

# **GLEBE ANNEX COMMUNITY ASSOCIATION (GACA)**

## **2019 Annual General Meeting**

**Thursday, May 9<sup>th</sup> (6:30 p.m.)**

**Glebe Community Centre - Main Hall**

### **1. Call to Order**

- The meeting was called to order at 6:38 p.m.
- Sue Stefko, GACA President, thanked everyone for braving the weather to come out to the meeting. All future Annual General Meetings (AGMs) will also be held in May to align with GACA's membership drive. Sue thanked the board members for their efforts and commitment, as well as those who are not on the board but have assisted GACA's work in a variety of ways. Attendees were informed that they should let Gabrielle, the photographer, know if they didn't want their photo taken.

### **2. Approval of the Agenda**

- Sue asked if anyone had any additions or changes for the agenda. There were none. The motion to approve the agenda was made by Marnie and seconded by Chris, carried with unanimous approval.

### **3. Acceptance of the Minutes of the Last AGM Meeting, November 8<sup>th</sup>, 2017**

- The motion to approve the minutes from November 2017 was made by Sue and seconded by Krikor, carried with unanimous approval.

### **4. Business Arising from the Minutes - No business arising from the minutes.**

### **5. Keynote Speakers: Canada Lands Company (CLC), Mary Jarvis and Katherine Constantine - 291 Carling Avenue and Booth Street Complex Updates**

#### **Opening Remarks:**

- CLC commenced operations in 1995 to transform surplus government properties. They work closely with municipalities and stakeholders. They also manage the CN tower and the old port in Montreal. CFB Rockliffe, now known as Wateridge Village, is one of their biggest sites.
- When developing a property, CLC conducts much research, works with various stakeholders and holds public forums.

## **291 Carling Avenue**

- 291 Carling was acquired in Feb. 2017. The Algonquins of Ontario (AOO) hold a one-third interest in this project.
- CLC and the AOO started their planning process with a workshop, followed by an advisory committee. A public forum was held in July 2018. They asked the public for their feedback on three development concept plans.
- All three plans include keeping an existing rocky outcrop area as greenspace. They also all include proposed underground parking.
  - Concept 1: one building close to Carling Ave., 30 storeys.
  - Concept 2: two buildings - one 30 storeys, the other 6 to 10 storeys.
  - Concept 3: two buildings - one 10 to 18 storeys, the other 24 storeys.
- Emerging themes from the CLC consultation on 291 Carling in July 2018 included environmental stewardship, maintaining the existing rocky outcrop, and providing additional green space. A sustainable building design was of importance, including features such as green energy and rooftop gardens. People preferred more than one building versus a single tall tower, with green space in between them. Another emerging theme was the need for commercial retail, and amenities such as a grocery store.
- The preferred concept design will be released by CLC in June 2019.

## **Booth Street Complex**

- There are seven buildings on site; five have been designated as heritage by the federal government. CLC will be preserving these five and integrating them into the building plans. The Booth St. complex will be pedestrian-friendly and there will be publicly available open space as well as a public park at the south end of the development. The development will have a traditional main street appeal.
- The park at Norman and Rochester will have a senior and junior play area.

## **Questions from the floor:**

- It was asked whether there may be a possibility of extending the Booth St. site to Carling Ave. This could cause additional traffic congestion. CLC said that there are no plans to do this.
- It was asked whether the AOO are also involved in the Booth St. Complex. The answer was no, just 291 Carling Ave.
- The question of uses for the 291 site was raised – will there be a residential and commercial mix? CLC stated that zoning will allow for mixed usage, commercial,

residential, possibly including things such as grocery stores and restaurants. Meeting attendees commented on the need for a grocery store.

- The question of number of residential units was raised. CLC responded that there will be about 1,000, but this will be determined by the builder(s).
- The issue of which concept would be selected was raised, and how the model would be chosen. CLC responded that they have taken the last few months to determine what is the best model, based on internal discussions and community feedback. The preferred concept will be released in June. CLC will then bring the plan back to the public for another round of consultations and work with the AOO and the architects on design guidelines. The builder will be required to meet CLC and AOO's vision for the land.

## **6. Keynote speaker: Community Police Office Constable Stephanie Lemieux Security and Community Policing in the Glebe Annex**

- Constable Lemieux reminded everyone to be diligent about keeping all personal items out of vehicles, cautioning all to be aware of their surroundings. She stated that if anyone is concerned about what could be a possible crime or suspicious behavior, they should report it.
- Constable Lemieux reviewed City of Ottawa crime statistics back to 2017. There are not many reports of crime in our area. Constable Lemieux reminded members to report any thefts or attempted thefts – even if a car was broken into but it doesn't appear that anything was actually stolen. In order to receive increased police patrols, there must be reports to substantiate the need. For example, West Centretown had an increase in thefts from vehicles, and due to the number of reports, Constable Lemieux was able to have the patrols increased in the area.
- Constable Lemieux indicated the police do not fingerprint in cases of thefts from vehicles, so there is not always much to go on. If someone does not get a call back after a report, there is probably no new information. However, if someone reported a crime and remains concerned, she encouraged those people to reach out to her to re-open the case.
- In regard to 289 Carling Ave., the location of the future John Howard Society residence, Constable Lemieux reported that the police will monitor it, and if there is an increase in calls for police service as a result of residents at 289 Carling, then patrols would be increased.
- Constable Lemieux spoke to her counterpart who works in the area of the John Howard Society residence located at 55 Caruthers, a 36-unit building. Out of the 36 people living there, 2 were major problems. The officer reported that the John Howard Society has

been able to address many of the problems through one eviction and moving one individual to another property.

- Constable Lemieux indicated the Glebe Annex has less crime than the other neighbourhoods in Constable Lemieux's catchment area.
- Constable Lemieux spoke to the community policing program. In January 2019, there were changes announced, with plans to bring back the community response team system that sees neighbourhood officers out in the community. These teams will also do surveillance.

### **Questions from the Floor:**

- The question of patrol control rate for our area was raised, with a comment that they are not seen often. Constable Lemieux responded that they are not in the Glebe Annex often, as there is not a lot of reason for them to be. They will respond to service calls, and increased patrols will take place if there is an increase in reported crime. There are 42 cars in total patrolling the city. Constable Lemieux also mentioned that we are in an opioid and housing crisis, and this will affect crime and where cars are dispatched. She reminded us to report even suspicious activity, with the warning to never approach someone committing a crime - call 911 instead.
- Information on how to get potholes fixed was requested. Constable Lemieux recommended that citizens call the city at 311 to report potholes.
- A concern was raised about pedestrians getting cut off at the Bronson off-ramp, where cars turn right, often not stopping for pedestrians. She suggested to report the driver to the police, and to get licence plates whenever possible. Traffic reports will go to the traffic enforcement section and they will investigate.
- On a closing note Constable Lemieux suggested that individuals sign up for police media releases and also take a look at the Ottawa crime mapping tool. The weakness in the crime mapping tool is that only reports called in to the police are reflected there; it does not capture online reporting. When someone calls in a crime, the call centre may tell the caller to enter it online - it is your right to make it by phone, if that is your preference. Constable Lemieux recommended that people be insistent on reporting in their mode of choice.

### **7. Keynote speaker: Capital Ward Councillor Shawn Menard**

Councillor Menard thanked people for their commitment to their community association. He used to be president of the Centretown Citizens Community Association, and understands the work involved.

- Since the Councillor has taken office, he has taken the following actions and has made the following commitments:
  - Made a proposal to declare a climate emergency, which was accepted by Council
  - Re-established the Ward Council
  - Held a forum on Ottawa snow clearance
  - Proposed more bike racks in public areas
  - Had the 55 & 56 bus routes re-introduced
  - Considering reintroducing gateway speed areas in certain areas – 30 km/hr streets
  - Lobbied for more investment in community housing
  - Worked to improve street lighting
  - Identified traffic calming measures, including four streets in the Glebe Annex (the delay in action is due to budget cuts)
  
- Bronson Ave. from the Queensway to the canal will be re-designed, which is tentatively scheduled for 2022. One section is currently being done - under the highway 417 bridge - in advance of the main project work. When all components are completed, the Bronson off-ramp will go straight through to Chamberlain instead of the jog south that currently exists.
  
- The Councillor indicated he intends to monitor the traffic impacts relating to the various work done on Bronson – including the current construction, the future redesign, and the shut-down of O-Train line 2 for stage 2 of the LRT, where more busses will be re-routed to Bronson.
  
- He also plans to monitor the John Howard Society to ensure it is a positive addition to the Glebe Annex.

### **Questions from the Floor:**

- There was a comment that in Burnaby, a developer wanted to build three 35-storey buildings. The city approved the build with the provision that it include a day care and a grocery store. Can Ottawa negotiate for these amenities, given our area needs a grocery store? The councillor responded that yes, affordable housing, park space, and amenities can be negotiated.
  
- There was a question regarding plans for the rehabilitation of Carling Avenue, asking what can be done to have more influence at the early stages of the planning stages, now that something like the Ontario Municipal Board (OMB) is coming back. Councillor Menard asked Jonathan McLeod from his office to respond, as he is very involved in the Carling Avenue project. Jonathan commented on the key elements of the rehabilitation of Carling Avenue:
  - improved bus service

- enhanced pedestrian access, although this will not be introduced before 2023 due to budget reasons, as well as other ongoing road construction. (The delay is due to the fact the city cannot shut down too many key roads at once.)
  - The O-train Trillium line will be shut down for 27 months to upgrade the line, and to prepare it for phase 2. Carling will be upgraded to include a rapid bus lane, but this won't start until the O-train work is complete. This may include some road closures on Carling, although more details will be available as this gets closer.
  - There will be some temporary added connectivity to Dow's Lake and improvements for pedestrians.
  - In the near future there will be two turning lanes from Bronson northbound onto Carling Avenue.
- There was a question regarding what that can be done to help the birds and the environment, for example by planting pollinator-friendly plants. Councillor Menard responded that he is very supportive of these initiatives and referred to his motion that passed declaring a climate emergency.
  - Someone mentioned that there are extremely loud noises coming from the HVAC from the Ridgeview apartments on Bell St South. It was suggested to call it into the city, as there are sound restrictions that buildings need to abide by. It was commented that the same noise is also coming from Dow's Lake Towers.
  - Another resident said that there is someone parking in front of his driveway all the time. He is now parking at the end of his own driveway to prevent that. The Councillor suggested that he contact bylaw.
  - A resident commented that we need to push for bird-safe windows in future builds such as CLC's 291 Carling Ave. development.
  - Councillor Menard requested that if someone makes a complaint to the City of Ottawa, to please send to his office as well so his office is aware and can keep track of incidents.
  - He also plans to monitor the John Howard Society to ensure it is a positive addition to the Glebe Annex.

## **8. President's report- Sue Stefko**

### **New Civic Hospital**

- Sue commented that although the hospital will not be in our community, we will be impacted by it. Five to 6,000 people are expected to work at the hospital, with 600,000 people going to the hospital each year, which is 1,600 a day. It's expected the hospital will be twice the size of the current Civic Hospital. Construction is expected to

commence in 2024, with the new hospital planning to open in 2026 or 2027. GACA is involved early due to the projected impact on our community. We are on the Ottawa Hospital's Community Engagement Group to try to ensure we don't bear the brunt of traffic and parking issues, as well as to encourage good public transit, greenspace, etc.

### **289 Carling – John Howard Society**

- Sue indicated that by now, most are aware that John Howard Society has won the bid to construct a supportive housing project at this location. Earlier this year there were some information sessions on this project, and we have sent out updates to our members, so her summary on the project would be brief.
- It will be an eight-story building including 2 floors of underground parking, will have an education centre, and will also be the head office for the Ottawa John Howard Society.
- Their goal is for construction to start this fall, occupancy is not expected earlier than 2021.

### **275 Carling – Taggart (Senior's Residence)**

- Sue reminded attendees that this site was previously referred to as 265 Carling, until it was severed from that property.
- The height will be a maximum of 16 floors. While this is still high, Taggart had proposed 24 floors initially - GACA fought to reduce the height.
- Construction was expected to start in 2017, but Taggart is still waiting for site plan approval. Sue said that we do not know when construction will commence. GACA will let our membership know when we learn anything new; Sylvia is the GACA contact on this project.

### **Re-Opening of Dalhousie Park**

- Sue said that after 25 years, the park was renewed and improved last summer and fall. It took longer to complete than expected, but it is being well-used, and was even used in the winter. We appreciate the people who braved the cold to help us with the official opening. This park renewal is one of our proudest accomplishments. To celebrate the park even further, GACA is planning another party on June 22<sup>nd</sup>.

### **Membership:**

- GACA now has 98 members, lower than our highest number of 105, but up from last year's 67.

- Sue thanked everyone who helped with the membership campaign, and Brenda in particular, who has been taking care of memberships since GACA's beginning. Attendees were welcomed to renew their memberships at the AGM.

#### **Other Issues Looking Forward:**

- We are also following the LRT's impact on the public transportation in our area, as well as looking at traffic calming possibilities for our neighbourhood.

### **9. Treasurer's Report – Maja Rakocevic**

- Maja reported that GACA's closing bank balance as of the AGM date was \$3,188.74. GACA's revenue comes from memberships and donations. Our expenses include bank charges and social events. For example, this year there will be a park party in June, with a budget of \$300.00 approved for the event. We continue to earmark \$200 a year within the bank balance for GACA's contingency fund. The total amount in the contingency fund is \$1,492. (please see Appendix A, Financial Statement).

### **10. Constitution Amendments**

- Sue read proposed amendments to the GACA constitution. The motion to adopt the changes, as presented on GACA's website and on the hard copy document available at the meeting, was made by Sue and seconded by Marnie. It was carried unanimously.

### **11. Nomination and Election of Directors for 2019-2020**

- Returning board members include Joanne Benoit, Carrie Bolton, David Perkins, Maja Rakocevic, and Sue Stefko. Nominated from the floor was Gabrielle Dallaporta.

### **12. Adjournment**

The motion to adjourn the meeting was made by Sue and seconded by Mike. The meeting adjourned at 8:40 p.m.