

**Federation of Citizens' Associations of Ottawa-Carleton
Draft Minutes for General Meeting of April 14, 2010
Tanglewood Park Community Centre, 30 Woodfield Drive**

Participants: Archie Campbell [Dalhousie CA - Chair]; Rebecca Aird [Old Ottawa East CA]; Metin Akgun [Stittsville Village Assn]; Jay Baltz [Hintonburg CA]; Lynne Bankier [Champlain Park CA]; Bob Brocklebank [Glebe CA]; June Creelman [Glebe CA]; Lorne Cutler [Hampton-Iona Community Group]; Julia Goodman [Lincoln Heights-Parkway CA], Michael Heenan [Glabar Park CA]; Keith Hobbs [Civic Hospital Neighbourhood Assn]; Clive Horne [Cumberland Village CA]; Amy Kempster [Friends of Greenspace Alliance]; Michael Kostiuk [Carlington CA]; David Law [Old Ottawa South CA]; Tony LeMoine [Faircrest Heights CA]; Stewart Kronberg [Trend Arlington CA]; Paul McConnell [New Edinburgh Community Alliance]; Ian Naish [Lindenlea CA]; Heather Pearl [Champlain Park CA]; Sheila Perry [Community Council of Overbrook]; Christian Pupp [Old Ottawa East CA]; Graeme Roderick [Tanglewood-Hillsdale CA]; Natalie Raffoul [Vanier CA]; Peter Runia [Cityview CA]; David Sacks [New Edinburgh Community Alliance]; John Stevenson [Citizens for Safe Cycling]; Don Stewart [Westboro Beach CA]; Agnes Warda [Glens CA]

Guests: Richard Kilstrom; Alain Miguelez

1. Approval of agenda

Under business arising from the minutes item 4(h) Nominating Committee was added. Under new business the following items were added: 5(f) Terry Fox Drive, 5(g) Choosing our Future, 5(h) Hydro Ottawa focus group, 5(I) LRT consultative group, 5(j) CBC intensification stories, 5(k) traffic studies, 5(l) Carp dump, 5(m) property tax, and 5(n) laneways.

2. Meeting Schedule for May and June 2010

The May meeting is to be held in New Edinburgh on Tuesday May 11 and the June meeting (incorporating the Annual General Meeting) will be at City Hall in the Col. By Room on June 10.

3. Approval of minutes of March 9, 2010

Corrections to the minutes have been received from Kris Nanda and Lorne Cutler. With the insertion of those corrections, adoption of the minutes was moved by Agnes Warda and seconded by Jay Baltz. CARRIED

4. Business arising from the minutes

a) Planning

Alain Miguelez (Program Manager Development Approvals - Urban) provided an overview of the Intensification Implementation Group with support of Richard Kilstrom (Manager, Policy Development and Urban Design); both are from the city Planning Department.

It was noted that the review of the Official Plan, resulting in OP Amendment 76 provided for establishment of intensification targets, a provincial requirement. The topic had been discussed in the residential land strategy prepared for the OP revision. Six areas of the city are identified for intensification: Central Area, Mixed use centres, traditional mainstreets, arterial mainstreets,

town centres and the centre of Riverside South. Thus the overall target for the city of 40% of growth through intensification is seen as occurring on 10% of the total urban area.

The idea is to plan on the basis of walking and transit and to seek the encouragement of full service neighbourhoods. This is the justification for investment in LRT and will require a re-examination of zoning. The principle of zoning when first introduced in 1964 was to separate uses; our needs are now quite different. There are now thousands of exceptions in the zoning by-law which suggests need for a re-thinking.

Provincial legislation (Bill 51) has given the city greater powers over design to the city. Each intensification target area is also a design priority area. This has implications for the location of parking and garages. Under section 37 of the Planning Act there is potential to seek community benefits from development applicants, this has yet to be used in Ottawa. There is a need to consider infrastructure issues such as right-of-way provisions, hydro, and stormwater in the context of intensification objectives.

Ottawa is set up as a suburban city and there is a need to change. We need to reconsider our parks and recreation policies because we have no provision for intimate urban parks. There is a policy vacuum on laneways. In snow operations we are not sure if we are planning for plows or for people. We need to consider sidewalk requirements and what to do with school sites.

Within the broader mandate of the IIG, tasks are being assigned and the process of research, analysis and consultation is beginning. Senior managers in the city administration are now engaged and each task group will be reaching out to others. A questionnaire was circulated to the development industry and this led to the publication *Conversations with Industry* (on the FCA website).

Don Stewart asked about community consultation since talks had begun with industry. Miguelez said the early approach to industry was an attempt to identify technical issues but community comment will be needed. Stewart wondered about tying community visions to city planning measures in the drive to intensification. Miguelez agreed this was needed and as examples he mentioned the issue of right-of-way minimums in some communities which obstruct good projects from going ahead. Christian Pupp asked what the point of intervention of the IIG would be – at the site plan or Community Design Plan level for example. Miguelez said the focus of the IIG is not on a site by site basis but rather at the origin of all rules governing development. He said this should be above the level of design guidelines. As an example he asked if stormwater planning accommodates intensification and how trees could be introduced into dealing with stormwater.

Richard Kilstrom observed reorganization within City Hall had facilitated this wider view of intensification and that Miguelez was particularly well positioned having both policy and approvals experience.

When asked about the task groups emerging from the IIG initiative, Miguelez listed: zoning; targets for intensification; residential infill; development review and design review; bonusing under section 37; including encroachment agreements into development approvals; trees in marine clay soil; protocols with Hydro on overhead wires and 5 metre setback; dialogue with Committee of Adjustment; application fees; cash-in-lieu of parkland etc.

Agnes Warda asked about Council's position; she noted that idling buses lead Councillors to press for road widening. Miguelez said that Councillors Holmes, Leadman, Harder and Qadri are participating in the IIG studies. Metin Akgun asked about laneways. Miguelez said this was on the list of issues, not just in older parts of town but also in new areas.

Lynne Bankier asked about the relationship of the initiative to the Committee of Adjustment and to cases before the OMB where the developer seems to hold sway. Would zoning in residential neighbourhoods be changed? Miguelez noted that intensification can occur outside the designated areas but the city is now tougher on the issue of compatibility. The Committee of Adjustment is at arms length from the city with independent decision-making but the Planning Dept. comments on applications. There is no intention of changing zoning in the general urban area outside the target areas.

Lorne Cutler observed that there are significant variances which seem to be approved. He said that communities should be able to subpoena members of the Committee of Adjustment. He commented that developers seek height, maintaining that six storey buildings are uneconomic, is this being examined? Miguelez said the Ontario Building Code is to be revised in June and the city is participating in discussions about mid-rise construction.

Rebecca Aird inquired if there would be a task force dealing with major land redevelopment projects citing Lansdowne as an example. She said BC has such a focus. She also wondered about consideration of the prospect for decentralized infrastructure. Miguelez said with respect to the Westboro convent the city has a budget for outside expertise to cope with a large redevelopment issue. Richard Kilstrom noted that Alberta experience may be worth examining, as may be the development permit system which has been adopted experimentally in some Ontario municipalities. Miguelez mentioned performance systems for buildings, such as LEED which may touch on the environmental concerns.

Julia Goodman asked about the nature of possible zoning changes. Miguelez said this may not involve all aspects but might lead to a minimum FSI (floor space index) in some places. Jay Baltz asked about the Minister's amendment to the Official Plan which limits the ability to appeal development decisions on the basis of intensification. Miguelez said those changes to the Official Plan were requested by Council and are now under appeal before the OMB. Baltz asked if Community Design Plans are to include intensification targets. Miguelez explained that there are measures of person per hectare and dwellings per hectare to consider. He said the secondary plans such as CDP's cannot contradict the Official Plan. Baltz then noted that some projects seem to be approved although they do not accord with CDP's. Miguelez said development approvals must implement city policies and in some cases would require an Official Plan

Amendment to be approvable. Baltz noted that developers want no surprises and this is the same for communities. Miguelez agreed.

This was followed by a brief discussion about laneways. Sheila Perry said that a meeting attended by some 250 persons had taken place in Overbrook. The city wanted to reopen abandoned laneways. It was agreed that a small task force on laneways consisting of Sheila Perry, Bob Brocklebank, Don Stewart and Jay Baltz be formed. All were asked to submit laneway concerns and comments.

b) Membership outreach

No report

c) Municipal election initiatives

Don Stewart reported that Westboro Beach is putting some information about questions for the election on their site. Rebecca Aird said Ecology Ottawa has also issued some material.

d) Ward Councils

Bob Brocklebank noted that a brief paper prepared by Graeme Roderick had been circulated for comment and modification.

e) CPO Paint it up Review Committee

Bob Brocklebank reported that his name had been put on the list for the review committee but he would be willing to step aside if someone else wished to replace him.

f) FCA website

The basic by-law of the FCA needs to be posted.

g) OTAG meeting April 25

Peter Runia said the event had a \$20 admission. It was hoped that declared candidates for Council would be present.

h) Nominating Committee

Archie Campbell, Graeme Roderick and Heather Pearl agreed to comprise a Nominating Committee to present nominations for the Executive at the Annual General Meeting.

5. New business

a) F.U.N. AGM

The AGM is May 1 in Toronto. Archie Campbell and Don Stewart are to attend.

It was moved by Amy Kempster and seconded by Christian Pupp that \$200 be provided to fund travel to the FUN meeting. CARRIED

b) CAFES Meeting in June

Rebecca Aird noted that the next meeting of the Community Associations Forum for Environmental Sustainability is hosted by Centretown with a proposed date of June 3. She said

the group has developed a green buildings position. Peter Runia noted that this new organization had met three times to date and included several of the urban associations. He suggested that minutes of the group should be circulated more widely.

c) Sustainable Community Summit April 24

Bob Brocklebank said that Yasir Naqvi, MLA for Ottawa Centre is sponsoring a workshop on April 24 with general invitation.

d) Lansdowne Park redevelopment

June Creelman noted that a design competition for the portion of the park along the canal is underway. The arrangement with OSEG has not been finalized. Several studies, all sole-sourced, are underway. Some of the reports coming in have been criticized for their quality. The issue goes back to Council in June. The community park next to Lansdowne has been included into the design competition. She said that an umbrella organization - Friends of Lansdowne Park - is trying to focus debate on city-wide issues such as process, finance and transportation. She noted that the FCA had earlier called for a transparent competitive process for redevelopment of Lansdowne.

It was moved by June Creelman and seconded by Peter Runia that the FCA reaffirms its call for the entire Lansdowne Park to be redeveloped through a transparent competitive process.

CARRIED

Peter Runia asked why the city is not being taken to court. June Creelman responded that until the agreement is signed one cannot sue.

It was moved by June Creelman and seconded by Don Stewart that the FCA calls for Sylvia Holden Park to be protected as a community park and any redevelopment of the park should involve the community. CARRIED

David Law said that Old Ottawa South had passed a resolution regarding the makeup of the design jury for Lansdowne.

It was moved by David Law and seconded by June Creelman that FCA support the inclusion of a citizen and community representative on the Lansdowne design jury. CARRIED

Peter Runia commented that the community should be bolder in its opposition. He called for stronger statements. It was suggested that the OTAG affiliated candidates might wish to consider opposing the current Lansdowne proposal and Runia agreed.

e) Codes of Conduct for board members

Bob Brocklebank said that Kris Nanda of Riverview Park had asked if any associations had codes of conduct. He said Glebe has a director's manual. Michael Kostiuk said Carlington has some documentation and Jay Baltz said Hintonburg has a statement of duties.

f) Terry Fox Drive

Jay Baltz said the Hintonburg CA Environment Committee had approached him about their opposition to the expansion of Terry Fox Drive in Kanata. However this is outside Hintonburg and they asked it be raised at FCA. Amy Kempster said there had been a proposal for another road but that information was suppressed. She suggested that all that was appropriate now was an expression of regret and a call for mitigation measures.

Metin Akgun said he understood the project decision had been taken before amalgamation and that the Ontario government does not have rules to prevent the project. Peter Runia said he was hesitant about criticizing the road because it has been in the plan for so long and is seen as essential by the communities in the area. Graeme Roderick said that if we are to discuss this it would have been appropriate to alert the communities directly affected so we could have their views. Rebecca Aird suggested that the topic might be appropriate for the CAFES meeting. Ian Naish wondered if the road project was as bad as it had been portrayed.

g) Choosing our Future

Sheila Perry proposed that this study be subject of a presentation at the next meeting.

h) Hydro Ottawa focus group

Bob Brocklebank said the FCA had been approached for a community participant. Graeme Roderick volunteered to take part.

i) LRT consultative group

Volunteers for the consultative group had stepped forward: Cam Robertson and Michael Kostiuk. Don Stewart also volunteered.

j) CBC intensification stories

Bob Brocklebank asked for information to pass on the broadcaster as “hooks” for stories on development issues in Ottawa

k) traffic studies

Metin Akgun said the city should do the studies and not have the developer do them. The limit to 300 metres from the site was unreasonable and the failure to consider the cumulative effect of development was wrong. Jay Baltz said the city is looking at who does studies but that examination seems to be stuck in the administrative process.

l) Carp dump

Metin Akgun said that the expansion by Waste Management had been fought for four year and it will be a subject for the municipal election. The plan will allow the importation of garbage into Ottawa.

Peter Runia asked about the Plasco project. Akgun said it is still not working. He said the new trend is not to go for mega-projects. In Sweden they have incinerators which are built in conjunction with new developments. He observed that the city has no control over industrial

waste and that in his view the talk of recycling is just window dressing. Jay Baltz confirmed that the matter is really a provincial government issue.

m) property tax

Lorne Cutler had written commentary dealing with the FCA proposal which had been published in the National Post (available at:

<http://www.nationalpost.com/opinion/story.html?id=2710064>)

He had received a letter about the article from the Minister of Municipal Affairs but it just said that the topic was in the purview of the Minister of Finance.

n) laneways

discussed under 4a above

Adjournment