

OOECA Board Meeting Minutes – February 14, 2023

Attendees

OOECA Board

Bob Gordon, Catherine Pacella, Phyllis Odenbach, Don Fugler, Kristine Houde, Alexandra Gruca-Macaulay, Courtenay Beauregard, Georgia Blondon, Jamie Brougham, Jayson Maclean, John Dance, Tom Scott, Peter Tobin, Ron Rose

Invited speakers

Maddie Turenne for Councillor Shawn Menard (Capital Ward), Evan Garfinkel (Regional Group), Lee Jacobs (CAG)

Other Attendees

Paul Goodkey, Lee Jacobs, Adrian Beaman, Doug Macaulay, Fatima Zahra Mounfaloti, Wendy McRae, Gerald Dragon, Maddie Turenne, Michal Samborski, Rebecca Grace, Anthony Zoccoli

1. Approval of Agenda

- Motion to approve agenda - moved by Alexandra Gruca-Macaulay, seconded by Tom Scott.
- All in favour. None opposed or abstained. Motion carried.

2. Approval of Minutes

- Motion to defer approval of minutes to next month as minutes have not been circulated for review. Motion moved by Tom Scott and seconded by Ron Rose.
- All in favour. None opposed or abstained. Motion carried.

3. Chair's Report – Bob Gordon

- Attended seminar by Parkways for People Group – Lansdowne development with speakers, Councillor Sean Menard, OSEG representative and Parkways for People. On short notice (the morning of event), OOECA was also given opportunity to present at the session. Bb provided a 5-minute synopsis and thanks board members for providing input in advance of the meeting. Well organized event.
- Bob did a Walk and Talk with new residents to OOECA. They suggested that OOECA have a welcoming committee, and Bob suggested this as a volunteer initiative these residents might consider taking on.
- Councillor's cup held over the weekend. Congratulations to OOE team for doing so well.

4. Treasurer's Report – Don Fugler

- Balance is \$21,582.26. No change from previous month.

Q – Ron: Have we issued the cheque to FCA?

A: Yes, but not yet processed.

Q - Tom: Have we provided support to [Rideau Winter Trail](#) this year?

A: No donation provided this year. Last year's donation was a voluntary contribution following a presentation from the RWT representative.

Comments – Multiple: Support to donate again in 2023 as OOE residents frequently use trail.

Action item assigned to Don Fugler

- Reach out to Rideau Winter Trail to explore OOECA options for donation or sponsorship.

5. Councillor's Report – Capital Ward – Maddie Turenne for Councillor Menard

- Maddie is new to the councillor's team and is getting up to speed on files, attending the meeting on behalf of Councillor Menard. Will take notes and any requests back to the councillor for action.

Comment - Phyllis: Received email asking about possibility of dog park in neighbourhood. Sent email to Councillor's office requesting materials and decisions made on this topic to assist with a reply. Dog park discussions started with councillor David Chernushenko, with decisions taken after Shawn Menard became councillor.

A - Maddie: Will take the request back to the office for action.

6. Regional Group Update – Evan Garfinkel

- Evan not in attendance, therefore there is no Regional report for February.
- Note: In follow-up to the group's discussion from January wanting Regional representation at each meeting, Bob did reach out to Evan to confirm attendance for February. Evan declined.
- Bob and Catherine to connect to discuss next steps to engage Regional in OOE issues of relevance to the developer.
- Bob noted that Evan has been responsive to emails, i.e., request to share the changes in the Phase 3 plans.

Comment – Phyllis: If you will be reaching out to Regional, mention the icy conditions on sidewalk/pathways in front of store fronts at Milieu. Regional needs to be aware of this issue.

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

- Warm weather will cut the skating season short at Brantwood Park. Thanks to the volunteers who worked hard to get the rink open and maintained this season.
- Program manager hired, and Lee shared stats on registrations for current programs.
- Bob and Lee meeting with Councillor Menard to establish process for understanding what City has planned for the community centre being built, and CAG's role.
- Unclear when build will begin on community centre. Want to understand City's plans and timelines.
- Reminder that OOECA has different agreement than GNAG and OOS. CAG currently looking to have model that is similar to GNAG, where City would be responsible for rentals and CAG would manage programs, and community would have stronger say. Note that GNAG has 11 staff, and CAG only has 1 staff at this time. Would need to scale and scope.
- Bob stated that the purpose of the meeting is for OOECA to show support for CAG, and present a joint effort. The ask is that the City involve OOECA and CAG in their planning and keep both groups up-to-date.

Q - Tom: Does the City have a standard on how community centres are managed, or is it case by case? For example, Jack Purcell reservations are through the community association.

A: GNAG, OOS have blended model, Sandy Hill is fully run by City. We've asked the City to share their process for determining how the models are decided for different sites.

Q: How did the Battle of the Bands go?

A: Event cancelled – Didn't have enough groups signed up. Spoke with Red Bird, the event host, and discussed changes for next time – May remove "Battle" aspect of show, and open registration to bands with members younger than 19 years old.

8. Committee Reports (with links to written reports in PDF format where applicable)

Health and Safety – Courtenay Beauregard

- No written report. Notify Courtenay of any issues, for example, the Greystone Village issues with ice on pathways and buckling of sidewalks.

Comment – Phyllis: Some of the markings have been there for many years and nothing has happened. Occasionally the buckling disappears from one season to the next. However, some of those sink holes have been there for years.

Comment: St-Paul's sidewalk near the entrance when voting is another area of concern.

Q: Attendee asked if Courtenay lives in OOE, and if yes, why can't we figure out how to solve problems in the area.

A – Bob: Replied that many committee leads are actively engaging with the City and other representatives, and holding them accountable to address various issues of concern to the community. Bob reiterated that the best way to get a response from the City or Police (for safety concerns) is to file 311 complaints. Bob will follow up with the resident one-on-one to discuss their concerns.

Comment - Tom: Issues north of Queensway – drug deals taking place in the area, attempted break-ins, street people, not necessarily homeless seem to be migrating to area, to the point where social services – Salvation Army Booth Centre staff come through and offer meals and supports to homeless people.

Comment – Lee/CAG: Called police 3 times to abandoned organic/esthetics salon on south side of the 471 overpass. Known drug house, with many needles spread around yard. Police raided twice since Lee started at CAG. There has been some action, but agree that pressure should continue so something is done about it. We may also need to follow up with MTO to request that they better barricade that building.

Comment – Catherine: Criminal activity is one thing, and should be addressed, but a person being homeless is not necessarily a criminal thing, and shouldn't be addressed in same way. Homelessness is an issue everywhere, a systemic problem, shouldn't be viewed the same, and can't just be pushed out of our community.

SLOE (Sustainable Living Ottawa East) – Jayson MacLean

- No report for this month but available to answer questions.
- Tree group meeting happening soon. There is interest from their group about this topic. Reach out to Jayson if you want more information or to get involved.

Q: Do you have information about the seed bank and activities taking place tomorrow night?

A – Link: <https://www.eventbrite.ca/e/seed-swap-social-tickets-514382430697>

Comment from attendee who spoke earlier: In listening to this board meeting, feels like it doesn't speak to him. Mentioned NIMBYism.

Replies from Bob, Catherine: OOECA tries to take an inclusive approach to our discussions and decisions to represent the community. We encourage new voices and opinions and healthy debates to help shape OOECA direction. If Board meetings aren't a good fit, encouraged resident to join a committee that is of specific interest to them and share their thoughts there. Bob and Catherine offered to continue the conversation offline to better understand the attendee's concerns.

Lansdowne – Alexandra Gruca-Macaulay

- [Lansdowne report](#) (.pdf)
- Thanks to John Dance for representing Alexandra and OOE for Lansdowne meetings and conversations. Trying to get up to speed now that new City council is in place. Lansdowne back on everyone's radars. Thanks to Bob for representing OOE at the recent Parkways for People meeting.
- John shared that most of the community who spoke shared the activities they would like to see at Lansdowne which many in OOE would agree with, vs. when OSEG spoke, which was a repeat of what they had shared before about their development plans.
- Tremendous amount of work for the group representing residents and the community, starting with the letter Alexandra is presenting to OOE today that outlines the changes the group would like to see happen from OSEG.
- Alexandra is seeking OOECA Board endorsement of the Community Expectations of Lansdowne Consultations [letter](#) drafted by Carolyn Mackenzie.

Motion

Be it resolved that the OOE endorse the letter, [Community Expectations of Lansdowne Consultations](#).

- Motion moved by Ron Rose, seconded by Don Fugler.
- All in favour, none opposed. Motion carried.

Communications – Bob Gordon

- No news to report for February.

Q – Ron: Are residents aware that there are past minutes, agendas and committee reports posted in advance of the meeting?

A – Bob: When we did email notifications, residents were more aware, but may not be as aware now. Agree that notification system needs to be reviewed and improved.

A – Kristine: Ideally the website redesign, and layout will ensure that we drive traffic to the site to access the information in a timely manner, but there is likely still value in creating a PDF package of the meeting materials, and being able to circulate them in that format.

Comment – Ron: Will follow up via email with additional input.

Comment: Attendee thought that Facebook Grapevine no longer exists since Carol is no longer in the neighbourhood. Attendees confirmed that Grapevine still being maintained by Carol.

A: OOECA posted to Grapevine but it is not our official Facebook channel. We need to consider that there are many different ways people get their information. However, we also need to balance the time and effort involved to manage all these channels.

Membership – Suzanne Johnston

- Nothing to report for February.

The Corners on Main/Greystone Village/Lees – Peter Tobin

- [TCOM/Greystone Village/Lees Report](#) (.pdf)
- In report, mentioned that J:Fuse is aiming to open in late March or early April.
- Lees Apartments – spoke with manager who was receptive to speaking with Peter, but didn't flag issues, and likely has other concerns to focus on in managing the building. Manager indicated that tenants are mostly students, and mostly international.

Action item assigned to Peter Tobin

In response to the health and safety issues raised when discussing agenda item **6. Regional**, Peter indicated to Courtenay and Board that he will follow up with Regional on this issue.

FCA (Federation of Citizens Associations) – Ron Rose

- [FCA Report](#) (.pdf)
- Committee of Adjustment - FCA has been quite active trying to get community association views on the Committee of Adjustment. They are making a Presentation tomorrow to the Planning and Housing Committee.
- KPMG has done CoA operational review and had no recommendations related to community associations trying to react to minor variances. However, recommended a 4th panel because there are too many applications coming in. They also recommended that evening sittings be stopped, which generated reaction from residents who can only attend in evenings.
- City supposed to update comprehensive zoning bylaw as a result of new official plan. Developed timetable, now asking for 6-month extension to 2025 Q4. At the same time they're working on revising the urban design guidelines for low-rise infill housing which affects capital ward, and the downtown core, and doing this very much in secret, with sounding group made up of city staff and a few individuals sworn to secrecy. Hopefully, there will be a formal consultation on the new guidelines starting in the next few months.
- Planning and Zoning committee should rename itself to Planning, Zoning and Housing Committee of the FCA to be in line with the City's current nomenclature.

Comments: In reference to the Lansdowne letter - Recommend that FCA look to develop similar template and guidelines to enable community members to engage City in changes they'd like to see.

A: Will review the letter.

Planning – John Dance Report

- [Planning Report](#) (.pdf)
- [Letter - 49 Mason Terrace](#) (.pdf)
- Thanks to committee members for your work this last month. Planning report outlines activities but will note a few things:
 - **18 Hawthorne** - Planning committee opposed all 5 requested zoning bylaw amendments – In reference to NIMBYism – wanted to mention that committee supports densification and development in this location up to 4 stories. Take issue when the developer wants to go far beyond what's been approved. Current understanding is that developer will put more commercial space on ground floor, but it's not clear if they will do much more.

- **49 Mason Terrace** – OOE has a very unique secondary plan. Position of committee is that CoA approving the front facing garage undermines the secondary plan, and committee will work to oppose this decision.
- **Sula Wok looking to build second building beside (north) of their current location** – Sula Wok has contributed lots to the community. Majority of the proposal is good but committee opposes the current proposal for the rear yard setback. Would prefer that it adhere to the 7.5 meters.
- **Property on the west side of Main between Clegg and Herridge** – despite Planning opposing the rear setback request, the CoA granted the owners a 6.2 setback rather than 7.5 setback. Planning also opposed the front parking.
- These sound like small issues, but the Planning committee is trying to support the built fabric of the community, a vibrant commercial presence, and make sure the community works well for everyone, not just developers. There are a number of other outstanding, planning issues that you know pertain to the sound development of physical development of this community in the future.

Q: Did you talk about the letter for 49 Mason Terrace?

A: We want to support the unique features we have in the secondary plan and ensure they don't get eroded in the new zoning by-law. Meeting with councillor in the next few weeks to discuss.

Q: Is there anything that can be done about the Hawthorne monstrosity? And is there anything individuals can do to provide their input.

A: We'll see what can be done once plans are shared. Plans presented recently are similar to what was presented last year during a closed session, with none of the OOECA's recommendations taken into account. The comment period is closed right now but you may want to write the planning officer. What's objected to appears in recent [Mainstreeter](#) article.

Transportation and Infrastructure – Tom Scott

- [Transportation and Infrastructure Report](#) (.pdf)
- [OOECA and GMH-MTO project - Replies to OOECA questions and information requests](#) (.pdf)
- Many infrastructure and transportation projects underway. They should all link to each other, but they don't. With staff coming back from the City and Queen's Park elections, staff are responding more quickly to requests.
- What we are looking at is an extended series of projects with construction in OOE for the next 10 years and more. Night and day between the City and MTO re: consultations:
 - City staff had a Public Advisory Committee (PAC) virtual meeting, followed by virtual and in-person Public Information sessions at St-Paul which were well received.
 - MTO had no consultation session but gathered comments over a week, and has not provided feedback on comments they received.
- This area of OOE will be under construction for the next decade with the GMH and 417 bridge replacement projects, later affecting the downtown core and City-wide.
- MTO team now moving to its next phase. We sent a letter that included the provincial minister to say, we really did need a face-to-face session with many different stakeholder groups.
- In the presentation overviews, the biggest change in the report is the design structure for how they're going to build the Rideau Canal Bridge. This changes everything else, including the pitch of the road down to Main Street and the pitch of the road up to Elgin.
- Design of the bridge is key but the community only found out about it at the public consultation. MTO commented that they did consultations, but when MTO was asked with whom they

consulted, and what they heard, we got no response. Requested follow-up with our councillor. OOECA wasn't listed as a stakeholder group, despite OOECA liaising with MTO for years.

- Main thrust is to have writing campaign including the provincial minister so action occurs. Main point of contact used to be in Kingston, now in St. Catharines. Less connected with them now.
- Some traction for GMH but there are safety concerns in 5 specific zones from a road safety audit, with worst being the turn corner at Hawthorne and Main. Walkabouts done and feedback provided to the city, with John doing a lot of work to get more information from the City. More detailed information now appears in the PAC and the public information packages thanks to these efforts.
- City has announced that they awarded the contract to Aecon. We can expect Aecon to commence in late March with tree-surgery companies starting to remove trees, especially along North Main and Greenfield.
- The City and MTO will have a representative to address community comments. For contact information, and to stay up to date on the GMH project, consult:
 - [Greenfield Avenue, Main Street, Hawthorne Avenue reconstruction project | Ottawa.ca](#)
- Looking at redesign of PXO at Concord – will be a fully signalized stop.
- Significant digging expected at both sides of the highway. Some of the private residences and older buildings have fire suppression systems, underground drains, weeping tile, and other issues that are at risk and need to be identified to the GMH team and addressed.
- Looked at the tracking at corner of Hawthorne and Main, and it looks like they've come up with a better solution, thanks to input from John Dance. The implication was that it could impede snow, removal and accessibility, and these were issues that we were concerned about - that we don't do something that impedes accessibility, especially for mobility-challenged individuals.
- The fourth point in the report is active transportation links over the Rideau River. OOECA provided input to the Built Heritage Subcommittee to do a renewed engineering and heritage Review, because the recommendation from the city was to demolish the bridge and replace it sometime in the future. This would have eliminated an active transportation link between OOE and the east side of the Rideau River. Received favorable response back from the director of Transportation to do a feasibility study for another footbridge at the foot of Clegg, or somewhere close by, near Brantwood Park. The indication is that there is time to put this in TMP so we should see it in next TMP update.
- Looking for the city to do a renewal of the Main Street Roadway Safety Audit, do some real-time studies, and it hasn't been done yet. A number of other items are still identified as conflict zones, notably at the end of hill leading down to Riverdale.
- Last point: If we are doing improvements for active transportation, City's policy statement says it should gain additional right-of-way at every opportunity. So, we should request they gain right of way during a development, especially for connectors like Hawthorne, where the roadway currently does not meet a ROW-standard for a major connector.
- Note that second document link provided as supplement to the report is a summary of questions from OOECA and responses from City.

Q – attendee: Great article from John in the Mainstreeter re: the sewer project. Wanted to get better idea of where closures will take place, and if there is anything residents can do?

A: Big issue with GMH is that combined sewers are concentrated in the northern sector of OOE. Some of the water lines date back from 1910 and have been breaking. The primary aim of the GMH project is to have water lines being replaced, and storm-water and domestic-sewer lines separated. While they are doing that, take the opportunity to improve sidewalks, roadways and landscaping. The [GMH reconstruction project](#) lets residents known when lane reductions and closures will take place.

Q: Does MTO still plan to use Ballantyne Park as a staging area?

A: Yes and no – didn't get a good answer on which trees will be saved. Good news is that this will be used for both Rideau Canal Bridge and the Main overpass replacement.

Parks and Greenspace – Jamie Brougham

- [Parks and Greenspace Report](#) (.pdf)
- Terms of Reference – Will circulate for Board feedback, seek approval at next meeting.
- Committee decided it's premature to be putting forward a plan for Forecourt Park when other decisions for that area are not yet decided.
- Focus will be on other parks in the neighbourhood, with the committee identifying priorities for these parks at their next meeting.

9. New Business

- **Phyllis – Question received about dogs and dog parks.** Is there interest to re-raise this issue at the broader level or not?
 - Proposed action: Once OOECA receives the relevant materials from Councillor's office to refresh our memories on those discussions, we can decide how we want to proceed.
- **Ron – Bridge replacement - Diversions and rerouting for pedestrians and cyclists.**
 - John wrote a great [article in the Mainstreeter](#) that references [MTO environmental study](#). Recommends Board and attendees review these materials before March meeting.
 - Kristine to add to next month's agenda along with relevant links and resources.
- **Bob – flagged that March meeting takes place during March break.**
 - Group agreed to move the meeting to March 21st.
 - Kristine updated website home page with announcement of meeting date change.

10. Adjournment

- Next meeting – March 21, 2023, 7pm ET
- Motion to adjourn moved by Phyllis, seconded by Ron. All in favour. Motion carried.