

# OOECA Meeting Minutes - March 21, 2023

## Attendees:

- **Board:** Bob Gordon, Catherine Pacella, Phyllis Odenbach-Sutton, Don Fugler, Kristine Houde, Alexandra Gruca-Macaulay, Jamie Brougham, John Dance, Tom Scott, Jayson Maclean, Peter Tobin, Georgia Blondon
- **Invited speakers:** Lee Jacobs, Councillor Shawn Menard and Maddie Turenne
- **Other attendees:** Bonnie Weppler, Doug Macaulay, Heather Jarrett, Justin Reist, Rebecca Aird, representative from CBC Ottawa, Paul Goodkey

## 1. Welcome and land acknowledgement

## 2. Call for agenda items

- Proposed item for discussion - Queensway Downtown Bridges replacement impacts on pedestrians and cyclists – deferred.

## 3. Approval of Minutes

- Motion to approve [December 2022](#) minutes
  - Moved by Jamie Brougham, seconded by Phyllis Odenbach Sutton. Motion carried.
- Motion to approve [January 2023](#) minutes
  - Moved by Don Fugler, seconded by Peter Tobin. Motion carried.
- Motion to approve [February 2023](#) minutes with minor revisions brought forward by John Dance prior to this meeting.
  - Moved by John Dance, seconded by Jamie Brougham. Motion carried.

## 4. Chair's Report – Bob Gordon

- A few committees have created a formalized letters dealing with a few items within the community that were sent on behalf of myself as OOECA President.
- One was in reference to the planning committee, which we will touch on during the planning committee meeting. Thanks to everyone who contributed to drafting that letter. We will discuss
- Second letter was with respect to the Queensway Bridge replacements and the impact on the community, specifically on the lack of consultation. There has been some definite engagement back from the different political levels. Slightly disappointed at lack of engagement from any media we contacted, specifically on the Queensway bridge

replacement item. Letter was shared with the other adjoining associations, and they, it appears that they are going to be sending letters off on behalf of their associations.

## 5. Treasurer's Report – Don Fugler

- Correction to balance posted to the OOECA website – Balance is actually \$21,547.26, representing FCA membership cost of \$35.
- Provided update on CA insurance with the City: City pays comprehensive liability (CGL) for several community associations, and while OOECA currently has coverage, this may change in the future. They now are considering covering only for specific programs. If OOECA had to cover these fees, this would represent over 50% of OOECA revenues. Hope that City will consider in-kind contribution, i.e., managing community garden funds, etc.

### Q&A

- Comment – Bob: Would recommend we contribute more to FCA above membership. FCA does a lot for community associations.
  - A – Don: Will connect with Ron to follow up with FCA.

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

### Councillor's Office – Representation at OOECA board meetings

- Maddie Turenne is filling in for Ariela, and will represent councillor's office at future OOECA meetings. Councillor will attend when he can, or when he receives request from CA to attend.

### Canadian Pacific Railway (CPR) Rideau River Bridge – Heritage designation

- Motion presented to council for this oldest OOEC bridge, now a footbridge east of the Lees Avenue campus of the University of Ottawa.
- Heritage research evaluation will be submitted for committee review.
- Recommendation to proceed with assessment and return to committee by year-end to make decision regarding heritage designation.

### Flood Outlook Assessment

- March 9<sup>th</sup> – Rideau Valley Conservation Authority issued flood outlook statement for awareness – above average for lower watershed. Potential for above average flooding.
- Short-term – limited precipitation and temperatures which should reduce risk.

## **Updates regarding Deschâtelets**

- Met with City staff and Bob Gordon in regard to Deschâtelets
- Grande Allee scheduled for 2023 construction. We want to push this forward.

## **City budget talks – Motion for more public restrooms in City**

- Budget available to fund installation of port-a-potty in Springhurst Park.

## **Lansdowne 2.0 – Public engagement – Consultations will last several months**

- The City of Ottawa is launching public engagement efforts for Lansdowne 2.0.
- The consultations will last several months and are going to include a series of online and in-person surveys, a newsletter, community consultation workshops, business consultation workshops, as well as several pop-up engagement activities. These will provide residents and businesses with the opportunity to learn more about the project, ask questions, and provide feedback.
- First opportunity is Concept Plan survey which is now available online.
- Last year, councillor listed Top Ten concerns about the Lansdowne 2.0 plan, and remains concerned—when it comes to the financial model dictating the design of the proposed towers, the lack of a transportation plan or affordable housing, the loss of 58,000 square feet of public greenspace, and the need to advance basic low-cost improvements to the site first (such as a proper crossing at Queen Elizabeth Drive to the canal, a safe water feature, winter activities and improved connectivity to the site).
- Councillor’s office is working on a plan to see significant changes to the current proposal. More to come.

## **Colonel By Catch Basin**

- Work has begun on the Catch Basin Lead Replacement project along Colonel By Drive between Avenue Road and Mount Pleasant Avenue. The bulk of the project should be completed by the end of April, with the finishing work done by May 22.
- Expect lane closures during non-peak hours between 9:00 am and 3:00 pm weekdays where Colonel By Drive will be reduced to one lane with flagging assistance. Cycling and pedestrian access will be maintained, but at times will be detoured briefly using flaggers to ensure safety.

## **Greenfield-Main-Hawthorne Reconstruction Project**

- The Greenfield-Main-Hawthorne Project will involve the construction of sewers, watermains, electrical infrastructure, roadways, sidewalks, cycle paths, intersection modifications, and streetscape/landscape treatments within the City's right of ways.
- It will replace aging combined sewers with separate storm and sanitary sewers and sections of older watermains, as well as reconstruct the roadways. Complete street features will be implemented in this area following construction.
- Construction will begin in March 2023. The project will be delivered in three phases, with expected completion for the fall of 2025.
- See site for updates: <https://ottawa.ca/en/city-hall/public-engagement/projects/greenfield-avenue-main-street-hawthorne-avenue-et-al-reconstruction-project>

### **Work being done this year in the following areas:**

1. Greenfield Avenue, between Concord Street and King Edward Avenue
2. Concord Street, between Greenfield Avenue and Echo Drive
3. Echo Drive, between Main and Concord streets
4. Main Street, between Harvey Street and Hawthorne Avenue
5. Echo Drive, between Immaculata High School and Graham Avenue
6. Colonel By Drive, between Graham and Hawthorne avenues
7. Hawthorne Avenue, between Colonel By Drive and Main Street

### **2023 Spring Clean the Capital – Important dates**

- **March 15:** Registration opens
- **April 15 to May 31:** Cleaning the Capital Spring campaign
- **April 22:** Earth Day 2023
- **May 1:** Registration closes
- **June 15:** Deadline to submit online

### **Q&A**

- Question - Phyllis: Lack of garbage cans in OOE parks (Springhurst not like Windsor Park) as example), bus shelter moved due to construction but never replaced, and lights on Main that turn on/off without rhyme or reason.

- A: Springhurst Park garbage cans – have lots of connections to staff on City side. Will connect Bob and Phyllis to staff. Email Councillor Menard.
- OC Transpo bus shelter – Shawn on transportation committee and can raise this with other items for discussion.
- Also include lights on Main issue to be addressed with City.
- Q – John: 417 replacement project
  - Comment from councillor’s office is two-fold. 1) you worked hard to save buildings on Hawthorne. City, councillor and OOECA did not want to see this happen. Big push to change development outlook in terms of laydown and rapid replacement. MTO agreed in response to city staff to save the buildings but didn’t mitigate with road closures = 90 weeks. We are trying to work with them. Appreciate John and OOECA work on this. Joel Harden is trying to reach out to MTO to come up with better solution.
- Q – Jamie: What are results of the 3-stream study?
  - A: Have not seen results of contamination report. Bins at Windsor Park is large, delineated. Pick-up weekly, and with amount of bins in Windsor Park. Add to email with list of items to discuss with City and send to [shawn.menard@ottawa.ca](mailto:shawn.menard@ottawa.ca). Shelley McDonald from City is key contact for this.
- Q – Tom: Design has changed. We’re going to have pillars in the middle of the road for long. Understand that design may need to change. Must they take up all active transportation options? Sent letter to MTO and Minister. Got no positive response. Sent a letter to MPP, MP, and copied NCC to critique consultation process and how they are engaging community, and yet MTO refuses.
  - A – Coordination you have done with councillor’s office has helped. One thing MTO has acquiesced on is Queensway noise barrier study, but the other portion of how they shut down and design for that, no push.
- Q – Bob: Is there potential to doing a Board council meeting?
  - A – good time to re-engage there. Talked about Cash-in-lieu funding, Lansdowne, etc. Bob/OOECA as commitment to get something up and running in next month.

## 7. Regional Group Update – Evan Garfinkel

- Evan not in attendance. From email thread a few weeks ago, he shared he had nothing to report.
- Catherine and Bob will touch base to coordinate next steps for updates from Evan.

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

### Bob and Lee meeting with City staff

- Excellent meeting with Shawn, Kevin Werry and Dan Chenier, head of recreation services, and Natalie Olsen. Two items for discussion:
  - Where are we with consultation process for Forecourt Park, Grande Allee, Deschâtelets?
  - What will CAG involvement be in future community centre?
- City: all consultations regarding community centre are done. Building out for tender for community centre build.
- Regarding Forecourt Park – they said they do not consider previous consultations to be consultations.
- They want building and community centre to be done before starting consultations on Forecourt Park.
- Kevin Wherry and Forest Potter have been consulting with farmer's market group – they said they were in direct communication, but in fact, had not spoken to the group since Christmas, and more likely, before Thanksgiving.

### Discussion about CAG's involvement with the community centre

- City confirmed that CAG will have an important role within the community centre and 2 other facilities in Old Ottawa East.

### CAG March break camps

- Some are sold out, and CAG looking to add new camps and new events at Old Town Hall.
- Will provide update at later date.

### Q&A

- Q – Did you say Fall 2023 for consultations?

- A – Bob: City said Forecourt park discussion will not progress until the building component has progressed. There is no definitive timeframe for the consultations but City said they were hopeful that they will start consultations in Fall 2023.
- Seems to hinge on CECCE build. Kevin was cautious in saying to be weary that shovels may not go into ground due to environmental conditions, i.e., snowfall.
- Build might be delayed to Spring 2024. City promised to provide more regular updates and to engage OOECA/CAG when the time comes for this.
- In reference to Grande Allée - some designed elements, i.e., ground surface have been modified due to monetary constraints. Lee confirmed it was removal of some cobblestone material along Grande Allee.
- Q – Jamie: Any mention of bushes and other types of vegetation that will be installed in Grande Allee? Compromises made now re: budget constraints will impact parks long term.
  - A – Bob: Agree. They specifically referenced that item changed for Grande Allée – those design elements were confirmed and completed last year, upon completion of the consultation.
- Comment – Paul: Expressing disappointment at City’s response.
  - A – Bob: Note for Paul from City - Follow-up engagement to take place with project lead re: entrance to Grande Allée.
- **Comment – Bob:** Dan Chenier was very positive on CAG/Lee’s role moving forward with community centre. Bob reinforced Lee/CAG’s role to connect with OOE residents, other CAs to extend invitation to offer services and programs for all communities for catchment base. Reiterated that both associations have good relationship with City, and would like to see similar for CAG.
- **C – Lee:** and confirmed that CAG won’t compete with the city.
- **Q – Jamie:** Insurance for CAs – if we do activity like barbecue, could CAG cover it?
  - **A – Lee** agrees with this approach.
- **Q – Phyllis:** Cautionary note – invasive weeding group has to demonstrate that they have liability insurance. May be premature to say we can be covered under CAG.

- **C – Don:** If we start anything as we have with SLOE, we are covered under CGL. It would be more complicated if we tried to be covered under CAG. Currently, not a concern as we are covered under CGL for now.

## 9. Committee Reports (with links to written reports where applicable)

### 9.1 Parks and Greenspace – Jamie Brougham ([report](#) and draft [Terms of Reference](#))

- Terms of Reference reviewed with the Board. Seeking approval.

#### Q&A

- Comment – Kristine: recommend adding bullet under objectives or mandate to ensure that investments are made to OOE parks to ensure active and equitable use by a wide variety of ages and abilities:
  - Promote and advocate for safe, equitable, inclusive access to parks and green spaces.
- Catherine and Alexandra agree with proposed addition.
- Comment - Alexandra mentioned work led by Rick Burrows – Vision Springhurst – lots of work to secure beach volleyball court, ping pong table, etc. Rick’s vision, but City must action it. Alexandra reinforced importance of P&G role to make parks active, not just passive recreational spaces.
  - Answer – Jamie: Accessibility enhancements are always going to be more costly. His understanding is that the City is designing for accessibility already.
- Comments – Catherine, Phyllis: support discussing at next Parks meeting, and also discussing Alexandra’s comment regarding promotion of active parks.
- Answer - Bob: Agree to defer approval until P&G can discuss, and if needed, present revised ToR at next meeting.

### 9.2 Lansdowne – Alexandra Gruca-Macaulay ([report](#))

- At last meeting, supported motion to have meaningful consultation on Lansdowne, i.e., that City decisions not be made on Lansdowne until community consultations were considered in decision making. Letter presented to City council, and individual meetings held with councillors.
- As councillor Menard mentioned, City did launch consultation with Engage Ottawa survey. It's pretty superficial, and more importantly, the stated objective is now public education. There are very key elements that are not present in the survey, and as a general comment, there's been a lot of concern expressed that public consultation by



the city is not going to include consultation on the financial plan and on the business strategy.

- This project is the 2<sup>nd</sup> most expensive project after the LRT project, and was originally estimated at 332.6 million dollars. These figures are now out of date.
- There has been some glossing over of the property tax uplift, and what this term actually means to taxpayers – despite it being a key element of the financing model.
  - Once towers are built, City will start diverting 90% of assessed property value to repay the cost of financing the build – not one of the defined terms on EngageOttawa, but other terms like Air Rights, Stabilization Date are defined. But Property Tax Update is not there.
- Another omission to their FAQ document is, What does the proposed plan mean for the berm, the hill at the end of the field where people like to picnic?
  - The City replied that there will be a non-accessible roof over the berm which will mean a loss of 58,000 square feet of greenspace.
  - City not interested in sharing the full picture for these two examples, and they are just some of the many examples of issues not shared with community.
- Big concern is that project is very expensive, and the taxpayers are responsible for paying for this.
  - Requesting financial statements on retail portion of limited partnership. Lansdowne 2.0 projected future financial hope for 2.0 relies on success of retail sector.
  - Projection that 75% of net income of limited partnership operating revenue will come from retail, but no details on how current retail spaces are performing to date.
- Bubble that contains limited partnership has made it easy for players to say that there is commercial sensitivity to the figures. But with outdated estimate of 2.0 cost of at least 333 million dollars, residents don't have information to assess impact of this decision.
- Real concern that process that began last year to push through what is a poorly understood model is once again being repeated.
- Asking for independent analysis of retail market. Group needs to get a sense of the true risk of putting so much weight on success of retail to fund build, not knowing how current retail spaces are faring.

## Q&A

- **Q – Peter:** will there be an audit of the 2.0 proposal?
  - **A -** No audit being done but there is financial due diligence under way. Lansdowne 1,0 2009 audit, auditor wrote that demand and need for increase in retail space – there are two conflicting studies. Need to have reliable
- **Q – Don:** Speaking of Lansdowne accountability, do we have any reports on the success of current Lansdowne retail enterprises?
  - **A –** Group of community associations have made request to OSEG and the City. There are annual reports tabled with the city clerk, but they're not necessarily

publicly accessible. Would be good to have a sense of financial risks and the financial performance to date of the retail spaces.

- **Q – John:** Worth making a point that proposal would involve demolition of more than 50 million dollars investment City made only 10 years ago. Taxpayers seem to be getting a really bad deal on this proposal.
  - **A – Alexandra:** 173 Million spent on Lansdowne 1.0. City centre was supposed to look after, through back door way city paying for that.
- **Q – Jamie:** Good to look at things from economic point of view, but the culture and way of life for people will be dramatically affected, with significant impacts on Transportation. Traffic to get congested on Bank Street which has been reduced to 3 lanes. Concern is number of people in area, buses going down Bank street to handle all these people.
  - **A –** Wil mention that there is some verbiage around this project that residents want to battle growth. In that small area, John could say how many residents are within walking distance – around 30,000. Can't support 1,200 more units.
- **Comment – Kristine:** Agree with Jamie - Transportation and infrastructure in this area currently not supporting current traffic flow and population needs. How can it support 2 more high rise buildings?
  - **A -** 1.0 did not have transportation master plan, and 2.0 doesn't either. Soil remediation also not planned for. There are a number of costs not accounted for in original estimate, and this needs to weighed against proposed economic benefit.

### **9.3 The Corners on Main/Greystone Village/Lees – Peter Tobin ([report](#))**

- Recently, Carol, a long-time OOE resident wrote to the manager at 170 Lees that the dumpster is back again, blowing garbage across lot and eventually into river.
  - Same individual, Carol, wrote to Mainstreeter in February 2020 about this issue.
  - Peter contacted Caroline Clouthier at 170 Lees, and she said she would speak to Doug Maclean.
- Edward Jones confirmed as financial institution beside River Dental.
- Work is underway for last 3-4 weeks for bakery and restaurant spaces facing Main Street.

### **9.4 FCA (Federation of Citizens Associations) – Ron Rose ([report](#))**

- Ron not in attendance today. Attendees encouraged to review the written report.

### **9.5 Planning – John Dance ([report](#))**

- Councillor Menard mentioned that we met with him and Miles from his office, and we went through various issues of concern. The councillor is going to facilitate meeting with Planning committee, councillor, and City planning staff to go through these issues Planning is raising to support the built fabric of our community as more builds are planned for our area.

- Some progress made re: Hawthorne development. No news on des Oblats development.
- 248 Main minor variances approved despite Planning's objection to reduced rear yard setback.
- 435 Echo minor variances also approved by CofA - 2-storey brick house on Clegg will be torn down, and 3-storey house built
- Planning committee spends a significant amount of time preparing objections to variances they deem should be objected to, and that have largely been ignored by the Committee of Adjustment. Raised concerns with the councillor who was sympathetic.
- New planning member, Joseph Sleiman, has joined the group.

## Q&A

- **Comment – Paul:** New zoning bylaw discussion papers have come out – links in John's report. Shouldn't be something just for Planning committee. Went through them and they're lengthy. Looking for feedback. We hope that OOE is lucky to have secondary plan. Other neighbourhoods have 6 storeys listed, ours says 4 storeys. When he looks at zoning bylaw amendment last week, some major things stand out – like front yard averaging. Says front yard will be average of both sides to the maximum of the underlying zone setback. In OOE, this is 3 metres. Papers go on about tree canopy, but when they go to implement zoning bylaw, there would not be enough room left on the lot to plant a tree.

## 9.6 Transportation and Infrastructure – Tom Scott ([report](#))

### MTO Downtown Bridges

- Big issue is that they changed the construction design and informed people without any consultation.
- John sent letter to local politicians and to minister responsible for MTO. What is the expectation of senior level government for CAs to be engaged. Not great responses to date.
- Shared with community associations, and they confirmed that no one reached out to them, including Centretown that had not yet read the report. Question is where do we go from here?
- One reason we are adamant about going after MTO is that City and MTO response is night and day. City accepting questions and recommendations, but MTO is not taking same approach.
- Letter included in report that Kristine will be adding to OOECA website.

## Active Transportation

- City recently updated TMP site – Tom sent note to understand where they are in process.
- Worth having a look at the number of projects listed, and when you see my report, look at page 19 on the TMP report - It talks about active transportation, missing links, and look at the number on the map for old Ottawa east indicating dead ends, lack of alternative routes, lack of access to people who are physically challenged - There are huge numbers. And a lot of them are in the areas where MTO plans to redirect traffic from Colonel By drive.
  - So we know that we have conflict areas. We know that we have missing links, and that's exactly where the most of the traffic is going to be channeled.
- In last note, indication that Lees Avenue will be repaved this year.
  - if pedestrian crosswalk not in right location now, where should it be?
- Deadline to respond – between now and middle of April. Phyllis may want to take the lead on this.

## Q&A

- **Q – Phyllis** asking what additional information Tom is looking for?
  - **A – Jonathan** from Councillor's office looking for feedback to inform discussions on where to improve pedestrian crossing. Images of current crossings shared. Wonder about value of adding 3<sup>rd</sup> crossing in a 1-block radius.
- **Comment:** Difficult to get feedback from residents in that area as many are renters.
- **Comment – Kristine:** May be successful in getting feedback by engaging uOttawa Sustainability, Student Association, or Health Sciences student group. Will share emails.

## 9.7 Health and Safety – Courtenay Beauregard

- Courtenay not in attendance - No report for March but Bob did hear that Community Officer is available to meet with OOECA in April.

## 9.8 SLOE (Sustainable Living Ottawa East) – Jayson MacLean

- Climate change and resiliency committee looking for input on impacts of climate change, partnering with CAFES to get input from residents. Looking for OOEC to be one of the partner communities within next few months. Reach out to Jayson if interested in getting involved.
- April 22 – Saturday – Earth Day – activities, games, and e-waste drop-off and local vendors
- SLOE will be involved in volunteer capacity. Workshop with kids. Jay and Bob on Lady Evelyn

## Q&A

- **Q – Kristine:** Requested event information and will post to condo community board.

## 9.9 Communications – Bob Gordon

- Kristine and Bob met after last meeting. Home screen link fixed. New Events tab with calendar.
- Will continue work on site, provide feedback if you have other enhancements to propose.

## 10 New Business

### In-person meeting proposed for April (Bob)

- Some people have requested OOECA consider resuming in-person meetings.
- Bob recommends hybrid meeting model to accommodate everyone's preferences.

### Q&A

- **Q – Georgia:** Is location determined?
  - **A – Bob:** hosted at Old Town Hall before. Lee/CAG agree with OOECA meetings at Old Town Hall.
- **Q – Catherine:** Can we consider alternating between Old Town Hall and Field House?
  - **A – Bob:** Remember also having meetings at St. Paul years ago.
- **C – John:** Support in-person, and supports Old Town Hall – known location, will avoid mix-ups.
- **C – Jamie:** Like Atelier space at St. Paul.
- **C – Bob:** thought Atelier space use was free. May need to confirm if there are fees.
- **C – Lee:** Field House only suitable for 20-25 people.

### Motion

- Motion read, “That starting in April 2023, we move to in-person meeting at Old Town Hall with Zoom for those who wish to participate remotely.”
- Motion moved by Bob Gordon, seconded by Jay McLean.
- All in favour, none opposed. Motion carried.

## 11. Adjournment

- Next meeting is April 11, 2023 at 7pm ET.
- Hybrid meeting to take place at Old Town Hall and online using Zoom. Details will be posted to OttawaEast.ca.