

OOECA Board Meeting Minutes – October 8, 2024

Legend for Question and Answer (Q&A) sections: Q = Question, A = Answer, C = Comment

Attendees

Board:

Bob Gordon, Phyllis Odenbach Sutton, Catherine Pacella, Don Fugler, Kristine Houde, Jayson MacLean, Georgia Blondon, Alexandra Gruca-Macaulay, John Dance, Peter Tobin

Invited speakers

Lee Jacobs (CAG), Ariela Summit and Hannah Tellier (Councillor's Office)

Other attendees

Heather Jarrett, Doug Macaulay, Paul Goodkey, Adriana Beaman, Lori Streefkerk, representative from Green Party who is attending CA meetings to understand issues impacting communities.

Welcome and land acknowledgement

- Housekeeping – we are implementing meeting timer for committee reports – 4 minutes
- We remind everyone to maintain respectful discourse with all speakers and attendees.

2. Approval of agenda

- Motion to approve the October 2024 agenda moved by John Dance and seconded by Phyllis Odenbach Sutton. All board members in favour. Motion passed.

3. Approval of minutes – May 2024

- Motion to approve [May 2024 minutes](#) moved by Don Fugler and seconded by Jayson MacLean. All board members in favour. Motion passed.

4. Chair's Report – Bob Gordon

- AGM ask to committee chairs – Forward your committee report (highlights#look ahead) to insert in AGM presentation deck.
- Volunteers needed for AGM room and equipment set-up, testing AV equipment for in-person and online meeting, food and drink set-up for Social, registration desk.

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 e-transfer 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 e-transfers for membership so far.

6. Councillor's Report, Capital Ward – Ariela Summit for Councillor Menard

- Ariela Summit's last meeting before going on maternity leave.
- Accompanied by Hannah XX who will replace her when she goes on maternity leave.
- Good news re: accessibility in OOE. Received confirmation from City that they will make enhancements to Brantwood dock by building an accessible path.
- Parking issue around Oblats. That area is not transferred to the city yet, so developer is responsible for addressing and resolving issues.
- Omnibus 2 amendments issue going to council tomorrow. Paul Goodkey and planning committee have been active on this file.
- 2 remaining issues

Q&A

Q - Paul Goodkey – found out only today that the wording has changed and they are going to council tomorrow. Process stinks.

A – Ariela spoke with Miles Krauter. He felt the wording was strong and represented what the community wanted.

Q – Is lighting along canal going to be completed by this winter?

A – Anticipate that it will take multiple years to complete.

C – We are stuck in a quagmire of overcoming process to advocate for the community. There should be a better process to listen to the communities.

Q – Suggestions to take a more proactive approach to the design and build of Brantwood accessibility features?

A – Councillor's office will reach out to Dan Chenier, in addition to Warren Bedford and Hannah and will loop CA in that email chain.

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

- Shout-out to Main Event volunteers and participants. It was a huge success. Lee will recruit volunteers for future planned events, planning meeting to be organized starting in January 2025 for the Winter party, and planning of Main Event next September.
- Party bus leaving from Old Town Hall this Friday at 9:30am to 12pm – tickets are \$12 – to visit the butterfly exhibit at Carleton – Sold out.
- Communications discussions between CAG and OOECA – we share the same audience. Can we leverage shared channels? Discussions started and will continue this fall and winter.

Q&A

Comments – Everyone remarked that it was one of the best Main Events ever, thanked Lee for his efforts in planning the event. Many are ready to volunteer to support winter and summer events, look forward to first planning meeting in the new year.

8. Committee Reports

8.1. Membership – Jayson MacLean

- [Report](#) tabled.
- Tabling at Farmers Market, Singing Pebble, and canvassing. E-transfer option increasing member sign-up.
- Many streets need canvassers – Please reach out to volunteer.
- OOECA banner purchased with rush delivery requested – not received in time for Main Event

Q&A

Q – question to door to door canvassers – When is best time to canvas?

A – after 6pm, understanding it gets dark fast, and weekends.

8.2. Planning – Vacant

- [Report](#) and [appendix](#) tabled.
- Sugar maple tree that residents fought to save 6 years ago was cut down by residents in that private lane. Many lessons learned on process, not given advance notice of removal, difficulty accessing forester's report, In the end, sad story to lose the tree.
- Nun's building – At Planning committee last week, did agree to get concerns in writing and submit to City for consideration even though it may be too late for concerns to be considered.

- Paul working hard on appeal to Ontario Land Tribunal re: file at 48 McNaughton re: front facing garage. Appeal not approved by CofA.
- Continue to develop committee perspective on new zoning bylaw – There's too much being done to our community and other central communities where our lots half the size of lots in other neighbourhoods get twice the density compared to larger lots in other neighbourhoods with access to rapid transit who get less than half the density, not enough room from our standpoint in setbacks to allow mature canopy trees, along with fundamental issues that should be dealt with.

Q&A

C – Phyllis – mentioned that the sign announcing the tree was going to be cut down was not visible or accessible from the road. There should be rules the city needs to follow to inform residents. Phyllis wrote to the City but has not received a satisfactory reply.

Q – Bob – Who initiated the conversation with the arborist? Private owners association of GV townhomes. Would like to get into discussion with them.

C – For trees on private land – companies have vested interest to go on private land to cut tree down.

C - Agreement from many that steps were not properly followed to announce removal of tree.

C – Lee – FYI that large maple tree on Graham is marked to be taken down. Ariela will follow up with the owner and city.

8.3. Transportation and Infrastructure – Tom Scott

- No written report.
- Tom Scott absent. Provided email update that OOECA has not received response

Q&A

C – John – 11-page letter from councillor's office to MTO on the 417 bridge replacement project was absolutely superb.

8.4. Lansdowne – Alexandra Gruca-Macaulay

- [Report](#) and [appendix](#) tabled.
- Site plan for Lansdowne event centre posted on DevApps. Comments from Urban Design Review panel (UDRP) – Meeting took place on October 4th, recommendations (submitted in July) included in Appendix. We will hear down the road on that.
- October 15th Accessibility Advisory Committee - John may be out of town during AAC meeting. Kristine has offered to attend, or if needed, represent group if no one is able to attend.

8.5. Health and Safety – Georgia Blondon

- [Report](#) tabled.
- Constable Kennedy would be happy to attend one of our meetings in the new year, would join virtually. He said OOE crimes are lower than other parts of the city. Parcels being stolen from homes.
- Shared 2 links in report – for bike registration and resources for seniors. See report.

Q&A

Q – when blue bins are on curb, people come by in trucks or with carts to pick through them. Wonder if we should do something about that. Less revenue for city.

A – Will go back to city to see if this is a concern to them.

8.6. The Corners on Main and Greystone Village – Peter Tobin

- [Report](#) tabled. No questions from those in attendance.

Q&A

Q – what business is moving into Beans and Greens space?

A – Bar Burrito

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

- Ron absent. No report tabled.
- Bob mentioned that FCA has a position re: staff having delegated authority for minor rezonings – should be posted to our website and review in Planning. Paul Goodkey mentioned it would be too late by then to submit our comments. Hard for Planning to keep up with everything that is being pushed through. Complex files and not enough volunteers on Planning to get through it all. Need more volunteers.

8.8. Communications – Kristine Houde

- [Report](#) tabled.
- Created Facebook page as this channel is still popular with people. Reposted to Grapevine.
- Spoke with OOE Grapevine admin, Carol Workun to discuss possibility of OEOCA taking over this group, and pros and cons of a board member (likely Kristine for the first few months), and OOECA to take over this group. Opening to board members for their thoughts on this request.

- Board members recognized the value of Grapevine to the community with close to 2,000 members, and agree it would be a shame for this group to close.
- Concerns raised that Kristine (or other OOECA board member) volunteer time would be stretched thin to manage Facebook Group administrative tasks along with other CA commitments.
- Concerns about the wide variety of opinions expressed on social media – is OOECA the best group to manage these discussions?
- Councillor’s office shared that they try to engage outside Facebook to minimize misinformation and have a way (email trail) to engage people in productive way.

Action:

Add item to December meeting for further discussion if needed, and Board vote to confirm if yes or no the community association is ready to take over OOE Grapevine.

8.9. Parks and Greenspace – Vacant

- [Report](#) tabled. Nothing to add.

Q&A

C – paddled behind Springhurst dock – looked beautiful from the river.

A – agreed, although mixed reviews re: usability – bumper around dock makes it challenging for some to lift watercrafts up and over. General users are also expressing discontent on Facebook with that feature, inability to slide watercraft off riverbank like they used to do to rock outcroppings. And user input, for me, is what was missing from Springhurst consultations and where we hope to improve with Brantwood accessibility efforts.

C – Jamie – Brantwood path was repaired. Hope that this work will continue to path closer to trees.

C – Jayson – Grande Allee bins are always overflowing.

A – We raised concern with City at summer meeting re: Grande Allee bins overflowing. City committed to emptying bins more frequently during week and after Ottawa Farmers Market days.

8.10. SLOE (Sustainable Living Ottawa East) – Vacant

No representative present. No tabled report.

9. New Business

9.1. 185 Hawthorne – Rezoning proposal

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.

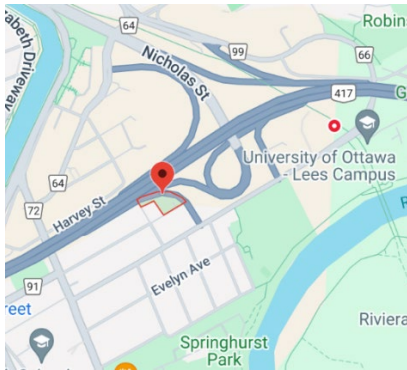
Related documents:

- 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)

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.

- Councillor's office mentioned they have not had internal discussions on it yet.
- Lee proposed it might be a good location for a dog park. Bob responded that it didn't gain much traction at the time.
- Challenge with this parcel of land – want to maintain as many greenspace as possible, but also want to support affordable housing.

Q&A

C – It's a corner that is tucked away – not much value as a greenspace. Question the wisdom of giving up a corner that is not conducive to building.

C – Lee – People parking on a parcel of that land.

Action:

OOECA will keep an eye on it.

9.2. Hurdman project – National urban park - Jamie Brougham

- Articles in OSCA and Glebe report seemed to have provoked reactions from Parks Canada and NCC.
- Parks Canada provided reply that they have selected 6 parks across the country they will be working on. May consider other parks in the future but not now.
- NCC was interested in increased accessibility along the river on the east side of Rideau River. Federal announcement today that parcels of land given to Ottawa for housing development in that area.
 - <https://ottawa.ctvnews.ca/7-more-federal-properties-available-for-housing-in-ottawa-including-3-near-busy-transit-station-1.7066139>

Action:

Jamie commended on his work to date. He will continue to follow up with other groups. Anyone who wants to participate in a strategy group should share their name with Jamie.

9.3. OOE updates

- Post office closing November 1st at Watson's, article re: centennial trees and hydro Ottawa proposal to remove and replace them, still looking for volunteers for Remembrance day.

10. Adjournment

Motion to adjourn from Don Fugler, seconded by Jay MacLean. All in favour. Motion adjourned.

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.

C – Phyllis – noted point about blue bin – person coming down the street to sift through bins and throw them in their truck. Not comfortable engaging the person in the middle of the night.

A – Ariela – possibly not a large revenue source. Will raise concern with staff and report back.

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.

FCA – Ron Rose

Ron Rose absent. Official amendment to add delegated authority to staff – FCA has put together an official position – will post to website.

Bob mentioned it's a conversation for next Planning meeting. Paul Goodkey stated it would be too late. City is trying to push too many things through, If anyone wants to step in and read. Province has new provincial planning statement – now new policy statement. Individual has to spend a lot of time to get through everything as volunteers. More help/time needed. Paul has been talking with Kristy Ross who has provided advice to date. OOECA should be commenting on this stuff.

Bob to follow up with Ron.

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 cost \$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. 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

1. 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.

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. FCA 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.

5. 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](#))

6. 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

7. 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 OOEP 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.

8. 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

Lansdowne – Alexandra Gruca Macaulay

The Urban Design Review Panel (URDP) met on October 4, 2024 on the Lansdowne 2.0 site plan. URDP 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 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.