

CENTRETOWN CITIZENS COMMUNITY ASSOCIATION
Regular Board Meeting - APPROVED MINUTES
Tuesday June 21st, 2011
7:00 p.m., Ottawa City Hall, Honeywell Room

Attendees:

Board Members: Charles Akben-Marchand (President), Jordan Charbonneau (Vice-President), Alice Nakanishi (Treasurer), Meg McCallum (Membership), Toria Laine (Corporate Secretary), Martin Canning, Judy Forrest, David Gladstone, Patricia Marsden-Dole, Will Murray, Mavaia Ohlsen, John Woodhouse

Other Attendees: Robb Barnes, Richard Everleigh, Councillor Diane Holmes, Mark Jowett (Ottawa Parole Office), Michael E. Lambert, Georgia Lay, Joan Spice

1) Welcome and Call to Order

- 1.1) Introductions
- 1.2) Regrets: Rob Dekker.

2) Adoption of the agenda

MOTION #1) To adopt the draft agenda.

MOVED by Alice Nakanishi, SECONDED by Judy Forrest. CARRIED.

3) Announcements

3.1) Public Open House – (Mid-)Centretown Community Design Plan: Tuesday June 29, 2011, 5:30-8:30 p.m., Museum of Nature.

3.2) CCCA Gab n' Graze.

ACTION: Toria Laine will e-mail the Board about organizing the July Gab n' Graze.

4) Presentations

- The CCHC is identifying priorities for the next five years and making outreach efforts to stakeholders and community partners, including internal board and staff meetings, planned meetings with stakeholders, a joint strategic plan initiative with Sandy Hill and Carleton, and an online survey (https://www.surveymonkey.com/s/2011_Input).
- Martin Canning provided some background on the CCHC, one of 14 health centres in the Ottawa area, with 125 staff and an annual revenue of \$12 million. The CCHC provides primary health and social services to people who live and work in Ottawa South, the Glebe and Centretown, with the goal of building healthier communities.
- Survey – 3 major questions: 1. What do stakeholders value most in community? 2. What are the biggest issues and challenges facing the community? 3. What one thing could CCHC do to have biggest impact on health and wellbeing of community members?
- Did they mention the Community Care Access Centres as an outreach partner? No – Martin will follow up.

5) Executive Committee Reports

5.1) President (Charles Akben-Marchand)

- See written report.
- It was noted that the incorporation processes have changed, and that the delay in incorporation is not a matter of roadblocks but of understanding the work required to complete the process.

5.2) Vice-President (Jordan Charbonneau)

- See written report.
- Some debate was had about the content and tone of the CCCA Reports published in the Centretown Buzz every month. As a result of debate over what to say in the report, some information did not get into the last report. It was commented that the Buzz is not a newsletter of the CCCA, it's a community newspaper, and perhaps opinions/views could be voiced through letters to the Editor separate from the Buzz CCCA report? CCCA/DCA pieces should be informative, reasoned descriptions of things of interest to the community. On the other side, some Board members have been asked CCCA's opinions on development, why, etc., and they can't say "read the Buzz". A suggestion that the Buzz report could direct readers to the CCCA website for positions on issues, available through CCCA reports and minutes, was countered by the fact that accessibility to computers is not universal in Centretown.

5.3) Corporate Secretary (Toria Laine)

- Nothing to report.

5.4) Membership Secretary (Meg McCallum)

- Seven people signed up for membership at the Minto Park Sale, and 2 forms were handed in last week (one paid, one not).

5.5) Treasurer (Alice Nakanishi)

- See written report.
- Minor correction to the outstanding annual incorporation fees for the CCCA (\$75.00 - \$25.00 /yr for 3 years). Some considerations include reviewing the Directors Roles document, consulting a tax expert, seeking a legal opinion.
- The CRA could not find CCCA in the corporation list – does anyone know the business number? A new incorporation application would cost \$155.00 (as opposed to revival of lapsed incorporation). A new application can be expedited for in 7 days for an extra \$100.00. The application for incorporation can be sent by courier with a prepaid return envelope. If the Board's incorporation is revived, the CCCA would have to wait until after it is re-incorporated before the list of Board member names on the incorporation could be updated.

MOTION #2) *That in light of the evidence that has come to light regarding incorporation, and the money and time required to pursue this, that the CCCA not go forward with incorporation.*

MOVED by Jordan Charbonneau, SECONDED by John Woodhouse. Motion Failed.

- In the discussion about whether to continue to pursue incorporation, it was asked how filing an OMB appeal as the CCCA would be a better than an individual filing on behalf of the CCCA. Concern that the individual can say or act as they please, as they are not beholden to the CCCA, and that if the association files the appeal then various Board members have the opportunity to swap in as representative. It was noted that the ability for the CCCA to file appeals would give the association the facility to hit harder, and that many other community associations successfully file OMB appeals.
- The CCCA determined it will pursue incorporation as a new corporation. Noted that with regard to expert advice, the FCA appointed an Urban Development and Planning Group, headed by Jay Baltz, at its June 2011 meeting: expert panel to advise community associations?

5.6) Past-President (Shawn Menard)

- No written report.

6) Committee Reports

6.1) Communications and Membership Committee

- See written report.
- ACTION: CCCA Members and Board members are invited to “like” CCCA on Twitter and Facebook, and promote the group to their friends. 25 “likes” will open up some benefits for the CCCA on Facebook.
- Vista Print gave quote for 1500 CCCA promo cards at \$188 + tax, 2000 at \$231 + tax, or 2500 at \$260 + tax. CCCA is in net loss this year. Recommended that we get 2000 cards – more for better value.

MOTION #3) That the CCCA authorize spending up to \$300 to print promo cards.

MOVED by Jordan Charbonneau, SECONDED by Will Murray. CARRIED.

6.2) Federation of Citizens' Associations representative report

- See written report.

6.3) Heritage Committee

- See written report.

6.4) Safety Committee

- See written report.

6.5) OCDSB School Accommodation Study for Centretown, Glebe, Old Ottawa South

- See written report.

MOTION #4) That the CCCA approve the establishment of a special committee as per the terms of reference presented at the Board meeting (attached to the agenda).

MOVED by Mavaia Ohlsen, SECONDED by Judy Forrest. CARRIED.

ACTION: Charles Akben-Marchand to send an e-mail in September soliciting members for the committee.

6.6) Seniors Committee

- See written report.
- Patricia Marsden-Dole is putting together an article to help increase interest.

6.7) Transportation Committee

- See written reports in addition to the details below.
- A letter should be sent to our MPP about the widening of the 417 before the end of July 2011.

***MOTION #5)** That the CCCA laments the decision to widen the 417 in parts of the City, and strongly discourages any efforts to increase the capacity of the 417 through Centretown.*

MOVED by Will Murray, SECONDED by Jordan Charbonneau. CARRIED.

6.8) Trees & Greenspace Committee

- See written report (presented by Mavaia Ohlsen for Bonnie Mabee).
- A plant was presented to Alice Nakanishi as thanks for all her help with the Minto Park Sale's Trees and Greenspace table.

6.9) Planning and Development Review Committee

- See written reports in addition to the notes below.
- Section 37: The fourth paragraph of the motion as proposed was deleted (see Reports document for the motion as proposed).

***MOTION #6)** Whereas section 37 of the Planning Act allows for a process to be established whereby municipalities negotiate with landowners and development companies to secure community benefits that would not otherwise be realised in exchange for permission to build taller or more densely than zoning limits allow;*

Whereas landowners and development companies in Ottawa have been successful in seeking zoning amendments to increase the permitted height and/or density without providing additional community benefits such as those contemplated by section 37 of the Planning Act;

Whereas other jurisdictions have established that landowners and development companies provide for such community benefits as may be realised through negotiations pursuant to section 37 as an additional cost of doing business;

Whereas the CCCA recognises the crucial importance of the development industry as a contributor to the local economy: providing thousands of high-paying jobs, relatively secure investment opportunities, and many other benefits through its business dealings;

Whereas landowners and development companies understandably desire cost certainty in order that they can plan effectively and that section 37 negotiations, in their initial implementation phase, will impose a degree of uncertainty which will decrease as new processes become familiar through use;

Whereas landowners and development companies have sought deferral of the City of Ottawa's implementation of Section 37;

BE IT RESOLVED THAT the CCCA asks that the City of Ottawa proceed immediately with its plans to implement a regime pursuant to section 37 of the Planning Act in order that the public may sooner realize the community benefits it contemplates.

MOVED by Will Murray, SECONDED by Judy Forrest. CARRIED with minor amendments.

- 70 Gloucester – Reasons to appeal to OMB. Bottom line is that the OMB cares about the merit of development applications. This proposal requires 6 stories of parking, sets the precedence of developments from lot line to lot line and of blank walls, and is too high. The argument is that the development represents bad planning. The OMB appeal of City decision, not of developer. What we do want is 12 storeys and the tower set back from podium, submitted comments to this effect. What we need from the CCCA Board to proceed with the appeal is the commitment of funds and individual appointed.

ACTION: To appeal, Charles Akben-Marchand to put something together and will note that the application is in the mail for the CCCA incorporation.

MOTION # 7) That the CCCA file an appeal to the OMB in opposition to the application for 70 Gloucester, and

That the CCCA authorize the spending of \$125 toward the appeal (plus tax if necessary).

MOVED by Judy Forrest, SECONDED by Mavaia Ohlsen. CARRIED.

[N.B. Despite approval, motion 7 was not implemented due to time constraints.]

ACTION: The CCCA to send a letter to Councillor Peter Hume with a copy to Councillors.

- 224 Lyon – Going to Council on Wednesday, June 22, 2011. Only unresolved issue on this matter for the CCCA is the Height.

ACTION: Board members to discuss further by e-mail.

7) Councillor's Report

- Development hysteria is almost over (August 1, 2011 is the drop dead date). There are not many parking lots left to sell. Tony Q owns many of what's left, and he doesn't sell. Next trend will be developments fronting on parks:
- 1. Mo Boushey owns whole block by Jack Purcell. Tim Kehoe could buy land from him, Boushey could buy the ground floor back, the developer would want to build as high as possible, and he'd build right to the lane, move community centre over to Elgin and Gilmour next to the school, buy lane from the City.
ACTION: Councillor Holmes to send an e-mail to Charles Akben-Marchand regarding the matter and to discuss with Mr. Boushey.
- 2. Doug Casey just bought 399 Elgin Street, and wants to build facing onto St. Luke's Park. This one is more dangerous because the purchase has already been made. The view's stability would be a big selling point.

- Both sites are in the Heritage Conservation District. Elgin is a traditional Main Street zoning, and needs to stay that way before the march of the high rises starts down Elgin. Lots of speculators are buying, and some boomers are starting to return to the area.
- A Board Member suggested that the CCCA engage with developers, but there was little support for this from the Board. Unless you can come at developers with something (e.g., ability to file OMB appeals) and know exactly what you want, then there is nothing to be gained from engagement with developers. Already elements in place to deal with these issues: Official Plan, Centretown Plan, zoning, heritage district. Position must be strong and made early. Must be a united front and position – align with school boards, etc. Right now development of land in Ontario is piloted by owners of the land.

***MOTION #8)** That the CCCA support striking up an outreach team with select community stakeholders and commercial developers to discuss / early engagement on the development of Centretown relating to general development in Centretown and site-specific development in Centretown.*

MOVED by Martin Canning, SECONDED by Jordan Charbonneau. FAILED.

8) Attachments (see Reports document)

9) New Business

10) Question Period

11) Volunteer opportunities:

- 11.1) Attend public meetings in Centretown
- 11.2) Get your friends and neighbours to support the CCCA by becoming a member
- 11.3) Help us put up posters for upcoming events
- 11.4) Deliver the Centretown Buzz once a month

12) Annual General Meeting – Tuesday October 25, 2011

- 12.1) Announce and advertise in September 2011 Buzz (need motion to authorize).
- 12.2) Nominations/Organizing Committee to find location (Beaver Barracks?) arrange refreshments and logistics, check status of election positions, recruit candidates.
 - Organizing Committee – Will, Toria, David and Mavaia volunteered.
- 12.3) Ideas for 2011 AGM guest speaker. Suggestions included Alan Cohen, Rick Morris (developer), presenter from the FCA AGM (Joan to forward name).

13) Approval of minutes from the previous meeting

- 13.1) May 17, 2011 Board Meeting

***MOTION #9)** To approve the minutes of the May 17, 2011 meeting.*

MOVED by Meg McCallum, SECONDED by Mavaia Ohlsen. CARRIED.

14) Adjournment.

***MOTION #10)** to adjourn. MOVED by Jordan Charbonneau. CARRIED.*

15) Next Board meeting: Tuesday, September 20, 2011 (reports due Sep. 13)

Note: Board meetings cancelled in July and August.