

OOECA Board Meeting Agenda – October 8, 2024

Hybrid meeting in-person and online. Details at OttawaEast.ca/Events

1. Welcome and land acknowledgement

2. Approval of agenda

3. Approval of minutes – May 2024 (OttawaEast.ca/Archive)

4. Chair’s Report – Bob Gordon

5. Treasurer’s Report – Don Fugler

- For a report that often does not vary from one month to the next, now we have daily (or hourly) updates due to etransfer membership submissions. At this moment, the OOECA account has \$20,185.15. Big expenses were the BBQ food at \$934.05 and the directors’ and officers’ insurance at \$648.00. We have \$1035 in BBQ revenue so far with more expected. We have about \$220 in etransfers for membership so far.

6. Councillor’s Report, Capital Ward – Councillor Shawn Menard, Ariela Summit

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

8. Committee Reports (submitted reports begin on page 2)

8.1. Membership – Jayson MacLean ([report](#))

8.2. Planning – Vacant ([report](#) and [appendix](#))

8.3. Transportation and Infrastructure – Tom Scott

8.4. Lansdowne – Alexandra Gruca-Macaulay ([report](#) and [appendix](#))

8.5. Health and Safety – Georgia Blondon ([report](#))

8.6. The Corners on Main and Greystone Village – Peter Tobin ([report](#))

8.7. FCA (Federation of Citizens’ Associations) – Ron Rose

8.8. Communications – Kristine Houde ([report](#))

8.9. Parks and Greenspace – Vacant ([report](#))

8.10. SLOE (Sustainable Living Ottawa East) - Vacant

9. New Business

10. Adjournment

Committee reports

Membership – Jayson MacLean

The annual membership drive is underway!

A big thank you to all the volunteers—canvassers and doorknockers, area captains, table sitters at the Main Event, the Farmers Market and the Greystone condos, and a special thanks to Kristine Houde, Wendy McRae and Suzanne Johnston for their behind-the-scenes work.

Online membership payment via e-transfer is now available. Thank you to Don Fugler for setting it up and for monitoring and completing the payment transactions.

At the Main Event, we sold 23 memberships!

We still have 10 streets in OOE that need canvassers, so if you have some time over the month of October to walk a street, please let me know (membership@ottawaeast.ca).

There will be an appreciation get-together for volunteers in November (TBA).

Thanks!

Jayson MacLean

Health and Safety – Georgia Blondon

Health

Excellent turnout and happy faces at The Main Event (SEP 20-21) and Walk of Art (SEP 28).

I attended a Zoom presentation in September entitled Learn & Explore Sharing of Resources, sponsored by Seniors Health and Innovation. The primary speaker was Kevin Babulic, Director of Home Care and Community Support.

- Visit their website, OntarioHealthatHome.ca, for helpful resources.

Safety

My meeting with Cst. James Kennedy, our community police liaison, joined by his colleague, Sgt. Sebastian Lemay, was very informative. They are kind and knowledgeable police officers. Sgt. Lemay is the liaison officer for Chinatown and Byward Market. The Ottawa Police currently have 2 liaison officers but are working at training others for a goal of 4.

Cst. Kennedy said he would present a Zoom talk and answer questions at one of our board meetings in the New Year. Also, he will be providing an annual report for us on his work in our community.

- For up-to-date statistical data on crime in Ottawa a helpful portal is data.ottawapolice.ca. Cst. Kennedy reported no significant crimes in OOE recently. He reported that parcel thefts from homes are up in East & West Ottawa.
- He recommended registering bicycles on [529 Garage](#); this registration app reduces theft and helps recovery of stolen bicycles. Bicycle thefts should be reported to the police at 613-236-1222 unless it is a crime in progress, then call 911. All vehicle thefts should be reported to 911. Also, as part of crime deterrent, you can obtain a card at the police station for your automobile that states All Valuables Have Been Removed.

Tom Scott wrote to tell me that his street at Kings Landing Private recently had multiple car break-ins. Several days ago, on garbage day I noticed a gentleman on a bike with a trolley going through all the bins at the Subway restaurant on Main Street. He Took everything out of the bins, I imagine he was going to sort through what he found at a later time.

The Corners on Main and Greystone Village – Peter Tobin

The interior demolition work at the convent site continues with added staff involved in an effort to complete the work by Christmas.

A drilling company remains on site to prepare for the infrastructure required for geo-thermal heating and cooling. According to the owner of the drilling company, the bore hole will eventually go down 850 feet (260 metres) below the surface.

Parks and Greenspace – Vacant (report submitted by Kristine Houde)

Springhurst dock

Dock behind fence until sod takes hold. Facebook OOE Grapevine thread re: dock has some positive, and other negative comments about decreased usability of the dock with the steeper slope of the ramp and loss of access on the sides due to rock outcroppings. One positive that may come from this experience is increased resident and user awareness, and involvement when councillor and CA solicit input to guide future projects, advocacy (AVTC)

Cleaning the Capital – Fall clean-up

Attempt to recruit volunteers during Main Event weekend was a bust; Too many competing activities, including community party, councillor's bike event, CA BBQ, and climate march. Will try

again in Spring and look to partner with partners like river clean-up group, and businesses like NuGrocery who organize clean-up as part of Earth Day.

Ad-hoc Parks meeting

Meeting in late October or after November AGM to get interested parties together to discuss key issues, projects of interest.

Communications – Kristine Houde

Call for volunteers – NOV 10 Remembrance Day event, NOV 12 AGM

- Volunteer requests will be going out for NOV 10 Remembrance Day event (Brantwood Gates, John lead) and NOV 12 AGM (Atelier, 95 Clegg, Kristine logistics lead)
- Email Kristine at info@ottawaeast.ca with your interest to volunteer for either or both events. John and I will reach out with further instructions, assigned tasks in a few weeks.

OOECA Website

- [Membership](#) page launched and featured on home page.
- [2024 AGM](#) event created with 'add to calendar' button.
- Planning and Transportation are providing direction for their dedicated committee pages. Kristine will reach out to other leads to confirm their key messages/links for their section of the new Committees landing page, and if they would like a dedicated page for their committee.

AGM notice – Mainstreeter, OOECA website, and Membership

- 1/4 page ad submitted to Mainstreeter. Ad costs \$53 - 50% discount provided.
- AGM notice will be posted in EN and FR on our website per recommendation from Phyllis. AGM notice 1-pager distributed during membership drive canvassing is already in EN/FR.

Facebook

- **Facebook page** created for [Old Ottawa East Community Association](#). It will be used to amplify news and events already posted to our (or our partner) websites. Events will be shared to OOE Grapevine and other Facebook groups.
 - **Action:** Facebook users are asked to please like/follow page and share events to your feed.
- **OOE Grapevine group** – Proposal from Carol Workun (current group admin, no longer living in OOE) for CA to take over 2,000+ strong group. Carol and Kristine discussed pros and cons of

managing the group. Since it is a good channel to reach residents, and Kristine and John are leveraging Facebook for engagement and volunteer asks; it makes sense for us to take it on.

- **Action:** Requesting board input before actioning transition of group from Carol.

Main Event

- While we hoped to increase awareness of OOECA and issues of interest (membership drive, petitions like Lansdowne and AVTC, clean the capital volunteer recruitment and logo survey), people were simply having too much fun on both days to pause for a chat, and who could blame them!?! The Main Event was a huge success. See photos on [OOECA Shared Drive](#).
- CA-led activities included Saturday barbecue and membership drive. The BBQ sold out, with the dedicated volunteers contributing to its success, including 3 students from Immaculata, and our elected officials making an appearance at the grill.
- People were excited about card payment (thanks to CAG!) and [e-transfer payment](#) options.

Planning

4. Removal of 100-year-old Sugar Maple tree in Greystone Village

There is a tree removal permit on the sugar maple that was the cause of some concern some years ago when Regional Group tried to remove it during construction of Greystone Village. The tree is not doing well and will likely have to come down at some point (It's coming down Oct 7). Members expressed concern the tree has not been afforded the care it requires and is not being given the public attention it should receive as the notice is on a private laneway. Richard Deadman, the non-Greystone neighbour to this tree, led the original fight to save the tree and, after much pursuit, found that, unfortunately, there is nothing that could be done to save it. But there are key lessons to be learned from this, notably how the posting of tree removal is done and the protection of trees during construction.

Richard Deadman and Jayson MacLean Photos – October 7, 2024:



2. Non-Disclosure Agreements

Non-Disclosure Agreements have been signed by Joseph Sleiman, Bob Gordon, John Dance, and Phillis Odenbach for the purposes of the City's pre-consultation on large developments.

3. Federation of Citizens' Associations of Ottawa feedback - Heights at Hubs and transition / angular plane provisions.

While on the agenda, discussion was limited as the Ron Rose (who was in attendance at the September 4th FCA meeting) was not in attendance. Paul Goodkey noted the importance of this issue given some similarity to OOE experience on Hawthorn Avenue development. Dianne further noted the importance of providing feedback given implications for natural light, privacy, and the health of trees.

Action: Follow-up with Ron regarding the outcome of September 4th meeting and possible next steps.

4. Proposed amendment to Ontario Regulation 299/19 ADDITIONAL RESIDENTIAL UNITS, made under the Planning Act

The Ontario government is seeking feedback on a proposed regulation under the *Planning Act* to facilitate the creation of additional residential units by October 23, 2024. Regulations specifically pertain to overriding all angular plane requirements in zoning by-laws, allowing at least 45% lot coverage for all buildings and structures on parcels with additional residential units, overriding all Floor Space Index (FSI) requirements in zoning by-laws, and reducing the minimum building separation distances. Members were skeptical that proposed regulations would provide any benefit to Old Ottawa East, and would further eliminate the ability of the OOE Secondary Plan to guide development on Old Ottawa East.

Action: Dianne volunteered to draft a high reply from the OOECA to the Ontario government outlining our concerns to the proposed regulations. Feedback from the Committee should be sent by the October 23 deadline.

• **Official Plan - Omnibus 2 amendments**

There are still issues with the proposed new wording for the omnibus amendment regarding the relationship between the Official Plan and secondary plans where height is not specifically set out. The change in wording following a September 3rd meeting with City staff and Councilor Menard's Office does not do anything to decrease the ambiguity of the precedence of the Old Ottawa East Secondary Plan over the Official Plan for heights and densities. This is especially true given the reference to "existing zoning" without a baseline reference. The Committee is still awaiting a response from Councilor Menard's Office about possible motions to be brought forward on this matter.

Action: In light of communication from the City indicating that they are of the view that the September 3rd meeting allayed the Committee's concerns, Dianne and Ian will draft a response to participants of the September 3rd meeting indicating that the proposed new wording does not allay our concerns, and that we are hoping to obtain clarification of the kind provided in the draft Schedule C" that was provided previously. For reference, the email Paul sent on August 19th summarizing his discussion with Ben Morin (City Planner) on this issue is attached. ([Appendix – Planning - Email from Paul Goodkey](#))

- **48 McNaughton – Minor Variance Appeal**

An OLT hearing is set for October 10th. With OOECA support, Paul has sought participant status, which will be determined at the Oct. 10th OLT hearing. The Tribunal is currently reviewing Paul's request for Issuance of Summons for and will be notified whether or not the request has been granted via email, at a later date. Concerns remain that this will create a legal precedent despite the OP Policies and the OOESP Policies 24 & 23.

Action: Paul to participate in October 10th hearing

- **New Zoning By-Law**

Comments are required by the end of October. Concerns remain regarding the ability of Old Ottawa East Secondary Plan to prevent the kind of homogeneity of neighborhood's that that the new Zoning by-law will foster. Members noted some frustration with efforts to find any kind of information about what kind of feedback the engagement process has produced so far.

Action: All OOEPC members will review their files and submit a one-pager outlining their major concerns with the proposed new ZBL by October 18 at the very latest.

- **Old Ottawa East Community Association website**

The Old Ottawa East Community Association is updating its website and is interested in including a description of the Old Ottawa East Community Association Planning Committee. A description has been developed based on the Committee's terms of reference. Committee members expressed support for this. (Has now been submitted to Kris)

Action: None

185 Hawthorne – Rezoning proposal

devapps.ottawa.ca/en/applications/D02-02-24-0050/details

[2024-10-07 - Application Summary - D02-02-24-0050](#) (PDF - 0.65 MB)

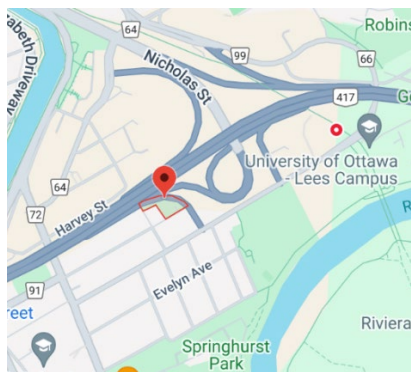
[2024-09-27- D02-02-24-0050- Planning Rationale](#) (PDF - 3.32 MB)

The City is proposing to dispose of 185 Hawthorne so 10 units can be built. Residents need to be aware and have their views considered. The Board may wish to take a position.

From application:

"This application is to consider the zone amendments for six City owned sites to accommodate residential development, which will include affordable units. In total, a minimum of 60 units are anticipated. These sites have been identified as part of the Housing Accelerator Fund initiative to "Accelerate Disposal and Preparation of City-owned Lands for Housing." Details for each site are provided below. "

The subject site is located immediately southwest of Highway 417 and the Lees Avenue eastbound off-ramp. Though the site has primary frontage on Hawthorne Street, a portion also extends west with approximately 13 metres of frontage on Concord Street South.



with approximately 13 metres of frontage on Concord Street South. The site currently contains a short driveway on Hawthorne Street and a landscaped area. This site is surrounded to the west and south by a mix of two to three storey residential dwellings, including detached and semi-detached dwellings, townhouses and multi-unit low-rise apartments. Immediately to the north and east, the site is bounded by Highway 417 and its eastbound off-ramp. The Lees LRT Station on Line 1 is approximately 700 metres to the east. Bus service connecting to the station and beyond runs along Lees Avenue. The site is also approximately 400 metres from Springhurst Park, which provides access to the network of trails and parks along the Ottawa River.

Currently, this site is zoned R3P. Proposed amendments will permit townhouses, stacked townhouses or a low-rise apartment up to four storeys in height. The site is anticipated to accommodate up to approximately ten units. The site specific zoning proposes to eliminate the minimum lot area, rear yard area requirements and amend a number of other development requirements. Minimum resident and visitor parking space rates are proposed to be eliminated.

Lansdowne – Alexandra Gruca Macaulay

The Urban Design Review Panel (URDP) met on October 4, 2024 on the Lansdowne 2.0 site plan. UDRP recommendations are listed in the [Appendix](#).

Appendix – Lansdowne: Copy of Lansdowne 2.0 Urban Design Review Panel Recommendations July 5 2024

945 Bank Street (Lansdowne 2.0 – Major Event Centre) | Informal Pre-consultation | Site Plan Control Application | City of Ottawa, Ottawa Sports and Entertainment Group, Brisbin Brook Beynon Architects, Fotenn Planning + Design, CSW, ERA Architects

Key Recommendations

- The Panel stated that this Event Centre is an investment in the future of the city and in the image of the Capital. The Panel clearly understands the value and importance of this building at Lansdowne and advises that it should be a very special place within the city with exemplary design and event spaces.
- The Panel recognizes the expertise of the architect in this building type.
- The Panel strongly emphasizes that the landscape of the existing park and public space is the result of an international design competition and was awarded a CSLA Award of Excellence for its design. As such, integrating this new Event Centre building into the existing award-winning landscape scheme should be paramount. Very sensitive integration is needed. The form and shape of the Great Lawn should be very carefully studied, and the Event Centre should in no way detract from the award-winning design concept. Additionally, the location of the building along a UNESCO World Heritage site (The Rideau Canal) exemplifies the importance of this project to Ottawa’s heritage and future. Any changes to the existing landscape must be done with extreme sensitivity to these realities of the site.
- The Panel has serious concerns with the prospects of an award-winning park design being reconfigured for vehicular access. The amount of park space being dedicated to vehicular circulation is problematic and should be reconsidered. Any form of drop-off other than Para-Transpo should occur back at the street (Exhibition Way), and Para Transpo should be the only vehicle that approaches the door/drop-off area.
- The Panel recommends exploring more of an orthogonal geometry to the north edge of the Event Centre that responds to the existing award-winning landscape design and surrounding orthogonal built form. The Panel equally recommends the landscape of the plaza gathering space between Aberdeen Pavilion and the proposed Event Centre be consistent with the existing orthogonal design language.
- The Panel recommends opening up the northwest corner of the Event Centre onto the plaza and park space for further animation of the park and Aberdeen Pavilion.
- The Panel recommends exploring elevated materials that are sustainable, durable, and contextually sensitive to the surrounding area.

Site Design & Public Realm

- The Panel has serious concerns with the circulation around the site as it is currently proposed, particularly through the pinch-point leading to Exhibition Way. If Para-Transpo access through this pinch-point is required at-grade to meet accessibility standards (and cannot be accommodated in any other manner), the Panel recommends the entire at-grade area be designed as a pedestrianized woonerf and the raised planters/greenery between the vehicular and pedestrian accesses be relocated away from the main access route to increase the aperture through the pinch-point as much as possible.
 - Consider shifting the Para-Transpo access and the raised planters which segregate the vehicular and pedestrian accesses further to the west/south (as far away from the pinch-point as possible), or remove them entirely, to provide greater breathing room to the pedestrian entrance of the Event Centre.
 - The Panel suggests that the curvilinear landscape language proposed deviates from the existing orthogonal relationship of the landscape and buildings throughout Lansdowne Park, and recommends incorporating an orthogonal component to the north side of the Event Centre building. Explore how the northern edge of the Event Centre can best tie-in, compliment and complete the plaza area between it and the Aberdeen Pavilion. As an example, the Cleveland Cavaliers stadium (Rocket Mortgage Fieldhouse) comes to mind. While its overall building form relates to the stadium function, the base building has a strong at-grade relationship that fosters animation and responds to the surrounding street grid.
 - The Panel recommends protecting and maintaining the existing landscaped border surrounding Aberdeen Pavilion on all sides, including at the southwest corner of Aberdeen Pavilion by the pinch-point, where the proposal seems to deviate from the existing landscape treatment. This landscaped edge of Aberdeen Pavilion is instrumental in framing the heritage building and embellishing its prominence on the Exhibition grounds.
 - The Panel has concerns with the landscaping walls proposed not being compatible with the existing landscape language, for which the site has previously received a CSLA Award of Excellence. The Panel recommends retaining as much of the existing landscape design/language as possible and ensuring compatibility with the award-winning landscape design wherever landscape improvements are necessary for the Event Centre.
 - The Panel is discouraged to see a significant reduction to the berm when the original intent was to berm along the entire eastern edge of the Event Centre. The Panel recommends reconsidering this approach and providing a greater landscaping effort along the eastern edge of the building with a slightly more dramatic bermed landscape.
 - The Panel has concerns with the lack of a planted green roof element on the Event Centre roof, as it was originally conceived, both from a sustainability and a visual aesthetic standpoint. The Event Centre's roof is its largest surface and will be a 5th façade that is looked down upon by all those residing in the future towers as well as those at the stadium for an event. More
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creativity and thought are needed in the roof design. An extensively planted green roof would be optimal; however, an artistic cultural component and sustainable design element should be the minimum requirement.

- The Panel has major concerns with the proponent's concept for a communal gathering point located directly adjacent to a circulation pinch-point with a loading and servicing ramp. The amount of loading and servicing going through that area presents a major conflict and contradiction with the proposed idea of a gathering point in that area.
- The Panel has concerns with the limited/restricted use pathway(s) being an asphalt surface. Surface material for the limited/restricted use pathway(s) should be aiming much higher than asphalt. These pathways, particularly the ring around the Great Lawn, present an interface between different pedestrian areas. While it is understood that these surfaces need to be drivable for certain events, the Panel recommends exploring pervious materials for these pathways.
- The Panel strongly recommends providing greater access to the building from all sides, especially for pedestrians. The proposal currently focuses on one main building access on the north, while the Canal and Great Lawn accesses are treated as secondary entry points. The Panel recommends augmenting those pedestrian entry points, which could help to alleviate some of the pedestrian circulation concerns.
- The Panel recommends treating the plaza landscape between the Event Centre and Aberdeen Pavilion with more respect for the existing and award-winning landscape design, rather than presenting a new language of rounded shapes. Consider reworking the oval raised-podium element to tie-in with the existing design language and the heritage of the Aberdeen Pavilion.
- The Panel recommends investigating any other potential access points for the loading and servicing ramp, as the proposed location for the ramp is not ideal. The Panel has concerns that this proposed location of the servicing ramp adds significant complexity to the site that seems unnecessary. Are there possibilities to have servicing access from within the future building podium or from the west side beneath the stadium stands? This would be much better both from an urban design perspective and functionally as well.
- The Panel recommends the views from the Great Lawn toward the Event Centre and Aberdeen Pavilion need to be better framed, with a focus on the 3-dimensionality of the space. There should be an innate sense of place and arrival in these important civic public spaces that are framed by the buildings and landscape.
- The Panel recommends further studying the interface between the stadium (TD Place) and the proposed Event Centre, and exploring options to enhance these spaces, especially on the north and south sides.

Sustainability

- Given that the Event Centre is a very large building with a large footprint, the Panel recommends further investigating sustainable energy solutions, such as photovoltaic options, that could support the site's climate and resiliency goals while providing viable long-term operational and financial sustainability.
- The Panel suggests the planted green roof originally proposed gave the Event Centre a unique presence and a signature sustainable feature. Now, with the planted green roof removed, the presence of a unique feature is lost. As such, the Panel urges the proponents to consider how the roof can recapture an important role as a feature of the Event Centre, with a distinguished expression—whether planted green roof or otherwise.
- Additionally, consider the opportunity for more of an indoor-outdoor relationship at higher levels (e.g., level 3 and perhaps rooftop). The Panel recommends the building bring an aspect of elevated design and 'feature' to Lansdowne in some way.
- The Panel has concerns with the lack of comprehensive stormwater management system in the sustainability statement, and recommends re-introducing a planted green roof or "blue green" roof, with a more comprehensive view about water management in general. A Panel member recommends exploring the Corktown Common stormwater management project in Toronto's West Don Lands as an example of stormwater management that could work well in the Lansdowne context, in combination with the berming.

Built Form & Architecture

- The Panel appreciates that the Event Centre forms an edge to both the stadium (TD Place) and the Great Lawn.
- The Panel appreciates how the building is framing the eastern edge of the stadium and will provide overlook spaces to be used during sporting events.
- The Panel keenly anticipates seeing further development of the elevations and materiality, especially regarding the concept of an Indigenous cultural feature to the façade design.
- Being adjacent to a UNESCO World Heritage site, the Panel believes that this proposal needs to ensure strong attention to details and be of an elevated caliber. The materiality and architectural details of the building and landscape need to thoughtfully enhance the surrounding context.
- With the Event Centre rising further out of the landscape than originally conceived, the Panel expressed that the building now becomes more of a pavilion that is separate from the Great Lawn, which puts more pressure on the design of the building, material selection, and architectural expression/details.

- The Panel appreciates the four glazed opening areas of the Event Centre and the views they could potentially provide to and from the venue.
- The Panel is discouraged to see the planted green roof of the original proposal removed, and suggests the Event Centre roof needs to at least have a green planted edge on the eastern side facing the berm/park. The sheared edge on the west side can be carried around, and the mechanical equipment at the north and south edges needs to be enclosed to mitigate noise and visual effects on the public realm and park space.
- The Panel would have appreciated seeing studied options for the Event Centre's elevations. Elevation options should be very present in the future view analysis.
- The Panel recommends taking design cues from the wooden screen along the south stands of the stadium (TD Place), and extending it into the Event Centre design, maybe not literally, but a similar rhythm or abstract continuation of it to help tie the Event Centre into the existing stadium fabric and landscape.
- The Panel suggests having an accessible stadium loggia, or large porch area, that speaks to the civic nature of this project and interacts with the major social areas in the building (levels 2 and 3). Consider having an open-air loggia which invites the public in and supports the civic quality of the Event Centre, providing opportunities to both look into the building and look out at the Great Lawn, plaza gathering space, and Aberdeen Pavilion.
- The Panel has concerns with the treatment of the Event Centre's northeast corner as an opaque wall with a series of internal washrooms and concession stands. While the Panel understands the importance of those functions to the building, it is recommended that the exterior elevation along this section of the building be improved to have a stronger co-relationship with the Aberdeen Pavilion and public plaza landscape. The proposed concept of an Indigenous graphic representation would be good with the requisite consultation. If not possible, then explore other ways of animating this section of the elevation.
- The Panel recommends pushing the architectural expression of the Event Centre further, with a focus on vertical elements and a sense of rhythm. The presence of wood elements, similarly to the south stands, could bring a softened façade and more sustainable perception to the building.

Appendix – Planning: Email from Paul Goodkey re: Omnibus 2 amendment

RE: Official Plan Amendment Omnibus 2 – File No. D01-01-23-0016 - Comments of the Old Ottawa East Planning Committee of OOECA

Goodkey <mj.goodkey@sympatico.ca> Aug 19, 2024, 2:07 PM

to John, planning.committee, CapitalWard

Hi John and All,

Further to the below, I had a telephone conversation with Ben Morin this morning – from 10:30 to 11:00 am. Below is a brief summary of our conversation:

- We only spoke specifically about the proposed Omnibus 2 OPA #39 wording.
- Ben has read the OOESP Policy 23 and seemed to understand the OOECA's issue. He said the intent of the proposed OPA #39 wording is not to undermine Secondary Plan policies.
- He suggested a possible verbiage change would be to change the words "does not" to "may not". After consideration and further discussion, I indicated this wording change will not clarify our issue with this OPA #39.
- I indicated there are very few SP's which indicate specific heights for low-rise neighbourhood designations. I cited the Scott Street SP Schedule B as one SP's which indicates an "Up to 3 storey" height limit. And I cited the OOECA's previous request to have the draft Schedule C added to the OOESP.
- After some prodding, Ben indicated that it is indeed the "white" property's on the Scott Street SP Schedule B that they are having problem with. He cited someone (developers ?) are suggesting the "white" property parcels do not have any height limit. He said that is not the intent and cited that typically the parcels are "coloured in" on the various SP Schedules. Thus the need for this clarification.
- He asked me if there was some other language he could use. I thought but couldn't think of anything other than to clarify exactly what the issue is and deal with that issue only.
- I then asked him if the Omnibus #3 would be dealing with the current Secondary Plans clarifications / changes. He said yes. I then suggested that proposed amendment #39 should be deleted and dealt within the Omnibus #3 OPA proposals.
- He said he would review options with his managers – Royce Fu and Lorraine Stevens (she joined the OP group about a month ago). Note: Ben said that Robin van de Lande, who along with Carol Ruddy we met with on May 11, 2023 to discuss OOECA issues with the OP / OOESP , has moved on to dealing with Greenfield OP policies.)And then he'll get back to us.

· He thanked me for the feedback and this discussion. And I thanked him, citing this is the type of meaningful discussions (back and forth consultation) that has been sorely missing throughout the New OP development and now during the current new ZBL implementation discussions.

· And I closed by indicating the OOECA does not agree with the direction of the draft 1 New ZBL provisions for OOESP Policy Area 4. We do not agree with the extent of the ENO (Evolving Neighbourhood Overlay) and request the draft OOESP Schedule C be added to the OOESP by way of the Omnibus #3 OP amendments. We need clarity for building heights in Policy Area 4.

Afterthoughts / NTS:

· I hadn't looked at the Scott Street SP in a long time. Did so after my telecom with Ben – see https://documents.ottawa.ca/sites/documents/files/scott_street_op_sec_plan_en.pdf

· This SP indicates policies similar to the OOESP Policy 23, such as:

o *Maintain the core of each established neighbourhood by maintaining the current zoning, while encouraging low-scale infill and intensification on under-utilized sites within neighbourhoods; and Ensure the character of local streetscapes, including front yards, is maintained.*

o *Any modifications to the land designation including the location of the Neighbourhood Line on Schedule A – Designation Plan or increases to the maximum permitted building heights indicated on Schedule B – Maximum Building Heights, will require an amendment to this secondary plan.*

o *The areas identified with height limits as per existing zoning are anticipated to evolve over time. Minor modifications to the existing zoning may be required to facilitate changes to these areas however modifications to the maximum building heights currently permitted in the existing zoning, that result in an increase to the number of storeys, will require an amendment to this secondary plan.*

o *The maximum permitted building height in Mechanicsville is four storeys, in north Hintonburg three storeys and in Wellington Village three storeys.*

Conclusion – Continue to request the Omnibus 2 Amendment # 39 be deleted. Review the Scott Street SP (and other SP's) in order to provide detailed rationale as to why the draft OOESP Schedule C – Maximum Building Heights is a necessary additional document for clarity of OOESP Policy 23 & the parent OP intent. The OOECA should not wait for the Omnibus #3 OPA proposed amendments. It's time to be proactive.

Your thoughts appreciated.

Cheers,
Paul

PS – I've cc'd Councillor Menard and staff by way of the Capitalward@Ottawa.ca email address, because I've received 'bounce backs' if I email Shawn directly.

PPS - John, I don't think I can send emails to the OOECA board. You may wish to cc them, as you did with the original email in this string.