

**CENTRETOWN CITIZENS COMMUNITY ASSOCIATION**  
**Board Meeting – AGENDA**  
**Tuesday, 20 May 2014**  
**7 – 9 p.m., Ottawa City Hall, Honeywell Room**

**1. Welcome and call to order**

**2. Introductions and board member regrets**

Adam Harris is not able to attend; Peter Thorn is not able to attend.

**3. Adoption of the agenda and business arising.**

***MOTION** That the Board approve the draft agenda.*

**4. Approval of last meeting's minutes**

***MOTION** That the Board approve the minutes of its April 2014 meeting.*

**5. Announcements**

**5.1 Corporate Secretary Position Filled**

Graham Pressey has agreed to take on the position.

**5.2 Vice President Position Vacant**

**6. Public Accountability Letter**

The Mayor has responded by letter and Henry is preparing a further reply. See draft of issues attached to the email for your reference.

**7. Somerset ward councillor's report**

**8. Executive and other committee reports**

**8.1 President (by Lauren Rock)**

Most of the action that has occurred in May about which I could report, is covered by other committees in reports below. I will not duplicate those matters here. I have enjoyed facilitating the various efforts of our dedicated committees. This is certainly a busy time, with activities ranging from seasonal

outdoor events like Jane's Walk and our upcoming Minto Park Sale and e-waste recycling, to the Small Moments Policy process and preparing for the Ontario Municipal Board Appeal.

I will quickly note that the Corporate Book is being compiled. We will soon have a binder of materials including our Official, notarized Letters Patent and certificate of corporate revival, lists of Directors and our Corporate Profile Report. Another section will address financials such as our banking information and tax returns. Lastly, our insurance policy or policies (if we obtain Director's personal liability insurance) and website/email administrator information will also have sections.

I plan to work with Graham, our new corporate secretary, to institute a process for maintaining these Corporate Records. This will ensure a long term continuity of our organizational foundation, or a good start!

Thanks to all Board members and active association members for your service.

## **8.2 Vice-President (vacant)**

While the vice president is acting as president, the CCCA board needs to appoint an officer to act as vice president.

## **8.3 Corporate Secretary**

Graham Pressey has just begun in this role and will provide a brief verbal report.

## **8.4 Communications and Membership Committee (by Mitch Vandenberg, chair)**

Met Wednesday 14 May 2014

Discussed

### **Minto Park Sale**

- 3 aspects CCCA is responsible for running and promoting are: BBQ/Plant sale by T&G Committee/E-Waste disposal

- We'd like to design and put up posters for each of the 3 events starting on June 2nd, and then again the Thursday before the event. We'd like to do a total of 60 (20 for each event) and put them on streetlight collars and in local businesses. If you'd like to volunteer to help put them up on the evening of the Monday, June 2, or Thursday June 12, please contact Mitch.

- Volunteers will be needed to help work the BBQ, recruit new members, and help with other aspects of the sale so if you're interested, come talk to Mitch after the board meeting and we'll put your name down. We'll also put out a call

for volunteers via email a couple weeks out from the event.

**MOTION** *That the CCCA host an e-waste recycling event on June 14, 2014.*

### **Website**

- I didn't get as far as I wanted to in updating the website theme, so I'd like to push back presenting a new draft until next month's meeting

### **Google Groups**

- I now have access to all the Google Groups and can add new members/adjust emails, so if Committee chairs or members are having issues, I can now resolve them quickly.

### **8.5 Treasurer (by Paul Mennier)**

I have business in Hamilton Tuesday but will try to return in time for our meeting. If I don't make it, I submit the following for the board's consideration.

The Somerset all-candidates forum is a go for Monday June 16th. Because of concerns raised about the original location, we have moved it to Geneva Hall at Knox Presbyterian Church. Rental will be about \$240 dollars. Ecology Ottawa has agreed to share costs. I'm hopeful Dalhousie Community Association will also chip in.

I am proposing a budget of \$600 dollars, to cover facility rent, possible A/V rental and an honorarium for the host. Rogers TV will tape the event for broadcast and their producer is approaching Joanne Chianello to handle host duties.

**MOTION** *Approve expenditure of up to \$200 dollars for cost of Somerset all-candidates forum.*

Those board directors who have not yet sent me information required by TD bank, please do so this week. Required: home address, occupation, employer, employer's address.

As there has been no significant change in our finances, I will not be filing a Treasurer's report.

### **8.6 Federation of Citizens' Associations (by Paul Mennier and Mitch Vandeborn)**

No report received for this month.

## 8.7 Planning Committee (by Judy Forrest, chair)

### PC REPORT FOR MAY 20, 2014

**267 O'Connor** – PC received presentation by Ted Fobert (Fotenn) and architect Rod Lahey for two 27 storey buildings on the site. Basically they are trying to use the Tall Landmark Building policy with exceptions. Councillor and city staff are opposed. (Thom is has drafted the following comments for discussion by the Board).

“The Centretown Citizens Community Association opposes the Development application for 267 O'Connor as submitted.

The applicants are asking for greater height than is allowed under the current zoning, an increase from 9 floors or 30m up to 27 floors. They are doing so under the Tall Landmarks Policy provisions of the Mid-Centretown CDP. The CCCA has appealed that CDP to the Ontario Municipal Board, and one of the grounds for that appeal is that we don't believe that the tall landmarks policy is good planning. It follows that we oppose this instance of it as well.

Notwithstanding our opposition based on our opposition to this policy, this building does not meet the requirements of the Tall Landmarks policy. Even if the OMB rules against us on that issue, this particular building still does not constitute good planning.

The Tall Landmark policy requires that the buildings be of extraordinary design. In our opinion, to be called such, the building should meet all of the design requirements set out in the CDP with respect to front and side yard setbacks, building separation etc. . . “To moderate shadow, sky view and privacy impacts, the Built Form Guidelines in the Centretown CDP shall apply. Towers generally: shall be stepped back from the podium edge; have a maximum floor plate of 750 square metres; and, be spaced a minimum of 20 metres apart from one another. Buildings shall generally be set back from the front lot line 3 metres.”

We should be able to use the Tall Landmarks as exemplars of the design the community expects in buildings that are not landmarks. They must be "significant and exceptional". This proposals is asking for relief from these requirements. We cannot agree with these requests.

Further, the Tall Landmarks policy requires that the development provide either a significant cultural institution or "...publicly owned open space..." Of 40% of the property. While the proponents are putting forth strata title as an option for this, we do not believe that is the intent of this policy.

While we reiterate that we do not feel that the Tall Landmarks Policy constitutes good planning, we feel even more strongly that if it the OMB disagrees with us, then good planning requires that the first instance of this new policy should adhere to all of the requirements of the new policy. Any relief from those requirements be for extraordinary reasons. The proponent's planner Ted Fobert said in an interview with Laura Mueller "I think it comes very close to meeting the intent of the tall landmark buildings clause". We agree. It comes close. But it does not meet it.

Sincerely yours,".

**108 Lisgar (The Merit)** - Doug Casey, the owner of Charlesfort attended the PC meeting to determine whether the CCCA would oppose a zoning change to permit an office use in the ground floor unit in the Merit at 108 Lisgar. The PC is recommending that the CCCA not oppose this request.

***MOTION*** *That the Board approve the letter re: a zoning change to permit an office on the ground floor of 108 Lisgar.*

Dear Mr Casey,

We wish to thank you for consulting with the CCCA Planning Committee on 5 May 2014 on a further variance required for The Merit. Our understanding is that certain commercial uses are permitted in the ground floor unit but not an office and that you wish to apply for a zoning change to permit an office use. In that respect we accept your position that the particular character of Lisgar Avenue east of Elgin is better suited to an office in the commercial space on the ground floor of 108 Lisgar than some of the other permitted uses. We also understand that you consulted with existing condominium owners and that no one objected to this usage. This was discussed by the CCCA Board at the monthly meeting on 20 May 2014 and it was agreed that the CCCA does not object to the proposed zoning change to permit office uses.

We look forward to your continuing to consult early with the CCCA in other projects you may be considering in Centretown.

**96 Nepean** – Claridge has applied for further variances for 96 Nepean (which CCCA had previously filed an appeal against – a settlement was achieved without an OMB hearing). The current application is requesting variances regarding parking issues. In keeping with the CCCA response in other similar cases, an objection has been submitted to the Committee of Adjustment for the 21 May 2014 meeting.

**Zoning Review** – The City is undertaking more than 30 zoning reviews in two phases over the next year to bring the zoning by-law into compliance with the new Official Plan which was approved at the end of 2013. A meeting regarding Phase 1 was held on May 6 and one re: Phase 2 on May 14. CCCA members attended both (report to be provided at meeting). The next meeting re: Phase 2 is scheduled for June 17 from 4:00 – 8:00.

**Small Moments Study** - Early in 2013, the Community Design Plan (CDP) for Centretown was nearing completion but without buy-in from all the stakeholders. At the 11<sup>th</sup> hour, the City and consultants introduced a Tall Landmark Building Policy (TLB) in an attempt to avoid developers objecting to the Plan. However, neither developers nor the CCCA liked the TLB policy and therefore the CCCA worked with a group of developers to come up with an alternative which was labelled the Small Moments policy. Both policies basically were mechanisms to allow higher height on certain properties in exchange for added community benefits on site. A community meeting sponsored by the CCCA in April 2013 indicated that most residents liked neither policy – basically they didn't want higher heights than were to be permitted in the new plan. However, as a result of the Small Moments proposal, the City did make some changes to the TLB policy which made it less objectionable. The revised TLB policy for Centretown was approved by Council in May 2013 as part of the CDP and OPA. At the same time, Council approved a motion by Councillor Holmes to have the City study the potential of the Small Moments policy.

The CCCA has appealed the TLB policy as well as certain other elements of the Official Plan Amendment (OPA) which accompanied the CDP. There are several other parties also objecting to elements of the OPA. The Ontario Municipal Board (OMB) hearing is scheduled for September 2014. The scheduling was timed to allow for the required Small Moments study to take place before the hearing, in case it might have any impact on the appeals.

The City has now commenced the study. Consultants have been engaged and an initial meeting with stakeholders including CCCA was held 28 April 2014. Following that meeting, the proposal for the study and the slides for the presentation were distributed (attached). The process is being extremely fast-tracked in order to be completed by the end of June with a report to go to the City's Planning Committee and Council in July. According to City planners, there are two primary elements to the study: to develop criteria which would govern the application of the policy (if approved) and to determine where in Centretown it would be applicable. At the moment, the consultants are examining only the mid-rise area in mid-Centretown.

#### CCCA Participation

CCCA representatives had some concern about participating in the study given our appeal but also felt that it is important for the CCCA to be involved in the

study in order to try to achieve the best outcome (which could possibly be no policy). This was discussed with CCOC and CCOC's legal counsel recommended that CCOC write to the City to say that it is participating "without prejudice".

***MOTION*** That CCCA communicate to the City that it is participating in the Small Moments Study without prejudice for the CCCA appeal of elements of OPA 117.

#### Boundaries

CCOC has recommended to the City that the study not be limited to the mid-rise area. The City's position is that a Small Moments Policy is not required in the Northern or Southern characters areas (the high-rise areas) because Section 37 provides a tool for the City to negotiate community benefits in those areas. However, they appear to be willing to consider possible applicability outside the mid-rise area.

#### Focus of Policy

CCOC also is recommending that a Small Moments Policy be designed NOT to permit greater heights than are in the OPA but to be applied when any rezoning is requested to go up to the heights specified in the OPA. The City questions whether this approach is feasible, given regulatory constraints.

#### Next Steps

The consultants are testing various criteria and will be reporting back to the stakeholder group on May 28. The City is planning a public meeting in mid-June and then will prepare the report. The CCCA PC will discuss the outcomes of the May 28 meeting on June 2 and then will prepare recommendations for the Board to consider.

**Infill** – At the April 2014 meeting, the Board approved in principle a motion regarding the CCCA position on the City's proposed infill policy changes which were scheduled for the May 14, 2014 Council meeting. Further research and discussion led to some modification of the motion which was circulated to the Board for an email vote. A letter based on that motion was submitted to the councillors prior to the May 14 meeting (which approved the new policy with some amendments).

***MOTION*** That the CCCA Board ratify the email vote which approved the following motion:

*Whereas over the past 11 months, the City has undertaken extensive working sessions with a "stakeholder group" including representatives of the FCA executive, Community Associations representing many of the impacted mature urban neighbourhoods and the development industry; and there is general*

*agreement among the community representatives that the proposals should be approved with some qualifications;*

*Whereas the CCCA was not able to participate fully in the working sessions and it is not yet clear whether Streetscape Character Analyses (SCAs) and some other provisions of the Infill Zoning By-Law (e.g. no parking requirements for new construction with less than 12 units) are as suitable for Centretown as they may be for other neighbourhoods due to our greater diversity (e.g. significantly more medium and high rise buildings, narrower streets; a wider variety of parking patterns etc);*

*Whereas the CCCA has consistently over the past few years expressed concerns in oral presentations and in writing to the City and the Committee of Adjustment about the reduced parking requirements being approved for low, medium and high rise developments;*

*Whereas the CDP for Centretown calls for a review of parking rates and a parking inventory and the OPA approved in May 2013 specifically states that “the City shall undertake an inventory of existing public parking spaces in Centretown and their current utilization”;*

*Whereas consultations on Infill 2, which focuses on heights, massing and rear and side yards and may have significant implications for heritage buildings, are scheduled to resume in September for urban neighbourhoods.*

***Therefore, be it resolved that the CCCA:***

- 1. support in general the Infill Zoning By-law proposals including the Streetscape Character Analysis (SCAs) which appears to be an innovative and reasonably simple administrative process for improving the character of the streetscapes of the mature urban neighbourhoods with regards to two of the characteristics which make up part of the SCAs: front yard landscaping and main entrances;*
- 2. reserve our position on the by-law clauses pertaining to parking characteristics in the SCA and other provisions of the By-law related to parking;*
- 3. urge once again that the City conduct the review, parking inventory and study of Centretown parking as proposed by the CDP and the OPA;*
- 4. write a letter to all Councillors prior to the May 14 City Council meeting to communicate the CCCA position and delegate the wording of the letter to the President and Judy Forrest (Co-Chair of Planning Committee).*

## **8.8 Seniors Committee (by Patricia Marsden-Dole, chair)**

Our committee met 12 May to review issues of concern to seniors in Centretown. We looked at an interesting article written by a long time resident of Argyle Avenue concerning the railyards that existed between Bank and the canal until the early 1960's. We think this would interest readers but perhaps as a heritage article for The Buzz and on the CCCA website. The walkability audit for Centretown continues to attract the participation of senior members of our community. We decided to continue looking into senior friendly places in

Centretown where seniors could meet their neighbours. Nathalie has offered to pull this article together with input from our members for the June Buzz.

### **8.9 Special Committee on the All Candidates Meeting**

- Monday, June 16, at Knox Presbyterian Church (120 Lisgar Street) from 7:00 - 9:00 p.m.

- Organizing the event in cooperation with Ecology Ottawa and Dalhousie Community Association

- Rogers will tape the event for broadcast and is trying to get Joanne Chianello as moderator

- Budget is discussed in Treasurers Report

- There will be 6 to 8 questions centred around different aspects of transportation and how they relate to Centretown. We will be soliciting the public for questions in the weeks preceding the event and will select ones that deal with transit, bicycles, roads, walkability, parking, and a live question from the audience. We chose to pre-select questions instead of having them all asked live to control the time and flow of the event, as well as to make sure that many different aspects of transportation are addressed by the candidates.

- People interested in submitting questions can send them to [questions@centretowncitizens.ca](mailto:questions@centretowncitizens.ca).

- For promotion, we'd like to have something in next month's Buzz, as well as posters around the neighbourhood. If you're interested in volunteering to help with postering, or help the day of the event with set up or membership, please contact Mitch or Paul.

### **8.10 Transportation Committee (by Michel-Adrien Sheppard, chair)**

### **8.11 Trees and Greenspace Committee (by Tomas Whillans)**

## **9. Other Business**

### **9.1 Board member application form**

No update on proposal so this to be deferred until future notice.

### **9.2 Directors' Insurance**

Awaiting information from Paul Mennier on this, he will provide over email on Tuesday before the meeting, if it is available.

**10. Question Period**

**11. Forward Agenda Items**

**12. Next Board meeting**

The June meeting is scheduled for 17 June from 7 to 9 p.m. at City Hall in the Honeywell room.

**13. Adjournment**