



Old Ottawa East Community Association Board Meeting

TUESDAY, MARCH 8, 2022, 7:00 PM ([ZOOM MEETING DETAILS](#))

Draft Minutes

Attendees: Bob Gordon, Catherine Pacella, Phyllis Odenbach Sutton, Don Fugler, Kristine Houde, Ron Rose, Alexandra Gruca-Macaulay, Georgia Blondon, Heather Jarrett, Ian Sadinsky, Jamie Brougham, Jayson Maclean, John Dance, Peter Tobin, Councillor Shawn Menard and Ariela Summit (Capital Ward Councillor's Office), Evan Garfinkel (Regional), Doug Macaulay, Paul Goodkey, Mitch Vlad, Jean Wylie, Rebecca Grace, Rebecca Aird, Monica Helm, Adriana and Peter Beaman, Evelyn Tan, David Henderson, Allison Eddy, Craig Dunphy, Helen Breedon, Mark Corey, Wesley __, Brigitte __, Danielle __, Bronyk __.

1. Call to Order

2. Approval of Agenda

- Request to add agenda Item 9. SLOE Adopt-A-Tree proposal to agenda.
- Motion to approve amended agenda put forward by Alexandra Gruca-Macaulay and seconded by Peter Tobin. All in favour. None opposed. Carried.

3. Approval of Minutes – February 8, 2022

- Motion to approve minutes with minor correction to fix spelling of attendee names put forward by John Dance, seconded by Phyllis Odenbach Sutton. All in favour. None opposed. Carried.

4. Chair's Report – Bob Gordon

- Had meeting with Atelier/St-Paul (Dr. Beauvais) and will follow-up with them again.
- St-Paul is looking to increase their community engagement and could help facilitate any activities we're looking to advance in the community – full report from Bob at later date.

5. Treasurer's Report – Don Fugler

- Current balance is \$19,972.07 - \$300 decrease from February – Cheque to Rideau Winter Trail

Comment1: Positive response received from people who have used the path. Don has been on the path 4-5 times and thinks that it was money well spent.

Comment2: Note that Rideau Winter Trail still looking to complete fundraising activities – target 20K.

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

- There will be multiple inquiries in trucker convoy – three in progress including inquiry into police force and city council responses.
- Positive is that residents came out in full force, grocery, and pet food runs, offers to share homes, safety walks
- Lack of City leadership forced residents to take a stand – Protest at Riverside and Bank
- PXO (pedestrian crossing) at Greenfield and Concord happening
- New EV charging station on Main Street – some of the charging cords are in the way of the bike lane – will go back to installers to have it repositioned

- High Performance Development Standard (HPDS) – on the agenda for this week – may not apply to smaller buildings. Councillor will push forward that builds should be greener – build 1 and 2
- Webinar will be rescheduled for April (TBD) with Councillor McKenney
- Snow clearing on multi-use pathway (MUP) in Greystone Development – Oblates, Scholastic
 - o Scholastic Drive – some liability and safety issues, not accessible due to private lane. Working with snow removal company to find solution.
 - o Oblates – no parking signs to be installed this Spring. City snow clearing – challenge due to construction, new developments
- Still catching up on work that was put aside due to convoy but happy to take questions.

Q1: Meeting regarding 2 buildings – Bank and Riverside – Did it take place?

A1: 1st meeting for building that is situated in Jean Clouthier’s ward. Positive public round of improvements proposed. 2nd meeting – property owned by Billings Bridge – is on Capital Ward. There’s a lot to do there – it’s a dangerous area – Bank St south getting full renewal – they came down on height. It’s a big development, bigger than secondary plan called for. Looking for there to be public benefit if they will develop there. Need affordable housing in that area.

Q2: Are you aware of parking of south side at Oblates and Main – it’s totally blocking access/exit from building – people parking across from Milieu. People are also ignoring the lay-bys.

A2: Got parking removed from that area and got bus stop moved from there. Will follow up re: ongoing issues in that area

Q3: Thanks so much for your work. Is there any news at all about Lansdowne?

A3: recently met with GM of planning and infrastructure. They are not financially in line with OSEG. 2.0 plan – active transportation to-from site, functioning and beautification of the site. Determining where to put the arena, looking to add housing on north side. Councillors’ Sponsors group meeting delayed twice as a result – March 28th meeting planned (TBC). Also asking for Public Stakeholders group meeting. And meeting of community group – for Assoc’s x3 to ask questions – Stay tuned for meeting dates

Q4: Forecourt and community centre – plans from the city - Who do we approach at the city for information on timelines and plans for these areas? We seem to be in the dark on many upcoming builds.

A4: Plan consultation that will take place on the Forecourt. Grande Allée is farther along.

Speak with Kevin Wherry (+ Mike Russett) – we meet with him 1x/month of various issues – Ariela will bring this back to that group. They’ve been working on it for a year, but we’ll stay on it.

Q5: Snow removal discussion from earlier – two issues: 1) at Clegg and Colonel By – if traveling south and turn left – lane is very narrow. If a car is at stop and wants to travel North, the eastbound lane is very narrow. Dangerous – can’t see traffic from the other direction due to snow accumulation. Very narrow. 2) salt piled up against tree (in that same area?) – tree won’t live long

A5: We will provide feedback. Often takes two years for snow clearing to stick. Councillor Menard sits on the snow clearing standards committee.

Comment: It would be lovely if Clegg got extra attention for clearing/snowbanks while the canal is open because the abundance of parking along Clegg for skaters accessing the canal makes it difficult to navigate.

Comment: Agreed. And perhaps parking on only one side of McGillivray. Many families with young kids unfamiliar with the area jump into the very narrow area, unaware of traffic.

7. Regional Group Update – Evan Garfinkel

- 2a Milieu units are starting to fill up, 2b – spring occupancy, phase 3 plans are being revised.
- Spencer under construction – estimate a 2-year project
- Conversation re: street signage – approved in late fall, City usually installs signs but Regional has contractor who will do installation.

Q1: Why are trucks coming in from Oblates? Thought they were supposed to come in from Hazel.

A1: Excavation blocking access. Should wrap up in 1-2 weeks

Q2: Turtle eggs hatching – is there any plan to protect that area at the end of Oblates?

A2: Aware and working through plans – will share plans with OOECA at later date.

Q3: Regional has a landscape architect – Would she be available to help the community determine what's needed there?

A3: We are working with our landscaping architect – Plan was to have that path naturalize. We can bring any questions group has to the team for answers

Q4: A lot of residents in the area where 30m corridor is located are disappointed that planting has not been done, but you say there is a plan for the area – many years waiting for Regional to address this area. I thought you were going to make it look more like the southern part.

A4: Will plant according to approved 30m corridor plan. Additional planting needs to be done and they will fulfill that obligation.

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

- No report – no representative present at March meeting.

9. SLOE Request for OOECA Support – “Adopt a Tree” Project

- [SLOE – Tree Troop - Adopt a Tree Brief](#) and [invoice](#) included in SLOE report section below.
- Point of project is to increase tree canopy in OOE which is at 24%, lower than city's targeted 40%.
- SLOE is purchasing seedlings and asking for funds from OOECA. Report and invoice attached. Request is for OOECA to fund 50% (\$175).

Comment: Reminder that SLOE had transferred funds to OOECA Treasurer at one point.

Q1: What is plan for distribution of trees, identifying locations for planting?

A1: Building a tree inventory was discussed – would be a multi-year project. Plan is now to do a spot approach – find sites in need of trees. Project in concert with Old Ottawa South. Leaflets to be distributed to residents in both neighbourhoods. And approaching residents directly.

Comment: These trees have the potential to become real trees, adopt-a-tree and ensure their growth. Within a few years, the tree can really grow. The challenge is to get people to take care of the trees.

Q2: When would we need to plant the seedlings?

A2: Pick up in April and will need to plant them shortly after (a few days)

Comment: Archville tree canopy project mentioned

President: Given the amount requested by SLOE, approval of any motions can be made solely by the board. Does not require broader approval.

Q3: I wasn't aware that some of the OOECA funds were earmarked for SLOE. Is it all under one account?

A3 from Treasurer: Lees Avenue Garden has approx. \$1,500 in OOECA bank account, SLOE has approx. \$2,500. This is in addition to the approx. \$20K Don reports on each month.

President: I think it's important that we split the cost for this project to show our support.

Comment: If we need to plant shortly after receiving the seedlings, and these are canopy trees, concern that planning is needed + support for person planting also needed to ensure success

Comment: Can put seedlings in pots temporarily if we don't find homes for them.

Comment: Link our outreach for this program with Cleaning the Capital – work with CAG, St. Paul, Immaculata, etc. – Kristine to incorporate in promotion plan

Motion put forward for OOECA to fund 50% of the cost of the purchase of bare root trees (~\$175).

- Motion moved by Jamie Brougham, seconded by Peter Tobin. All in favour. None opposed. Carried.

10. Board and Member input - OOECA Procedures – Attendance List, Action Item List

- In the past, meetings were held in person and attendance was recorded – paper sign-up. Wondering if those in attendance have any strong feelings for or against recording only Board Members, or all attendees?
- One practice is that - If you want to be recorded in the minutes, you type your name in the chat.
- If you do not want to be recorded, notify in the chat. President to ask at start of each meeting
- Action item list – Should we implement this for OOECA – we start with this item at each meeting, not all action items need to be completed at the end of each month, but will be helpful for tracking
- Procedure changes to be trialed at next meeting.

11. Committee Reports (*All received reports link to attachments inserted after the Minutes, starting p.9)

11.1. [Lansdowne – Alexandra Gruca-Macaulay](#)

- John's Planning report re-emphasized importance of addressing Lansdowne.

11.2. [Communications – Bob Gordon](#)

- No formal report this month. Sent a letter to Old Ottawa South for FEB publication re: response to Yasir Naqvi, and Pathways for People group.

11.3. [SLOE \(Sustainable Living Ottawa East\) Jayson MacLean](#)

- SLOE items for discussion addressed in item 9.

11.4. [Planning – John Dance](#)

- Update re: 67 Springhurst – double lot across from Sisters Bldg – for sale for 250K less than original asking price. Up to 16 units now advertised – still a lot but less than the 22 units they had advertised before.
- Proposing that planning cttee speak to trees at HPDS meeting. Developers have no actual requirement to plant trees at all, and more re: the size of the lot.
- Proposals – Developers given authority to build whatever they want, whenever they want.
 - If we were to go to LPAT – cost of \$400 currently, would cost \$10,000 in the future to make an appeal before the issue was even defended by a lawyer.
 - Gvt and developer are taking away any ability for communities to have a say in their communities

Comment: High price of houses and lack of affordable housing seems to have given gvt ability to go hog wild on development. Anyone who criticizes plan is told that they are If anyone can speak against this propaganda, I support this

Comment: Provincial gvt Rooney orders were seldom used in the past but are now becoming quite common – more power to developers, less to communities

President: OOECA supports John and Planning speaking at next meeting on this.

Comment: It's great to pack a bunch of homes in a small area, but there have to be the amenities, and greenspace and environment to support them.

11.5. [Parks and Greenspace – Jamie Brougham](#)

- In addition to report, committee will be working to clarify priorities and engage CAG, SLOE, and other committees in future planning as appropriate.

Comment: We used to have a 15-minute neighbourhood – corner store, butcher, and other vendors when the world moved to a 7-day week. Every meeting discusses cars – I used to walk and bike 50km to work. Several cars from neighbours are stored at his place, especially in the winter. Don't disregard that resident need their cars for their livelihood – to commute to work.

Comment from Phyllis: Recommends that people read the Parks and Greenspace report included in the agenda and provide feedback on what priorities should be.

Comment: 15-minute neighbourhood is a pipe dream. From a commercial perspective, there isn't a merchant in the world who can rely solely on the local residents. Our association is an association of neighbours. We need to figure out what fits in our neighbourhood.

Comment: Sometimes I really have to wonder about our city and planning department. City's mission to get rid of cars isn't realistic. City has zoned those properties that had small stores to still have stores. Hate to see the vacant spots along Main Street.

Comment: There is overlap between SLOE, CAG, Parks, Planning, but each has its own niche focus. The Windsor Park comment is relevant, especially in relation to bins and collection. Springhurst is such a difficult situation – The park is actually quite a small park, but there is immense green space. There are challenges getting servicing at Springhurst because it's such a small park but with high utilization.

Q1: Would it be possible to have some designation of that Greenspace as temporary but official park space, and if nothing else, get proper waste management at that location? And then, we could utilize the space.

Comment: If we look at Windsor as a model, what lessons could we apply to Brantwood and Springhurst?

Comment: Support a temporary ask that this be designated as a park, especially to get better waste management, since it's not as well looked after as Brantwood.

11.6. Membership – Suzanne Johnston

- No report this month.

11.7. [Corners on Main, Greystone Village, Lees – Peter Tobin](#)

- Where Scholastic meets Sanctuary, city put sign up shared pathway, but right across the street from that, group has put up private route no access. Thinks community should react to it

Q1: Are residents also trying to say that pathway is also private. The MUP (multi-use pathway) is shared. Are you stating that the signage is confusing?

A1: Yes, would recommend pressing to have signage taken down.

11.8. [FCA \(Federation of Citizens Associations\) – Ron Rose](#)

- Lengthy report of FCA activities this month. Highlight of FCA meetings have been HPDS, and the city's reactions to the task force report on affordable housing. John has done some good pieces on the issue.
- Vacant property tax – Finance committee has approved any proposal that any property that is vacant more than 168 days per year will be taxed. Owners who do not declare if their property is not vacant, will be subject to fine.

11.9. Health and Safety – Courtenay Beauregard

- No report this month.

11.10. [Transportation and Infrastructure – Tom Scott](#)

- Report included below. Tom unable to attend due a last-minute conflict.

12. New Business

- 12.1 FCA draft motion related to High Performance Development Standard (HPDS)

- In Ron's opinion, the FCA missed a lot of major points from OOECA's point of view – trees, federal building standard may change in the next few years negating all this work anyway. Recommend that OOE abstain from expressing their support for the FCA motion.

Q1: From FCA perspective, we're actively doing nothing, but Planning will have comments about the standard that reflects the community's best interests and concerns.

A1: Yes, that is correct.

Q2: a) Do we have charitable status? b) Do we issue financial statements? c) Do we have a mission statement?

A2: a) no b) yes – AGM statement posted, c) yes, on the website

Question: Are we actively engaging in community projects to support Ukrainian community?

Comment: I see our role as supporting our community, and would want us to identify issues that are relevant members of our community, would have impact on

Comment: If you raise an issue (i.e., broadening social focus), would appreciate if you came back with some reasoning which I would happily read.

Comment: One topic I can go on about is democracy. We are a local community expressing our values and our beliefs. We would need another committee, outreach, etc. etc. to effectively represent the voice of the committee. It's a great topic, but for the structure we have here, this is next level.

Comment: Agree with other comments – quite likely there may be a request that comes down to sponsor or support a Ukrainian immigrant. Don't see role for OOECA but do see individual role for residents.

Comment: I take the point seriously about capacity. I see a lot of effort into roadways and parkways, but I feel we're missing a bit of the people part. Example given regarding farmers; this is an intelligent group and I think we could be very helpful. Maybe I'm in the wrong group and I should engage with a church or synagogue. Similar to the 15-minute neighbourhood – it's more than just being able to walk to buy a book, it's caring about neighbours who have family in distress elsewhere,

Comment: a good point is raised about social focus, but I hope that if we focus on one region in conflict, I hope we would broaden our focus in other areas of conflict.

Comment: I'm not sure this is our mandate. We might act on something that not everyone agrees with.

President: Paul made comment about Business Improvement Association – no BIA exists in OOE. The Community Association is the de facto group for BIA in our area, most recent example being decision regarding food trucks. One city parameter was that trucks could not compete with local businesses. Confirmation from all local businesses that we made appropriate decision.

Q1: Where do I find info on what the association decided on food trucks?

A1: It was a targeted pilot to assist food trucks during COVID. one of the parameters of the City was that trucks could not compete with local businesses. OOECA response was required in 24h, we declined to participate in the pilot, and local businesses supported this decision. Something is on the main page of the website – July 2020.

President: Any comments or thoughts about us returning to in-person meetings?

Comment: Would like to see us maintain hybrid meeting.

Comments:

- The objectives of the association are below - there is a lot of room to do a lot ... but it is a matter of who will take on different projects that are proposed.

3.1. The Old Ottawa East Community Association is founded upon, and will be guided by, the following principles:

- Providing a forum that within the bounds of democratic procedure encourages citizen participation in and discussion of matters concerning the community.
- Encouraging public participation in the planning and development of the community.
- Providing a means through which the opinions and desires of the people of Old Ottawa East can be made known to their elected or appointed representatives.
- Preserving and improving Old Ottawa East as a sustainable community and focusing attention upon its history and heritage.
- Endeavouring to protect and enhance the parks and other green space areas.
- Endeavouring to enhance amenities in Old Ottawa East with the goal of improving the quality of life for the residents of Old Ottawa

13. Adjournment

- Motion to adjourn put forward by Ian Sadinsky and seconded by Peter Tobin. All in favour. None opposed. Carried. Date of Next Meeting: Tuesday, April 12, 2022, via Zoom Meeting

Attachments - Item 10. Committee Reports

Lansdowne – Alexandra Gruca-Macaulay

- I have nothing new to report, but am sharing John Dance's recent submission to ***The Glebe Report*** – John's letter provides an excellent summary of the state of the question:

Lansdowne Priorities?

We were not successful in transforming Lansdowne Park into Ottawa's Central Park. Instead, developers and City councillors created a venue primarily catering to professional sports and commerce. Nothing wrong with either but neither should be the primary activity at the park in the centre of the city and in the heart of the Glebe, Old Ottawa East, and South.

One of these months - after more than half a year of virtually no consultation with the neighbouring communities - OSEG and the City will propose a very expensive replacement arena and north side stands. With the coming municipal election, it's time to say no to such a proposal.

We need a Lansdowne Park focused on pedestrians and active activity: not on spectating and consuming. Let the professional teams build their new facilities where there is LRT, rather than between the perpetually clogged Bank Street and a parkway that was never designed to be an arterial and in an area that has no high-capacity roadway in an east-west direction.

To illustrate the absurdity of what happened with the previous Lansdowne refurbishment, just look at how pedestrians have to make their way through the park: the sidewalk before Aberdeen Square is minuscule while there is lots of room for vehicular traffic. That's what happens when the focus is on professional sports and commerce.

John Dance, Old Ottawa East



Communications – Bob Gordon

- No written report for March 8th meeting.

SLOE (Sustainable Living Ottawa East) – Jayson MacLean

- No written report for March 8th meeting. Brief and invoice to support request for support from OOECA for Adopt a Tree project inserted below (SLOE attachments 1 and 2):

SLOE Attachment 1

SLOE - Tree Troop - “Adopt a Tree” Project - Support from OOECA?

Background

SLOE’s Tree Troop has launched several projects to increase OOE’s tree canopy and protect what we have now. In April, the Tree Troop will begin its “adopt a tree” project and SLOE would appreciate it if OOECA contributed half (\$175) of the project’s cost. SLOE is covering the other half and will proceed even if OOECA doesn’t contribute.

Why?

The OOE area shaded by a tree canopy is only 24 percent vs the city target of 40 percent. And infill / development pressures are reducing the canopy. Where trees are planted on redeveloped lots, they tend to be of non-canopy trees (they have a maximum height of seven metres or so). To address this canopy problem, the Tree Troop wants to actively encourage residents and businesses to plant and protect trees. The Tree Troop will also plant trees on public lands where this is permissible.

Details:

In April, SLOE will purchase 100 “bare root” stock from the Ferguson Tree Nursery in Kemptville. These trees will be offered free to residents along with advice on appropriate species, how and where to plant the trees and how to care for them. The only stipulation would be that the resident commit to caring for the adopted trees and that each fall the resident let SLOE know how the tree fared during the growing season.

The “bare root stock” appears to be small and delicate when they are purchased but they can grow remarkably well - doubling in height in their first year. Unlike the seedlings offered by other groups, the bare root stock have a much better chance of survival in their first year. The stock that is not adopted will be planted in public areas and Tree Troopers will care for them.

If the program is successful, we'd seek to plant another 100 trees next year and years beyond ... and get to a 40 percent tree canopy someday.

The invoice for the trees is attached (Attachment 2).


FERGUSON
Tree Nursery

 275 County Rd. 44
 Kemptville, ON K0G 1J0
 613-258-0110,
 admin@fergusontreenursery.ca

Invoice

Date	Invoice #
2/24/2022	22-453

Invoice To
Sustainable Living Ottawa East Ian McRae

Ship To

Terms	Customer E-mail	Customer Phone	P.O. No.
	ianmcr64@gmail.com	613-235-0096	

Description	Qty	Rate	Amount
White Birch (Betula papyrifera): Bareroot seedling 1+0, 30-45cm	20	3.00	60.00
Red Oak 1+0 (Pinenoodle)	20	3.00	60.00
Silver Maple zone 36 2+0 (60 cm +)	20	3.45	69.00
Peachleaf Willow (Salix amygdaloides) zone 36 1/1 20cm+	20	3.00	60.00
Black Willow (Salix nigra) zone 36 1/1 25cm+	20	3.00	60.00

Sales Tax Summary

 HST (ON)@13.0% 40.17
 Total Tax 40.17

Subtotal 5309.00

Sales Tax Total 540.17

Total 5349.17

Payments/Credits 50.00

Balance Due 5349.17

Payment Schedule: 50% Deposit, remainder by March 15; 100% for orders after March 15.
 Please be advised that late fees will apply after 30 days: 1% compounded monthly.
 Visa & MasterCard Terms: 2.5% service fee on orders over \$500.

There is no Warranty on the product beyond correct species. It is the Customer's responsibility to inspect all stock on pick-up or delivery.

GST/HST No. 899041511

admin@fergusontreenursery.ca

Web Site www.FergusonTreeNursery.ca

FCA (Federation of Citizens' Association) – Ron Rose

Of particular interest to those reading this report who are homeowners, is the reference to your costly obligation under the recently proposed Residential Vacant Unit Tax, which is discussed in the final point of this report.

This report covers:

1. The FCA general meeting of February 16th,
2. The CFA working group on the Committee of Adjustment, and
3. The PCA Planning and Zoning Committee of March 2nd.

1. FCA general meeting - February 16th

- The February meeting of the Federation of Citizens' Association was held virtually on February 16th, 2022.
- The starting time had been pushed back to 7:30 to accommodate a couple of City consultations, which had subsequently cancelled anyway due to the state of emergency.
- The regular "spotlight" on a particular Community Association fell on the Lincoln Heights-Parkway Community Association.
- The main agenda item was a report by the **Peoples Official Plan** (POP) and their program to follow-up on the City's new Official Plan. However, most of the discussion dealt with the reasons the POP had been so successful in working with Councillors and City staff to get amendments drafted, then vetted by staff, and sponsored by specific Councillors. The POP was praised for its efforts and invited to participate in future FCA workshops on civic engagement.
- There was also a mention of the governance changes not for profit bodies, such as OOECA, will have to make as a result of the **Provincial Government's Not-For-Profit Corporations Act** (ONCA). This is an issue which we will have to address in the future, but we do have a number of years to review and comply.
- Motions were passed endorsing the City council and Police Services taking appropriate action to immediately end the illegal occupation of the City by the truckers convoy; and another recommending improvements to the operations of the Committee of Adjustment.
- The next meeting will be held virtually on March 16th.

2. CFA working group on the Committee of Adjustment (CofA)

- Many Community Associations, especially those in the city core, have had difficulty dealing with the [Committee of Adjustment](#) (CofA). The FCA has formed a working group to propose improvements to the CofA's operating procedures. The Group has met twice, including on February 25th, and has sent two letters to city staff with recommendations. The Committee meets again on March 25th. A detailed report on the February 25th meeting was sent to the OOECA Directors.

3. PCA Planning and Zoning Committee of March 2nd

The Planning and Zoning (P&Z) committee of the FCA met on March 2nd. Highlights of the meeting included a motion on High Performance Development Standards. The text follows at the end of this report. The motion requests all CAs to write their Councillor to support the motion. I abstained from that vote and recommend that we not express support at this time. The topic is much too complex to

understand in an hour. Perhaps those in our community with a deeper understanding of the High-Performance Development Standards can present a report at a future Board meeting. The staff report and recommendations are to be considered at the March 10th meeting of the Planning Committee,

- The FCA Board has received funds to hire a part time staff person.
- The FCA takes exception to the negative option aspect of the recently announced Residential Vacant Unit Tax of 1% of the assessed value of the property. All 330,000 homeowners in Ottawa are expected to report if their residential units have been left vacant for more than 184 days or face a \$250.00 fine

FCA Attachment 1

High Performance Development Standard (HPDS) Draft Motion

Whereas the City of Ottawa has declared a climate emergency and citizens need their governments to devise collective measures for reducing our carbon footprint

Whereas buildings account for 46% of Ottawa's community emissions and Ottawa's climate plan has a target of all new building constructions being net zero by 2030

Whereas Toronto began implementing the Toronto Green Standard in 2006, and Ottawa is only now proposing a [High Performance Development Standard](#), which exists in draft form and is planned to go to Planning Committee on March 10, 2022, and then the Agriculture and Rural Affairs Committee and Council in April 2022,

Whereas a review of the draft shows that its energy and carbon measures will only apply less than 50% of new builds in Ottawa and is therefore not a promising path to meeting Ottawa's climate target for new building emissions,

Whereas as drafted there is no provision for enforcement of the standard

BIRT the FCA write to all councillors and urge CAs to communicate to their councillors, asking that:

- Set the starting specifications and scope of the Ottawa standard to meet or exceed the Toronto standard as at May 2022 including provisions on embodied carbon and construction waste
- The application of the standard be widened to apply to all new buildings and that the City present a credible path using a combination of instruments for all new builds achieving net zero by 2030
- Set a date by which time the standard will be enforced
- Implement the standard so that it results in meaningful and comparable energy and carbon efficiency information for building and home buyers and owners
- Regarding developing incentives for Tier 2 of the standard, include for consideration not only incentives for builders and developers but include options for incentivizing home/building buyers and owners to purchase/own energy and carbon efficient buildings, with a view to market transformation

Planning – John Dance

1. Minor Variances: 47 Lees

Approved. No OOE items are on the March meeting of the Committee of Adjustment.

2. Minor Variances Policy and Management

The Federation of Citizens' Association's discussion of reforms required at the Committee of Adjustment (CofA) is outlined in [Planning Attachment 1](#), (Ron Rose, OOECA's FCA rep, has been following this and planning committee member Olivier Basset is also involved.)

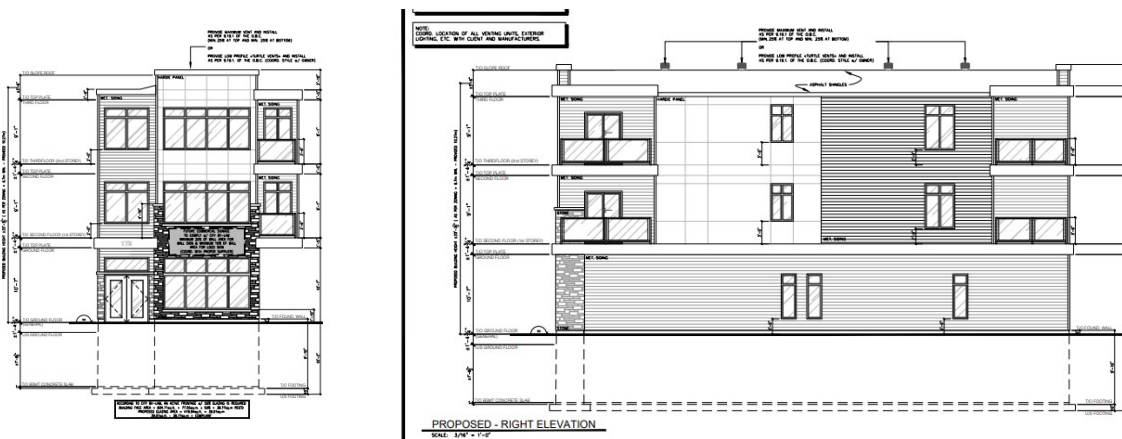
3. Proposed Main Street Developments: On the City's "devapps" site two Main Street lots are proposed for redevelopment.

- a) **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).



- (b) **172 Main** (west side of Main between Hazel and Immaculata entrance) The proposed building is a mixed use building; commercial space on main floor, two (2) apartment units on second floor, two (2) apartment units on third floor. Below: Main Street elevation and northern elevation.

It's not clear whether minor variances will be sought. The Main Street lots are zoned for up to six storeys.



We're exploring where these are in the approvals process. The proponents have not approached the OOECA planning committee.

4. New Planning Committee Member

Kristine Houde has volunteered to be the planning committee rep for the GV/Corners neighbourhood. Thanks! We're still looking for reps for Lees, Brantwood-Rideau Gardens and Main Street.

5. 67 Springhurst Update

The property disappeared from real estate listings but now has reappeared as: "\$2,550,000 - large 14,000 sq ft (approximately) lot with various options for development. Plans in photo section are for a proposal for eight semi-detached homes with accessory dwelling units, but there are other possible options. Single family semi's would sell well here. The proposed development would require a small variance for the Planned Unit Development concept."

See: <https://www.royallepage.ca/en/property/ontario/ottawa/67-springhurst-avenue/17021981/mls1278919/>

So the asking price is down by \$250,000 and it seems that the proposed use is fewer units than what had been proposed (8x2 = 16 vs previous 22-26). I do question the sentence "The proposed development would require a small variance for the Planned Unit Development concept." To some of us, it would be more than a "small variance" to allow what's proposed.

Good work on the part of Suzanne Johnston and other neighbours who have argued that the previously proposed 22-26 units were too many.

See [Planning Attachment 2](#) for more details.

6. Greystone Village Phase 3 Update

As of this writing, Regional has not submitted its revised site plan control application but anticipates submitting soon. There are no significant changes from what was presented to the Community Association. Regional says they would like to begin construction "shortly after we receive our approvals."

One thing that wasn't clear (to me anyway) was just how much farther from the Deschâtelets Building the new southern building would be. As per [Planning Attachment 3](#), the step back is now at the fourth rather than the fifth floor and it is 14.7m vs the previous 9.0m from the southern face of the Deschâtelets Building, a difference of 5.7m.

7. 170 Lees Avenue

On March 10, the City's planning committee will consider a proposed zoning bylaw amendment to permit "a parking garage, limited to the long-term storage of vehicles," on the P3 underground parking level of the existing building. The OOECA planning committee has no objection to this. In the course of reviewing the application, we learned that the owners of 170 Lees were required to remove the open dumpster that had been spewing garbage onto public land along the river and Bylaw gave them a hefty ticket for debris there last fall. I'm not sure if there have been further cases of garbage from 170 Lees.

8. Ontario Housing Affordability Task Force Report

Prepared "to help the government identify and implement real solutions to quickly increase the supply of market housing in Ontario."

Contains 55 recommendations on municipal planning protocols, provision of infrastructure, public participation in the planning and appeals processes, increased density "as of right" in residential areas,

etc. and has the potential of limiting community and municipal input to and control of new development. It's not clear whether the provincial government will be trying to enact related legislation before the summer election. (See: <https://files.ontario.ca/mmah-housing-affordability-task-force-report-en-2022-02-07-v2.pdf>)

As the CBC's Joanne Chianello commented: "The task force asked to find ways to make Ontario housing more affordable wants to do away with rules that entrench single-family homes as the main option in many residential neighbourhoods, according to a draft report...The nine-member Housing Affordability Task Force, chaired by Scotiabank CEO Jake Lawrence, wants to "create a more permissive land use, planning, and approvals systems" and throw out rules that stifle change or growth — including ones that protect the "character" of neighbourhoods across the province.

See: <https://www.cbc.ca/news/canada/ottawa/draft-report-housing-task-force-ontario-1.6324869>

As Paul Goodkey has noted, "In my opinion, this subject is the most important Planning and Zoning matter for our city and our community, as of right now. If these Report recommendations are accepted and then become Ontario law, the Ontario Ministry of Municipal Affairs and Housing review and amendments to the city's New OP will have to be in conformance. Many of this Report recommendations are currently found in the New OP, but many other recommendations go much further in shaping the planning policies and zoning provisions for our city and neighbourhoods. We can certainly expect several OOE SP policies will also have to be amended."

My view is that the task force recommendations are a continuation of the Ford government's diminution of municipal and community influence and capacity. The shrinking of the Toronto City Council started it all. Similarly, the removal of the community-friendly aspects of LPAT (now OLT) was another example. The Ford government does not like grass-roots consultation despite all the Premier's "folks" rhetoric, but he really does like businesses of all sizes being less fettered. Businesses are really important, but many developers are not particularly interested in the well-being of communities but rather in what their profit margins are.

The planning committee will be looking at the recommendations and considering other community associations' perspectives, that of the FCA and of the City's planning committee which has the report on its March 10, 2022 agenda.

The City's staff report is at

<http://app05.ottawa.ca/sirepub/cache/2/jxuac5qlm1w1ohwvbcadnw3q/78711403042022085855216.PDF>. Note comments and recommended City position with respect to "preserving Neighbourhood Character."

Staff note: "***The Report's primary limitation is that it does not address the need for or the mechanisms to support affordable housing*** – that is, housing units provided at below market rates, usually with government support. It is critically important to address the broader housing needs of Ottawa residents who live on low incomes and struggle to find and maintain affordable housing, placing them at risk of housing loss and/or homelessness. Access to suitable, adequate, and affordable housing is foundational, a key social determinant of health and wellness, allowing people to fully participate in the economic, social, and cultural life of the City."

Also: "***The City does not agree with the recommended changes to the Ontario Heritage Act. The focus on heritage conservation as a barrier to the creation of new housing is given significant weight in the***

Report, yet the approximately 10,000 designated and listed properties in the City of Ottawa represent a fraction of all properties in the city.” *I’d note that it could have an adverse impact in preserving the built heritage in our city too!*

And: “The Report acknowledges that part of the cost of development lies in Development Charges and Parkland Dedication/Cash-in-Lieu fees. The recommendation in the Report to exempt more categories of development from these fees could have significant adverse impacts on the City’s finances.”

Perhaps of greater significance is there would be less support of new / improved parks and green space despite there being more residents.

Task Force Recommendation: “Start saying “yes in my backyard” /Create a more permissive land use, planning, and approvals system: Repeal or override municipal policies, zoning or plans that prioritize the preservation of physical character of neighbourhood” ... ***This recommendation is contrary to what we have tried to achieve with our Secondary Plan where we have supported intensification but also the preservation of neighbourhood character.***

Planning Attachment 1

Federation of Citizens' Association's meeting to discuss reforms re: Committee of Adjustment

(Ron Rose, Olivier Basset)

No action is required, but the report serves as a background document for an issue that will be consuming some of our time as a planning committee over the next 12 months.

BACKGROUND.

Every Community Association has to deal with the CofA. The task is usually delegated to the Association's planning committee, and, depending on the frequency of notifications, the planning committee will delegate follow-up to one member.

Every time someone wants to build or renovate a building that will not be consistent with existing zoning regulations, they must apply for a Minor Variance. The most common example is setbacks, i.e., the zoning may dictate that the house must be set back 6 metres from the street, but the builder wants to have the front of the house 4 metres from the street. They must seek approval from the CofA. There are approximately 8-10 applications for properties within Old Ottawa East in a year. A detailed description of the CofA role can be found at <https://ottawa.ca/en/planning-development-and-construction/committee-adjustment>, or with a simple Google search.

The Federation of Citizens' Associations (FCA) considered the need to improve the workings of the CofA in November of last year, and subsequently sent a list of proposed improvements to the City. The City responded with an insubstantial reply. The FCA then formed a working group to pursue this matter. The group met and sent a second list of proposals, which were again dealt with superficially by the city. I can provide copies of all four messages if anyone is interested.

The FCA working group met February 25th, and the following is my report to our Chair on the meeting, which was attended by myself and Oliver Basset.

REPORT

The meeting was called to order at 4:05 pm by Robert Brinker, acting on behalf of the WG chair, Alex Cullen. There were about a dozen participants. Oliver Basset was able to join the meeting about three quarters of the way through. There was a good discussion of the CofA response to the suggestions of the CFA's recommendations of February. The CofA response to recommendations for more complete and timely distribution of information concerning a request for variances was that "The challenges include translating and rendering documents in an accessible format, as prescribed by the Accessibility for Ontarians with Disabilities Act, as well as strict statutory timelines for bringing an application to a hearing and issuing decisions. That said, Committee staff regularly share available application information and decisions with anyone signaling their interest in a particular hearing agenda item." The general feeling among WG members was that these were rather frail excuses.

The final comment in the response that additional information is usually shared with anyone that asks for it seems to be borne out by the experiences of different Community Associations. Some communities have a very good relationship with their CofA secretariats. If an Association scours the notices on the website, contacts the secretariat as soon as they identify an application within their boundaries, and requests all material supplied, including additional material supplied after a notice has been issued, then they experience fewer problems. Champlain Park CA seems to have considerable experience, and approaches each case almost like a trial, gathering all the information they can and focusing only on the variances requested. However, that requires a lot of volunteer effort and follow up, which could be alleviated if the Secretariat made some adjustments in their procedures.

The meeting had a good roundtable discussion of other issues experienced with the Committee. There are three Panels (generally Urban, generally Suburban, and Rural). Some CA's reported having problems with Panel members. I indicated that OOE did not have particular problems with individual panelists, but our problems were with the Secretariat. I also made the following points:

The City Planner assigned to a file should be identified on the notice, so that CAs could discuss concerns directly;

- That the City Planner should be responsible for explaining or justifying the reasons for their decisions: not just say "no objections"; and
- That the City Planner be responsible for identifying any additional variances required. It should not be the job of the CA to identify that incorrect variances have been requested or that additional variances are necessary.
- Oliver also discussed the need for consultation and transparency on the part of the CofA secretariat.
- He noted that some people appearing before the Committee are unsure of what they should be discussing and often raise extraneous points such as concerns about building material proposed, type of trim or shape of windows.
- Re Transparency, he also noted that CAs should be able to access past files without having to pay \$85.00 for each file requested under an access for information request.

Other comments included a mention that the Terms of Reference for the Toronto CofA were clearer and more transparent. One CA suggested that the City Planner needs to see the application sooner. If the planner has a number of applications to review, and only has a few days to review and decide on each variance requested, current time frames may be inadequate. Another CA felt that it was time for an independent review of the workings of the Committee.

The meeting decided on three recommendations to go forward to the P&Z committee March 2nd and then to the FCA general meeting March 16th. Specifically:

- The FCA may also decide to hold workshops for its members on how to successfully engage with the CofA.

CONCLUSION

Planning Attachment 2

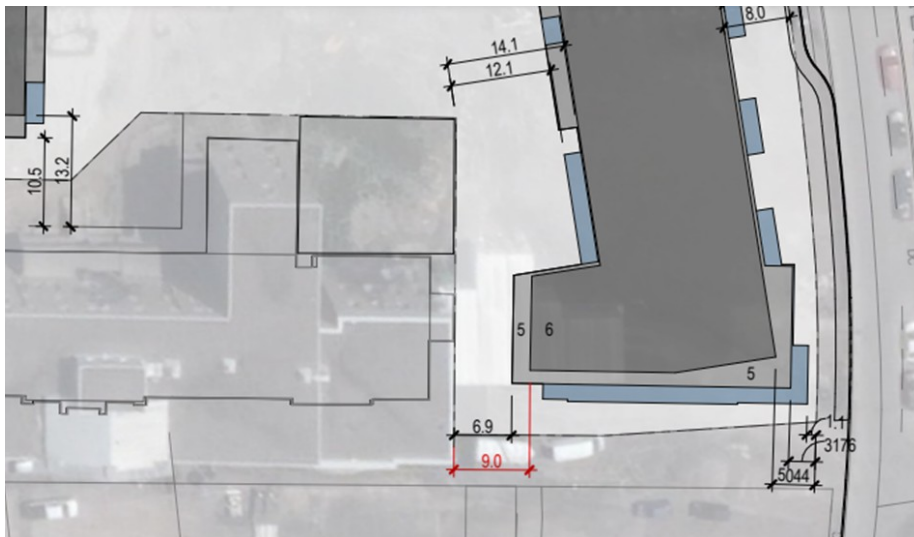
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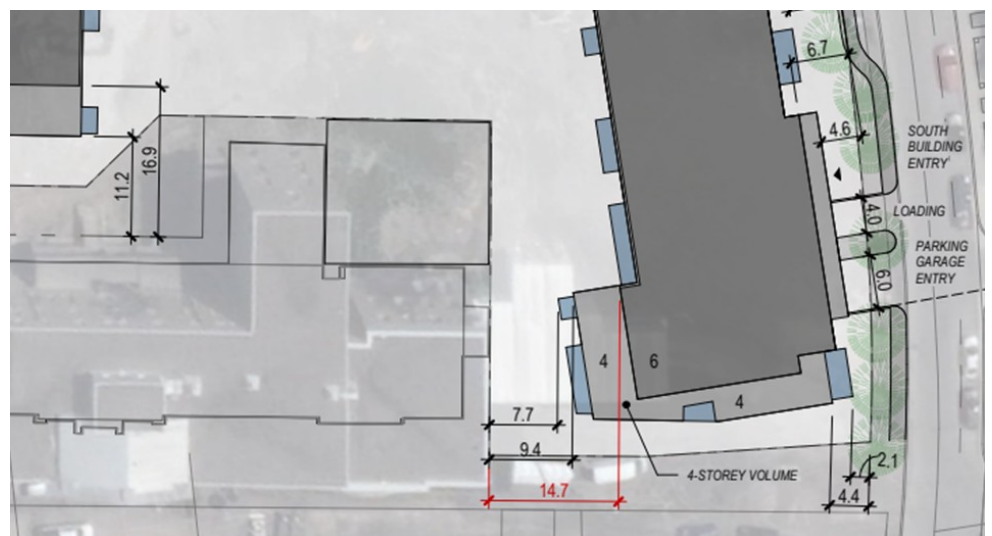
Planning Attachment 3

Greystone Village: Phase 3 - Changes to Original Plan

Original Proposal



Revised Proposal



Parks and Greenspace – Jamie Brougham

1. Parka and Greenspace (P&G) Committee Meeting – March 3rd

The Parks and Greenspace Committee reconvened for the first time in 2022 with a new chair.

- Current members include Jamie Brougham (Chair), Georgia Blondon, Rick Burrowes, John Dance, Phyllis Odenbach Sutton, Kristine Houde, Jayson MacLean (representing SLOE), Lee Jacobs (representing CAG).
- We are actively seeking additional members to join the committee and support P&G future initiatives.
- In addition to reviewing past, current, and future P&G priorities, SLOE and CAG representatives provided an overview of their activities and opportunities to support P&G mandate and activities. The three groups will explore projects of mutual interest at future meetings.

2. Identifying P&G priorities for 2022

A long list of projects and proposals were put together by past P&G chairs and members. The committee will look to prioritize our initiatives for 2022 during future meetings. While not an exhaustive list, below are some of the key initiatives discussed at this first meeting (no specific order of importance). Other issues to discuss include the maintenance of the 30m corridor, and AVTC which continues to be a concern.

Further direction from the OOECA Board, and information gathering with the help of the councillor's office are requested to help determine urgency for action and to assist in setting key priorities for 2022.

a) Park improvements – i.e., Springhurst, Brantwood, Grande Allée, Forecourt

Group discussed planned enhancements and CiLP funded improvements for area parks, including Brantwood tennis court resurfacing, plan to install 2nd dock in Springhurst Park, plans for Grande Allée and Forecourt Park (which are unclear to this group at this time), and Ballantyne Park.

The following comments were shared:

- With increasing number of residents in OOE (1,000+ since last census), and greater use of park spaces throughout the pandemic, plans may need to be rethought, i.e., one tennis court in Brantwood to service the community may not be sufficient.
- Windsor Park was put forward as an example of a park that seems to be very well equipped - i.e., multiple courts, bins for waste management and recycling, and other amenities.
 - How could OOECA's P&G work to support access to the same amenities as those provided to Windsor Park to ensure they meet the needs of our growing population?

The group is requesting help from the councillor's office to 1) clarify timelines with the City, developer, or other key parties for any planned projects on these sites, 2) provide guidance to P&G on how to engage key parties in meaningful consultation and planning for these sites, and 3) to get access to any public consultation results or summary reports that were completed that are guiding the city or developer's plans.

- P&G's position is that there has not been sufficient meaningful consultation with residents over the last year, and sharing of these results with OOECA, especially when considering the number of new residents that have moved to OOE, and that further discussion is needed to ensure that the proposed enhancements are meeting the needs of our community.

b) Future Community Centre in Deschâtelets Building

- Get clarification from City if this will be staffed by City of Ottawa staff or be downloaded to the community to staff similar to Glebe and Ottawa South community centres.
- Once community centre is built, will community lose access to Old Town Hall?
- If staffed by City, will this have negative repercussions for the community? i.e., limit access to spaces

- Is City planning community centre design based on responses to recent survey? (low response rate)

c) Grande Allée and Forecourt Park

- Grande Allée development has been delayed based on original timelines. The group would like clarification on new timelines and plans for this site. Current understanding is that construction will be completed in 2022, with Farmer's Market set to occupy in 2023.
- City consulted residents regarding Forecourt Park, but response was low. City shared with CAG that they will be reaching out to residents soon for further consultation.
- P&G would like clarification from Evan/Regional of timelines on when construction of these sites will be completed, and from the City regarding their proposed plans. Depending on developer timelines, it may be premature for City to consult residents on these future sites until timelines are confirmed. Regardless, P&G would like to have a say in any planning going forward.

d) Community garden

- There is great demand for additional community gardens in the area. Raised garden beds are being proposed for Springhurst Park and other sites were suggested as possible garden locations.

Comments re: garden at Springhurst - Raised beds may provide opportunity for those with disabilities or mobility issues to participate more actively in community garden. However, Springhurst location may be problematic due to soil contamination, and lack of water source. Lees gardens may provide some viable solutions for watering needs in other locations.

e) Invasive species, Trees, and Planting

- These issues are of interest to all three groups – SLOE, CAG, and P&G.
- Buckthorn and Japanese knotweed (images 1 and 2) are invading some residential areas, spreading to Springhurst park and uOttawa chain link fence near uOttawa new Health Sciences build – City not doing anything about it.
- CAG expressed an interest in planting trees and grass in outdoor space behind Old Town Hall. It currently seems to be a dump for garbage, but with some attention, it could be a great spot that could be used for CAG camps and other activities. Group is unclear on who currently owns that parcel of land.



Buckthorn



Japanese Knotweed

f) Grass planting along 'manufactured pathways' created by increased foot traffic during the pandemic

- Grass planting proposed along Rideau Garden Drive, at Brantwood after the tennis courts where kayaks are unofficially being launched, etc.
- Group discussed the pros and cons of grass planting in some park areas – while it may beautify the park and avoid development of muddy pits, grass also attracts geese and goose droppings. Grass planting

may also have adverse effects on wildlife depending on time of year grass is planted, i.e., snapping turtle nesting

- More discussion between P&G, SLOE, CAG, Rideau Valley Conservation Authority, and OOECA Board required on this topic to better understand impacts and drive any future requests.

g) Proposed OOECA joint survey

- SLOE was already considering surveying OOE residents, and P&G also sees value in launching a survey to 1) understand the current OOE demographic, 2) how they are using current spaces and amenities, 3) what the barriers are to using these spaces more, and 4) gather their input on what they would like to see happen for future Parks and Greenspace and community improvements.
- While some were in favour of a survey, others mentioned that this would be a big undertaking, and we would want to ensure that there is a strong response rate from the community.
- Since many residents attend the Main Event, a booth at the upcoming event was proposed to gather resident feedback. A more formal online survey (survey tool TBC, survey housed on OOECA site) could also be developed to gather resident input on several issues of concern to OOECA.
 - Survey idea to be discussed with Board, with support from CAG if we target launch at Main Event

Membership – Suzanne Johnston

- No written report for March 8th meeting

Corners on Main, Greystone Village, Lees – Peter Tobin

1. Confusing signage – Entrance to Sanctuary Private at Scholastic Drive

There is contradictory and confusing signage at the entrance to Sanctuary Private at Scholastic Dr. A city sign indicates this road to be a shared pathway. There is also a large circular sign with a hard to misinterpret red bar through it. Right across the street however someone has felt the need to post a sign “Private Road, no entry.” The Councillor’s office has been working on this.

2. Snow at Telmon/Scholastic despite ban

Despite the sign banning snow storage at the Telmon / Scholastic intersection, a considerable amount of snow has built up beside the trail. Could there be stronger measures to deter this next winter?

3. Smart Living Update – Convent Site

There’s nothing new to report at the convent site yet. Smart Living told us to “stay tuned” for a March update. At the Milieu (2A) 48 of the 125 units are now occupied; the Ballantyne will see residents moving in next month.

4. Truck traffic on Oblats

Why are trucks heading to the Spencer site by way of des Oblats rather than on Hazel?

Health and Safety – Courtenay Beauregard

- No written report for March 8th meeting

Transportation and Infrastructure – Tom Scott

1. Hydro Ottawa plans re: federal government's strategy to have only e-vehicles by 2035

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.

2. Reconstruction project at Greenfield/Main/Hawthorne

The early phases of the Greenfield/Main/Hawthorne reconstruction project are now well underway and evident at North Main and Echo. Major separated storm-sewer capacity is being developed and the much-aged water supply system is being replaced.

3. OOECA engaged in going-forward planning for routing of trucks through downtown core

The event of the truckers' blockade of downtown Ottawa was brought to a relatively peaceful end in the past weeks. OOECA will be engaged in going-forward planning for routing of necessary truck traffic through the downtown core especially where that might impact on our residential neighbourhoods. Enforcement of existing truck-route signage is a particular focus.

3. Insurance Bureau of Canada (IBC) response re: engine noise, stunt driving and street racing

The Insurance Bureau of Canada responded to our concerns about engine noise, stunt driving and street racing. These are of particular concern for residential neighbourhoods both north and south of the Nicholas interchange with the Queensway. Vehicles purposefully making engine noise are nevertheless an issue right across our communities. The response from IBC was disconcerting in that it demonstrated a gap in information exchange between police services and insurance companies when post-sales modifications are made to exhaust systems: these modifications could reduce or even nullify certain parts of insurance coverage and in the event of an accident remove coverage for the vehicle owner. This aspect does not seem to be well known or well advertised by the insurance companies. However, police services are not enabled to share information with the insurance companies; and so, after the fact, drivers charged with stunt driving or speeding with modified systems could find themselves with no coverage. The use of engine brakes by large trucks on Nicholas continues unabated, signage notwithstanding, because of a basic lack of enforcement. Engine-braking noise was reported as particularly prevalent during and at the end of the truckers' blockade.

4. Road vibration and noise studies - Greenfield at Concord

Results from road vibration and noise studies for areas along Greenfield at Concord are still pending.