



## **Meeting of the Old Ottawa East Community Association Board**

**Tuesday, May 11, 2021, 7p.m.**

**Zoom meeting**

### **AGENDA**

Attendance: Bob Gordon, Catherine Pacella, Peter Tobin, Brendan O'Kelly, Ron Rose, John Dance, Georgia Blondon, Don Fugler, Krista B, Ian Sadinsky, Tom Scott, Jayson Maclean, Suzanne Johnston, Courtenay Beauregard

Councillor Shawn Menard, Ariela Summit (Office of Councillor Mendard), Taylor Marquis (Regional), Evan Garfinkel (Regional), Tina Raymond (CAG), Elisabeth Bruins (Social Innovation Workshop), Lorne Abugov (Mainstreeter), Patricia Burnett, Bonnie Wepler, Adriana Beaman, Mitch Vlad, Alexandra Gruca-Macauley, Olivier, RJB, Paul Banerjee, Terry and Donna Walsh, Kristine, Paul Goodkey, Robert Poirier, Jamie Brougham, Heather Jarrett, Jean Cassidy, West, Doug Macaulay, Madeleine Menard

Call to Order – Bob Gordon

Approval of Agenda – moved by Tom Scott, seconded by Ron Rose

Approval of Minutes – April 13, 2021 – moved by John Dance, seconded by Peter Tobin

Chair's Report – Bob Gordon

- Some meetings recently with city that will be discussed during committee reports
- Main Event is moving forward again this year virtually with some outdoor activities, looking for ideas to be an active participant
- Last year, SLOE did a walk through Brantwood Park to identify different trees and species
- Event is on July 24 – if anyone wants to lead a committee, that would be great
- Two year term for board members will expire in November 2021 – encourage board members to continue but if not, please advise at earliest convenience to begin nomination committee over the summer

Councillor's Report – Councillor Menard

- Member of public health board, so please send any questions
- Springhurst Park – work is beginning this week/next week
- Discussion this month with city and French Catholic School Board re: Forecourt Park, as well as public consultations about transportation to begin this summer
- Received letter today from parent council of new school asking for some changes to the way park would be designed – too early to make decisions but councillor believes the park should be open to everyone as originally intended
- Also looking at traffic issues within Greystone Village – meeting with city staff next week
- Meeting last week with city staff re: volunteers removing invasive species
- Playground renewal funding – Brantwood Park identified, junior play structure and accessible pathway scheduled for 2026

- Environment Committee – May 17 – number of issues coming forward
- Looking to plan an Official Plan virtual meeting with other urban councillors with a focus on renters – early June
- Comment – speed of traffic on Oblats since elimination of on-street parking has increased – seems to be a mix of residents and people working onsite
- A – parking was removed because of transit going through, having a meeting on-site next week to continue looking at the ongoing issues
- Comment – When school board was originally expressing interest in building, the Forecourt Park came up – at the time, representatives from the school board gave assurances that Forecourt Park would remain community park
- A – Letter includes suggestion for play structure and bushes to delineate boundary
- Q – Brantwood Park – can we take a look at tennis courts to make sure that doesn't get lost, supposed to happen in 2022
- A – will continue to push for that to happen on time
- Q – can we go out and remove invasive species in a park without getting a ticket?
- A – It is being outside and getting exercise
- Q – any comments on Colonel By for two months? Concerns about cut-through traffic (ie: Mason, Riverdale).
- A - Don't expect much cut-through in this area because of where Colonel By is blocked (ie: near convention centre/Bronson). But staff did not find out in advance so city is looking to collect data.
- Comment – Sharing of greenspace between school and community – done in other communities so maybe no need to set up barriers
- A – Yes, we have precedent elsewhere and does not want to have boundaries put up
- Q – Clarify that letter re: forecourt came from parent council, not from board
- A – Yes
- Comment – unfortunate that Immaculata Field is not accessible to the community especially during the pandemic when kids need space to play
- Q – Any public consultations happening re: Grand Allee Park?
- A – Want it winter maintained, nothing has been decided yet re: Farmer's Market
- Q – After the two condos are completed, could bus go into community on Hazel and make a circle and go out on Hazel?
- A – As more development occurs, need for public transit and have to see how it functions over the next little while– hoping to get more information with meeting next week and will continue to monitor it

#### The Atelier project request - Élisabeth Bruins, Social Innovation Workshop

- Applying for funding for a project – artistic cartography of Ottawa's Francophone community
- Funding provided by ACFO Ottawa's Bilingual Ottawa grants program
- Looking for community partnerships and support
- Collective creation workshops from September to December 2021
- Exhibit from January to March 2022
- Phyllis – no funding required from OOECA, just a letter of support
- Motion that the OOECA submit a letter of support for the Atelier project – Moved by Don Fugler, seconded by Phyllis Odenbach Sutton

### Regional Update – Taylor Marquis

- Phase 1 – fully constructed and occupied, city is reviewing street signage
- Terraces – first building – no update, fully constructed and occupied
- Terraces II – occupancy starting in July/August
- IC (Spencer) – construction to begin in June 2021 (piling and shoring will happen, will confirm duration)
- 2A and 2B – occupancy is October 2021 (2A), occupancy is likely winter 2022 (2B) and tower crane removed last week
- Phase II – fully constructed and occupied
- Deschatelets and chapel demolition – it is underway, should be done by end of the month, then on-site grading and cleaning
- Working to finalize sale of parcel to north of Deschatelets with school board
- Flexiposts to be installed on multi-use pathway
- 30m shoreline corridor – still in progress in Phase II – washout along river last fall and can't go into water until fish spawning/migratory season is done so not until summer
- Grand Allee Park – working on construction drawings with the city, 2015-2016 concept plans include discussion of farmer's market
- Forecourt Park – more conversations need to happen for further direction
- Phase III – pre-consulted with city about plans, also with planning committee – hoping to make formal site plan submission in June/July 2021, shouldn't be any amendments sought)
- Conceptual back-to-back townhomes – will be last to be developed, tight on parking right now so that will wait
- Unit count – everything but retirement is 957 units
- Q – how many storeys?
- A – 7 storeys at the back
- Q – Hearing about a dog run on top of building 2A? (someone read it in an ad for the Meillieur)
- A – not aware of that, will look into it
- Q – What amount of input does Regional have with city about what traffic will look like on Oblats?
- A – when we plan for submission, we plan for studies/reports – the city makes final decision to sign off and approval, Regional can make suggestions but city has final say
- Q – S curve at the end of the MUP – people have created a mountain bike trail – can that be addressed?
- A – Have tried to address it but people continue to use it
- Q – Any timeline for building façade for 2A?
- A – Should start imminently
- Q – Can you send an updated unit count?
- A – Yes – OOE secondary plan minimum target of 1000 units, currently at 957 but if you include retirement residence then it's 1100

### Treasurer's Report – Don Fugler

- a. Current balance is \$17,539.13. No changes from last month.

### CAG report - Tina Raymond

- Main Event is scheduled for July 24
- Would like input from OOECA by mid-June

- Attending CAG meetings – some money issues (ie: salaries) are discussed that wouldn't be open to the public
- Moving forward with planning for camps, summer programming

Ward Boundary appeal update – John Dance (\*Please see attachment after committee reports)

- Decision has been reversed by city

Invasive species discussion - Phyllis Odenbach Sutton

- City appreciates our efforts to remove invasive species but wanted to make sure things were disposed of properly
- Items put in paper bags and clearly labeled and picked up by city
- Will be putting in plastic bags, seeds/flowers of garlic mustard can last for five years
- Discussion about whether an agreement is necessary in order to do this work – no formal agreement required
- Questions about insurance – shared with city staff
- Soil remediation in Springhurst – wasn't done on hillside or shoreline so city has concerns about going in that area but it will be done where possible
- Always looking for more volunteers

Committee reports (\*all received reports attached below)

- Transportation – Tom Scott – Greenfield/Main/Hawthorne meeting this past month, outcome was a bit mixed
  - Agreement with NCC to install pedestrian crossing at Colonel By/Main Street
  - Hydro wires also to be undergrounded on Hawthorne subject to funding
  - Work in progress for safer cycling access north of Hawthorne intersection on Main Street
  - Traffic on Greystone development – ongoing concerns, asking city to rerun traffic studies from 2015
  - Q – Which direction are certain streets supposed to run one-way (ie: south to north)?
  - A – Supposed to be half – feed to different streets so not everything exits onto Clegg
  - Comment – seems like a lot is being packed into this space with little regard to traffic impact on Main
- Lansdowne – John Dance
  - See attached report
  - Q – why is whole place dug up?
  - A – for the trees and better irrigation
- Communications – Bob Gordon – no report
- FCA – Ron Rose
  - See attached report – found out yesterday that city's report will come out end of May, early June
- Corners on Main and Greystone Village – Peter Tobin
  - See attached report – maybe invite owners of sister's building to an upcoming meeting (September 2021?)
  - Q – Safe to assume nothing has been discussed about maintenance of trees, parks?
  - A – Correct, no discussions
  - Ariela – have reached out to director of Smart Living Properties, have raised issue of maintenance of park – have not heard back yet but will continue to follow up

- Q – If someone has the history of what happened to connectivity to Corners on Main and Sister’s statue and garden, if they could send an email to Ron, it was a major feature of the early plans
- A – had heard that space was registered with city but couldn’t be found
- Parks and Greenspace – Brendan O’Kelly
  - Parks clean up on hold with lockdown
  - Q – can’t cleaning up park be considered outside exercise?
  - A – it’s overseen by the city and it’s just not deemed essential service
- Membership – Suzanne Johnston
  - Looking for more volunteers and how to do online memberships
- Planning – Ron Rose
  - See attached report
- SLOE – Jayson MacLean
  - Ash trees and heritage designation – not sure if these two trees will qualify but would still like to put in an application to the province
  - SLOE started a Facebook page and encourages everyone to join it, interested in discussions on energy retrofitting of houses and build a database of information to share with the community
- Health and Safety – Courtenay Beauregard
  - No report

#### New Business

- May 19 – 7:30p – Mainstreeter social issues panel on community advocacy
- Krista B – moving out of the neighbourhood so will be stepping down from the board after the June 2021 meeting

Date of Next Meeting – June 8, 2021

Adjournment – moved by Tom Scott, seconded by Phyllis Odenbach Sutton

Attachments:

#### **Committee reports:**

##### **Corners on Main and Greystone Village – Peter Tobin**

We received an email from Senior VP David Chick of Domicile confirming that the sale of the convent property closed on April 28 2021. Colliers International who assisted Domicile in the sale announced the sale price as \$12.527 million. The new owners, in a partnership agreement will be Forum Equity Partners (Toronto) and Smart Living Properties (Ottawa). After considerable persistence on my part, SLP finally acknowledged my emails but said there was nothing to report at this early stage.

It looks like Forum Equity which has an impressive portfolio including the Shenkman Centre in Orleans will be the owner and SLP the developer/management company. Smart Living has a number of Sandy Hill properties geared to uO students and Algonquin Place near the College.

The demolition of the chapel wing is well under way. Regional has started advertising for rental accommodation in the Milieu ( aka 2A).

## Lees Apartments

Some weeks ago a maintenance worker from Rideau East apartment at 170 Lees attempted a DIY water diversion effort on the slope running down from the Rideau East parking lot towards the MUP. That slope is on City property and in the opinion of many, myself included that effort is not only a mess but ineffective. I alerted the city recently and a 'request for service' has been filed. Doug McLean of Rideau East said he would take a look at the area to see what could be done to ameliorate the site.

## Lansdowne Committee – John Dance

### **1. *Review of Lansdowne's Sustainability and Financial Viability of Operations and Partnership***

- Five months ago City Council approved the conduct of the above-noted review which is to be completed by July. The review is to examine operating and capital requirements and to identify ways to “increase foot traffic on the site, including options to enhance animation, improve public amenities, assessing aging infrastructure and increasing the density on the site.”
- A staff working group along with OSEG are tasked with doing the work, guided by two “council sponsors groups,” with one group focused on how to enhance the site through greater animation and use of amenities, and the other examining the planning and infrastructure aspects of the site. Councillor Shawn Menard sits on both groups.
- A “stakeholder sounding board,” on which OOECA (Bob Gordon, Ron Rose, John Dance) is represented, was also established to provide input.
- The first zoom meeting of the stakeholder sounding board occurred May 5, about two months before the review is to be completed. No substantive information was provided in advance and no terms of reference for the review have been shared.
- The focus of the meeting was on the deteriorating condition of the site, particularly the north-side stands which were built in 1967. However, during the multi- million dollar redevelopment of Lansdowne completed seven years ago the north-side stands and the arena were upgraded.
- In advance of the meeting, Councillor Menard shared what he had heard, i.e., the basics that the City/OSEG working group is considering: new north-side stands and arena with housing on top; long term canal interaction/animation with the site; the connection between the two stands. At the meeting itself there was no substantive information or discussion of these “basics.”
- Councillor Menard has asked for a full transportation study to spur on more local and safe connectivity and he has made it clear that “the retention of greenspace public realm is incredibly important and that the model of having the publicly run portion of the site must remain.”
- Community representatives at the meeting stressed the need for full community consultation on any changes. However, it wasn't clear whether there would even be a second meeting of the “stakeholder sounding board,” before the review is provided to Council, let alone whether there would be any broad community consultation.
- Mark Goudie, OSEG CEO, spoke of the north-side stands' “functional obsolescence” and “errors made when designed.” He said load restrictions prevent OSEG from using the stadium and the inside arena simultaneously.

- Dan Chenier, the City's general manager of parks, recreation and cultural services, outlined infrastructure challenges with the Aberdeen Pavilion ("almost 50 significant leaks") and the Horticulture Building (needs air conditioning for summer events).

## **2. Aberdeen Square Improvements**

- OSEG's proposed improvements for Aberdeen Square will now be considered within the context of the above-noted review. The K1S community associations and residents objected to the proposed improvements noting that they do not adequately respect the heritage of the pavilion, are too large and should not be the priority improvements.
- The OSEG-proposed stage would also have been more than twice the size allowed by the legal agreement relating to the Casino Lac Leamy's funding of the improvements.

## **3. Aberdeen Pavilion Work**

- "The City is undertaking some necessary structural repairs to the end walls of the Aberdeen Pavilion," Councillor Menard reported in his May newsletter. The project involves straightening and strengthening several interior steel columns and securing the end walls to the steel structure to better ensure the structure's integrity. These interior elements form part of the designation but the proposed intervention will be very discrete, distinguishable only upon close inspection.
- This project is part of a larger scope of repair/restoration work identified for the Aberdeen Pavilion over the next several years; however this work is considered to be immediately necessary.

## **4. Aberdeen Square Trees**

- 20 of the 32 trees will be replaced and the remaining trees are fully expected to recover and endure, says Mark Goudie. The species of the trees being replaced will be diversified and those being newly planted will be a mixture of; celebration maple/silver maple/ginko and American elm. Completion of the tree replacement is scheduled for the week of May 20, 2021.
- Goudie noted there "is no singular reason for the tree decay but rather it is a compilation of a number of different factors including exposure to pollutants due primarily to road salt, low oxygen and air exchange in the soils, absence of aeration pipes, and the drainage system..."

### **Planning Committee report – Ron Rose**

The Planning Committee had a brief meeting on April 27th.

Regional Group gave a summary of their current plans for Phase III of the Greystone Development. Regional will make any changes required based on the Committee's reaction to the presentation, and present their final plans to the community at a future meeting of the Old Ottawa East Community Association board.

The committee also discussed the expected next steps in the development of the new Official Plan. We expect the City to publish a report they are calling an "As We Heard It" report, which will summarize, by ward, the responses they have received to the draft Official Plan. We expect that this report will also indicate some initial changes the City is prepared to make as a result of comments received. The Committee members will be taking a close look at that report when it appears to see if the comments from Old Ottawa East have been heard, and whether the City is ready to accommodate our requests, particularly with regard to changes to the transact boundary between the Downtown and the Inner Urban transacts.

### **FCA Report – Ron Rose**

The April meeting of the FCA took place on Wednesday, April 14th, via Zoom.

The Alta Vista Community Association was the virtual host for the meeting. In her welcoming remarks, the Chair of the AVCA mentioned that many of her residents were strongly in favour of the Alta Vista Transportation Corridor, in the expectation that it would get traffic off of local streets.

The major topic of discussion was the proposed City policy on short-term rentals, aka AIRBnB. Most Community Associations were in favour of the proposed policy, with only a few questions of clarification posed. The policy was subsequently passed by Council,

The other major item of business concerned the Chair's update on the Official Plan. He reported that a few members of the FCA executive had met with staff earlier that week for an update. Highlights include:

-a report on feedback received, referred to as the "As we heard it" report, will be released in early May.

It will cover comments received, by ward, and some initial reactions to those comments.

-this "As We Heart It" report may also include some changes that staff plan to make, such as eliminating the Evolving neighbourhood overlay, and possible realignment of some of the Transact boundaries.

-the next draft of the OP will be released in August with a public consultation to be held mid-late August. This draft would then go to Committees on the 13, 14 and 15th of September, and subsequently to Council in late September, for final approval.

The meeting also discussed the possibility of the FCA hiring a consulting firm to help improve its lobbying efforts. No decision was reached.

The FCA held a workshop on advocacy on May 6th. Approximately 50 people participated.

Residents of Old Ottawa East interested in advocacy should participate in the workshop organized by the Mainstreeter to be held May 19th on line.

### **Ward Boundary Update and Conclusion**

John Dance

- On April 14, 2021, City Council approved the reversal of its earlier decision to transfer the University of Ottawa's Lees Avenue campus from Capital Ward (and Old Ottawa East) to Rideau-Vanier.
- The reversal resulted from OOECA appealing Council's December decision to the Local Planning Appeals Tribunal.
- In background information provided to councillors, City Clerk Rick O'Connor said that the City's legal services engaged in discussions regarding the appeals with each appellant/appellant's counsel...  
However, these "discussions" with OOECA consisted of one email from city lawyer Tim Marc simply saying, "City staff are prepared to seek instructions from Council to seek modifications to the above by-law by the Local Planning Appeal Tribunal to reinstate the boundary... I trust that the Old Ottawa East Community Association will find this satisfactory."



- Given that City staff were recommending exactly what OOECA requested, the Association did indeed find the conclusion “satisfactory.”
- There was no substantive discussion of the issue at Council and all councillors concurred with staff’s recommendation for the OOECA request and also for a similar request made in an LPAT appeal from the Overbrook Community Association.
- The acquiescence of the City in this matter is, in my opinion, a reflection of how OOECA can successfully fight back against arbitrary and poorly consulted-on City of Ottawa decisions.
- But the effort really should never have been needed. Had the City properly assessed the proposed ward boundary change against the electoral boundary criteria set by the Supreme Court of Canada, all of this could have been avoided.
- Similarly, if the City had actually bothered to check the idea with the community association I think they might have seen its folly.
- What I find troubling is that it appears that there is no accountability in City Hall for having put OOECA through this. There was no admission of error or of poor consultation.
- The City should learn from this demonstration of inept analysis and lousy consultation but I don’t think they will.
- On the positive side, Old Ottawa East has not been diminished and we will have better involvement in what development happens with the Lees Avenue campus.