

OOECA Board Meeting - September 12, 2023

Hybrid meeting: In-person and online, details at OttawaEast.ca

Attendees:

Board: Bob Gordon, Catherine Pacella, Phyllis Odenbach, Kristine Houde, Georgia Blondon, Tom Scott, Jamie Brougham, Peter Tobin, Jayson Maclean, Ron Rose

Invited speakers: Councillor Shawn Menard and Ariela Summit (Councillor's office – Capital Ward), Lee Jacobs (CAG)

Other attendees: Paul Goodkey, Peter Beaman, Daniel Baker, Joyce Scott, Wendy McRae, Janice Camena-Caluori, Heather Jarrett

1. Welcome

2. Approval of agenda

- Motion to approve agenda moved by Kristine Houde and seconded by Georgia Blondon.
- All Board members in favour, motion passed.

3. Approval of minutes – Deferred to October

- Secretary, Kristine Houde, has not circulated updated March to June draft minutes over the summer for Board edits or approval.
- Will circulate all final drafts in advance of October meeting.

4. Chair's Report – Bob Gordon

4.1 Ward Council Meeting

- The ward council had its first meeting in a while. Community associations met to discuss Lansdowne and Cash-in-Lieu of Parkland funding.
- The main topic of conversation was Lansdowne.
- A report will be issued by the Lansdowne representative and circulated in the next week.
- The first key date is September 25th, with 3 additional touchpoints after that date, including community assembly to show opposition to certain procedures.

4.2 Cash-in-Lieu of Parkland (CILP)

- Discussion on need to refocus top priorities for parks and green space.
- Plan to circulate a priority list to the counselor's office with goal to better target projects with CILP funds or allocations.

4.3 New Zoning Bylaw Review

- Several open houses in September that mark the initial steps in the new zoning bylaw project.
- Those interested in ongoing development within Old Ottawa East encouraged to attend one of these open houses that offer attendees a chance to:
 - Learn what zoning means
 - Understand how the by-law implements the recently approved official plan
 - Receive a high-level overview of the zoning topics
- Locations and dates for the open houses:
 - September 16th, 9:30am to Noon at City Hall
 - September 20th, 5:30pm to 7:30pm at City Hall
 - September 23rd, 2:30pm to 5:00pm at Ray Friel Recreation Complex

4.4 Meeting request from River Terraces II (RT2) Board

- RT2 board members have reached out to request meeting with Bob to discuss communications and collaboration.
- If there are any comments or concerns to raise with RT2, send comments to Bob.

4.5 Cleaning Up the Capital Project

- Clean-up is this upcoming weekend (September 15th and 16th).
- If there's interest in participating or coordinating, please send a message to Bob Gordon.

Q&A

- **Q - Tom:** Are there any communities that bank their money for future projects?
- **Q - Ron:** Could you distribute CILP terms of reference for use of that fund to identify if there are other areas of overlap and opportunities for other committees to use this funding, recognizing that CILP is primarily for parks and green space projects.

Action item: Distribute [Cash-in-lieu of Parkland Funds Policy \(2022-12-22\)](#) to Board.

5. Treasurer's Report – Don Fugler

- Treasurer sends their regrets for September meeting.
- No significant change since June. Will provide report in October.

6. Councillor's Report – Councillor Menard, Ward 17

6.1 Community Center

- New community centre is out for RFP, which is a cause for excitement.
- The current building has been preserved, which was not a guaranteed outcome.

6.2 Lansdowne Project

- A report detailing a second option for the project expected for release on October 3rd.
- Joint committee of finance and planning will meet on October 18th.
- Council meeting scheduled for October 25th.

6.3 Mayor's Tour

- Tour conducted for mayor, highlighting areas of concern such as Springhurst Park, and proposed Alta Vista Transportation Corridor (AVTC). Thanks to community members who joined tour and shared concerns for the mayor to hear.
- Current mayor keeps open lines of communication with councillors, which is a significant improvement from the previous mayor.

6.4 Budget 2024

- A meeting with the mayor is scheduled to discuss priorities for the ward, both citywide and local.
- Council strategic priorities include affordable housing, mobility, and transportation.
- There is a push for improvements in parks and amenities such as pool hours, washroom accessibility, and green space and park amenities in general.
- Concerned about the 2.5% reduction in budget direction councillors have been given without the city meeting goals like affordable housing and transit operations.

6.5 Cash-in-Lieu of Parkland (CILP)

- Progress has been made on a list of projects, many of which were previously delayed.
- Understand push to get Brantwood Park redone entirely and that's a conversation to have.
- Ariela leading this file within the councillor's office and with the community. Community's input on priorities helps with CILP (or city funds) allocation

6.6 Dock Access Relocation and Accessibility

- Asphalt pathway access to the new dock has been moved to point towards the corner of Springhurst Avenue in Brunswick Street.
- Relocation will allow the crane truck used for seasonal installation and removal of the dock to have better access.
- Dock will be more accessible for individuals with mobility issues, including those in wheelchairs.
- Relocation and improved accessibility are a result of community requests and efforts. Thanks to everyone in the community who has been working on this.

6.7 Environment Committee Meeting

- The first environment committee meeting of the fall is scheduled for September 19th.
- Councillor's office is chairing the meeting with an ambitious agenda, which includes building retrofits, tree protection, and expanding the 3-stream recycling in parks.

- Desire to expand the 3-stream recycling to Brantwood and Springhurst parks, following the existing setup at Windsor and Brewer parks.
- Request made to include this expansion in the 2024 budget as part of a pilot project. Each council gets to pick one park for this project during the cycle.

6.8 Community Feedback and Priorities

- Feedback is sought on whether Springhurst should be prioritized for the recycling expansion.
- Having a list of community priorities is helpful for budget discussions, both for Community Improvement Levy (CIL) funds and city budget allocations.

6.9 Transportation

- Efforts are being made to align Hawthorne Avenue's speed limit with Main Street and other connector streets at 40 kilometres per hour. Currently 50km/hour.
- Staff have not yet approved this change, so it will need to be brought to the transportation committee for approval.

Q&A

- Q - Jayson: What will be topic for retrofit discussion at environmental committee?
 - A: The high performance development standards that would require new builds to be designed to a certain standard from the get-go, leading to cost savings and increased efficiency over time. Council delayed implementing these standards, citing upcoming provincial standards that might affect the city's own standards. However, the province did not report back as expected in July. Goal is to bring back these high performance development standards as soon as possible and align with other cities like Toronto, which has had these standards in place for 14 years.

7. CAG (Community Activities Group) – Lee Jacobs

7.1 Main Event – Insurance Update

- The organization has not yet received its full insurance, caused a delay in activities.
- Main Event had to be cancelled as the insurance was not renewed in time.
- Insurance was finally finalized after a two-month delay, but policy details not yet received.
- Delay has impacted other activities, such as the rental of 7 canoes purchased in June.
- Board hopeful that there will be no delay in insurance renewal next year and is considering moving the main event to the fall permanently to mitigate these issues.
- However, this poses a challenge as bookings for venues and other arrangements typically need to be made 6 to 8 months in advance.
- Board meeting at end of September to discuss a strategy for this issue.

7.2 Programs, Registrations, and Rentals

- 13 fitness programs this summer

- Year over year growth over last September
- Strategy for the year is to maximize the use of the buildings managed by the organization, namely Brantwood and Old Town Hall.
- Leveraging Brantwood for 2 new early year programs, and space leased to Au Coeur from Monday to Friday, 8am to 3:45pm which limits daytime programming.
- Increased interest in rentals for programs and parties at both buildings, leading to revenue growth but also staffing challenges (good challenge to have).

7.3 Summer camps

- Success with 250 kids participating over 10 weeks, and 31 part-time staff members, most of whom are from the community.
- Positive feedback received, and plans are in place to enrich the programs next year with the use of canoes and a canoe rental program on evenings and weekends.

7.4 Summer BBQs - Thursdays

- 8 summer barbecues planned this summer. 3 barbecues cancelled due to weather, 5 were well attended, and a good revenue generator
- Despite the weather challenges, the barbecues were financially successful and attracted many community members who had not been previously engaged.

7.5 Communication Focus

- The focus for the next six months will be on improving communication.
- Efforts will be made to send out the e-newsletter twice a month, improve Facebook postings, and better use the traditional boards in front of the two buildings.
- Goal to increase community engagement by pushing out as much information as possible.
- Also inviting OOECA to leverage this distribution list for association communications.

7.6 Volunteer Experience

- Volunteering has been an interesting experience over the last two years, and many lessons learned. Will revisit current approach to engage volunteers more effectively.

Q&A

- Question and comment - Ron: Thursday night barbecues were a wonderful example of an activity that brought families out. Can you clarify the status of the 2023 Main Event?
 - A: Unclear on date, scope, and scale of event. Confirming with Board. Instead of the Main Event, we're leaning towards a Fall social, like corn roast, face painting, and other activities.
- Q – Phyllis : Have you circulated a newsletter recently? Have not received one.
 - A: No newsletter recently. People can sign up at <https://www.ottawaeastcag.org/get-involved>.

8. Committee Reports (with links to submitted reports)

8.1 Planning – John Dance – [Report](#)

2 motions presented

- Committee Chair sends regrets. Bob summarized key messages included in the report and provided context around 2 motions.
- Resident, Adriana Beaman, filed an appeal against the city council's approval of the 15 Des Oblats development.
- OOECA Planning Committee had concerns about the number of dwelling units and the lack of provision for residential parking.
- The association supported several aspects of the development, including the repurposing of the Sisters Convent, public access between Springhurst and Des Oblats, and a new city park.
- The association agrees with Adriana's key arguments and believes that their participation in the appeal would strengthen it.
- A motion has been moved for the Old Ottawa East Community Association to apply to the Ontario Land Tribunal for participant status in the appeal.
- While Adriana has not asked for financial assistance, the committee recommends providing a maximum of \$500 if she incurs legal expenses substantially more than this amount.
- Recommendation is based on the fact that her work supports the community association's efforts on a key planning issue.
- Floor opened for questions before Board votes. Several attendees expressed support for the two motions regarding the 15 Des Oblats development appeal and the provision of financial assistance to Adriana Beaman.
- There was some discussion about the wording of the second motion, specifically the clause about providing financial assistance if Adriana incurs legal expenses. Committee agreed to reword the motion to state that a maximum of \$500 will be provided to Adriana for legal expenses, without any additional conditions.
- Committee member also noted that there is a precedent for providing such financial support in similar situations.

Motion 1

- Motion 1 read, then moved by Bob Gordon, and seconded by Ron Rose.
 - "That the Old Ottawa East Community Association (OOECA) apply to the Ontario Land Tribunal to be given "participant" status in the appeal launched on City Council's approval of the 15 des Oblats development."
- 9 Board members in favour, 1 opposed - Jayson Maclean, none abstained.
- Motion carried.

Motion 2

- Motion 2 read, then moved by Bob Gordon and seconded by Ron Rose:
 - "That a maximum of \$500 be provided by OOECA to Adriana Beaman for legal expenses."
- 8 Board members in favour, 1 opposed - Jayson Maclean, 1 abstained - Tom Scott.

- Motion carried.

60 Lees application

- Phyllis noted that committee has not acted on 60 Lees, asking someone from the committee to submit something on behalf of the community for 60 Lees
- Attendee commented that she lives 1 block from 60 Lees - project description is confusing; called semi-detached, but online renderings indicate 2 separate buildings. Numerous details about the application that raise concerns.
- Developer proposing 2 back-to-back buildings, semi-detached, each with secondary dwelling unit, for total of 8 units. Comparables are 2 recent builds on Chestnut Street.
- There are several variances outlined already. Planning committee approach is typically to wait until we get city's planners comments, but those comments usually come in close to the meeting.
- 2 attendees who live near 60 Lees requested information from JD Planning and will be attending committee of adjustment meeting. They are looking for guidance from OOECA on how to prepare.
- Paul Goodkey recommends getting a lawyer, and has offered to provide notes, speak to residents to prepare for committee of adjustment meeting. He also noted that many long-term planning committee members are on their way out, and residents will need to step up.
- Concern from committee that there are a lot of changes going on. Community association must find out what our secondary plan means.

8.2 Lansdowne – Alexandra Gruca-Macaulay – [Report](#)

Lansdowne 2.0

- Joint committee meeting between the city's planning committee and the financial services committee will be held on October 18th to discuss the final approvals for the Lansdowne 2.0 redevelopment.
- City is seeking an amendment to the zoning and official plan, which includes increasing the maximum building height from 38 meters to 127 meters to allow for a 40-story tower.
- Part of the green space will be repurposed for an event centre roof, removing 58,000 square feet of public green space.
- The city plans to ignore the Ontario Municipal Board ruling that limits the number of new residential units to 280, as the plan for Lansdowne 2.0 includes constructing 1,200 new residential units.
- There are concerns about the city's legal opinion that Ontario Municipal Board rulings are only valid for the year they are given.
- The estimated construction cost for the city is expected to be upwards of \$400 million. City is going ahead with these changes despite concerns.
- Tom Scott raised transportation and infrastructure concerns not yet addressed by the city.
 - The city is making assumptions that the addition of 1,200 residential units and increased use of open spaces, including more major events in the venues, will not affect traffic in the area.
 - At a workshop, questions were raised about how an increase in revenues could occur without an increase in traffic. Concerns were expressed about how people

would get to these venues to spend more money and how they would access the new apartments and condominiums.

- Bank Street is set to become another complete street, which could make it more difficult to navigate.
- The mayor is putting pressure on the National Capital Commission (NCC) to make Queen Elizabeth Driveway a main access point to Lansdowne. This is seen as potentially the only way to increase traffic to raise more revenues. The NCC is pushing back hard against this idea, and other people have different ideas for managing traffic and infrastructure related to the redevelopment.
- The same slide deck on transportation has been presented at multiple meetings, with no changes made to reflect the concerns raised by the community. This has characterized much of the approach to the Lansdowne 2.0 redevelopment proposal.

Motion

- Motion read, then moved by Bob Gordon and seconded by Ron Rose:
 - “That the Old Ottawa East Community Association oppose the Lansdowne 2.0 Partnership Sustainability Plan when it’s presented to the committee.”
- All 10 Board members in favour, none opposed, none abstained.
- Motion passed.

8.3 Transportation and Infrastructure – Tom Scott – [Report](#) and [email exchanges on Infrastructure Master Plan](#)

Greenfield Main Hawthorne (GMH)

- The Greenfield Main Hawthorne project is expected to continue for the next 2.5 to 3 years.
- The construction is progressing on schedule. Phase 1A, which included building a pedestrian crosswalk and a fully signalized intersection with Colonel By Drive, is complete.
- Other completed work includes rebuilding the storm sewer at Harvey and North Main.
- Phase 2A is underway, which includes building a multi-use pathway along the LRT track to connect to Ottawa University and the LRT station.
- Major storm sewer work at the corner of Greenfield and King Edward has been completed.
- Work is ongoing on Greenfield, which is being completely torn up and rebuilt.
- Work on Hawthorne is less visible but still in progress.
- Extensive work is being done across Hawthorne, from Echo to Concord, to Immaculata, for water, storm sewer, and domestic sewer. This work is part of Phase 1A and is expected to be finished by November.
- The next major phase will involve work on Greenfield and North Main, which will present challenges when both are being worked on simultaneously.
- The final phase will involve signaling, painting, and landscaping, which will continue into 2025.
- Tom’s main role is to act as a liaison with the senior project manager with the city and address any concerns raised by residents and communities.
- A significant concern is the impact of the hydro strike on the burying of hydro wires. The deal with Hydro Ottawa involves building infrastructure for buried hydro wires, but only Hydro Ottawa staff can do the connections.
- This means that the existing poles, which are currently the connections, will have to stay up even though the areas below have been equipped to handle buried hydro wires.

- There are also uncertainties about how they will match up the transformers on the pole with new transformers that need to be put in place.

MTO Bridge Replacement Proposal

- The Ministry of Transportation Ontario (MTO) has proposed to replace the bridge across the Rideau Canal, which would result in a 90-week closure of both Colonel By Drive and Queen Elizabeth Drive.
- Concerns have been raised about the lack of consultation about changes to this proposal.
- The community association has been trying to mount a campaign for a petition to have MTO reconsider the environmental assessment and technical environmental studies report and reengage the communities in more meaningful consultation.
- Also trying to engage MTO and the City in related issues, including tree planting, addressing unsafe intersections and loud residential streets due to traffic diversions, and addressing encampments from homeless that are installing themselves along Queensway.

Procedural note

- At secretary's request, who flagged that City of Ottawa email footer/disclaimer/legal statement prohibits sharing communication with other than intended recipients, Tom requested City approval in writing to share email exchanges with the Board and broader membership, encourages other board members to do the same.

8.4 FCA (Federation of Citizens' Associations) – Ron Rose

- FCA annual general meeting in June voted to increase community association dues from \$35 to \$40.
- FCA board has also been advocating for equity and clarity in the insurance program for community associations.
- Letter sent to the mayor in June asking for clarity, but there has been no response yet. Staff directed to present a report on this issue, which is due in October.
- In the meantime, some community associations have had to cancel community events due to uncertainty about coverage and costs for 2023.

8.5 SLOE (Sustainable Living Ottawa East) – Jayson MacLean

- Slow summer, no news from environment committee

Q&A

- Q - Phyllis: Wonder if anyone knows what's happening with Greystone near Springhurst. Concern is that they are properly taking care of the soil that was stirred up. There are concerns about the handling of soil containing roots of Japanese knotweed, an invasive species. Concerns about whether the soil has been properly taken care of and whether enough effort has been made to remove other invasive species like burdock. The local invasive species group had spent time trying to cut burdock in the area, not knowing that landscaping work was planned.
 - A - Bob: Received letter that developer is trying to do as much abatement of invasive species as possible as part of the process.

8.6 Membership – Suzanne Johnston

- Suzanne not present, but Wendy McRae said membership drive starting soon. Residents to get in contact with Bob if interested in volunteering.
- Kristine shared that River Terraces I+ II residents would like to volunteer, and this may be one of the topics the Board may bring up in their meeting with Bob.

8.7 Communications – Bob Gordon

- Starting transition of website and email communication set-up into a workspace target end of month launch.
- Looking to create committee-specific spaces for committee members to collaborate and communicate, and committee-specific emails to cut down on need to use personal email addresses.

8.8 Corners on Main/Greystone Village – Peter Tobin – [Report](#)

Tree Removal

- Concerns about the potential removal of a tree at the southwest corner of the common property, based on an arborist report on DevApps.
- Tree was planted by the sisters many years ago, appears to be mostly healthy. Efforts are being made to verify the accuracy of the assessment and potentially save the tree.

Baby Turtles

- It seems to be a good season for baby turtles, with many sightings reported. However, there have also been unfortunate incidents of baby turtles being run over, highlighting the need for community members to be vigilant and careful.

8.9 Health and Safety – Courtenay Beauregard

- Committee chair sends their regrets. No updates shared for September.

8.10 Parks and Greenspace – Jamie Brougham

- Consult written report, circulated to the Board prior to the meeting.
- Re: CILP and parks and green space priorities to inform councillor's discussions with the City, could consider launching engagement survey, possibly in line with membership drive.

9. New Business

- To prepare for AGM, Bob is asking the Board to declare their intent to continue in their current role or present themselves in new role
- Discussions and dialogue continuing on the Indigenous reconciliation file with goal to present proposal to Board in November, including what role OOECA wants to play in these

discussions and future collaborations with Anishinaabe Algonquin elders and the Oblate Order, including their bishop in Hamilton.

10. Adjournment

- Motion to adjourn meeting moved by Tom Scott and seconded by Kristine Houde.
- Next meeting – October 10th, 2023, 7pm ET.