



Old Ottawa East Community Association Board Meeting

TUESDAY, June 14, 2022, 7:00 PM

Minutes

Attendees:

Bob Gordon, Phyllis Odenbach, Ron Rose, Peter Tobin, Tom Scott, Georgia Blondon, John Dance, Jamie Brougham, Kristine Houde, Alexandra Gruca-Macaulay, Courtenay Beauregard, Jayson Maclean, Paul Goodkey, Heather Jarrett, Lee Jacobs, Ariela Summit, Evan Garfinkel, Terry and Donna Walsh, Peter Beaman, Adriana Beaman, Brendon O'Kelly, Monica Helm, Rebecca Grace.

1. Call to Order

2. Approval of Agenda

- Tom Scott, Phyllis Odenbach

3. Approval of Minutes – May 10, 2022

- No May Minutes to present with apologies from Secretary – File corrupted.
- Board members will share their notes which will be circulated for approval at September meeting.

4. Chair's Report – Bob Gordon

- Escapade music festival to take place at end of June at Lansdowne – Bob met with organizers.
- Organizers very open to concerns and wanted to proactively address issues before problems occurred. They will be strict with the noise policies and be sure to shut things down by 11pm
 - Send Bob an email of you would like to share concerns.
- Had meetings with neighbours who may not be able to attend OOECA monthly meetings to voice their concerns, and that their concerns (possibly opposite from what the OOECA puts forward to the city or councillor gets lost.
 - Community mediator or
- Julie Ireton, CBC reporter (CBC TV), wrote article on Oblates development and reached out to Bob last week to notify him that there is an article that will be published on sexual offenders that are in a retirement home in the neighbourhood. Article to be published Monday or Tuesday.
- Last weekend, councillor had bike ride and BBQ at Windsor Park. Thanks to Councillor Menard and Ariela for planning and hosting that event.
 - On side note, there are many garbage cans at that park. We would like more in our parks.

Q1: Can you give a sense of feedback received from neighbours?

A1: Impression that their views differ greatly from those in attendance. Bob encourages them to attend the meetings. And proper terms of engagement when taking a formal position on items. They would like to see a more democratic process, including some form of digital engagement.

Comment: Any way we can engage more community members, I support that.

5. Treasurer's Report – Don Fugler

- No change from May \$19,972.00

6. Councillor's Report – Capital Ward – Ariela Summit for Councillor Shawn Menard

- Handed out 200 hot dogs and veggie dogs at Windsor Park event, with lots of families, kids, and neighbours
- Major storm has had an impact on office staff and councillor trying to help residents get power and recover from storm damage
- Lots of stuff happening at City Hall. Tree planting scheduled for spring now moved to fall. Green waste can be dropped off at dump.
- Lansdowne has been a huge project. Councillor's motion did not go forward at council; however, some motions were passed on public engagements required with support from Councillor McKenney, incl. concept plans, transportation with new Lansdowne (shuttle service), etc. Thanks to OOECA for your support and engagement.
- LRT testimony – Ottawa Light Rail Transit Commission website – going until July 8th. Lots is coming to light about private partnerships, and it may help people think about these issues in the next round of votes.
- Community centre and gym = 10.5 million. 8.9 is development charges. Gap of 1.6 million where city asked councillor for CiLP. Agreement to split the costs between Councillor and get CiLP funds from across Ottawa CiLP funds. Councillor's office – maintain CAG programming.
- Bridge proposal ... news came as a surprise to OOECA and to councillor's office. Meeting last month with city staff to ensure that whatever decisions were made would not be taken without consultations. Environmental assessment, and group with community reps formed.
- Committees this week:
- Thursday report to joint planning committee – tools to prevent renoeviction.
- Report on inclusionary zoning – recommended percentage for XX housing is zero. Councillor's office would like them to go much further with recommendations
- Thursday online information session – Parkland dedication bylaw (THU 6:30-8pm). There may be some changes to how CiLP is allocated to the ward. Documents on Engage for review.
- Negotiations in compensation for zoning, Confederation Heights, and community benefits more broadly.

Q&A

Comment – Tom: Passing on message from both sides of Greenfield at Concord to councillor. Greenfield is degraded, contractor cuts in the road, and increased vibration. Trucks and buses not respecting speed limit of 30km/h and there is no enforcement. Some presence last month, but none since. Missing signage and enforcement.

A: Will make a request for more enforcement in that area.

Q: How did developer make decision to butt up new development against TCOM1?

A: Councillor will host community engagement on June 28th. They haven't submitted formal site plan yet – impacted by storm – Likely won't be posted before consultations. Ariela will request they share with OOECA beforehand. Plans to host the meeting whether or not information is posted, before people disperse for the summer.

Q: Does councillor's office prepare 1-pager to assist people to engage meaningfully in the consultation? Wonder how many people stay updated. TCOM residents have been engaged. Springhurst residents possibly less.

A: We'll prepare registration and circulate next week.

A (Phyllis): they looked at both sides but would require removal of two trees on other side which the city pointed out to them and they incorporated.

Q: You referenced site plan application (which is not yet posted). Parking plans that are posted seem to be beyond minor variances and speaks to the overdevelopment of that space. Why are we not talking about a zoning application. Also, Phyllis mentioned at the last meeting she was attending a meeting. Can we have an update on that?

A: Ariela - No designs have been submitted to the city yet, and city staff may be delayed in reviewing and posting to site.

A: Phyllis – this will typically require a zoning amendment and site plan and they are usually filed at the same time. The meeting you referenced was on May 17th – John and Phyllis attended. It was a 30-minute meeting to discuss concerns raised with OOECA. Developer said they wanted a public meeting – June 8th targeted, but now June 28th because they weren't ready. Also prepared a letter and can share that with group.

Comment – Bob: Pedestrian crossing along greenfield needs to be rehabilitated. No way for anyone, including children or anyone with reduced mobility to cross the street safely while buses and trucks zip through.

A: Good news is that there will be a signal light at that section, but the question is when.

Q: Is there any overarching bylaw on if residents can clear felled trees, event on public property?

A: Insurance concerns, among other restrictions – require city staff to do cleaning.

Comment: Alexandra – pretty sure spring and fall clean the capital waivers do not include saw use 😊

7. Regional Group Update – Evan Garfinkel

- 2A and 2B move-in's happening. No news on commercial spaces yet.
- Spencer crane work for this week – submitted noise exemption for one Saturday in July for the rough slab.
- 30m corridor – members will not plantings are in, and temporary fencing is up. Supply issues waiting for more permanent post and rail fencing. Authorized Japanese Knotweed removal in north end of MUP.
- Phase 3 site plan resubmission has gone back to city, with changes outlined in a letter to Bob and John/Planning
- Parks department response on Grande All/e Park – no response for some months but there is a timeline now and they will try to move things along.
- Phase 1 late summer/early Fall repair – 3-4 days of work expected.
- One area at end of Oblates – paved area – sign NOT installed by Regional, or City is there preventing vehicles to clean. Working with councillor's office to remove sign.

Q&A

Comment: Manitoba maples – Would appreciate planting in sandy areas.

A: Will take it into consideration – planting plan is with the city, and whatever was approved there. Corridor was meant to naturalize – will take comment back.

Comment: I think Manitoba maples are small new ones that have grown – notorious to grow. There is another area in the north part. It's becoming very bad – lots of Japanese knotweed. The sunken area has been very popular with the turtles. They're sort of following your path. Turtle protective covering

Q: Is the height of the curbs going to be the same, or not as high once all development completed?

A: Same.

Q: Is Grande Allée timeline set?

A: Timing of start and how far work can progress before winter is unknown.

Q: Phase 3 – Instead of elevated pathway, you were proposing a raised boardwalk. That would be something a few feet off the ground? Winter maintained?

A: Yes, similar to Toronto waterfront – just slightly off the ground. Finalizing those details right now.

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

- Excited to announce Brantwood BBQs on Thursdays to resume. June 23rd, skip June 30th, then weekly after that.
- Deep into camp planning – 15 staff, 10 volunteers for programs to start June 27th. 200+ registered. Please with progress.
- After school program – will be doing big push for next school year – 15 children at each facility ensures financial viability. Coming off lean years with COVID.
- Officially killed e-commerce system for registrations. Signed registration with Amelia for systems used by OOS, GNAG. Much easier system to manage and to use.
 - July 4th registration will be the last on the old system.
- Phone at Old Town Hall is a VOIP phone – can't take calls, receive messages. Recommend emailing CAG emails and Lee will get back to you asap.

Q: Are you seeking volunteers for BBQs?

A: Yes definitely. Contact CAG.

Q: Do you plan to do regular newsletters?

A: Intentions were for more frequent communications but due to low capacity, less produced.

9. Committee Reports (*All submitted written reports are included as attachments beginning page 2)

9.1 Parks and Greenspace – Jamie Brougham

- At the end of Letchworth, city put in park, but it's been neglected – neighbours banded together and created a garden. Planting grass put off due to storms.
- Rick Burrowes meeting – great example of volunteer mobilization. Including video he shared about port-a-potty. Requesting that OOECA approve motion to fund 3 month rental pilot.

Comment – Lee: Great initiative that CAG would also consider funding, i.e., split cost. Can bring to the Board.

Comment: There was a portable toilet in Springhurst for a number of years – Wonder if anyone knows what the feedback was. Also, while it is an imposition to Rick, maybe it really should be locked nightly.

A: If Rick doesn't have to lock it, great. If we need to use contingency, or people loot it, then we simply cancel the rental. Will show good initiative by doing this.

Comment: A few points – motion should be upped to \$500. Expectation that Parks will come back with report in the Fall if motion gets approved.

Comment – Peter: Odd that smaller parks have fieldhouses.

A: Liability for city to have a fieldhouse

Q: Did you speak with Councillor's office to apply pressure to city to install permanent solution?

A: Yes, the objective is to go back to the city with findings. Letter to City was following councillor's letter.

Comment – Bob: While I agree with Jayson, also agree with Jamie that reporting on community initiative may be impetus to get the city moving.

Comment: Terry and Donna – When arguing with the city, bring in the idea of the dock that will be there – and that people across the city will be using the dock. Part of the active transportation getting out there and doing things.

Motion

- That OOECA fund the 3-month pilot installation and rental of a portable toilet for a total estimated cost of \$500 (accessible portable toilet/sink rental x3 months, emergency cleaning if needed x2). Moved by Peter Tobin, seconded by Alexandra Gruca Macaulay.
- All board members in favour, none against, none abstained.
- Motion carried.

9.2 The Corners on Main (TCOM), Greystone Village, Lees – Peter Tobin

- Refer to report.

Comment – Bob: Regarding Beehives – this is taking place in communities everywhere with no risk to residents and homes.

9.3 Planning – John Dance

- Tried to press for Sisters' timelines for sharing documents. Would be good to get update on this.
- Paul Goodkey prepared letter to City to ensure that 2 metre setback is adhered to with developments.
- Building at 111 Greenfield – Thanks to Ariela and councillor's office for taking care of issue with felled tree in backyard.

- Phase 3 revised plans – do reflect for the most part feedback provided by residents.
- New secondary plan – appears to be a split in zoning at King’s landing, but in fact, it is not zoning; the first row of houses off the canal are now part of Rideau Canal special district. In the case of King’s landing, it’s well established.

Comment – Tom: Townhouses at 111 Echo are part of special district, and others are not. Part is equity of treatment, the other is what does it mean to be part of special King’s landing would rather be all in or all out, and in fact they’d rather be all in.

Comment – Alexandra: Kudos to planning committee.

9.4 FCA (Federation of Citizens Associations) – Ron Rose

- No written report. Quiet month on FCA front, and some business covered by Planning. Workshop on CoA best practices. AGM of association is tomorrow night. More fulsome report in September.

Comment – Bob: Recommends viewing resources on CoA site if you can’t connect with OOECA or councillor.

Comment – Phyllis: Attended the session, looking for follow-up promised at the session, i.e., summary and checklist, 3 things to consider”

Comment – Paul: Attended and didn’t read everything she had, but she included presentations which were excellent.

9.5 Transportation and Infrastructure – Tom Scott

- Items that came up – assessment criteria and weighting standards. In both cases, community putting in separate reports but also worthwhile for residents to submit comments. Survey ends June 30th.

Comment - John: Criteria for the assessment of new roads are horribly based and give no weight to a community. In other words, when they do assessment, it doesn’t matter that they have a wonderful park there. Would advise people to weigh in and share that it’s a totally biased weighting.

9.6 SLOE (Sustainable Living Ottawa East) Jayson MacLean – No written report for May

- Talked about turtles already – Facebook page up for OOE and OOS turtles – submit comment to that page. Already 9 turtle protector cages, but more need to be built.
- Tree canopy regeneration project moving forward. Will provide report in September on success of initiative.
- Sent volunteers to check out parks – one spongy moth sighting at Brantwood park. Other than that, they have been few and far between.

Question to Tom: Has your area been hit with spongy moths yet?

A: volunteers were pretty aggressive early on with residents’ trees, spraying city trees. Strangely enough, little black caterpillars seen before the storm (derecho) arrived seem to have disappeared/

Comment – Bob: Kudos on work group is doing for tree canopy.

9.7 Health and Safety – Courtenay Beauregard

- Bicycle thefts in area. Report to police, be on the lookout. Register bike at **Garage 529** and use Police Services app

9.8 Membership – Suzanne Johnston – No report

- Meeting with membership team in next few weeks. Hope to get it kicked off early this year, including door to door canvassing, and always looking for volunteers.

9.9 Communications – Bob Gordon – No report

9.10 Lansdowne

- Motion approved. Authority given to negotiate with OSEG
- 12 motions tabled - 9 passed, 3 did not, but essentially Catherine Menard's attempt to have language changed before approvals are made was not passed by council.

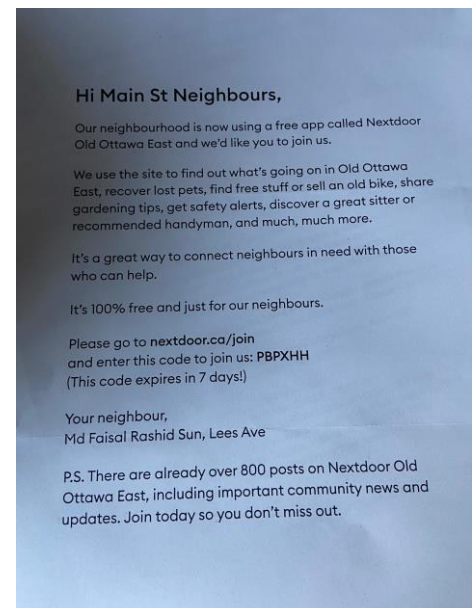
Comment – Ron: Kudos to Alexandra and group for your work and reporting back to OOECA, and for Mainstreeter article.

10 New Business

- Ron shared that he got a note in his mailbox saying "Hi Neighbours, we are now using Next Door app." Wondering if anyone else has received it, and if you know more about it.

From NextDoor.com website:

- Connecting the neighbourhood - We recognize that thriving communities are made up of the neighbours and organizations that build stronger, more vibrant, and resilient neighbourhoods.
- Neighbours — Connect with the people you already wave to in your neighbourhood, or those you have yet to meet.
- Businesses — Instantly reach your most valuable customers — your neighbours — and become a trusted part of the neighbourhood.
- Non-profits — Engage with the people who need you most and find support from donors nearby.
- Public services— Share critical, real-time information directly at the neighbourhood level.
- Large brands — Provide locally relevant products and services that improve neighbours' daily lives.



11 Adjournment

- Date of Next OOECA Meeting: September 13th, via Zoom.

Attachments

9.1 Parks and Greenspace Report

1. Brantwood Park

- Grass planting has been delayed because of the storm. Too bad. It has been unusually ideal for grass seed and anything else that grows around here.
- For that the paths have looked better all along the river corridor regardless. What is there is doing better this year.
- The garden at the end of Letchworth had community members weeded and added soil, mulch (provided by the city), and a couple people even did a little flower planting. It turned out very well! The city representative who came to check it after it was completed was very happy with the job! Signs were added to help direct riders so hopefully fewer go along the river.
- Work on the tennis courts is progressing as the city figures out what's needed with necessary and unnecessary testing. If the project did previously go out to tender, it doesn't seem the city was ready to award the job because they didn't exactly know what needed to be done. I should also note about the courts is I believe the surface is not as good as it could be because pickle-ball players have been clearing it in the winter. I would suggest maintaining the quality of the surface longer, this not happen. The surface is good and flat, meaning it has a good base, but the nice green surface is not as durable as what's under it and it needs all the TLC it can get.

Springhurst Park

- No recent word on the dock. We will follow up with the councillor's office and City. Group is agreed that the proposed design doesn't not seem to meet the needs for that area.
- Springhurst Park currently does not have a public washroom, despite efforts to have the City install one. Refer to Dan Chenier, City staff's reply (attachment 2)
- We would like to get a portable toilet for the area and recommending that OOECA pay for the cost of 3-month rental if this falls outside of CAG's scope and the City is not prepared to absorb cost. Cost is \$127.00/month for an accessible unit + contingency funds for 2 emergency cleanings.
- Attachment 1 – Port-a-potty quote – requesting motion for OOECA to fund 3 months' rental.

The People's Park!

- Rick Burrows has kickstarted a grassroots initiative to rename and promote use of the greenspace beside Springhurst Park to The People's Park, with a QR code with an address to email to be displayed in the park and promoted via social media channels. Support from fellow OOECA members is very positive with activities suggested to further promote engagement.

Trail behind homes on Rideau Garden Drive

- The people living there have tried to discourage people from making the trail there wider and again the city was to do some grass planting in this area but have not yet. The people there also expressed a concern about city trucks unnecessarily driving in the area. I did write a request that they stop and hope that will happen. It was addressed to the right people, so we know they know what the people there think.

- It should be noted that all the parks are access points to the river and anecdotally I've seen as many people as in the pandemic accessing the river. I believe the main access point is at Clegg because of the parking.

Fire Lane/Forecourt Park/Community Centre Consultations – OOECA input requested

- The City held public consultations in late April on the Forecourt Park, Fire Lane, and Community Centre. Visit Engage Ottawa for updates, and Concept slides for proposed floor plans, park, and fire lane.
 - <https://engage.ottawa.ca/community-centre-en>
 - <https://engage.ottawa.ca/22979/widgets/122008/documents/79627> (PDF)
 -
- The City has advised they will post a “What we heard” summary to the site later in June, and the councillor’s office also plans to lead further consultations (that are more participatory than the City-led consultations) once project timelines are shared.
- Key takeaways from the consultations for OOECA member feedback and proposed next steps ([excerpted from June Mainstreeter article](#)):

1. Community Centre Management and Programming

- The City proposes it will be responsible for rentals AND programming which is a marked departure from the current approach in Old Ottawa East where CAG is responsible for rentals and programming at Old Town Hall and Brantwood Park. This also differs from the Glebe and Old Ottawa South, where the City owns, staffs and maintains the community centre facilities and rentals, while Glebe and Old Ottawa South community groups staff and manage all other programs.

2. Proposed Fire Lane (concept slides 10-11-12) and Forecourt Park (concept slide 14)

- City staff presented three options for the fire lane, and a Forecourt Park concept they say is based on a 2015 in-person consultation and recent Fall 2021 online survey asking respondents to rank park features. Staff cautioned that work on the Forecourt Park and fire lane are years away, with final plans and timelines dependent on Regional’s plans for its surrounding residential spaces and construction completion of the Deschâtelets Building.
- City staff provided minimal details on the Forecourt Park, stating “unique equipment and treatments” were being proposed, i.e., a water fountain or splash pad, with concerns from residents about who will fund the water feature purchase (CiLP funds) and the water bill for this feature.
- There are no plans to fence in the park, staff opting instead for a natural separation between future residences (plans as yet to be confirmed from Regional) and the site.
- Public feedback included multiple questions and opposing opinions on park features including:
 - disappointment from 2015 consultation participants that their input was not better reflected in the concept
 - Community and Au Coeur parents would like fenced-in space and play structures
 - Others are looking for an open design for outdoor gatherings and special events.
- Also missing in the concept is dedicated space in the Forecourt Park for outdoor programming, with City staff recommending the use of nearby parks to support these activities.
 - Note that Regional/Evan - confirmed with Planning Committee that the space purchased by CECCE (behind the building) will be used to house the schoolyard.
- For the fire lane, option 1 (gravel) would be equipped with chained gates for access solely by fire and emergency vehicles. Option 2 (paved) would allow shared use by

emergency and fire, with weekday access by school buses for student drop-off and pick-up. Option 3 would allow access to any vehicle for drop-off at the front of the building. Opinions were once again split during the consultation process, with some preferring the space-saving and greenspace-preserving design of option 1, and others preferring concept 2 or 3 to reduce peak-hour street congestion and enable safer drop-offs.

3. Gymnasium, Fitness Rooms, Meeting Rooms

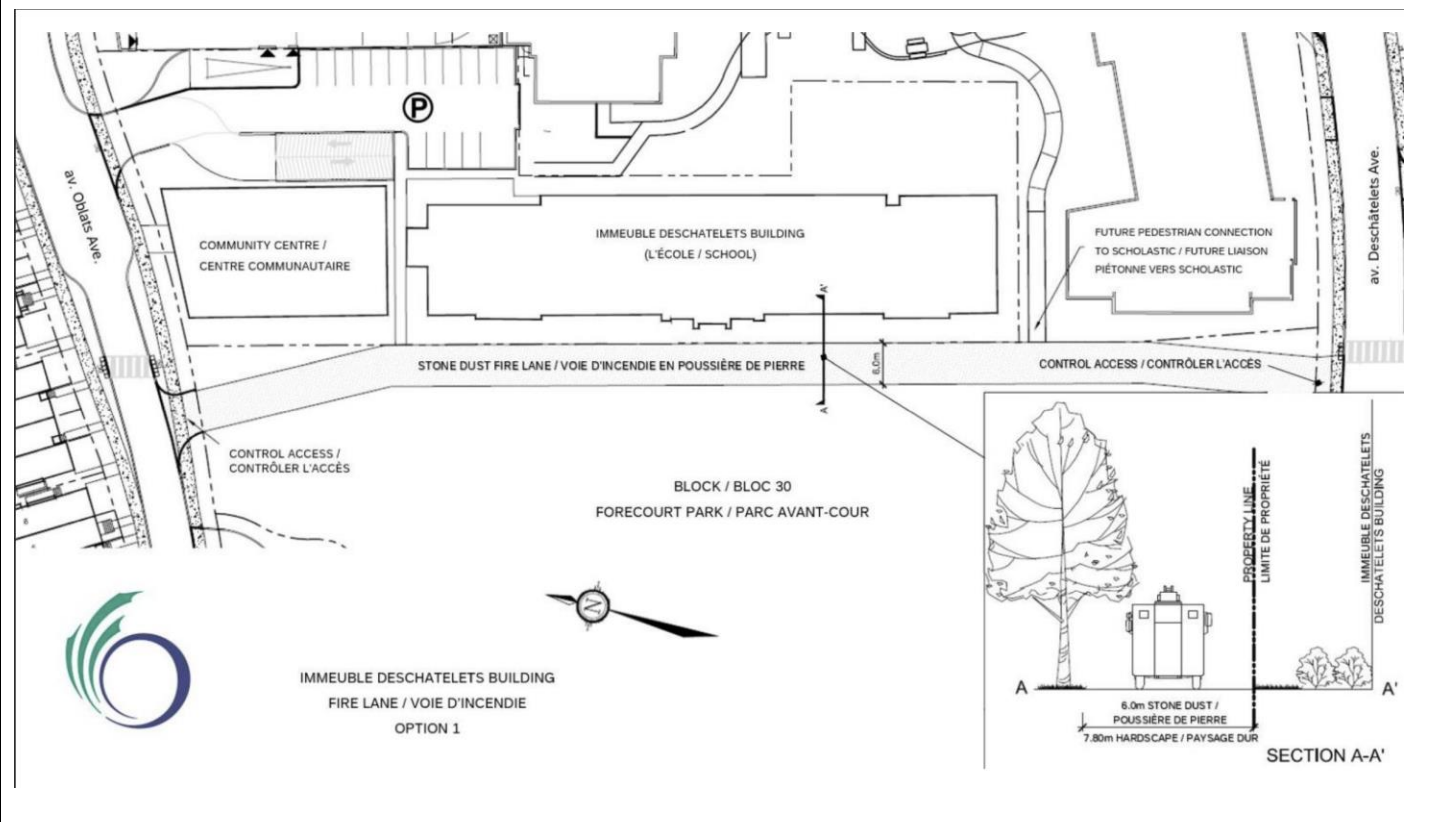
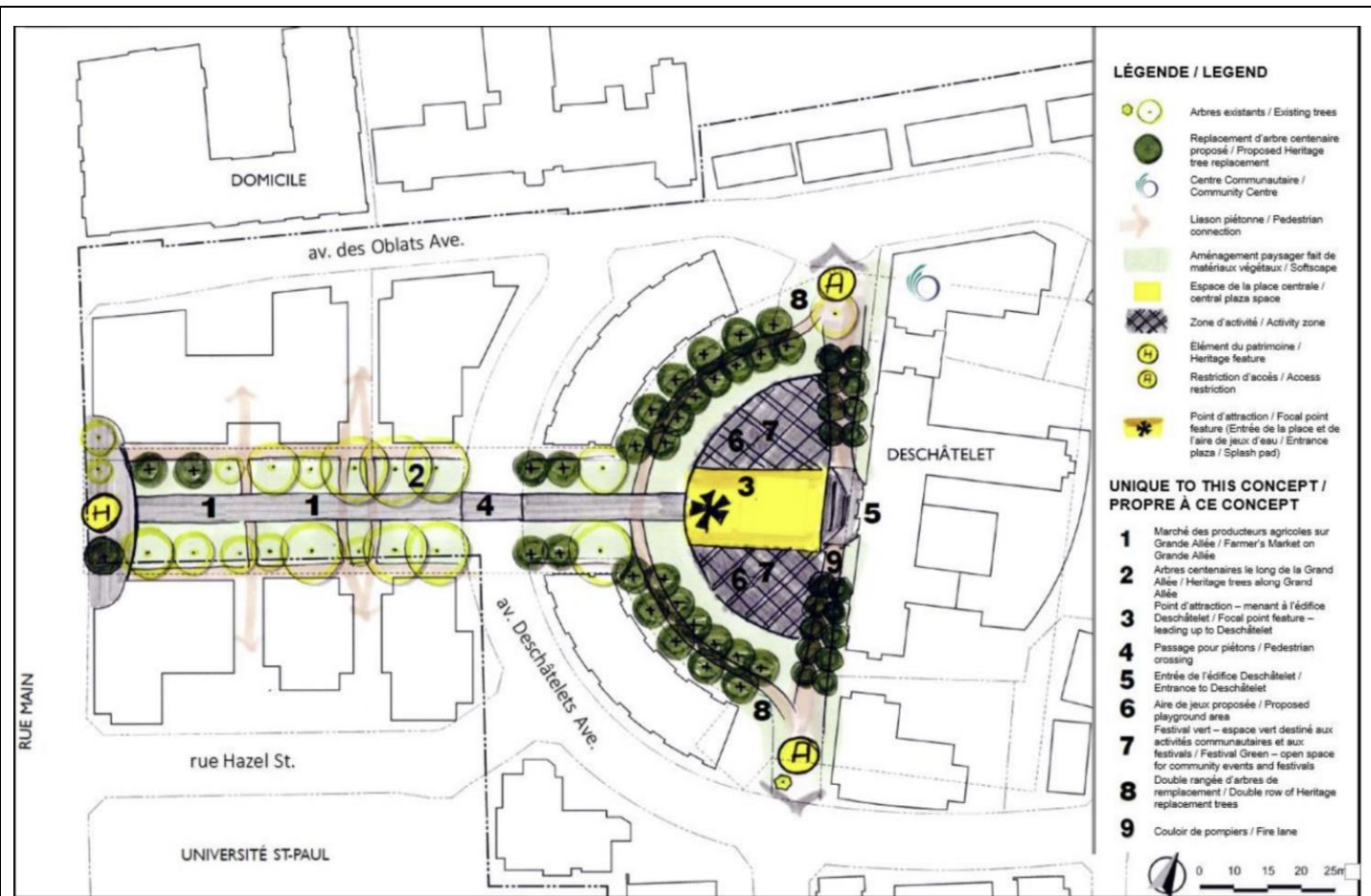
- Gym plans appear to support a full-sized basketball/volleyball court, but no dimensions provided to support whether it would accommodate a regular-sized court, and if smaller courts could be set up crosswise to allow more than one activity – for example, badminton – to take place at the same time.
- The weight room and cardio/fitness room will be welcome additions to OOE but absent from the plans is a separate room for yoga, Pilates, or mobility classes.
- The meeting rooms depicted in the concept also appear undersized for the needs of larger groups for town halls or other large-scale events, especially if social distancing continues to be a requirement. It is unlikely the gym would be available or could be used for these large gatherings.

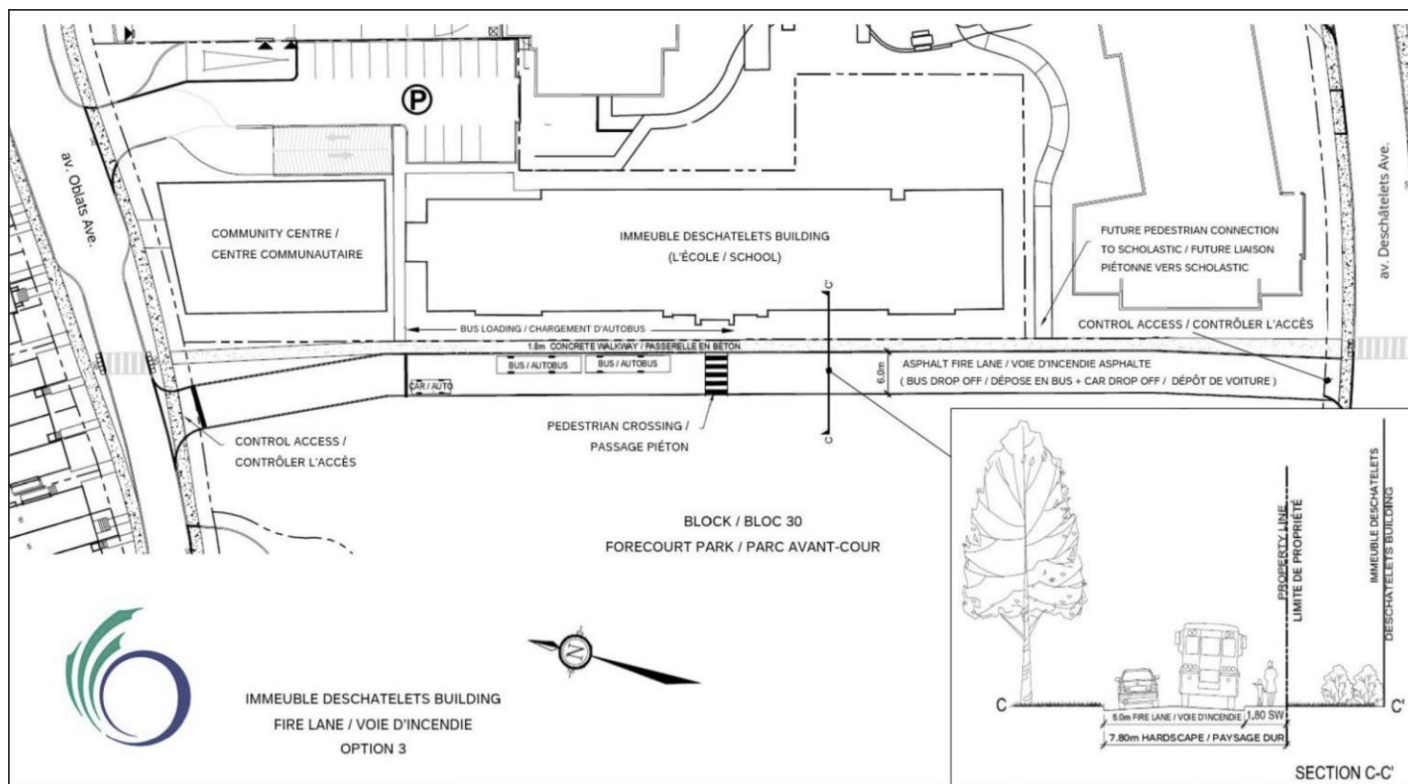
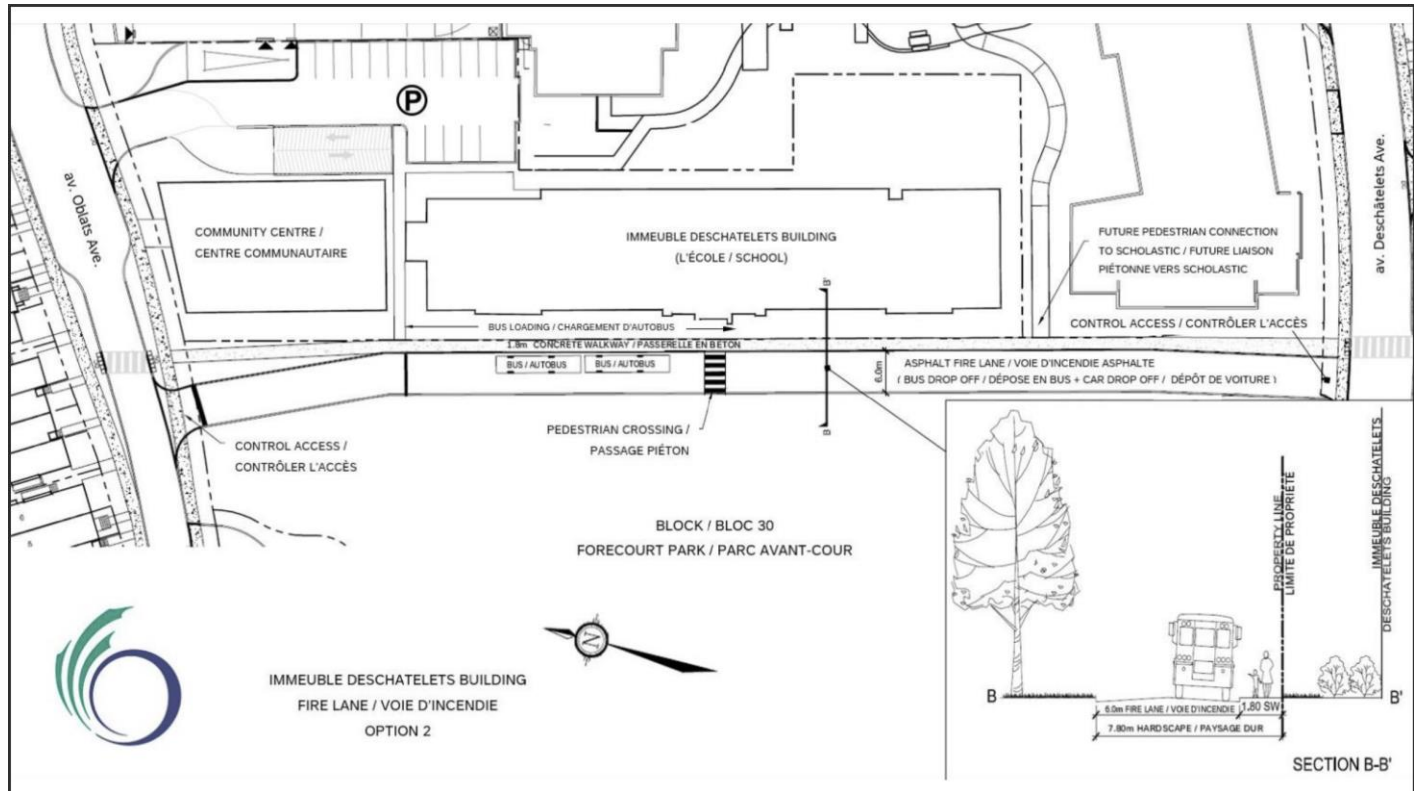
4. Safety and Accessibility

- City staff could not specify what equipment would be included in the meeting and fitness rooms and whether fitness equipment and furniture could be selected with the intention to meet the needs of all ages, as well as those with disabilities and mobility concerns.
- Safety concerns voiced regarding choice to go with unisex change rooms and closed cubicles.
- Participant suggestions to incorporate help/call buttons and enhanced safety features will be considered in future designs.

5. Retaining heritage design while respecting Indigenous Peoples impacted by the Oblates

- For some, the Deschâtelets Building and heritage features need to be preserved, but for others, it is a negative reminder of the prominent role the Oblates played in managing many residential schools across Canada. Councillor Menard and Greg Macdougall, who also penned an [editorial on this topic](#) in the October 2021 issue of The Mainstreeter, encouraged the City, school, and community to engage and to centre Oblates-impacted Indigenous peoples in decision-making on meaningful commemoration for these sites. Staff agreed but is looking to the community for further guidance.



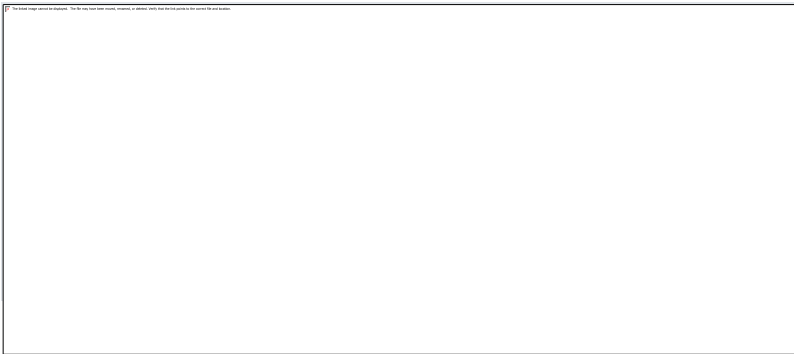


9.2 Transportation Report

1. OOECA will be providing a feedback report to City staff following the third Greenfield Main Hawthorne (GMH) project Public Advisory Committee meeting. This report will focus on several key concerns:

- a lack of satisfactory action on the five serious safety issues identified in the Main Complete Street Road Safety Audit, for which OOECA provided a report and to which the GMH Project team had committed to respond.
- while mandated to firstly replacement and separation of storm sewers and domestic sewers and an upgrade to water supply the GMH Project was also supposed to respond to other Official Plan priorities and strategies including a stress on active transportation, equitable access to transportation improvements, respect for the urban forest environment and greenspace enhancement.

Visit: [Greenfield Avenue, Main Street, Hawthorne Avenue et al. reconstruction project | City of Ottawa](#)



2. OOECA will providing input to the City of Ottawa's Transportation Master Plan Update during this project's third round of community consultations. The TMP Update is also asking for inputs from individuals to various parts of its policy suite, the latest being the assessment criteria and weighting for new roadway and new transit development.

Visit: https://engage.ottawa.ca/transportation-master-plan/news_feed/tmp-consultation-on-road-and-transit-project-evaluation-criteria

If you wish to have your own comments and concerns for either of these consultative exercises included in the OOECA' report please send them to the chair of the OOECA Transportation and Communications Community at tscot9401@rogers.com

9.3 Planning Report

1. Minor Variances: Committee of Adjustment

- No OOE minor variance applications were considered by the Committee of Adjustment over the last month

2. Sisters Development / 15 des Oblats Update

- The public consultation for this development is set for 7:00-9:00 p.m., Tuesday, June 28. However, at this writing, the details for the virtual meeting had not been shared. Similarly, we do not know what the comment period will be. No "site plan control" application has been made yet. If you are making comments, please share them with the OOE planning committee (ottawaeastplanning@ottawaeast.ca).

3. Main and Hawthorne TMs - Minimum 2m Front Yard Setback

- It has become evident there are some misunderstandings regarding the intended uses for the Front Yard Setback Area on the Traditional Mainstreet (TM) property parcels along Main Street and Hawthorne Avenue in Old Ottawa East (OOE).
- In order to clarify the Old Ottawa East Community Association's and the overall community expectations, committee member Paul Goodkey has exhaustively documented the unique provision of OOE's TM zoning to ensure that it is respected.
- Although other designated TMs in the City of Ottawa have a required front yard setback of zero metres, the OOE TM front yard setback is required to be a minimum of 2 m and maximum of 3 m – as stipulated in various Zoning By-laws and / or Zoning by-law exceptions.
- Paul has drafted a letter for Bob's approval (**Attachment 1**) that would first go to Councillor Shawn Menard for his consideration and then to City staff.
- This thorough effort of Paul shows the importance of institutional memory and rigorous pursuit of the application of hard-won City planning provisions.

4. 111 Greenfield

- Over the last few weeks, issues concerning the construction of a building at 111 Greenfield have arisen, particularly in terms of just what is being constructed and its impact on adjacent properties and the large tree in the backyard.



- The planning of the project initially involved an application for minor variances but this was withdrawn and, in the end, the developer proceed with plans that did not require any special approvals aside from permission to demolish the existing two storey building which was on the heritage registry but that City staff agreed could be demolished. In short, the new structure is being built “as of right,” which is to say it conforms to the applicable zoning provisions.
- The excavation for the new structure appeared to residents and members of the planning committee who reviewed it to be potentially detrimental to the footings of the two adjacent properties and also to the backyard tree.
- Ariela Summit of the Councillor’s office intervened and requested that the City’s building inspectors review the situation, and she reported as follows:

I’ve received an update from Building Code Services for the project at 111 Greenfield. As many of you have attested, there have been a number of issues at this site already, and I’ve asked that a building inspector pro-actively monitor the site as it progresses. I’m getting some more details about the ‘access to permit records application’ as I’m unclear on the process and will circle back to you as soon as I hear back.

Multiple complaints have come in for the site regarding fencing, unsafe excavation, extending over lot lines, and concerns of future use.

At the time of the first complaint regarding the excavation, our inspector was off, so I personally attended and issued an Order requiring tests and samples. The request was to have an engineer review the excavation for risk of collapse. The engineer attended the following day and confirmed there was no risk of collapse, and neither of the neighboring properties were at risk, but the guarantee expires June 13/22 when it would require follow up.

While I was on site, I spoke with the owner of the property to the left whose patio had been damaged. She agreed to allow the fencing on her property for the sake of protection. I spoke with the contractor and arranged for the two to have the discussion regarding the damage.

The area inspector attended a couple days after for the footing inspection, and he too met with a neighbor (107) and the contractor. 107 has lost the access to the rear yard as a result of the over excavation and has since obtained a lawyer.

The neighbor I spoke with expressed concern that it may become a multi-unit, and I had explained to her that we can't penalize someone for a hypothetical possibility. The contractor has to follow the approved plan. The plans show a single dwelling, and I would also guess that the owner is going to apply to add an apartment in the basement. They haven't done so yet, but they can apply if they wish. It would then be reviewed for zoning compliance.

The majority of the file and documents for the building permit can be viewed by the public (though they cannot make copies without permission) either through Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) or internally through our 'Access to Permit Records' application.

- The issue raises the question of just what OOECA and its planning committee can do in such cases. While having the Councillor's Office taking the lead role seems necessary, is there something else that OOECA can and should do?
- At a minimum, we'd like to increase the awareness of residents' knowledge of what developers / homeowners can do "as of right" (e.g., having a secondary unit). But we also would like developers and homeowners undertaking renovations to reach out to neighbouring residents to discuss - prior to submission of plans to the City - their plans and for the developers to make adjustments to respond to legitimate concerns (e.g., location of windows).
- Furthermore, we're of the view that a developer should ensure that neighbouring residents have a contact to call if issues arise during construction.
- The City of Ottawa has recently published "The Good Neighbours (Infill Construction) Guide," and, while it has some useful information, it does not put the onus on the developer to communicate with neighbouring residents nor was the guide developed with any input from community associations (at least OOECA was not asked about it). I couldn't readily find the link to the guide on the City's website.
- Thanks to committee members Ron, Tom and Paul for pursuing this issue.

5. Greystone Village Phase 3

- The Regional Group has now re-submitted its Greystone Phase 3 Site Plan Control package to the City's Development Review Team.

- According to Regional's Evan Garfinkel, the revised plan creates "a more functional site design that incorporates feedback that was received from Councillor Menard's office, City Staff, the Old Ottawa East Community Association, and the Greystone Village residents."
- Key provisions include (see **Attachment 2**):

A boardwalk pedestrian connection between the two proposed mid-rise buildings, from the Forecourt Park to the river, closer to grade, rather than an elevated pedestrian bridge.

Relocation of the parking garage access to Deschâtelets Ave to address the perceived conflict on access on Scholastic Drive

Setback the proposed south building further away from the Deschâtelets building by approximately 2.5m. In addition to the greater setback between the two buildings, a larger step back has been included on the upper floors to address the perceived overshadowing concerns.

A larger setback between the north and south buildings and removed wrapped balconies that previously projected out at the northeast corner of the proposed south building. This increased setback allows for an unobstructed view of the Deschâtelets building.

A reduced building envelope to provide a greater setback from the streets, allowing for additional plantings that will enhance the streetscape.

The community expressed significant concern with the CECCE [French Catholic school board] using the Forecourt Park for their school playground requirements. "We worked diligently with the CECCE and found a solution that works for both parties. Regional has sold a portion of our Phase 3 lands to the CECCE. This will ease pressure on the Forecourt Park and provide the CECCE with additional space for their programming."

Regional expects that the approval will take about a year.

6. 121 Evelyn - Minor Variances

- As reported previously, the Committee of Adjustment's review of the application for minor variances for 121 Evelyn resulted in a "sine die" decision, meaning that the applicants need to revise and resubmit their application.
- In the meantime, thanks to Ron Rose's pursuit, we've now seen letters from neighbouring residents who objected in thorough detail to the original requests, primarily to the request for a double-width driveway on this corner lot (the zoning allows just a 3m wide driveway vs the 6m that was sought).

- In the future, we will try to get from the committee of adjustment all copies of all correspondence submitted on applications so that the OOE planning committee's review is fully informed.

7. OOE Additions to Ottawa Heritage Registry

- Three OOE buildings are recommended for the Heritage Registry: Church of Ascension on Echo; Calvary Baptist Church on Main Street; and 100 Riverdale. See **Attachments 3A, 3B and 3C for details**.
- The recommendations are anticipated to be considered by the Built Heritage Sub-Committee at its meeting on June 20, 2022, at 9:30 am. You can watch or listen to this meeting on the Ottawa City Council YouTube channel or attend via Zoom. The report will be available on June 9, 2022, as part of the Built Heritage Sub-Committee meeting agenda at ottawa.ca/agendas.

Planning attachments