
Councillor Jan Harder  
Richard Slowikowski, President OSCA  
Laura Smith, President GCA