

General Meeting of 03 March 2016, Ron Kolbus-Lakeside Centre, Britannia Park

MINUTES

Participants:

Abra Adamo (Carleton, CCOC); Phil Bartlett (Carlington CA); Colin Beattie (Old Ottawa South); Doug Biers (Britannia Village CA); John Blatherwick (Woodpark CA); Scott Blurton (Glebe Annex); Robert Brinker (Carlington CA); Robert Brocklebank (Glebe CA); Archie Campbell (Dalhousie CA); John Chenier (Lowertown CA); Caroline Crowe (Trend Arlington CA); Alex Cullen (Belltown Neighbours Association); Lorne Cutler (Hampton Iona); Roland Dorsay (Champlain Park CA); Erwin Dreesen (Greenspace Alliance of Canada's Capital); Martin Eley (South Keys/Greenboro CA); Maureen Forsythe (Age-Friendly Ottawa/COA); Eddie Gillis (Old Ottawa East CA); Miranda Gray (Convent Glen-Orleans Wood CA); Catherine Hacksel (Lowertown CA); John Hansen (Katimivak-Hazeldean CA); Katie Harris (Alliance to End Homelessness); Graeme Hussey (Centretown Citizens Ottawa Corporation); Kul Kapoor (Katimivak-Hazeldean CA); Carole Lumsden (Britannia Village CA); Rod MacLean (Katimivak-Hazeldean CA); Maria Luisa Marti (CCCA and Friends of James & Bay); Pat McLachlan (Glens CA); Heather Pearl (Champlain Park CA); Sheila Perry (Overbrook CA); John Riordan (Britannia Village CA); Jim Rudkoski (Britannia Village CA); Anne Stairs (Riverview Park CA); Phil Sweetnam (Stittsville CA)

Guests: Said Sayah (City of Ottawa); Councillor Mark Taylor (Bay Ward); Jodi Jennings (City of Ottawa/Office of Mark Taylor); Councillor Mathieu Fleury (Rideau-Vanier Ward); Emeline Sparks (City of Ottawa/Office of Mathieu Fleury);

1. Welcome

Sheila Perry welcomed participants. Participants and guests introduced themselves.

Doug Biers welcomed participants on behalf of the Britannia Village Association.

Alex Cullen made a presentation on Belltown on behalf of the Belltown Neighbours Association.

Councillor Mark Taylor spoke briefly about the diversity of Bay Ward and the fact that it has the highest concentration of seniors of any area in Canada except Victoria, B.C.

2. Affordable Housing

Sheila Perry posed the following question for feedback : “Under what conditions would you accept affordable housing in your community?” Written feedback was collected during the networking break and the comments/suggestions are attached to these minutes.

There were a couple of presentations on the theme of housing and homelessness in Ottawa.

The first presentation was by Said Sayah, who spoke about the 3 roles of City Housing Services: provision of emergency shelters, provision of homelessness and residential services, and provision of affordable housing (social housing and subsidies).

The second presentation was by Mike Bulthuis who presented the “10 Year Housing & Homelessness Plan” for Ottawa which tackled the question: Can we prevent and end homelessness in Ottawa?

A number of questions or issues were raised during the subsequent Question & Answer session. First, Kul Kapoor spoke about empty nesters and the implications that a relaxation of income tax rules might have on people’s willingness to rent out rooms in their homes. Heather Pearl noted the provisions for affordable housing that were incorporated into the Tunney Pasture plan and the need to incorporate affordable housing into the LeBretons Flats re-development plans. Graeme Hussey mentioned the incorporation of 25% affordable housing as part of the Ottawa Senators proposal for LeBreton Flats. Miranda Gray spoke about the impact of affordable housing on property values and mentioned www.homelesshub.ca as a source of research and information about homelessness in Canada. John Hansen raised a question about the relative costs of supporting a homeless person in an emergency shelter and the cost of supportive housing with support services. Someone clarified the term “inclusionary” referring to the percentage of affordable units that must be part of a new condo construction. Alex Cullen raised the issue of NIMBYism (not in my backyard), and Mike Bulthuis brought home the point that all of us already know people who are struggling to afford housing (including family, friends, co-workers). Said Sayah also noted the City’s shift from large community housing buildings toward smaller units and better integration with the existing community.

Sheila Perry announced that FCA would be establishing a sub-committee to focus on affordable housing issues.

BUSINESS MEETING

1. Alex Cullen moved the adoption of the agenda Miranda Gray seconded the motion. The motion was carried.

2. Alex Cullen moved the adoption of the minutes of the FCA meeting of 03 February 2016; Roland Dorsay seconded the motion. The motion was carried.

Alex Cullen moved the adoption of the minutes of the FCA meeting of 13 January 2016; Kul Kapoor seconded the motion. The motion was carried.

3. Business Arising:

- i) Police Chief Crime Statistics: Sheila confirmed that the issue of local crime stats, and the active role of the FCA on this issue, has been acknowledged by the OPS.
- ii) Ottawa 2017 Follow-up: Sheila asked whether CA's had taken any follow up actions regarding grant applications for Ottawa 2017 celebration activities. Agnes Warda is available as a resource person for those who wish to move forward.

4. Committee Reports

i) Planning & Zoning: Sheila Perry reminded members about the importance of being on relevant City mailing lists and maintaining a strong network.

FCA MOTION RE: COACH HOUSES March 3, 2016

Whereas:

- The FCA requested and hosted a presentation given by Emily Davies, Planner, City of Ottawa, at the February 3 General Meeting held at the Glebe Community Centre. The brief presentation, titled "Coach Houses are Coming to Ottawa", elicited many questions and aroused significant concern amongst FCA members, both at and subsequent to the meeting.
- Community Associations were not adequately consulted, nor advised directly by the Planning and Growth Management Department (PGM), of the Coach House proposal. An online survey conducted last fall by PGM resulted in only 467 responses. Feedback to questions was lacking. The February 29, 2016 deadline for providing comments on the resulting draft proposal and the subsequent presentation to the FCA, is too short.
- Extensive consultation was undertaken in Vancouver and Toronto, to develop and implement Coach House policies related to laneways. Comprehensive consultation has not been undertaken for Ottawa's proposal, which goes much further.
- FCA Members collectively have contributed many thousands of hours to the Infill 1 and Infill 2 projects, with the goal of creating a vibrant, sustainably-developing City of Ottawa. The Intent of the Infill 2 Rear-yard provisions is to protect a key characteristic of mature neighbourhoods, which feature rear yard greenspace and mature trees. The current Coach House proposal promotes increased lot coverage by building throughout the urban area. It gives no consideration to protecting the characteristic mid-block greenspace and mature trees. It applies to all urban communities equally, without regard to individual community character or if this type of use would be suitable for a particular property. Thus, as proposed, it conflicts with the Intent of the Infill II rear yard provisions.

- FCA members are participating in developing a City of Ottawa urban Forest Management Plan (UFMP). Current urban forest cover is well-below the Official Plan's 30% target. Rear yards in Ottawa's mature neighbourhoods contain a substantial portion of Ottawa's remaining, and still shrinking urban forest. The current Coach House Proposal may limit the City's ability to produce a viable UFMP.
- The current proposal has the potential to increase hard-surfaced areas in mature neighbourhoods where infill policies and new construction already have resulted in major loss of green space. This will further limit the City's ability to meet Official Plan and other Master Plan policies, including the Air quality and climate change management plan.
- We understand that a Coach House By-law, once adopted by Council, is not appealable to the OMB.
- We believe that this particular proposal will contribute little to providing affordable housing, but could have other major negative consequences.

Therefore, Be it resolved that:

1. FCA advise the City of Ottawa PGM, Planning Committee and City Council of the need for full Consultation with all community associations regarding the proposed Coach House By-laws.
2. FCA support instituting a full, city-wide Consultation to identify project goals and parameters, identify locations where Coach Houses could be viable, and develop appropriate zoning provisions that take community character into consideration, prior to proceeding with the Coach House proposal.
3. The Planning and Growth Management Department (PGM) place this initiative on hold until full and open consultation is undertaken and the issues responded to.

Moved by: Heather Pearl Seconded by: Kul Kapoor , Carried.

City's Omnibus Zoning Amendments: Sheila encouraged members to review the City's zoning omnibus amendments.

LeBreton Flats Proposal & FCA response: FCA prepared and sent a letter regarding the process of consultation; no response has been received yet.

Planning & Citizen's Forum May 4th: Sheila confirmed this is moving forward and more news would be forthcoming.

Sheila also announced the following: Civic Hospital public consultation will be held on 7th March at 200 Coventry Road; and City's Planning Committee will address Building Better Revitalized Neighbourhoods: Phase 2 Initiation on 8th March.

ii) Communications: John Chenier spoke briefly on a few issues: i) whether to continue using google docs for communication rather than the online bulletin board; ii) need to clarify who is representing a Community Association if others are signing the attendance sheet; iii) the popularity of the speed dating format used for the January FCA meeting; and the regular posting of supporting documents by Bob on the website.

iii) Membership Campaign: Lorne Cutler confirmed that he is collecting membership dues and issuing receipts.

iv)**Transportation:** Alex Cullen confirmed that FCA had sent a letter to the City on the issue of traffic and construction coordination.

v)**Regional Voices:** Phil Sweetnam spoke briefly about a meeting with Enbridge Gas and the fact that Stittsville and Kanata residents resent the fact that the Light Rail Transit (LRT) line extends only to Baysshore.

5. New Business

i)AGM Organization: The AGM will be held on 7th June 2016 at City Hall.

ii)Nominations for FCA Awards: Archie Campbell, on behalf of Graeme Roderick, reminded members about the search for nominees for the FCA awards.

iii)Other:

a)Erwin Dreesen spoke about the importance of the public consultation on 7th March to discuss the proposed new Ottawa Hospital/Civic Campus expansion. Erwin also spoke about Official Plan Amendment #150 and the need to express outrage to City Council, whose own authority is being disregarded, regarding the flawed review process and the capitulation to the interests of developers. Lorne Cutler sought clarification on the deadline for appealing to the City.

b)FCA MOTION RE. payment of membership dues to F.U.N.

That FCA pay annual membership dues of \$25 annually to FUN – “Federation of Urban Neighbourhoods”

Moved by: Archie Campbell, Seconded by: Alex Cullen, CARRIED. Action Required and follow-up.

*The meeting was adjourned at 9.40pm.

Affordable Housing Discussion Question:

Under what conditions would you accept affordable housing in your community?

Written Feedback received:

- Any conditions (I was once briefly homeless due to poverty)
- It is true there are issues; we had a struggle over residential conversions (one way to create affordable housing) and Glebe CA advocated 25% affordable housing at Lansdowne Park (city land) without success
- What do we do about drugs? What do we do about those who do not want a home?
- If adequate supports remain available so people feel safe to engage with their broader community 😊
- Smaller units (less than 20)
- Need for Mayor and Council to support social services and not just private development (eg Lansdowne)