

CIVIC HOSPITAL NEIGHBOURHOOD ASSOCIATION

2022 ANNUAL GENERAL MEETING MINUTES



November 1, 2022
7:00PM

1. Review of Agenda and General Remarks: Karen Wright, President

Karen welcomed all virtual participants (31 total), and introduced Board Members and the AGM agenda, along with Councillor Jeff Leiper and his staff.

2. Planning and Development Update: Karen Wright

Municipalities receive their powers for planning and development from the Province. Two Bills of interest arose in the last year. *Bill 3 - Strong Mayors, Building Better Homes Act; and Bill 23 - More Homes Built Faster Act:*

- **Bill 3** gives Mayors in Toronto and Ottawa stronger powers to approve public transportation, planning and development applications. The CHNA and the Federation of Citizens Associations sent a letter to the responsible Minister opposing it, but Bill 3 has been passed. During the recent municipal elections, Mayoral candidates indicated that they would not exercise these powers.
- **Bill 23** was passed the day after our Municipal election. It includes laudable aspects, particularly making enough homes, and affordable homes, but in doing so raises a number of concerns. For example, new minimum zoning available to municipalities will be R3. The Bill also reduces development charges and fees that the city typically relies on to build required infrastructure for new homes like sewers and required amenities such as roads and parks to meet the needs of new residents.

3. Kitchissippi Ward Update/Q&A : Councillor Jeff Leiper

Priorities for Kitchissippi Ward

Councillor Leiper outlined his top priorities for his next term:

- **Housing:** Council is expected to address affordable housing both market rate as well as deeply affordable housing to accommodate those with lower incomes and the ~400,000 people estimated to move to Ottawa over the next 25 years.
- **OC Transpo:** More convenient, reliable, and affordable transit will be a priority, incorporating many lessons learned post-pandemic.
- **Zoning Bylaws:** Updating zoning Bylaws in Ottawa to match the Official Plan. Zoning in most of Ottawa does not reflect the new Official Plan.
- **Transportation Master Plan:** Doubling down on active and public transportation as a means of moving people around the city. Our neighbourhood has become increasingly congested without transportation alternatives to personal automobiles.
- **Other priorities include:** Addressing the needs of seniors in Kitchissippi; connecting cycling infrastructure on Churchill to that on Scott; a recreational facility at the upcoming Tunney's Pasture redevelopment; and an updated parking and traffic plan with the New Civic Hospital.

Implications of Bill 23

Jeff reiterated that he and his staff will be engaged. Consultations are open until November 20, but realistically, he expects that the opportunity to influence Bill 23 may be limited. Building on Karen's remarks, Jeff identified the main implications of the Bill for our ward:

- **Site plan thresholds:** An increase to the threshold at which developments will need to obtain site plan approvals (materials, width of driveways, landscaping plan, utilities, etc). Per Bill 23, site plans will only

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be required for buildings with 10+ units. However, he notes that issues can be significant for smaller projects, particularly with respect to drainage, light, and garbage, which can be significant for a triplex, 4-plex, or low rise apartment buildings.

- **Development charges:** The impact of changes to both park land dedication and developer charges still need to be understood, but will likely mean reduced revenue from development charges that the City relies upon to build the infrastructure (roads, sewer) required to accommodate growth. Jeff provided more comments on the topic here: <https://jeffleiper.ca/development-charges-and-housing-affordability/>
- **Third party appeals:** Bill 23 will also eliminate third party appeals (like community groups) for approvals of developments before the Local Planning Appeals Tribunal (formerly known as the Ontario Municipal Board), which hears appeals to the City's planning decisions.
- **R1 zoning:** Bill 23 eliminates single detached housing zoning (R1), with the least dense designation to become R3. Ottawa would be prohibited from a zoning bylaw that prohibits fewer than 3 units. As previously mentioned; R1 allows for single-detached dwellings; R2 for semis and duplex; R3 for triplex; R4 for four-plexes, and R5 for mid and high-rise apartment buildings. Most of our Ward is already R3 or R4. Hintonburg and Mechanicsville are already R4, allowing for low-rise apartment buildings and triplexes. Westboro, and much of Wellington Village is currently R3. R1 neighbourhoods in Kitchissippi are Island Park Drive and a few surrounding streets, the Civic Hospital Neighbourhood (excepting for the Little Italy portion), and a portion of Champlain Park.

Even if R1 is eliminated, we still have to contemplate how to implement R3 in existing R1 areas (e.g., setbacks, height limits, minimum lot limits, etc.). Jeff expects Council will have to craft a new zoning bylaw to apply R3 to R1 zones, setting out performance standards, concurrent with anticipated zoning bylaw reviews required to match our forthcoming Official Plan.

Questions and Answers

Could Jeff provide more details on his priorities for Seniors?

Answer:

- In January or February, Jeff will assemble a working group to address seniors needs, a priority that he identified while campaigning. No specific initiatives have been identified, but current community centre programming tends to be focused towards parents and children; less so for seniors. Bigger questions around how we can age in place will be tied to city-wide discussions around finances, accessibility issues, etc.

Will the Greenbelt lands be protected, and how? Will Parks Canada's urban park program be applied to the Farm?

Answer:

- Catherine McKenney had spoken during the campaign about securing federal legislation to permanently protect NCC lands such as the greenbelt. If the NCC were to choose to develop the greenbelt, there's not a lot Ottawa could do. It's unlikely to be a priority for Mayor-elect Sutcliffe. There doesn't currently seem to be any desire by the Federal government to develop it, and the NCC tends to work closely with Ottawa on how their lands are used, but permanent protections would be a federal decision to make.

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- Yasir Naqvi is looking into establishing similar protections for the farm and would be best positioned to address this question.

Update on the revised proposal for 1081 Carling

Answer:

- Jeff has seen the revised proposal and spoken to CHNA's lawyer about it. The new proposal includes 15-16 stories for the building on the west side, and there may be limited planning grounds to oppose that. The other tower, at around 20+ stories on the east side, is likely to be opposed based on official planning grounds. The height of the building on the Parkdale corner remains inappropriate.
- Karen added that residents are encouraged to participate and provide feedback on 1081 Carling and thanked Councillor Leiper for joining us at our AGM.

4. Events and Environment: Karen Wright, Laurel McIvor & Susan Chell

Garage Sale (Karen Wright)

- The CHNA along with other Community associations across the Ward held a Community Garage Sale in June. Participants had fun, but we will improve signage, awareness, and participation before next year's event.

Celebrating Nature in the Neighbourhood, Garden Party, Tree Walk, Spongy Moth Program (Laurel McIvor)

- The new tulip and native plant garden in Princess Margriet Park is establishing well after two years of tending. We had a nice celebration this spring where we invited neighbours to the garden, to learn more about gardening with native plants to support and attract native wildlife in the neighbourhood. More events to come.
- A CHNA Neighbourhood Tree Walk, a guided tour of unique or special trees in the neighbourhood, was held in early October. If there is interest in repeating this event, please let us know.
- The Spongy Moth Burlap Program. Neighbourhood associations including our own, received burlap and twine, and were encouraged to wrap burlap around trees in the neighbourhood to reduce infestations of Spongy moths (formerly called Gypsy moths). Fortunately, the moths weren't a problem this summer and our trees fared well. Burlap will be saved and used next year as needed. Should there be left over burlap, it may be made available for winter wrapping of trees and shrubs.

Candidate Debates (Karen Wright)

- The CHNA worked with other community associations to host a Provincial candidates debate. The CHNA also co-sponsored a Mayoral candidates debate hosted in-person at Lansdowne, with around 300 attending in person and over 500 viewing online. More resources and volunteers will allow for a Kichissippi Ward Candidates' debate in the future.

Pumpkins in the Park (Susan Chell)

- It was our 10th pumpkins in the Park and our biggest ever, thanks to our sponsors! Susan Chell was again our lead sponsor, with Stan's Heating and Cooling supporting the Bouncy Castle and park permits; Giant Tiger providing their mascots; Bridgehead providing coffee and tea; the Civic Campus Tim Hortons

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providing hot chocolate and baked goods; Di Rienzo's and Sherwood Market and Deli providing hundreds of sandwiches; and Merry Dairy donating gift cards and prizes. The Dominion City Brewing Company also donated Civic Pilsner Beer, which was included in our gift basket raffles, our main fundraiser, which funded a donation to the Parkdale Food Centre. The event was a huge success!

Upcoming History Night: Westgate Shopping Centre (Karen Wright)

- An upcoming History night on the Westgate shopping centre is coming up on November 16 at 7pm, at St. Stephen's Church (579 Parkdale). While the event is put on for members, it's also for the broader community. The event is free, but donations are welcome.

Finally, Susan reminded us all to talk to our neighbours about renewing CHNA memberships, as fun events such as these require funding.

5. Election Time- CHNA Board: Karen Wright

Thank you Peter!

Before proceeding with elections, Karen thanked Peter Eady, who is stepping down as VP after 12 years on the Board and many notable achievements, including the reduction of speed limits to 40km/h on numerous streets, and the CHNA's incorporation, necessary to represent the community before appeals boards.

More recently, he led CHNA efforts to influence outcomes for the New Civic Campus, which has significant environmental, transportation, parking, and traffic considerations. Peter has provided us with leadership and guidance, and we're going to miss his presence here, and as his voice to the media.

While Peter is stepping back from his role as VP, he will continue to be active and involved. Peter thanked the CHNA, and particularly Luanne Calcutt, for their ongoing efforts on the New Civic Hospital Campus file.

Executive Nominations and Confirmation

Karen then led the AGM through the nomination and acclamation of the CHNA's Executive Board for the next year:

Executive Board

- *President – Karen Wright*
- *Treasurer – Julie Westall*
- *Secretary – Brian Chow*
- *Security & Fraud – Shane Quinn*
- *Transportation - Luanne Calcutt*
- *Environment – Laurel McIvor*
- *Planning & Development – Linda Niksic*
- *Membership – Susan Chell*
- *Heritage and History – Matt Lemay*
- *Member at Large – Alison Taylor*

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Openings at the CHNA

Karen also noted that with the recent changes, there are openings at the CHNA:

- **Vice President:** Steps in for the President when they are unavailable and supports the rest of the Board as required.
- **Director of Communications:** Manages the CHNA's communications with residents, via multi-channel communications (email, Facebook, etc.).

Additional opportunities to get involved include:

- Executive Board Members at Large
- Subcommittee Leads:
 - Fundraising and Sponsorship
 - Special Events
- Transportation Rep - East of Fairmont

All members are encouraged to volunteer on one of our various committees or subcommittees.

6. Finance Snapshot: Julie Westall - Treasurer

Julie provided an update on revenues and spending for the last year, current to October 31, 2022:

- The 1081 Carling Dinner fundraiser was a first for the CHNA, and a great success.
- We are also happy to have been able to make cash and food donations to the Parkdale Food Centre.
- While an overview is presented, members are always welcome to review the detailed spreadsheet, should they be interested.

Membership Fees	\$2804
Sponsorships	\$1600
PIP Revenue	\$712
1081 Fundraiser	\$4007
Program Expenses	\$1896
Donations	\$360
General/Admin Expenses	\$293
Total Available	\$ 20,013.40

7. 1081 Carling Subcommittee: Luanne Calcutt – Board Liaison

The CHNA and a number of residents have worked very hard to provide formal responses to the proposed development. This project will set a precedent for other developments along Carling in our neighbourhood.

Recall that two towers were proposed by Taggart at the corner of Parkdale and Carling. On October 25, Taggart submitted revised plans for the 1081 Carling proposal to the City's Urban Design Review Panel (UDRP, an advisory panel that provides advice to Planning Committee).

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The revised proposal continues to be too large for the site:

- It ignores criticism from the UDRP that the site is suited to one tower, not two and that the buildings still have insufficient transition to surrounding homes to the West and North of the site.
- The resubmission has an even larger footprint than the original, putting it closer to the corner of Carling and Parkdale.
- The podiums have been reduced from 6 to 4 stories, but overall the buildings still have too steep a transition to neighbouring buildings (in excess of 45 degree angle).

The CHNA will formally respond by November. 10. Residents are encouraged to respond.

Online: <https://bit.ly/3sCuH29>

via email: Kimberley.Baldwin@ottawa.ca
cc: info@chnaottawa.ca; Jeff.Leiper@ottawa.ca



8. New Campus Development: Luanne Calcutt

An update was provided on the Neighbourhood Traffic Management Strategy and Offsite Parking Strategy of the New Campus Development (NCD), two of the four strategies in development to support the NCD's site plan application.

Neighbourhood Traffic Management Strategy

The NCD's consultants working on the Neighbourhood Traffic Management Strategy (required by Planning Committee in support of CHNA's backed motion) provided troubling comments in recent meetings particularly related to traffic on Parkdale Avenue, noted that:

- Community needs to be realistic and temper expectations
- Parkdale is an arterial road adjacent to a freeway (per Transportation Master Plan).
- Furthermore, Parkdale's treatment is nuanced in terms of the policy position versus residents' concerns, and they assert that traffic concerns will be largely resolved once the campus moves from Parkdale.
- Parkdale is vulnerable, but only in the "yellow zone" of their traffic analysis. (note slides incorrectly said "red zone").

The CHNA's Response is that the Traffic Management Strategy should:

- Recognize the impacts of traffic volume, not just speed. For example, average annual daily traffic (AADT) was measured at 15,500 on Parkdale vs. 5,000 on Rochester, and 8,500 on Booth. The CHNA has long advocated for alternative routes to handle large traffic volumes.
- Consider alternate routes beyond just Parkdale to access the 417, for example at Raymond Street to access the WB 417.
- Include a statement to reflect the impact of continued traffic for the existing campus in addition to the new traffic to the New Campus.

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Offsite Parking Strategy

Currently, off-site parking is being identified as *underutilised*, with less than 40% occupancy within a 600m radius of the main entrance at the current campus. The NCD is studying the street parking potential at distances of 400m, 800m, and 1.2km from the main entrance of the new campus. This is problematic, as combining the demand for street parking for both new and old campus will impact multiple streets in the neighbourhood (Old Irving, Sherwood, Bayswater, Fairmont, Gwynne, etc.).

Question and Answer

What became of The Ottawa Hospital's direct link to the 417 via Carling?

Answer:

- It is still early days, but we believe that the Kirkwood ramp from the West will be restored as the main exit to serve TOH from the 417 (ie moving the Blue H sign to Carling from Parkdale). This was one of the few concessions made by the consultants and chair as a potentially doable thing in the interim..

9. Adjournment