



Glebe Annex Community Association (GACA)

Annual General Meeting Minutes – Wednesday, May 17, 2023 - 7:00 p.m.

- 1. Call to Order** - The meeting was called to order at 7:01 p.m. Sue Stefko, GACA president, welcomed everyone to the AGM and introduced GACA's board members.
- 2. Approval of the Agenda** - The agenda was approved.
- 3. Approval of the Minutes of the last AGM** - The minutes from the May 18, 2022, AGM were approved.
- 4. Business Arising from the Minutes of the last AGM** - There was no business arising from the last minutes.
- 5. Presentation by Robert Bell, Dow's Lake Residents' Association (DLRA)**
Topic: 774 Bronson Development by Katasa
 - Sue introduced Robert Bell from the DLRA. Robert spoke about the 774 Bronson development project at the corner of Bronson and Carling. This build is in the Dow's Lake community and across the street from the Glebe Annex. This development will affect our community due to its proximity. Bob helped to make the Katasa project better than initially proposed. Bob is not new to GACA and presented at GACA's first AGM in 2013 to discuss another build by Katasa, 275 Carling (then 265 Carling and belonging to Taggart Realty).
 - When the latest Katasa project was first announced there was a huge outcry from the surrounding communities of Dow's Lake, Glebe Annex, and the Glebe. Responses included concerns that it was too big, there would be too much traffic and it would be unsafe.
 - The DLRA worked to improve this proposal. They engaged the community and reached out to radio and television and got very good coverage.
 - The DLRA decided to get professional representation and hired Kristi Ross, a lawyer who also has a planning degree.
 - Bob discussed the development plan timeline, beginning in 2021 there were a lot of meetings, with city planners and with the councillor - they had a good response from both. The developer listened and introduced a new plan with positive changes that included:
 - Reducing the building height from 26 stories to 22.
 - Instead of one massive building, there will now be two with better setbacks.
 - Introducing a small parkland area.
 - There are fewer units, and fewer parking spaces (a little under the city required numbers).
 - The garage has been moved back to allow trees to grow.
 - A public pedestrian walkway will now allow access through the development for better access to Bronson and bus service.

- Lessons learned:
 - Start early and engage all stakeholders, before the process has moved forward.
 - Work with your councillor and the city planning department.
 - If you are able, engage a professional lawyer.
 - Eliminate the emotional response early and focus on development issues and what will affect your community directly.
- This presentation concluded with a Q&A

6. President's Report – Sue Stefko

- **Development** continues to be at the forefront of what is going on in our community.
 - **275 Carling - The Clemow** - The Katasa Group is still developing this 16-storey, 168-unit retirement residence. There have been some delays, but the building is expected to be completed by summer or fall 2024. We understand how difficult this development has been for residents. Blasting is fortunately finished but there were recently complaints of bright lights disturbing peoples' sleep. We worked with developers to resolve this issue. Ongoing problems include blocked roads and driveways and parking spots being unavailable.
 - **289 Carling Avenue, John Howard Society (JHS)** - The address has been changed to 401 Bell Street South. Construction of the John Howard Society Building was completed in December 2022, and residents began moving in not long after. Everyone is happy the construction is over but there have been some growing pains, including illegal parking, garbage, cigarette butts and drug paraphernalia and some disruptive activity. The Lakelander is working with Joshua, the JHS residential coordinator, as well as police. There has been some improvement.
 - **273 – 281 Bell Street South** - These are vacant buildings and there was a fire in a couple of them last September. It is suspected to have been started by people squatting in the buildings. There was a lot of debris and garbage throughout the site which has finally been cleaned up. There is a development proposal, but it is unclear if this is going forward. The owner may be having financial challenges.
 - **317 – 325 Arthur Lane** - There was another fire at a 3-unit townhouse within the same block. There is a request for permission to demolish this building.
 - **7 Maclean** – This property was sold to Canci Realty last year. The development plan is for a 26-unit development but there are no firm start dates. This will be an addition to Canci's current property at 385 Bell Street. The remaining trees on the site were removed. The property has become a parking lot in the interim and it is being maintained.
 - **299 Carling - Canada Lands Corporation** – There is still no buyer for this property. Severances were approved to enable future development, including a city park. They have reopened parking, mostly for National Resource employees.
 - **Booth Street Complex** - There is no buyer yet. Canada Lands Company is building a park on this property and the consultation has taken place. They are planning to begin developing the park in the spring of 2024.
 - **New Civic Hospital** – Although outside of our community, the hospital is very close to us and will impact parking and traffic in our area. It will be a 2.5 million square foot space with 640 rooms, 5,000 workers and projected to have a million visitors a year. Construction of the parking lot has begun, and the main hospital will be built between 2024 and 2028.

- **Non-Development-Issues**

- **Highway 41 Midtown Bridges** - On and off-ramp closures continue. The eastbound 417 exit ramp to Bronson is expected to open by end of this year and the realignment with Chamberlain is expected to be completed in 2025.
- **Dalhousie South Park** – Last year we hosted our first party in the park since the start of the pandemic and have one planned for August of this year. This will be our 10th anniversary party. Our pollinator garden continues to mature.

- **GACA Membership**

- Thank you to all of you who supported us last year and in years past. Membership funds help us to the things we do, like social events, the pollinator garden, and communications. We are very grateful to all those who have already purchased their 2023 membership and for supporting GACA in past years. For more information on becoming a member, please see our website. Also on our website, you will also find a link to this year's survey. We are trying to better understand what is most important to you. It is short and quick to complete. Your input will help set GACA's future priorities.
- Members expressed their gratitude to Sue and GACA for all their work.

7. Treasurer Report – Scott Templeton

- Last year at this time, GACA's bank balance was approximately \$4360.00.
- In 2022 we received 81 paid memberships, the majority of those came in after May of last year and are included in this year's report.
- Interest earned through this year was about \$64.00. We also received \$50.00 in donations.
- Expenses include our Federation of Citizens' Associations and Glebe Community Association (GCA) membership fees. We also contributed to the councillor candidates' debates hosted by the GCA. We had some party expenses but very nominal thanks to donations from Abbas Grocery and others.
- As of May 13th, our bank balance was \$4,668. It is higher than last year, so we are in good shape.
- We earmarked two hundred more dollars to our contingency fund, as we do every year. The balance is now \$2,292 and it is included in our total bank balance.
- With all the donations and community support we receive we have been able to be very financially responsible. Thanks to everyone for their contributions and support.

8. Safety Report – Joanne Benoit

- The Lakelander held a meeting with our new community police officer, Constable Megan Arbuthnot. They kindly included us to meet her and participate to discuss security concerns.
- There have been some concerning incidents related to residents of the JHS since their December occupancy, as Sue referred to earlier. Increased security at the Lakelander and working with both the Joshua (JHS) and police has resulted in less loitering, garbage, and disturbing behaviour. Joshua of the JHS has recommenced zoom calls with the community so Joanne invited the community to reach out to us if they'd like to participate.
- The table under the gazebo in the South Dalhousie Park has had several incidents of graffiti. Although unappealing, there have been no hate messages. This activity is more mischievous than criminal. We did get a graffiti kit from the city, and it works quite well. The City has also removed the graffiti several times.

- If anyone is interested in getting involved in safety in our community, please reach out. GACA could really use a safety representative who can devote some time, and other volunteers would be also welcomed.
- Joshua from the JHS expressed his thanks for the for the welcoming nature of the community to JHS and the residents. They are hosting meetings with the community and want to do their part as well to help with security.

Shawn Menard, City of Ottawa Councillor, Capital Ward

- Councillor Menard explained his gratitude to Sue and the board for all the work for this meeting and throughout the year. And a personal thank you to Jonathan McLeod for attending all the GACA meetings and reporting back.
- The councillor just came from a meeting on the Lansdowne 2.0 proposal. This proposal is the biggest issue that the councillor's office is currently handling. Big changes to the park will have a significant impact on all of us. The councillor's office has launched an informative website: www.betterlanddowne.ca. The main areas they would like to see changes include transportation, public realm, the proposed skyscraper, green space, and affordable housing. There is a survey on the site and a petition people can sign.
- Councillor Menard commended GACA, the DLRA, and Kristi Ross for the work they did to bring some positive changes to the initial plan of 774 Bronson. It was a process and shows that working together produces results. The councillor's office is looking to receive affordable housing and new traffic calming funding from this development.
- The OC Transpo bus route reviews are ongoing. Bus service has been a frustration. There was a plan to extend the #10 bus route through to the Rideau Centre, avoiding having to transfer to the LRT at Lyon. This plan fell through due to opposition from another ward's councillor. Since the election that ward has a new councillor who they hope will be amenable to the change. The councillor's office is working on changes to route #10 and other bus routes in the ward. People can go to the OC Transpo website to provide comments.
- The city is looking at making changes to garbage pickup. Lots of organics and recyclables are being sent to landfills - things that do not belong there. Our landfills are filling up as a result. The cost for a new landfill is 300 million dollars. Staff are suggesting that the city provide 55 tags per household a year for landfill garbage; additional tags would cost \$3.00. They are recommending that accommodation be made to large and lower income households to offset costs.
- The councillor's session concluded with a Q&A session.

9. Election of Directors for 2023-24 – Meeting attendees were encouraged to join the board. Positions will be voted on at our next board meeting. Current board members remaining on the board include Carrie Bolton, David Perkins, Gabrielle Dellaporta, Joanne Benoit, Laurent Carboneau, Marni Crossley, Scott Templeton, and Sue Stefko. Joanne Wilson and Shelby Hildebrand joined the board. The executive will be voted on at the June meeting before the summer break, individuals can also attend and join the board at that time.

10. Adjournment - The meeting adjourned at 8:26 p.m.