

## OOECA Board Meeting Minutes – October 10, 2023

**Hybrid meeting:** In-person and online, details at [OttawaEast.ca](http://OttawaEast.ca)

### Attendees

**Board:** Bob Gordon, Catherine Pacella, Phyllis Odenbach Sutton, Georgia Blondon, Peter Tobin, Jayson Maclean, Don Fugler, John Dance, Alexandra Gruca-Macaulay, Tom Scott

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

**Other attendees:** Paul Goodkey, Heather and John Jarrett, Michal Samborski

### 1. Welcome & land acknowledgement - Bob Gordon

### 2. Approval of agenda

- Motion to approve agenda moved by Alexandra Gruca-Macaulay and seconded by Peter Tobin.
- All Board members in favour, motion passed.

### 3. Approval of minutes

- Motion to approve minutes for April, May, June, and September 2023 moved by Tom Scott and seconded by John Dance.
- All Board members in favour with 2 abstentions (Alexandra and Phyllis who had not had the opportunity to review the complete package)

### 4. Chair's Report – Bob Gordon

- no formal report

### 5. Treasurer's Report – Don Fugler

- current balance of \$21,029.18
- several transactions in the past month: \$200 towards Lansdowne public meeting expenses and \$650 for directors' insurance

Q: has the \$500 approved to support Adriana Beaman's appeal of 15 des Oblats been given to Adriana?

A: not yet

## 6. Councillor's Report – Ariela Summit (Councillor's notes)

### 6.1 Lansdowne 2.0 Update

- In November, city council will vote on the Lansdowne 2.0 proposal—a plan to re-develop Lansdowne Park again, which would require the city to incur new debt to re-build the north side stands and arena and would have residential towers built in the park. The staff report on this was released on Friday October 6, just before Thanksgiving. The original plan was developed more than a year and a half ago and—aside from the original sticker price of over \$330 million dollars which has no doubt increased since then—the proposal needs numerous changes and has some risky financial options in our view.
- The plan still has significant flaws: there are concerns about built form of the new towers, the impact on the heritage of the site, the lack of proper affordable housing, the lack of proper transportation planning and insufficient prioritization of public realm enhancements. The financing for this plan will rely on “Property Tax Uplift” (taking taxes from the new units to finance it), and on seeing returns from the financial waterfall, something that has yet to come to pass at Lansdowne.
- Our office released a response to this proposal entitled “the good, the bad, and the ugly” on Friday, which you can find on our website at [www.shawmenard.ca](http://www.shawmenard.ca). We want to see Lansdowne succeed, and we have been working consistently with city staff and local communities to make a better Lansdowne plan. If we don't see significant changes in the final Lansdowne 2.0 proposal, Shawn will be voting against the plan. The proposal will be going to the joint finance and planning committee on November 2, and then to a special council meeting on Friday November 10th.
- If you wish to speak at the committee meeting, you can contact the committee coordinator, Eric Pelot, at (613) 580-2424, ext. 22953, or at [eric.pelot@ottawa.ca](mailto:eric.pelot@ottawa.ca).

### 6.2 Reviewing the provincial expansion of the urban boundary

- Last week Shawn was joined by 11 councillors, calling on the Ontario Auditor General and Integrity Commissioner to review the province's expensive decision to expand Ottawa's urban boundary. In addition, we

were able to pass a motion at council calling on the new Minister of Municipal Affairs and Housing to conduct his own review, as well. Staffed rated these 654 hectares of land poorly on the scoring for inclusion in the boundary and determined that they were not needed to build the target number of homes. Recent reporting has also highlighted connections between developers who benefitted from the acquisition of these lands and donations to the Progressive Conservative Party.

### **6.3 Upcoming Environment Committee meeting**

- At the Environment and Climate Change Committee meeting on October 17th, we are bringing forward a discussion and motion on the Service Line Warranty Program. The SLWP is a partnership between the City of Ottawa and a private insurance company based in the US that provides coverage for the private portion of resident's water and sewer infrastructure. There has been a lot of confusion and negative feedback on the mailings that have been sent out to residents, which place the SLWP logo alongside the City of Ottawa logo, and we'll be trying to stop mailouts or halt the program. We are looking for convincing delegations, so if you are interested let me know.
- There are also two important environmental items that are coming forward at separate meetings. The Infrastructure Master Plan will be coming to a joint meeting of Planning and Environment Committee on the 31st of October. We've raised climate considerations like making our infrastructure more resilient to climate change by undergrounding wires, accommodating greater volumes of stormwater, and ameliorating power outages and extreme heat. The other items to watch will be the Solid Waste Master Plan, which will be coming to Environment Committee in November along with the budget for 2024.

### **6.4 Brantwood Park—basketball court update**

- At the end of September, our office met with community members and asset management staff to review the condition of the Brantwood Basketball courts. While our office continues to push for a full renewal of the courts, we used cash-in-lieu funds to have lines painted last month. The city also re-graded the area around the courts, removing sod and seeding

grass to address the issue of mud ponding in the courts during wet weather and to expand the court's surface from encroaching grass.

- While the courts will not get replaced in the coming year, the city will continue to evaluate their condition, and we will push to have them on the asset management list for 2026. The need for renewal of assets in the city greatly outweighs the available budget to renew and over the last four years, costs of construction have almost doubled while the money the city earmarks for this work has remained the same. The Brantwood Park court was originally built in the 1980's, and when it is replaced, the grade difference from the sidewalk to the basketball court will require a ramp and pathway for accessibility.

## **6.5 Grande Allée**

- Construction is planned for substantial completion, subject to weather, by the end of October. They did a lot of concrete work last week when the weather was good. Hydro work including service design and connections has been delayed due to the hydro strike and there's a backlog of jobs to do, but they are hoping for completion by late November. Aside from the lighting, we are being told that the park should be substantially complete by the end of this year, so that the farmers market will be able to set up for the start of the 2024 season.

## **6.6 12-24 Hawthorne Avenue Development**

- This file went to Planning and Housing Committee on October 4th for a zoning bylaw amendment to permit a six-storey, mixed-use, mid-rise building. Zoning exemptions include maximum permitted building heights, and minimum setbacks and step backs, as well as a minimum of 50% of total floor area on the ground floor to be non-residential and non-office, and an increase to 67 bike parking spaces where 34 are required. Our office had concerns about the initial ask from the applicant to remove the zoning requirement for ground floor commercial, which was subsequently withdrawn. We also worked with the applicant to provide adequate (voluntary) compensation for several tenants who were displaced.
- Other points of contention were setbacks in the back yard and parking. Both our office and the community wanted the proposed parking not to exceed the minimum requirements. The developer did remove a few spots

and replace them with bike parking, but we would have liked to see it further reduced. We are also trying to tweak the setback in the rear yard to mitigate concerns about two trees that will be lost as a result of the underground parking lot. The application is going to Council tomorrow. All and all, we think it's a good project, and the developer has made significant positive changes because of community input.

Q (John Dance): very concerned that back yard trees will not be able to thrive with the current design for 12-24 Hawthorne. Request that Shawn not support the current proposal when it goes to Council.

A: concern by Councillor's office that if Shawn votes against the current proposal, we could end up with something worse.

Q (Phyllis Odenbach Sutton): are any benches or tables going to be installed in the Grande Allée park before winter?

A: not sure. Ariela will ask city staff.

Q (Bob Gordon): will fencing stay up over the winter?

A: not sure.

## 7. CAG Report – Lee Jacob's

- Now have 13 fitness programs running, which you can join at any time
- Also have all the information online now re PD programs to the end of the school year
- March break (March 11-15) info will be available soon
- CAG partnering with Mothercraft & Grandir for playgroups for young children, including 2 new groups at the field house in Brantwood Park (1 in English and 1 in French)
- CAG board meeting within the next several weeks to plan rest of this year and 2024
- Unclear re whether Main Event can be held next year as insurance period comes up for renewal on June 1, 2024; still do not have policy documentation
- Will again be hosting activities for families for Halloween
- Rentals in the Old Town Hall are becoming very popular; 24 last year from September 2022 to August 31, 2023, while so far this year have had 14

- Amazing success this summer with barbecues at Brantwood Park; on average 125 people would participate

## **8. Remembrance Day Ceremony (Sunday, November 5) – Bob Gordon**

- Strathcona branch of the Legion used to organize, but they have now been dissolved
- We reached out to the Eastview branch but they were not interested; this was followed by contacting the Montgomery branch who unfortunately did not have the resources to organize, but were interested in participating on the day
- We would like to form an OOE group to organize this year and on an ongoing basis (including laying out procedure & a plan for future years)
- John Dance to reach out to last year's organizers; Bob to contact our political representatives

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

### **9.1 Communications - Bob Gordon**

- emails being managed through our G Suite now; new board will use Board email addresses for all our formal communications
- new features to the website will include a calendar and event postings (including more broadly than just the community association)
- Send info re: events to Bob for posting

### **9.2 FCA - Ron Rose absent**

- no report

### **9.3 Health & Safety - Courtenay Beauregard absent**

- no report

### **9.4 Lansdowne - Alexandra Gruca-Macaulay**

- Report:
  - <https://ottawaeast.ca/wp-content/uploads/2023/10/2023-OCT-report-lansdowne.pdf>
- There is a somewhat revised proposal for Lansdowne (as already outlined in the Councillor's report); not surprisingly the cost of the project has gone

up (now around \$419 million + an additional \$18.6 million for a parking garage)

- Meeting re Lansdowne tomorrow night at the Horticulture Building; objective is to allow the public to make comments and pose questions (live streaming on Rogers)

Q (Georgia): why are towers uneven in height (40 and 25 stories)?

A: there will be an architect from the Old Ottawa South community discussing the design concept at the meeting tomorrow

Comment (Bob): thank you to Alexandra for all her work on this project!

A: many people worked together as a team

### **9.5 Membership - Suzanne Johnson absent**

- no formal report, but it was noted that the packages for canvassers were distributed this week; still need a lot of volunteers

### **9.6 Parks & Greenspace - Jamie Brougham**

- Report: <https://ottawaeast.ca/wp-content/uploads/2023/10/2023-OCT-report-parks-greenspace.pdf>
- Absent; suggestion to read the report submitted by Jamie and send any questions to the board

### **9.7 Planning - John Dance**

- Report: <https://ottawaeast.ca/wp-content/uploads/2023/10/2023-OCT-report-planning.pdf>
- still looking for replacement chair and new members for the planning committee

#### **9.7.1 18 Hawthorne:**

- recap of city planning and housing committee meeting; real focus was in cutting back on the parking garage so that 2 big trees in backyard could be saved + allow for new shade trees to thrive. Even though there was

sympathy for this position, the committee voted to approve the existing plans and for the project to go to full city council tomorrow

- Motion put forward:
- “Move that the OOE CA request that at the October 11, 2023 meeting of the city council our councillor introduce an amendment to the motion pertaining to the 18 Hawthorne application as follows:
- The underground parking garage be pulled back from the southern property line, Graham Avenue side, to preserve the 2 large canopy trees and that additional trees of large canopy species be planted to the east and west of the existing trees.”
- Moved by Don Fugler and seconded by Jayson MacLean. All in favour.

### **9.7.2 Phase 3 of Greystone:**

- Site plan was approved; public pathway will have somewhat better access at night, but will still be closed in the winter after the first big snowfall (we had hoped for year-round access)

### **9.7.3 Lansdowne**

- Suggestion for official letter to be sent from our planning committee on our position (along the lines of the Glebe Community Association)

### **9.7.4 Legal advice on meaning of our Secondary Plan with new provincial planning direction**

- John to get a better idea of possible cost and come back to the board with a proposal

### **9.8 SLOE - Jayson MacLean**

- looking for replacement chair

Q (Phyllis) re dead trees in Graystone Village

A: Jayson to follow up with Evan of Regional

Comment (Alexandra): we should post information on all our vacant positions on the OOE CA board and in committees on our website and through all our social media



A: Catherine to put together a notice for distribution

## 9.9 TCOM / Greystone Village - Peter Tobin

- Report: <https://ottawaeast.ca/wp-content/uploads/2023/10/2023-OCT-report-tcom-gv.pdf>
- concern that east entrance to Grande Allée a mess; Peter to follow up with Ariela

## 9.10 Transportation - Tom Scott

- nothing new re follow up to his questions to Ministry of Transportation
- watch the Ottawa Citizen for the publicizing of the tabling of a Transportation Environmental Study Report
- conversation with Councillor's office (Jonathon) re Queensway bridge reconstruction requiring closure of sections of Queen Elizabeth Drive and Colonel By Drive for 90 weeks + request for more information on lay down areas (would like to know how much land will be needed to be accessed in and near Ballentyne Park)
- Tom's focus has been on Greenfield/Main/Hawthorne construction
- in walk about with G/M/H contractors found drug paraphernalia in several sites

## 10 New Business

### 10.1 AGM (November 14)

- Request to committee chairs to submit 4-5 key bullets for chair's report by end of month.
- Request that board members appear in person.

Q (Phyllis): AGM is hybrid model?

A: yes - some difficulty in finding a room (Church of the Ascension already booked, SPU difficult to reach right person) - some discussion of use of Old Town Hall or possibly Lady Evelyn school

### 10.2 Session on Truth and Reconciliation (October 14) - Walking Together

- Tom Scott will be our representative

- he thought there would be some significant announcements after this session
- he indicated he would try to send an email to board members after the session re what transpired

### **10.3 Art Walk (September 23)**

- Shoutout to *The Mainstreeter* for organizing a wonderful event

## **11. Adjournment**

- Motion to adjourn moved by Tom Scott and seconded by Peter Tobin.