



## Meeting of the Old Ottawa East Community Association Board

Tuesday, January 12, 2021, 7p.m.

Zoom meeting

### AGENDA

1. Call to Order – Bob Gordon
2. Approval of Agenda
3. Approval of Minutes – December 8, 2020
4. Chair’s Report – Bob Gordon
5. Councillor’s Report
6. Regional Update
7. Treasurer’s Report – Don Fugler
  - Current balance is: \$17,974.13.
8. CAG report
9. Ward Boundary Review – John Dance (\*Please see attachment after committee reports
10. Previous motion on Greenfield Main Hawthorne PAC outcomes – Tom Scott
11. Committee reports (\*all received reports attached below)
  - Membership – Suzanne Johnston
  - Planning – Ron Rose (interim chair)
  - SLOE – Jayson MacLean
  - Health and Safety – Courtenay Beauregard
  - Lansdowne – John Dance
  - Communications – Bob Gordon
  - FCA – Ron Rose
  - Corners on Main and Greystone Village – Peter Tobin
  - Parks and Greenspace – Brendan O’Kelly
12. New Business
13. Date of Next Meeting – February 9, 2021
14. Adjournment

Attachments:

### **Committee reports:**

#### ***OOECA Lansdowne Committee – John Dance***

Ian Sadinsky and Brendan O’Kelly have joined the committee.

#### ***Approved Changes to help OSEG with Pandemic and Other Financial Challenges***

On December 9, 2020 City Council approved the bail-out provisions for OSEG which were previously approved by the city’s finance and economic development committee. As a result of Councillor Menard’s efforts and community action, two changes were made to what was originally approved:

- (1) OSEG has agreed that the Red Blacks and the 67s will stay for at least an additional 10 years;
- (2) The City and OSEG are to produce a strategy “to boost foot traffic at Lansdowne,” with a plan to report back to council by June 2021. Council also approved a motion to include a "stakeholders' sounding board" in the discussions, which would include the Ottawa Farmers' Market, community associations, business groups and representatives from the festival, theatre and music communities. No details have been released as to how community associations will be involved.

The seven councillors who voted against the bailout were: Jeff Leiper, Catherine McKenney, Carol Anne Meehan, Theresa Kavanagh, Rawlson King, Diane Deans and Shawn Menard.

#### ***Proposed Changes to Aberdeen Square***

As of this writing, according to Dan Chenier, General Manager, Recreation, Cultural and Facility Services, “The City and Ottawa Sports and Entertainment Group are still reviewing the requested changes [from Councillor Menard] to the proposal and discussions on this matter have not yet concluded.”

In short, it appears as though the City and OSEG still intend on proceeding with what they proposed in August despite the fact that there was no community consultation factored into these proposals and none of the suggestions made in subsequent “consultations” has been accepted.

#### ***Lansdowne Use during the Pandemic***

Despite OSEG’s struggles, the urban park portion of Lansdowne has been very busy over the last few months. Perhaps Lansdowne really is fulfilling its purpose of people simply enjoying themselves outdoors, whether on the skating rink, sliding down the hill of the “great lawn,” or simply strolling about. The Flora Footbridge has allowed lots more OOers to easily walk to the park.

Greystone Village and the Corners on Main – Peter Tobin

Since Dec. 20 OC buses have been using des Oblats to access Main St northbound. Despite initial concerns about adding buses to an already busy street, things have worked out fairly well so far .The #16 comes only every 30 minutes and the #56 only twice a day.

While the Lees Ave. apartments are not on my patch, we have had for some time no Lees Apt. report to the Board. I will endeavour on occasion to address that void.

At least as far back as 2009 the CA itself, SLOE and individual OE residents have sent complaints to the management of the Rideau East building at 170 Lees. The main concern has been garbage from 170 flowing onto the MUP. In the last 6 weeks OE resident Carol Alette has emailed Rideau E., and copied Councillor Menard's office, of her concerns about garbage and maintenance at 170. The Councillor's office has responded and by law officers have been in contact with the management. The impact of these appeals has been a more positive response and action taken by the management team of Rideau East to control the flow of garbage.

On Jan. 8 I sent an email as a Corners resident to HAMA Investments registering my personal concerns about the garbage. Ms. Alette has submitted an article to the Mainstreeter on this topic.

### **Planning Committee Report – Ron Rose**

#### **Draft Official Plan.**

Much of the time this past month was spent reviewing the draft Official Plan. We have focused on the implications of some of the mechanisms proposed in that draft for Old Ottawa East. It seems that many of the proposals will have a negative impact on our community. A list of questions about the draft Official Plan has been prepared for the Councillor to raise with staff, and the Councillor's office is attempting to organize a meeting with City staff and the OOE Planning Committee. In addition, we have requested that someone from the City planning dept participate in our regular meeting January 28th

*Specific proposals impacting OOE include:*

Secondary Plans. The existing Old Ottawa East Secondary Plan will be discarded and a new one has been proposed which does not include those parts of the community north of the 417 and east of Brunswick St. These orphaned areas will be included in a secondary plan that includes parts of downtown and the Golden Triangle.

Transects. Instead of planning by land use, as is done now, the draft OP proposes to plan by "Transects", similar to layers of an onion. Again, Old Ottawa East has been split into two transects; a Downtown Transect, which includes at least the part of OOE north of the 417, possibly more, and an Inner Urban Transect, which includes the rest of our community. Special Districts. All properties facing the Rideau Canal will be included in a separate Special District for the Rideau Canal, subject to different planning requirements from the rest of the community.

One characteristic of all these changes is that there was absolutely no consultation or communication with the community on the part of the City

The Draft OP runs to approximately 260 pages, and new supporting documents keep appearing as well. Just trying to keep up with the documentation, and understanding how they impact our community, is a full time job. If any residents currently not members of the Planning Committee would like to **volunteer** to review different sections of the draft, their offer would be greatly appreciated and possibly rewarded. The full text of the draft OP can be found at [https://engage.ottawa.ca/the-new-official-plan/news\\_feed/draft-new-official-plan](https://engage.ottawa.ca/the-new-official-plan/news_feed/draft-new-official-plan)

**Ward Boundary Review.** John Dance will be reporting separately on this issue.

**Committee of Adjustment.** 71 Chestnut St. This Wednesday, the Committee of Adjustment (CofA) will consider a number of requests for minor variances for a proposed residence at 71 Chestnut St. The developer hosted a Zoom consultation with interested members of the community last Thursday. Nearby residents expressed concerns about the closeness of the building to the lot line, and also raised concerns about safety at the corner of Springhurst and Brunswick. The Planning Committee will attend and will be speaking to these requested variances

**Short Term Rentals.** The City has circulated a proposed Zoning By-law amendment which would permit short-term rental of residential dwellings city-wide. The proposed zoning amendments will permit the short-term rental of residential units as an additional use in Residential zones. The Planning Committee will be reviewing these proposals at our meeting January 28th. I would appreciate hearing from any resident if they have experienced problems with residences being used as short-term rentals through online platforms.

Federation of Citizens Associations report – Ron Rose

The **new chair** of the FCA is Alex Cullen, a former MPP and City Councillor. The vice chair is Robert Brinker.

The FCA **meets** virtually on the third Wednesday of the month (January 20th) and the Planning Committee of the FCA meets the second Wednesday (January 14th). The Planning Committee of the FCA is the most active of the Federation's committees, and provides the majority of material for the General Meetings.

Planning issues have been the major focus of the Federation over the past two months, especially discussions about the various aspects of the draft Official Plan. However, there have also been a number of other issues reviewed by the Federation.

**Environmental issues** are a major concern of the FCA, and the Greenspace Alliance is an active member. Over the past two months, the Federation reviewed documentation on Environmental Justice from a Planning Perspective, and how to create more green spaces within Ottawa's urban areas.

The Federation also had a report from the **Ottawa Neighbourhood Study**. <https://www.neighbourhoodstudy.ca>. The study reports on a range of socio-economic and demographic data by neighbourhood. The Study had approached the FCA to ask its members to check the boundaries of their respective organizations. Approximately three years ago, we approached the Study to include the Riverdale, Avenue Road, Main St triangle within Old Ottawa East, which they have done. According to the Study, the population of Old Ottawa East in 2016 was 7,350, vs 6,210 in Old Ottawa South.

**Affordability of housing**, particularly within Transit-Oriented-Development (TOD) areas is also an area of concern for the FCA, and special attention was paid to a two-tower 500 unit development at Bayshore that Council recently approved which included 45 units for affordable housing.

The FCA wrote to the Mayor concerning the **Mid-term Governance Review** of Council suggesting changes to Committee representation, citing the overwhelming majority of Urban and Suburban Councillors on the Planning Committee. The suggestion were rebuffed by the Mayor.

The November meeting heard a presentation from **Walkable Ottawa**, an organization dedicated to making Ottawa a more pedestrian friendly, walkable community. Their position paper is available at [https://ca848991-4ec8-4632-81f2-2c8909ac971f.filesusr.com/ugd/f7ac66\\_b10419b8c50040e89dbf4a13c5ec637b.pdf](https://ca848991-4ec8-4632-81f2-2c8909ac971f.filesusr.com/ugd/f7ac66_b10419b8c50040e89dbf4a13c5ec637b.pdf)

**Planning issues** that also consumed the FCA's attention included discussions of the use of **Ministerial Zoning Orders (MZO)**, which allows the Provincial Minister of Municipal Affairs to directly zone land for a particular purpose. The Minister does not have to give notice nor consult with the public prior to issuing or revoking a zoning order. The use of these MZOs has grown exponentially in the past year, mainly in the area around Toronto. Protected wetlands have been rezoned to allow warehouse development for example. The Federation feels that this excessive use of MZOs is an abuse of the Minister's power.

The Federation has been made aware of a recent initiative by the Mayor to impose a **tax on vacant property**. This has been welcomed by communities such as Vanier and Hintonburg. Vacant and derelict buildings are probably not such an issue in Old Ottawa East, other than the building on the NW corner of the Greenfield/Concord N intersection.

Parks and Greenspace – Brendan O’Kelly

#### Grand Allée

In December Erin O’Connor, from Regional, hosted a meeting to discuss the design of the allée. There are plans for a paved walkway down the middle bordered by existing trees, as well as some new shrubs and sod. There will be decorative arches on either side of the entrance to the allée, which are intended to evoke the window structures of the Deschatelets building.

There was support for connecting paths between the Grand Allée and Des Oblats (as well as from Springhurst to Des Oblats, should the Sisters of the Sacred Heart convent ever be redeveloped).

Regional has asked for the OOECA’s input on plant selection, as well as to consider adopting the park for maintenance purposes.

#### January Meeting

The parks and greenspace committee will meet on January 19th to review current and future projects. New members to the committee are always welcome, and can reach out to me at [brendan.w.okelly@gmail.com](mailto:brendan.w.okelly@gmail.com).

#### Springhurst Park Amenities Costs

We are still waiting to hear about the release of the tender package. The cost increases from \$95,000 to over \$122,000 over the course of 2020 were attributed by city staff to a more detailed estimate submitted by the project consultant later last year.

### **Ward Boundary Change - Removal of uOttawa Lees Campus from Capital Ward**

**Issue:** The uOttawa Lees campus has been removed from Capital Ward boundaries without consultation or sound justification. The change will be injurious to the Old Ottawa East community.

#### **Background:**

- Because of greater population growth in some parts of the city a study was conducted to determine if boundary changes were warranted and what they should be.
- Included in changes to the ward boundaries was a request of unknown origin to “Move the Gee-Gees sports field from W6-19 (Capital) to W6-17 (Rideau-Vanier).” In fact, the map shows the transfer of the entire Lees campus, not just the sports field.
- The reasons given refer to a better boundary (the River rather than Highway 417) and the area’s association with sports facilities directly to the north in Rideau-Vanier
- At no point during the consultation process was this request brought to the attention of the OOE community.

- The change has nothing to do with the primary objective of establishing new ward boundaries, i.e., addressing “effective representation.”

***Implications:***

- Any issues pertaining to the Lees campus become the responsibility of the Councillor of Rideau-Vanier, meaning the OOECA will now have two councillors to work with.
- The OOE community’s influence on the critical development of the uOttawa Lees lands will be diminished by the change
- The Lees campus area has for more than a century been a part of Ottawa East - not part of Sandy Hill. Before the Queensway separated the area from Sandy Hill, several rail lines did.
- Issues arising from operations (e.g., sporting events) and plans of uOttawa on the Lees campus fundamentally affect OOE and Capital Ward residents - not those of Sandy Hill. So the university should be dealing with the Capital Ward councillor, not the Sandy Hill (Rideau-Vanier) councillor.
- OOE prides itself on having two universities: we do not want one of them removed from our boundaries.
- The new draft OP stresses the importance of 15-minute neighbourhoods and complete communities. Removing the uOttawa Lees campus from OOE is contrary to these ideas.

**Recommendation / Motion:**

Moved that the OOECA request that City of Ottawa cancel the proposed transfer of the uOttawa Lees campus to Rideau-Vanier Ward.

**Detailed Note with Background**

**OOECA Board Meeting - January 12, 2021**

**Ward Boundary Change - Removal of uOttawa Lees Campus from Capital Ward**

**Issue:** The uOttawa Lees campus has been removed from Capital Ward boundaries without consultation or sound justification. The change will be injurious to the Old Ottawa East community.

***Background:***

- Ward boundaries must be reviewed periodically to balance population numbers and achieve other components of “effective representation,” as established by the Supreme Court of Canada and Ontario’s Local Planning Appeal Tribunal. The Council-approved ward boundary review process is aimed at addressing issues relating to “effective representation” and certain wards being outside of generally acceptable population variances.
- “Ultimately, wards and their boundaries are about the right to vote provisions of the Canadian Charter of Rights and Freedoms. The principle of the right to vote is often lost in the day-to-day discussion of ward reviews.” Recommended Ward Boundaries Final Report - November 13, 2020
- Because of greater population growth in some parts of the city a study was conducted to determine if boundary changes were warranted and what they should be.

- The ward boundary changes were recommended by the Finance and Economic Development Committee December 1, 2020 then approved by City Council December 9. A bylaw establishing the new boundaries is scheduled for January 27, 2021.
- Included in changes to the ward boundaries was a second round of consultation request of unknown origin to “Move the Gee-Gees sports field from W6-19 (Capital) to W6-17 (Rideau-Vanier). The reasons given refer to a better boundary (the River rather than Highway 417) and the area’s association with sports facilities directly to the north in Rideau-Vanier. In the recommended ward boundary configuration, “the Gee-Gees sports field is moved from W6-19 to W6-17. There are no residents in this area.” The report later says: “At Robinson Park and Gee Gees Field, #417 is not a big boundary; use the River instead.”
- At no point during the consultation process was this request brought to the attention of the OOE community and when on December 1 Councillor Shawn Menard’s office was questioned about the change it seemed to come as a surprise to them as well. At the OOECA Board meeting of December 8 (the day before the Council vote) , Councillor Menard noted that “the field is part of the uOttawa - no residents there.” But there was [to my recollection - needs to be double-checked] no further discussion or questions at the meeting.
- In a recent follow-up email (January 7, 2012) Councillor Menard wrote:

*“I had major concerns with how council handled the independent consultant’s reports. I ended up voting against the final outcome at Council (there was too much gerrymandering in the east end in my view, among other things).*

*“We were aware late in the game of what was described as a U-Ottawa field change, as well as another area of Capital Ward (a parking lot near the site where the new hospital will be located). The consultants decided that this parking lot area near the new hospital made sense to be added to another ward so the new hospital would be entirely in river ward and they applied the same logic with the University of Ottawa property.*

*“I asked (in public) for updated maps at FEDCO to review these changes and there were none available.*

*“I suspect these changes came directly from councillor requests and to be honest, I understood some of the logic re: congruent facility boundaries. That being said, the recommended changes should have been better communicated by the city to the areas directly affected, with maps for committee, even if they were seen as small changes. We likely own some of this oversight, despite the process.”*

- Councillor Mathieu Fleury has been asked for his perspective on the boundary change but as of this writing no responses has been received.
- The actual change to the ward boundaries is not just the “Gee-Gees sports field” but, as the accompanying map shows, it is all of the Lees uOttawa campus, thus the recommendation that went to Councillors was misleading.

- The change has nothing to do with the primary objective of establishing new ward boundaries, i.e., addressing “effective representation.’
- It is not known who made the request for the boundary change nor is it known how or if the consultants who conducted the study evaluated the request. They certainly didn’t seek opinions of the Old Ottawa East community.

### ***Implications:***

- Any issues pertaining to the Lees campus become the responsibility of the Councillor of Rideau-Vanier, meaning the OOECA will now have two councillors to work with.
- The OOE community’s influence on the critical development of the uOttawa Lees lands will be diminished by the change - we’ll have to work with a councillor who isn’t elected by us and, conversely, we won’t have a councillor who is likely to enthusiastically listen to us and act accordingly. This flies in the face of good democratic principles that the ward boundary changes are supposed to support.
- Rideau-Vanier Ward already has a larger population than Capital (Rideau-Vanier =49,632 in 2018 vs Capital = 38,322) and is expected to grow more rapidly, even without the expected population of the TOD. The City will be moving potential population growth into a ward that is already growing more rapidly. This may require a subsequent ward boundary revision to move the area back into Capital ward.
- The Lees campus area has for more than a century been a part of Ottawa East - not part of Sandy Hill. Before the Queensway separated the area from Sandy Hill, several rail lines did. The city’s report says “#417 is not a big boundary; use the River instead,” which is both false and ludicrous.
- Issues arising from operations and plans of uOttawa on the Lees campus fundamentally affect OOE and Capital Ward residents - not those of Sandy Hill. So the university should be dealing with the Capital Ward councillor, not the Sandy Hill (Rideau-Vanier) councillor.
- Over the last decade, numerous issues have arisen on or near the campus - it’s always been the OOECA - not Action Sandy Hill - that has been involved. Examples include the location of the river pathway (the university did not want it to go along the river), and the proposed parking lot on the Springhurst greenspace (the city and the university wanted it there - the community did not).
- The Lees Station area - including all of the Lees campus - will be massively redeveloped over the next two decades (Attachment 2). This development must be in the context of OOE and Capital Ward, not of Sandy Hill and Rideau-Vanier Ward. New residents will be using OOE amenities not Sandy Hill’s so it is important that the Lees campus area remain within Capital Ward
- OOE prides itself on having two universities: we do not want one of them removed from our boundaries.
- The new draft OP stresses the importance of 15-minute neighbourhoods and complete communities. Removing the uOttawa Lees campus from OOE is contrary to these ideas.

### **Recommendation / Motion**

- Moved that the OOECA request that City of Ottawa cancel the proposed transfer of the uOttawa Lees campus to Rideau-Vanier Ward.

+++++

## Attachment 1 - Map Showing "New" Boundary

Menu 

**State of emergency: COVID-19 in Ottawa**

- To pan, click on the map and then while moving the mouse in the desired direction.
- This application works best in the Google Chrome web browser.

Legend Layers

Map of Approved Ward Boundaries  
Process completed. 151 Lees Avenue

**Attachment 2: Rendering of Lees Transit Oriented Development Showing Total Redevelopment of uOttawa property in OOE (City 2014)**

