



**Glebe Annex Community Association (GACA)
Annual General Meeting Minutes
Wednesday, May 18, 2022 – 7:00 p.m.**

1. Call to Order

The meeting was called to order at 7:02 p.m. and commenced with Sue Stefko, GACA president, welcoming everyone to the AGM and introducing the current GACA Board.

2. Zoom Protocol

Sue explained the zoom meeting protocols.

3. Approval of the Agenda

The agenda was approved.

4. Approval of the Minutes of the last AGM

The minutes were approved.

5. Business Arising from the Minutes of the last AGM

There was no business arising from the minutes.

6. 299 Carling Update, Canada Lands Corporation (CLC): Katherine Constantine, Mary Jarvis, Sharon Lithwick

- Catherine summarized the future park development at 299 Carling, a partnership with Canada Lands Corporation (CLC) and the Algonquins of Ontario.
 - CLC received council approval for its rezoning application on Jan 26th.
 - CLC will be making an application for severance to be able to convey land to the City of Ottawa for a park, and to help prepare for the land offering to future developers.
 - CLC will be looking to commence park construction at this time next year and expect to have the park completed at some point in 2023.
- Other CLC commitments include a 15% affordable housing contribution for a period of a minimum of 25 years, including a mix of units.
- Sharon gave an overview of CLC's public park engagement.
 - They had almost 1700 visits to the consultation website. The top three things people wanted to see were: public art, seating, and a community garden.

Questions and Comments from AGM attendees:

- Amenities for older teenagers, like basketball hoops, were requested.
Response: The area is a bit small for those structures.
- Concerns were raised regarding the bedrock in the area, considering the blasting that occurred with 275 Carling. Will this occur on this site?
Response: Future developers will have to go through a site plan for their design; this will be addressed then.
- A question was asked regarding the size/dimensions of the park.
Response: Not able to confirm dimensions, but the park will be about 10% of the land area.
- It was mentioned that we have not had the opportunity to meet any of the representatives of the Algonquins of Ontario community, despite several requests.
Response: CLC will take that request to them.

Shawn Menard, City of Ottawa Councillor, Capital Ward

- The councillor expressed his thanks to GACA for their work in the Glebe Annex.
- Having Jon as a rep from his office has provided the councillor with what is important to the Glebe Annex. Jon will continue to attend GACA meetings.
- The councillor is coming to the end of his first term of council. It has been an unusual one, with more than half of it in the pandemic. They were still able to get many things done.
- As Vice-Chair of the Environment Committee, climate change and environment issues are important to him and his office. They need to continue to get the city to do the right things, such as:
 - improving some building standards and retrofitting city buildings
 - implementing electric bus pilot projects
 - increasing charging stations for electric cars
 - increasing bus service to move people around better
 - getting green bins rolled out to larger buildings
 - increasing the tree canopy
 - obtaining more greenspace for residents – it is nice to see a pollinator garden in the Glebe Annex
 - implementing traffic calming – they are looking for more permanent solutions (they are pleased with the addition of more 30 km/h communities)
- 275 Carling – Katasa - there was unacceptable blasting at this development. We cannot have a repeat of that. Needs to be change at the provincial level.
- Lots of development coming up – including CLC and the Katasa build at Bronson and Carling.
- Civic Hospital – has been very disappointing, could have had better information on the plans. There is a lack of LRT connectivity. They will continue to work on issues such as parking.

- LRT – disappointing – rushed through stage 2. The councillor is a supporter of public transportation but could not support stage 2 with the public inquiry ongoing.

Questions and Comments from AGM attendees:

- Disappointment was expressed about the height of the John Howard Society building, which is higher than anticipated.
- A question was asked regarding the canopy tree initiative, although there are few opportunities in the Glebe Annex. Councillor Menard will connect with Scott from the GACA board on this.
- Traffic concerns were raised regarding the new Civic Hospital – Councillor Menard noted the LRT must go right into the hospital.

7. President’s Report – Sue Stefko

Developments Projects

- **275 Carling** – Katasa Senior Residence
 - Blasting took much longer than expected.
 - The build of the parking garage is planned to be completed by September; construction will go to 2024.
 - Katasa applied for a minor variance to take the 17th floor rooftop planned for HVAC and convert it to a 2300 square feet amenity space, ostensibly adding a 17th floor. The City of Ottawa denied the variance request, and it is now going to the province for adjudication.
- **289 Carling** – John Howard society (JHS) Build – Head Office and Residence
 - Construction was supposed to be completed in April but is delayed until September or later.
 - When completed, staff will be moving in and tenants soon after; there will be also many JHS clients visiting the location daily for education and training.
- **273 - 281 Bell St S.** – The proposal includes a six-story building on Bell St. and a four storey on Arthur Ln. The plans have just been made public. At first glance there are some positive things including thermal heating, energy windows, and good bike storage. Public comments are due on June 17th.
- **7 Maclean** – Construction was slated to start last year, but the property was recently sold to Canci Realty, who owns well-maintained apartment buildings in our community. Construction is not expected to commence before 2025 – the plan will be different than what was previously approved - it will be an addition to the existing apartment building at 385 Bell St S.
- **Civic hospital** – Traffic will greatly impact our community. It will be huge, with 2.5 million square feet, 5,000 employees and over 1 million patients/visitors a year.

- **Booth Street Complex** – Remediation is complete; there are no other updates on the site to provide.
- **450 Rochester** – This is the large parking lot at Beech and Preston. The proposal is for 500 housing units, a grocery store, and LCBO or drug store. There has been no news of it moving forward.
- **774 Bronson** – The area is just over an acre; Katasa is proposing 22 stories. Many issues were raised in the public consultation, including too much height, not enough setback, and not enough amenities. We expect Katasa to submit a new site plan in the coming months.

Green Space and Pollinator Garden

- We are concerned about more than just development. We are passionate about trees and green space. Last year we built our pollinator garden with the help of a grant and the councillor's office. The plants are doing well. Please reach out if you would like to volunteer.

Transportation

- We have worked with the Councillor's office to implement a 30 km speed zone in the Glebe Annex. The signage has been installed.
- Noise barriers along Orangeville have been delayed between by Bronson and Booth; they are expected to be installed by the end of the summer.

Social Events

- We hope to bring some social events to the park this year – if you have any suggestions, please reach out.
- GACA's membership's drive has started – thank-you for supporting us and our work.

8. Treasurer's Report – Scott summarized the Treasurer's Report

- Our fiscal year is May 31, 2021 – May 31, 2022.
- Our opening balance at the end of last May was a little over \$5,000.00.
- Our current balance is approximately \$5,800 before expenses including some small bank charges, the FCA fee of \$35.00, pollinator garden expenses of approximately \$200.00 – although this amount is offset by the \$767.00 in grant funding received from the city.
- There is a fairly healthy contingency fund earmarked within our balance, now at almost \$2,100. Every year we invest \$200.00.

9. Crime and Safety – Joanne Benoit

- We continue to live in a fairly safe and secure community. The pandemic has kept a lot of people home; there are a lot more walkers in our community. One positive outcome of the pandemic is people being more aware of their community.
- If you report any concerns or incidents, please inform us. We were informed of an incident involving a man trying car and house doors - by working with Constable Lemieux, our Community Police Officer, we were able to get increased patrols as a result.
- In another situation a photo was taken of someone who was frequenting a condo parking lot and shared with the police. This individual was known to police and given a warning. Reporting works; thanks to all for being so diligent.
- When possible, please call-in reports - you will be encouraged to file the complaint online, but these are not represented in the crime reports. We have a better chance of increased surveillance if we call in suspicious or criminal activity.

10. Election of Directors for 2022

- Attendees were welcomed to join the board. Positions will be voted on at our next board meeting.
- All our current board members are returning, Annalisa Salenius, Carrie Bolton, David Perkins, Gabrielle Dellaporta, Joanne Benoit, Laurent Carbonneau, Robert Logie, Scott Templeton, Sue Stefko.
- Marnie Crossley was welcomed to the Board.

11. Adjournment

The meeting adjourned at 8:30 p.m.