



## Meeting of the Old Ottawa East Community Association Board

Tuesday, 12 January 2016

Old Town Hall, 61 Main Street

### MINUTES

#### Attendees

##### Board Members

Don Fugler  
Eddie Gillis  
Paul Goodkey  
Ed Janes  
Ian McRae  
Phyllis Odenbach Sutton  
Stephen Pope  
Mark Seebaran  
Katherine Simonds

##### Others present

Jamie Brougham  
David Chernushenko  
Connie Copps  
Ian Grabina  
Alicia Holmes  
Heather Jarrett  
John Jarrett  
Wendy McRae  
Erin O'Connor  
Tyler Smith

1. Call to Order – Phyllis Odenbach Sutton – 7:00pm
2. Approval of Agenda
  - Moved: Ed Janes; 2<sup>nd</sup>: Don Fugler; Carried.
3. Approval of December 2015 Minutes
  - Moved: Stephen Pope; 2<sup>nd</sup>: Eddie Gillis; Carried.
4. Regional Greystone Project update – Erin O'Connor, Development Planner
  - Zoning amendment was approved and enacted December 9, 2015
  - Moving ahead with detailed engineering design and review of Phase 1; everything south of Deschâtelets Avenue to Clegg Street.
  - Registration of Phase 1 lands is anticipated in August 2016; which includes the singles, towns and the area for three of the 9 storey condos, the streets and the 30 meter river corridor.
  - A Site Plan Approval application was submitted for the first two 9 storey condos (linked by a 2 storey lobby).
  - Site remediation is ongoing. Completion of the cleanup for Phase 1 is anticipated late spring/early summer. At which time, the underground servicing of the site will begin. House construction planned early fall of this year.
  - Park design of the Grand Allée and Forecourt is ongoing. A meeting was coordinated by the Councillor, between OOECA's park committee, City's Parks Planner, Regional and Novatech to review the plan and next steps.

- CADCO/CCOC is investigating the feasibility to transform the Deschâtelets Building into non-profit/affordable housing with community uses.
5. Chair's Report - Phyllis Odenbach Sutton
    - Report distributed by email. See Appendix 1.
  6. Councillor's Report - David Chernushenko
    - Canal Footbridge
      - Public review meeting February 4<sup>th</sup> at the GCC, 6:30 – 8:30pm
    - Glenora/ Greenfield Speed Measuring
      - Speedboard will be moved from Glenora to Greenfield
      - Glenora speedboard data was excellent
        - 98.1% of cars travelled at 40km/h or below since May 20<sup>th</sup>, 2015
        - Concerns of excessive speeds on Greenfield
      - Speedboard data will help to quantify the issue and help us formulate possible solutions for implementation ion the short-term
    - Bus detours & Lees 417 on-ramp
      - Additional buses have been added for early commuters and late-night returns
      - #85 acting as a quick access from Lees into downtown
      - 417 on-ramp still inaccessible to vehicular traffic as it is considered part of the "Transitway" and can only be accessed by OC Transpo vehicles
  7. Treasurer's Report
    - \$20,000 remains in the account.
  8. Committee Reports
    - 8.1 Planning – Stephen Pope
      - Report distributed by email. See Appendix 2.
    - 8.2 SLOE – Ian McRae
      - No report.
    - 8.3 Transportation
      - No report.
    - 8.4 Federation of Citizens' Associations – Eddie Gillis
      - Report distributed by email. See Appendix 3.
    - 8.5 City Centre Coalition – Kate Martin
      - No report.
    - 8.6 Communications – Catherine Pacella
      - No report.
    - 8.7 Community Safety – Mark Seebaran
      - People are encouraged to contact the City if they see sidewalks that need snowploughing, as the ones in OOE are often left icy and hazardous to walk on. A number of recent car break-ins

have been reported. Ottawa Police recommend putting an “all valuables removed” sign in vehicles to prevent break-ins.

- Membership – Suzanne Johnston
  - Report submitted by email. Memberships continue to trickle in and therefore final tally is not yet available.
  
- Community Activities Group
  - No report.
  
- AGM 2015 feedback
  - Church of the Ascension booked again for next year.
  - Overall positive feedback.
  
- Old Town Hall Renovations Update - Phyllis Odenbach Sutton
  - See Chair’s report.
  
- New Business
  - None.
  
- Date of Next Meeting – Tuesday, 9 February 2016

Adjournment moved: Paul Goodkey. 2<sup>nd</sup>: Don Fugler. Carried.

## APPENDIX 1: CHAIR'S REPORT

### Chair's Report – January 12, 2016

*(\* indicates agenda item at OOE CA Board Meeting of January 12, 2016)*

#### Main Street Construction

The following information was provided to us via the Councillor's office on December 15, 2015:

"Hydro Ottawa will be undertaking electrical service improvements starting the week of January 4, 2016. The project involves relocating hydro poles on Main Street between Hawthorne Avenue and Clegg Street. This project will improve the reliability of the electrical distribution system in the area.

Work is scheduled to commence as of January 4, 2016 and continue until the end of March 2016. Residents may notice an increased construction presence throughout the duration of the project, including excavation activities. In order to minimize noise concerns, we will ensure that work is completed weekdays between 7 a.m. and 6 p.m. Traffic control will also be implemented when required to ensure that roads and driveways remain accessible and safe to residents. Our qualified staff and contractors will conduct this work safely and efficiently, ensuring that any inconvenience is minimal.

Be assured that all residents and businesses in the affected area will receive advanced notice of the project and be provided with a point of contact regarding the service improvements in their area. Customers will also receive advance notification prior to any planned power interruption affecting their premises. In addition, an advertisement will be published in the EMC Ottawa East community newspaper on December 31, 2015."

#### \*Greystone Village Update

The zoning application of Regional was approved by full City Council on December 9. A motion was introduced at this meeting to ensure that only underground parking would be allowed in the Traditional Main Street section of the development.

The current status of the project, as provided by Josh Kardish of Regional on January 5 is as follows:

- site clean-up is ongoing and will continue for the next few months
- Regional has signed a Letter of Intent with CADHCO that provides them with a 6 month exclusive window of time to establish a business plan to convert the Deschatalet building into a mixed use facility with a combination of non-profit housing and community based uses
- Regional hope to have a comprehensive package out to the CA shortly on the LID elements that we will be permitted to proceed with in Phase 1

#### Greystone Village - New Park

Eddie Gillis continues to be the primary contact of the CA for this project. The Park Sub-committee will be meeting with the Councillor's office and the new City park planner, Diane Emerson, on January 29. It is our

understanding that Diane has already begun some significant work with Novatech and Regional on overall design feature and budget specifications.

## Proposed Development at 113-115 Echo

Stephen, Paul, John and I met with Andrew McCreight, a planner with the City's development review team, and the Councillor (and Ian Grabina) in mid-December to discuss this proposed development on Echo. As residents in the area know, a rezoning application has been filed by the developer. The OOECA Planning Committee submitted our concerns during the comment period, and this meeting was an opportunity to provide additional clarification on our views to the City.

During the meeting we focused in particular on the following issues:

- while the proponents have requested Traditional Mainstreet (TM) zoning, they do not plan to have retail at grade (which is part of our TM7 zoning)
- the need for the City to protect a 23 metre right of way on this section of Main Street to allow for a complete street in the future (i.e., with a bike track rather than sharrows).

We have also received a copy of the numerous comments that were sent to the City by concerned residents (note that while we received a copy of the comments, all personal information was redacted from the material provided via our Councillor's office).

Discussion at the City's Planning Committee is not expected before March 2016; the City's Planning Department response will be available 10 days before this meeting.

## Allocation of Cash-in-Lieu of Parkland (CiLP) funds

After our discussion on this topic at the December Board meeting, I would like to provide a short update.

With respect to the possibility of new sports fields, we have received a response from our Community Activities Group who discussed this issue at their last Board meeting in December. They have indicated that "CAG cannot support the proposal for the soccer fields nor the use of Ward 17 CiLP funds for projects that are not intended to primarily serve OOE residents or that lack opportunities to increase OOE recreational programming."

In the course of investigating alternative funding sources for sports fields, John contacted the Ottawa Internationals Soccer Club in November to see if they might be interested in committing funds for the development of a soccer field. We received some additional information from them after our December 8 Board meeting.

While they expressed some interest, they indicated that there would need to be parking for at least 30-40 cars to even consider the site. Note that they have on occasion fully funded the costs of new fields if they receive exclusive rights to the fields created (which would still allow for community use during the day and on most weekends).

In terms of the Springhurst basketball courts, we discussed 2 projects in December:

1. Proposed kids' basketball hoop at side of Springhurst court (\$2,260)
2. Proper surfacing of Springhurst court (the city / councillor's office has not responded with costing for this)

There was general agreement to proceed on these projects subject to CAG's approval. We are waiting to hear back from CAG.

There is nothing further to add re the desire for funding for planning community centre at this time.

### \*Old Town Hall

On December 8, Kevin Wherry, Manager, Recreation Planning and Facility Development, Parks and Recreation and Cultural Services, City of Ottawa attended our regular monthly Board meeting. He noted that, as a result of concerns with the structural stability of the existing back two-storey porch, the City is looking to remove the porch and restore the building's heritage style.

Kevin has recently provided an update re the work under consideration and timing. I am including excerpts of his message below:

"...The work is scheduled for 2016 – no date determined yet. It is not a line item in a budget book per se. It is part of a program bucket for lifecycle replacement of aging facilities. .... That program is under extreme pressure to fix / repair / replace much more items than it can afford to do. .... "

"For the porch it is obvious that both stories must be removed. It is no longer required for the lift and keeping it isn't a requirement under heritage designation ... But I was able to advocate and demonstrate that the porch has a program use beyond that of a simple landing and steps as was there historically. This was courtesy the program need your association had demonstrated and explained well at the last meeting."

Kevin also indicated note that the accessibility ramp is now expected to be completed by January 22, 2016.

### Letter of thanks to the NCC for the safe crossing at Colonel By

John Dance kindly drafted a letter to the Chair of the NCC which was reviewed by OOECA Board members, and which I then sent on behalf of the CA on January 8, 2016. (A copy of the final letter will be shared electronically shortly.) A number of Board members noted that it was a very good initiative since we often tend to focus on issues that are irritants or problems and do not always celebrate or credit the good things that happen in our Community. So if there are other similar letters that could/should be written in the future, let's all stay vigilant to the opportunities and take action.

## APPENDIX 2: PLANNING REPORT

### **OMB Appeal 2015-228 (Infill 2)**

For those new to the Board, OOECA appealed the exemption for triplexes to the new 10 m height limit in R3 zones. This would prevent the worst of the abuses that are happening on Chestnut Street.

A pre-hearing conference of all parties and interested participants was held Tuesday 5 January. City Counsel Timothy Marc preempted discussions by proposing the following schedule:

1. City consultations with the parties investigating strategies for resolution until the end of March;
2. Should 1 not prove successful the City will request OMB mediation with discussions running to June;
3. An interim report will be taken to Council in June;
4. Should 2 not deliver results, there will be another pre-hearing conference on 11 July, at which an issues list will be prepared;
5. A formal hearing is scheduled for 19 September.

The proposal was agreeable to all participants.

Terms of the individual appeals were not discussed. We do not know what the appeal from GOHBA will be, but we can guess pretty well. January 14th there will be a meeting with Alain Miguelez to begin the first round of consultations. I can't attend, but Paul Goodkey will be going. Old Ottawa South, Overbrook, and FCA will also have representatives at the meetings relevant to our appeal.

I've just got an invite from Alain to a meeting in the morning of 18 January. I will attend that meeting.

### **Greystone Village**

Late Fall saw a last minute panic over the approval of the new zoning for Greystone Village. In an attempt to ward off any further last minute panics, a meeting was held with Regional and the City to review the approvals process for subsequent phases. It is important to understand that the list of approval steps on the City web site is not always followed sequentially. Changes in process will happen if delegated authority to staff is lifted on the request of the councillor. Other changes to the published schedules may happen depending on project details. In many cases the required public meetings established under the Planning Act of Ontario, are satisfied by the Planning Committee meeting.

A positive outcome of the meeting was that Regional agreed to provide a regular update on the progress of the project at each OOECA Board meeting. It is recognized that on some occasions there may be nothing to report, but this offer from Regional has been welcomed and accepted. Regional Planner Erin O'Connor will attend the January OOECA Board meeting to start this communication.

### **Upcoming Committee of Adjustment (CofA) Hearings**

#### **35 Avenue Road:**

Request for exemption from the averaging provisions of Infill1 (ZBL 2012-147) for a replacement house on a corner lot. Old Ottawa South has commented on this file. OOE is not participating, although individuals may express their personal opinions.

#### **168 Hawthorne:**

Permission is being requested to sever the rear yard of the six unit apartment on the corner of Hawthorne and Concord South. The severed property would be split in two and two proposed semi-detached houses are proposed for Concord St. S. OOE Planning Committee has been discussing the file.

In addition to the other requested variances, the owner wishes to provide one parking spot for each new dwelling, however this was not in the plans submitted to the CofA because the City objects. The street character assessment identifies Group B as the dominant landscape and parking pattern. The proposed parking would downgrade the pattern to Group C.

An analysis of the ability to create legal parking spots in the area suggests that supporting the proposal to allow on site parking for the new dwellings will actually improve the parking situation. The current parking along Concord S. is almost entirely within the road right-of-way, and from both the City aerial photo and Google Street view appears to be poorly used.

OOE will support a variance request to provide on site parking. The owner plans to request an adjournment at CofA to adjust his plans. OOE will support the adjournment.

**51 Elliot:**

The owners of the property wish to build a new carport and require relief from the setback requirements. OOE does not object to this request.

**Site Plan Approvals**

**176 Greenfield:**

The proposed building is an eight unit apartment, three and one half stories tall. No parking is provided. Materials for Site Plan Approval are on the Development Applications web site. Comments are due January 20th.

This project has come out from under the "Transparency Pilot" in which a member of the community association participates in the closed door "pre-consultations". Considerable discussion has been undertaken and the owner has responded responsibly.

This is one of the "scary" building types for the neighbourhood, but one mitigating factor is that the builder of the property will remain the owner and the property manager. Any complaints will go to them directly, which is about as good as one can ask for.

Regards to all,  
SFP



○ APPENDIX 3: FEDERATION OF CITIZENS' ASSOCIATIONS – EDDIE GILLIS

Federation of Citizens' Associations of Ottawa

Report to:

OOECA General Meeting

January 12, 2016

The December meeting of the FCA was held at the St Laurent Complex. Approximately 60 representatives were present including Paul Goodkey, Steven Pope and Eddie Gillis from the OOECA.

The meeting placed a special focus on planning and urban development issues.

Community Host Welcome and Introduction

As is customary, the meeting opened with a short presentation from the host community association. Rawlson King and Sheila Perry spoke on behalf of the Overbrook Community Association. They noted that the neighbourhood is characterized by heritage and heritage buildings, parkland and by the cooperative spirit of residents. They also acknowledged that areas of the neighbourhood are high needs areas and that public safety is a major issue. The speakers also noted that the opening of the new Adawe Bridge connecting Overbrook to Sandy Hill marked a major milestone for both communities.

Councillor – Ward 13 – Rideau-Vanier – Councillor Tobi Nussbaum

Councillor Nussbaum provided candid and thoughtful comments drawing on his experience over the last year on the City's Planning Committee. He noted that the most pressing planning issues are those involving communities outside the green belt. He pointed to a lack of sustainability and compete communities, including over-reliance on automobiles resulting in difficult biking and walking for residents. He identified a poorly designed system for pricing development at the City level as a contributing factor to the problem.

With respect to planning and development inside the green belt, Councillor Nussbaum noted that Ottawa communities are often either 'haves' or 'have nots'. 'Have' neighbourhood are dealing with issues stemming from rapid development such as height of new buildings, massing and setbacks. 'Have not' neighbourhoods, meanwhile, are facing issues of underdevelopment and desperately-needed investment, with areas in the core not functioning properly as Main streets.

Councillor Nussbaum advocated for challenging senior City managers to hire good planners and challenging Council to ensure political interference does not impinge on good planning decisions.

## Micheal Mizzi – General Manager, Planning and Growth Management – City of Ottawa

Mr. Mizzi has spent the last ten years in Ottawa after working in Toronto as the Director of Citywide Planning. He noted the growing shift across North American cities back to downtowns and identified that this shift is beneficial in that cities can use existing infrastructure and encourage a reduction in automobile dependency. He suggested that the City needs to make it attractive to people to return to the urban environment. Some ways to achieve this goal are to pay attention to bike path planning, to develop around transportation nodes and to raise the overall architectural excellence of the built form in the City. He noted that mid-rise buildings, townhomes and high-rise apartments are the desired building types going forward.

Mr. Mizzi mentioned the Greystone Village development as an excellent example of the kind of new development the City is encouraging. He also mentioned the complete street concept on Main Street, noting that the complete street will be the lens through which all future street development in Ottawa will be viewed.

Mr. Mizzi concluded with remarks regarding the modernization of the planning department, with liveability, walkability, excellence in urban design and urban wellness as the guiding principles.

## Imagine Glebe

A representative from Imagine Glebe provided a report on the organization's efforts to develop a new vision for Bank Street north of Lansdowne. She described the consultation process undertaken with residents and visitors to the Glebe through a pop-up consultation centre on Bank St., a social media initiative and a survey. The results have been positive and collaborative and will inform the organization's efforts as it further develops its vision for the Glebe business area.

## Lowertown Community Association – Crime Data Presentation

Jan-Francois Grabowiecki's presentation focused on the concern that Ottawa compares poorly to other cities in relation to availability of neighbourhood crime statistics. He noted that better crime data empowers communities, avoids access to information requests and provides transparency into how local police power is being exercised.

He introduced a motion calling on the FCA to write to the Mayor, the Chief of Police and the Police Services Board asking for their help in making comprehensive crime data at the neighbourhood level publically available. The motion carried.

Eddie Gillis, OOECA representative to the FCA