



## Meeting of the Old Ottawa East Community Association Board

Tuesday, December 14, 2021, 7p.m.

Zoom meeting

### AGENDA

Attendance: Bob Gordon, Catherine Pacella, Alexandra Gruca-Macaulay, Tom Scott, Ariela Summit, Peter Tobin, Georgia Blondon, Don Fugler, John Dance, Mr. Poulin (CECCE), Jayson Maclean, Ron Rose, Luc Poulin, Kristine Houde, Paul Goodkey, Valerie Assoi (CECCE), Suzanne Johnston, Doug Macaulay, Ian Sadinsky, Bonnie Wepler

Call to Order – Bob Gordon

Approval of Agenda – Motion to approve moved by Tom Scott, seconded by Georgia Blondon

Approval of Minutes – October 12, 2021 – Motion to approve moved by John Dance, seconded by Peter Tobin

Update on Deschatelets building – Luc Poulin (CECCE)

- Total parcel of land purchased so far: 1.12 acres of land
- Looking at purchasing another parcel of land – will be used for before and after care, will be a closed off area
- OCH – discussions about use of Forecourt
- Offer to lease being discussed with city re: gym
- Will provide city with building application permit soon for building
- Q – date for discussion/consultation with city re: Forecourt and date for opening?
- A - September 2023 is opening date; Forecourt consultation date not yet determined
- Q – Negotiating memorandum of understanding for the gym with the city – who will be the lead for consulting with the community about the design?
- A – School board will build the gym to the needs of the city
- Q - Discussion in the past about intergenerational activity re: seniors development in upper floors – Have you had any discussion with seniors’ residents re: socialization, and any discussions with University of Ottawa re: geriatric studies?
- A – Haven’t had any talks in that way but these are collaboration activities that we would like to explore (superintendent)
- Q – You mentioned a couple of parcels that you have purchased – where are these parcels located?
- A – One is close to retirement home, the other is directly behind Deschatelets building (very small parcel)
- Q – Can you let us know what types of proposals you are making to the city re: the Forecourt Park?
- A – Have asked school council to provide comments – space for students, would still be a community park

- Q – In a previous presentation, mentioned a negotiation for approval from Ministry of Education – has that been approved?
- A – Yes, it was approved – only deals with school itself but not the community centre

#### Councillor's Report – Ariela Summit

- City will have consultations and surveys re: Forecourt Park
- No date set yet but it will happen
- Last week, city passed 2022 budget – some good items for Capital Ward but still some issues/gaps/changes needed
- Active Transportation Survey is now live
- Office giving some funds to extend groomed trail, also an outdoor gear rental library at Overbrook
- 186 Main Street – site for new charging station for electric vehicles, the other at Hurdman
- High performance development standards announced – focus on environmental
- 111 Greenfield Ave – received an application for demolition – 60 day waiting period because of heritage status, plan is for a three-storey detached building \
- Office will be closed during the holidays
- Q – What are high performance development standards?
- A – Metrics to protect the environment, health and safety for larger developments
- Q – 111 Greenfield and it's heritage designation – what neighbours have been told is different from what is going forward to the heritage committee, it will be a triplex that will fill the whole lot, signs up for variance request so it will differ from what is presented at heritage committee
- A – Can make sure that everyone is on the same page, get more information
- Q – any repercussions for those councillors who say stuff at council meetings?
- A – No, it's a political culture thing – rules of order are not always followed
- Q – Any engagement with our new MP re: his Colonel By Drive proposal?
- A – Did attend meeting but we haven't had a direct conversation with him about this, we do not have an official position on this right now

#### Chair's Report – Bob Gordon

- Presentation re: Colonel By Drive – thought we presented our position quite well
- Have sent out emails to engage MP on this issue, not happy with lack of engagement with OOECA to date
- Successful AGM last month
- Attended CAG AGM recently – looking for improved partnership, contributions to newsletter

Regional Update – Evan Garfinkel – No update, no one in attendance

#### Treasurer's Report – Don Fugler

- a. Current balance following the membership drive is \$20,307.07

CAG report – TBD – No update, no one in attendance

#### Committee reports (\*all received reports attached below)

- Corners on Main and Greystone Village – Peter Tobin

- Received an email from Smart Living – releasing community association from NDA, original plan is not going forward
- Trench between Greystone and Sister's – remediation for water issue
- Q – ongoing discussions for Smart Living – should it go through the OOECA planning committee with participation with Peter?
- Q – issues re: stopping for delivery, included in TMP update – survey on movement of goods, encourage those in the development to participate in survey and give feedback
- Q – Parking continues to be an issue in Greystone development area, impacts foot traffic as well, losing walkability of area, any way to provide feedback on this, happy to distribute survey to Greystone community
- Parks and Greenspace – No report
  - Q – possible dock at Springhurst? Can city speak to this?
  - A – councillor's office has committed some cash-in-lieu, need permits and consultation – still some hoops but hopefully it will happen
- Membership – Suzanne Johnston
  - Still finalizing numbers but a strong membership drive this year
- Planning – John Dance
  - Looking for more members, want to representative of the community
  - Four members for NDA
  - 67 Springhurst Avenue – double lot, consultation for Thursday night, proposal is for 22+ units
  - Phase III Greystone – community meeting (virtual) in January
  - Committee of Adjustment – 144-146 MacGillvray – OOECA planning committee does support but highlighted some concerns/issues
  - Zoning bylaw – Paul and Ron are working on this
  - Grand Allee Park – entrance feature proposed, two large black steel frames, community members suggested to install replicas of windows from chapel wing or protected windows, city suggesting the windows be used indoors
    - Discussion about gateway feature – no decisions have been made yet but many are coming together to try and tell the complicated story of our heritage
- SLOE – Jayson MacLean \*No report this month
  - Snow dumping along nature trail behind Deschatelets – happened last year as well, behind Scholastic Drive, discussing with EQ Homes and the snow removal contractor – clearly wasn't addressed during summer walk through, signs have been installed and vigilant neighbours, hoping this is rectified
- Health and Safety – Courtenay Beaugard – absent, no report
  - Q – anything the community association can do to help with the situation with the pandemic?
  - Q – heard of an incident at Lees LRT station – are these increasing?
- Transportation – Tom Scott
  - Transportation Master Plan – consultation in progress
  - 30 km/h gateway signs installed at Harvey/Greenfield
  - Greenfield/Main/Hawthorne project is underway
  - Looking for new transportation committee members
  - Suggestion to include infrastructure under responsibility of transportation committee

- Q – suggestion from Lady Evelyn school council to have 30km/h painted on Evelyn – can this be prioritized?
- Q – would this work in section with school because you would be leaving the zone?
- Lansdowne – Alexandra Gruca-Macaulay
  - Pushing for closure to traffic to improve walkability, more programming
- Communications – Bob Gordon
  - Some upcoming items/discussion re: communications and engagement
- FCA – Ron Rose
  - FCA has established a working group to look at city charging community groups for liability insurance, affecting more suburban communities, we are grandfathered in
  - Formed a committee to look into the workings of the Committee of Adjustment
  - Next meeting is tomorrow, focus on active transportation issues

#### New Business

- Kristine Houde – joining as secretary
- Motion for Kristine Houde to join the board as member-at-large and as secretary, moved by Bob Gordon, seconded by Alexandra Gruca-Macaulay
- Thank you for an amazing year

Date of Next Meeting – January 11, 2022

Adjournment – moved by Tom Scott, seconded by John Dance

Attachments:

#### **Greystone, Corners and 170 – 200 Lees Av. – Peter Tobin**

There continues to be a regular stream of occupants moving into the Milieu rental building. A street sign advertises public indoor parking @ \$10 (12 hours). The more upscale Ballantyne will be accepting registrations in the spring for an anticipated winter 2022 opening.

Mr. Poulin of the Conseil d'éducation ( CECCE) will provide an update on what is happening at the Deschatelets building.

There has been very limited observable activity at the convent site. A reply late last week from Smart Living Properties indicated that a meeting was to take place Monday Dec. 13 with an update on the concept plan.

Work is well advanced at 200 Lees for the uOttawa Health Sciences complex. A large crane has been on site for some time now.

#### **Transportation Committee Report – Tom Scott**

1. The City has launched the next phase of the Transportation Master Plan Update, associated with the new Official Plan. There is citizen-based survey included which

closes on February 7, 2022, a series of one-pagers where comments are solicited, and a questionnaire that runs until October of 2022. In the previous round of consultations Ward 17 had the highest rate of returns.

The TMP Update the survey can be found at this link:

<https://engage.ottawa.ca/transportation-master-plan>

2. The Transportation Committee will be preparing a second input [the first was in November of 2019] to the TMP process, so inputs from residents are most welcome, in addition to completing the survey.
3. The neighbourhood gateway signs for Greenfield Avenue have been posted with speed limits set at 30 km/hr for this residential area.
4. Work is underway for the first phase of the Greenfield Main Hawthorne (GMH) reconstruction project, including a pedestrian crossing (PXO) at North Main and Colonel By Drive as well as storm sewer work at the south end of Echo Drive at the Queensway's Rideau Canal Bridge. Preliminary work on gas lines, mains and meters is also underway and Hawthorne was accessed earlier for these tasks.

Information on the GMH project can be found at the City site at this link:

<https://ottawa.ca/en/city-hall/public-engagement/projects/greenfield-avenue-main-street-hawthorne-avenue-et-al-reconstruction-project>

5. The Councillor visited the intersection of North Concord and Greenfield on November 8, 2021 along with a dozen or more City staff and residents of the nearby neighbourhoods, concerning noise and vibration along Greenfield. He has initiated a number of measures with staff including the above-noted gateway signage which was already in the works from his previous efforts. The main concerns about vibration may not be fully resolved until Greenfield is rebuilt under the GMH project.
6. Through John Dance, OOECA provided input to the Parkways for People initiative, further to our e-mail letter to Yasir Naqvi, as discussed at the last regular Board meeting. Several Board members and other concerned residents participated in a virtual meeting on December 1<sup>st</sup> with PforP: both our MP and our MPP made opening comments and Bob Gordon, the chair, delivered our presentation.
7. The Transportation Committee is also seeking new members as several of the committee regulars have retired or have time pressures and have withdrawn for 2022
8. The Committee is also seeking input to expand its mandate and title to include **Infrastructure**. This would add features such as water, sewer and other buried utilities like gas; signage and signals; and overhead lines for lighting, power and communications services. It seems that these all go together when there are major works on either the surface roadways or the stuff beneath. The Queensway bridge replacement projects, sound barriers and snow removal would also be included.

**Planning Committee – John Dance**

*(Primarily Based on Planning Committee Meeting of December 7, 2021)*

### **1. The Committee:**

- Many thanks to the great work done by outgoing chair Ron Rose, Paul Goodkey, Phyllis Odenbach Sutton and the other members of the committee.
- Ongoing committee membership will be Ron, Paul, Phyllis, Courtenay Beauregard, Bob Gordon, Olivier Basset and Tom Scott. (Not sure about Michelle Coyne.) We will continue to look for new members. The hope is that all members will attend the monthly meetings and, to the extent they are able, to provide comments on ongoing planning issues.
- We should be more diverse and representative of all of OOE neighbourhoods.
- The four members of the OOECA “pre-application” NDA consultation sessions run by the City are Ron, Paul, Phyllis and myself. See Attachment 5: the non-disclosure agreement we had to sign.
- There are so many issues for planning committee: the ongoing applications, the monitoring of what actually gets built, and the ever-changing City proposals for zoning and other matters.

### **2. 67 Springhurst Avenue (Attachment 1)**

- Although the double lot has not yet sold, one interested party is proposing a 22+ unit development.
- On December 16<sup>th</sup>, an on-line consultation session is being held by the proponent. Neighbours and planning committee members have been invited.
- The preliminary reaction of neighbours is that too much density is proposed.
- The proponent is of the view that just a “minor variance” is required for the development. However, it’s the view of others that a zoning bylaw amendment would be required, something that the proponent says he is not interested in pursuing.

### **3. Phase 3 Greystone**

- The Regional Group continues to work on design modifications to address concerns raised by residents, OOECA, and the City.

### **4. Committee of Adjustment: 144-146 McGillivray (Attachment 2)**

- The committee raised no objections to the application for severance and a related minor variance. However, it did flag a number of issues. (see Attachment 1)
- Fotenn prepared the application but did not reach out to neighbours or the committee to explain or seek comments. (John to follow up with Fotenn)
- City staff’s comments came at the last minute which really was not helpful to our committee.

### **5. FCA Zoning Bylaw Amendment / Planning process**

- Paul and Ron will continue to work with FCA and its key work pertaining to the development of the new Zoning Bylaw which will give teeth to the new Official Plan.

-Related matters pertaining to the Committee of Adjustment's processes and the City's Planning Committee's membership will also be considered.

#### **6. Grand Allée Park: Issue of Farmers Market location**

- The inclusion of the Main Farmers' Market (MFM) stalls along the Grand Allée and protection of its trees remains of interest to the planning committee

- The consensus was that the decision for having the MFM on the Grand Allée has been taken and there is no point revisiting this, however, there is a continuing concern that the trees of the Allée be well protected during creation of the park (this spring) and on an ongoing basis.

#### **7. Grand Allée Park: the New Entrance Feature. (Attachment 3)**

- A new entrance feature is now proposed. Originally, the proposal was to have two steel frames fabricated in proportions similar to the windows of the Deschatelets Building. Now, picking up on the suggestion of community members, windows modelled directly on the windows that had been in the demolished chapel, will be at the Main Street end of the Allée.

- While some members of the planning committee and others are of the view that the actual salvaged windows should be used as the entrance feature, Ariela Summit of the Councillor's office followed up and reported back, "... I did ask about why they aren't using the original windows and basically it's about durability (it would be easy for someone to throw a rock through them) as well as the condition in the chapel demolition that they be incorporated into that building space. I know the community has also expressed interest in using one of the windows in the future community center, and staff think they are better suited to a placement inside the building."

#### **8. New Official Plan - What does it Mean for OOE? (Attachment 4)**

- So in addition to the key question of the impact of the new Zoning Bylaw noted above, OOE needs to get a better handle on exactly what the new OP means for OOE and its various neighbourhoods with their varied zoning.

- For instance, it appears as though for Main Street south of Clegg, four-storey buildings will be permitted whereas before only three-storeys were allowed.

- A key concern is that the OOE Secondary Plan (para 23) notes that for Old Ottawa East Residential Neighbourhoods – including Archville, Spenceville and Rideau Gardens, the SP will "Maintain the general character of these neighbourhoods as expressed by the existing zoning." So we are of the view that the neighbourhood areas one lot away from Main Street will maintain the height / lot size etc restrictions now in place but we need to ensure there is no ambiguity on this point.

- We will follow up with the City over the next few months to explore this and the other issues Ron has listed in the attachment.

#### **9. List of Ongoing Committee Projects**

- The Committee intends to be not just a reactive body, just analysing applications. We will also pursue short and long-term matters to improve the overall building fabric of the community. A preliminary list

of projects follows. We welcome any member of the association to lend their expertise or opinions on these.

- a) terms of reference for committee
- b) planning committee tasks / responsibilities
- c) monitoring / responding to OP implementation
- d) monitoring OOE Secondary Plan implementation
- e) corner lots - need for limitations on what can be built vs City's desires
- f) ensuring better urban representation on City's planning committee (Possible motion to be considered by OOECA Board in January)
- g) how to better communicate planning issues with residents
- h) non-conforming in-fill / the planned vs the built (Phyllis's photo analysis)
- i) tree retention and planting related to new building / renovations
- j) planning committee having somebody with heritage expertise?

#### **10. Communications**

- We want to ensure there is efficient and effective communications of community planning issues with the Councillor and his office, city staff, and board and community association members.
- In terms of the Councillor and his office, we will focus communications through the committee chair so as to not overburden them with emails etc.

11. Update on Greystone Village (Peter T may have better details)

- Construction of the nine-storey Spencer (to southwest of Deschatelets) is expected to begin in January and be completed in 24 months
- The two nine-storey Terraces condo buildings have only three unsold units
- Milieu (on Main): 40 of 125 units are leased
- Ballantyne (on des Oblats) ????
- One ground-floor commercial unit of Milieu is tentatively rented (a letter of intent signed)

**Attachment 1**

### **Springhurst Lot: Costly and Dense**

**(draft submitted to *The Mainstreeter*, December 9, 2021)**

This past summer, the house and its large double lot at 67 Springhurst Avenue, across from The Corners on Main, went up for sale with an asking price of \$2.8 million.

Chris Jalkotzy, the planner/designer for one of the people interested in purchasing the property, has come up with an initial proposal for the lot that would see two triplexes on Springhurst and, behind, eight townhouses, each with a secondary dwelling unit, for a total of at least 22 units.

As of this writing, the lot remains unsold and the interested party has not bought the property nor formally submitted plans to the City. However, Jalkotzy is organizing a meeting to discuss possibilities for the site with neighbouring residents.

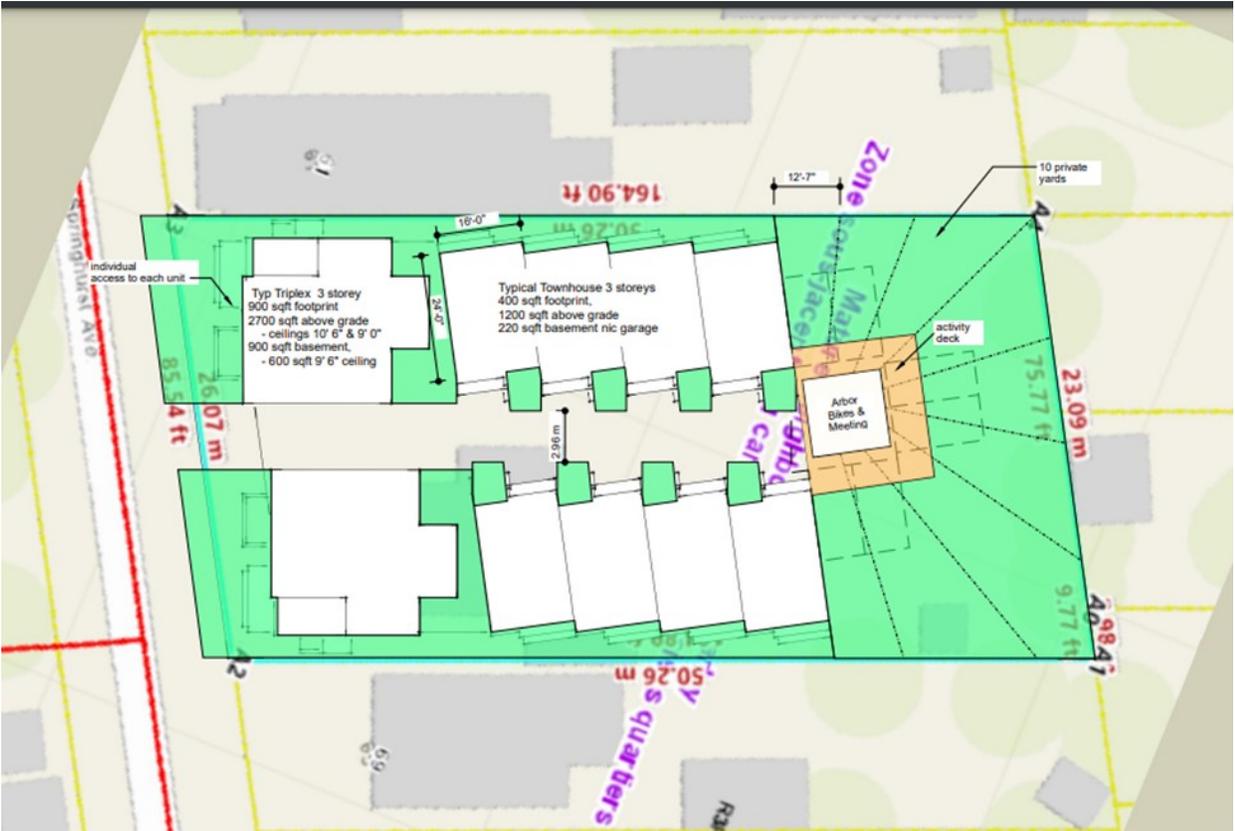
“As you can image we have ideas about how the mix of ‘market rate housing, affordable rents, rent to own and cohousing’ could be brought together, but because we want ‘heavy emphasis on local community social sustainability’ and we have not yet had any discussion with the community so plans could and maybe should change dramatically,” Jalkotzy explained in an email.

Although there has been no formal submission to the City, there has been what the City calls “pre-consultation,” whereby a developer may discuss proposals with both city staff and members of the community association who have signed a non-disclosure agreement (NDA) not to divulge any part of the discussion until a formal submission is made to the City. Through this process the developer gets some understanding of City and community perspectives while the community gets to provide initial comments.

Because the real estate agent for the lot included a slightly revised proposal on its website, the community association requested that its representatives no longer be bound by the NDA and this was agreed to.

The OOECA reps at the “pre-consultation” have a number of concerns about what is now on the table. They think there are too many units for the 86 x 165 foot lot; the side yards are inadequate; there is inadequate provision for the townhouses’ residents to access the proposed gardens at the rear; the driveway serving the underground parking of the townhouses is too narrow and limiting; there appears to be no provision for trees; traffic and parking problems on Springhurst are foreseen especially as the redevelopment of the Sisters’ property proceeds; and there is concern that the townhouses’ secondary units would end up not providing affordable housing but rather would be Airbnb units which would generate parking and other problems.

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Cutlines: The lot at 67 Springhurst Avenue is for sale with an asking price of \$2.8 million. One prospective purchaser has made an initial proposal to build two triplexes and eight townhouses on the lot. PHOTO: JOHN DANCE



## **Attachment 2**

December 6, 2021

Mr. Michel Bellemare  
Secretary-Treasurer  
Committee of Adjustment  
101 Centrepont Drive, Fourth Floor  
Ottawa, ON K2G 5K7

Re: **Applications for Consent and Minor Variance**  
**144-146 McGillivray**  
**Old Ottawa East**

The planning committee of the Old Ottawa East Community Association has no objections to the proposed applications although we wish to put on the record a number of concerns pertaining to the applications.

***Ambiguity of rationale:*** While the applicant notes that the applications are to split ownership and are not for any new construction, the City of Ottawa's staff report says the approval "facilitates infill and intensification." In our view the new severed lots do not meet the minimum for coach houses and none should be permitted in the future.

***Contrary to Old Ottawa East Secondary Plan.*** City staff say "The proposal is consistent with the Old Ottawa East Residential Neighbourhoods Policy framework (Area 4 in the Old Ottawa East Secondary Plan); it maintains 'the general character of these neighbourhoods,' and 'the traditional pattern of pedestrian priority along the street.'" However, the existing zoning does not permit the current semi-detached dwelling; the permitted projections (front stair and landing) do not meet the existing zoning provisions for projections into the front yard; and the front yard setback (approximately 1.8 m) does not meet the 4.5 m minimum front yard setback in the R4UD subzone.

***Preservation of Trees in Front Yards:*** The city is requiring separate services for each unit if the applications are approved but we insist that there be a thorough tree information report done to ensure the trees in the front yards are not harmed through the installation of any new services.

John Dance

Chair  
Planning Committee  
Old Ottawa East Community Association  
john.dance.ottawa@gmail.com

Attachment

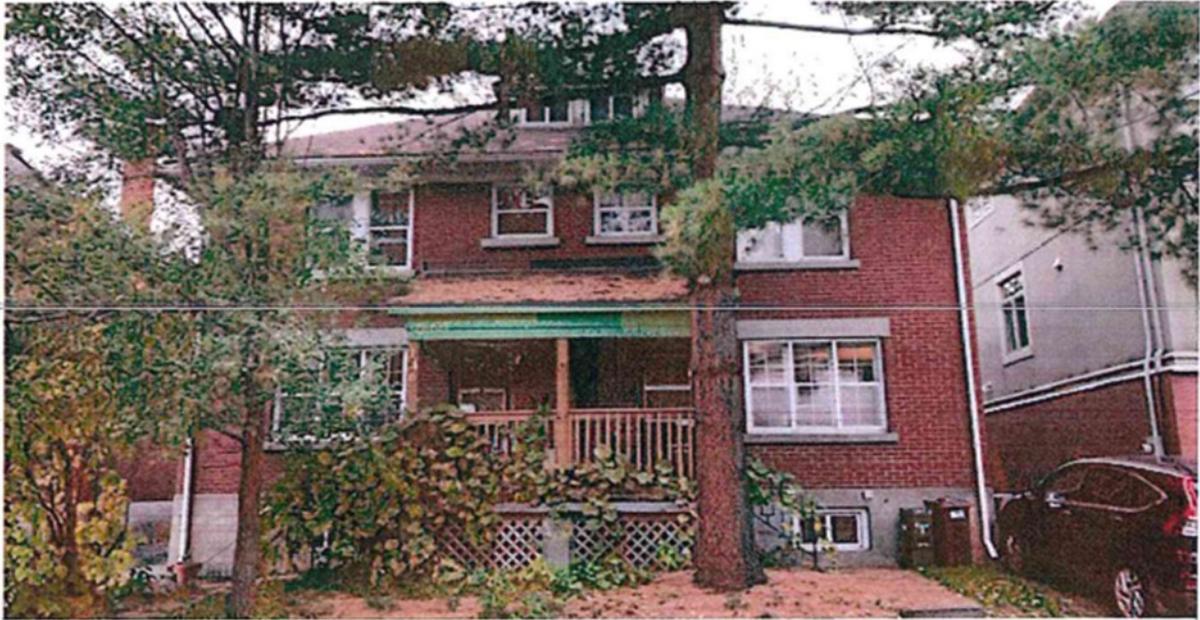


Figure 2: View from the street of the dwelling at 144-146 McGillivray Street

**Attachment 3**

**Gmail**

3 Attachments

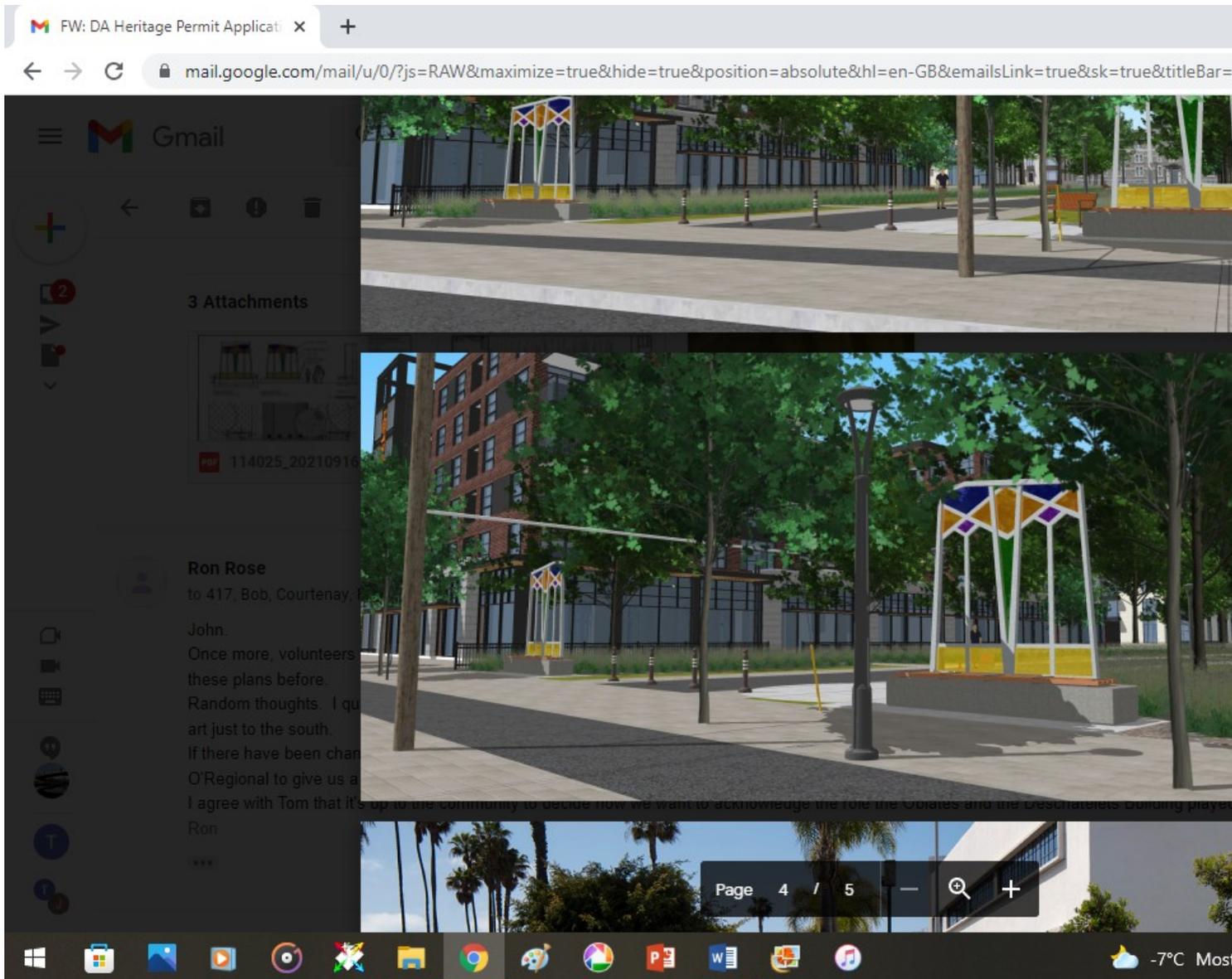


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**Ron Rose**  
to 417, Bob, Courtenay, John.

Once more, volunteers these plans before. Random thoughts. I quit art just to the south. If there have been changes O'Regional to give us a I agree with Tom that it Ron





Note - Paul Goodkey has pointed out the dubious location of the guy wire (oblique yellow object just to the left of the proposed southern window).

## Attachment 4

### Gaps in the Recently Approved Secondary Plan for OOE (Ron Rose)

1. Lands east of the AVTC, i.e., Lees Ave Ottawa U Campus, not included in SP.
2. Property at the corner of Greenfield/Mann and 417 on-ramp changed to Neighbourhood Mid Rise from Mixed-Use Mid Rise and Residential mid-rise.
3. Residences west of Montcalm not recognized.

4. No Schedule showing height limits per Land Use designation throughout the area of SP.
5. Why are Pretoria Dental office and Grey Jay buildings not included in the Rideau Canal special area?
6. Measures needed to ensure future symmetry along Grande Allée.
7. AVTC/Green Transportation and Utility Corridor still remain. However, Staff have been directed to review the need for, and consequences of, the AVTC when updating the Transportation Master Plan.
8. Continued reference to the “Main Street Transportation and Streetscaping study of 2000.
9. Still calls for burial of overhead wires on Main Street Immaculata to Clegg.
10. Sec 3.5, Para 27 makes reference to a Mid-Rise designation north of Highway 417, but Council on July 10, 2019 abolished any reference to mid-rise outside of Greystone precinct.
11. No reference to affordable housing.
12. Greenfield Avenue and Havelock Street properly designated.
13. Status of Lees Avenue uncertain. Schedule 2 B has it as a Minor Corridor yet SP has it as a Neighbourhood Street. However, amendment to the OP and the OOE SP establish a maximum of four stories on Lees Ave

## **Attachment 5**

### **Pre-Application NDA Agreement**

Date: August 2021

Name:

Address:

Community Association:

Dear \_\_\_\_\_,

**Re: Non-Disclosure Agreement – Pre-Application Consultation Meetings to be held through to August 31<sup>st</sup>, 2022**

The purpose of this non-disclosure agreement is to outline confidentiality obligations in respect of your attendance at pre-application consultation meetings between the City of Ottawa (the “City”) and person(s) whom are considering developing property located in the City of Ottawa (the “Applicant(s)”). The objective of the City is to encourage community involvement and provide a greater level of transparency during the process while respecting the confidentiality of technical, commercial, and financial information that third parties provide to the City.

As these meetings take place *prior* to Applicant(s) submitting a formal application, you may become aware of information that is required to be kept confidential (the “Confidential Information”). Confidential Information for purposes of this agreement is information about the proposal and associated requirements such as studies and plans that will be required. Confidential Information includes but is not limited to a description of a proposed development of a site, proposed location of the development, and potential acquisitions of property. Confidential Information however does *not* include any information that becomes publicly available through no fault of or failure to act by you in breach of this Agreement.

In choosing to participate in pre-application consultation meeting(s) through to August 31<sup>st</sup>, 2022, you hereby agree as follows:

- All the above described Confidential Information shall be kept confidential by you and only be used by you for the purposes of asking questions and providing feedback during the pre-consultation meetings, unless written consent is provided to the City;
- The Confidential Information shall not be disclosed, in whole or in part to other person(s) or organization(s) other than individual(s) within the same Community Association who have signed a non-disclosure agreement with the City, unless written consent is provided to the City; and
- You shall return to the City and/or destroy copies of Confidential Information should you receive any such request from the City.

You agree to be bound by the above described confidentiality requirements until such time as the City informs you in writing that the confidentiality requirements above do *not* apply.

If the foregoing is in accordance with your understanding of the agreement between us, kindly so indicate by signing this letter below and return a hard copy or scanned copy to the City, whereupon this letter shall constitute a binding agreement deemed to be made and dated as of the date the agreement is signed by you.

Yours sincerely,



Lee Ann Snedden  
Director, Planning Services

**MEMBER OF THE COMMUNITY**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_