



General Meeting Wednesday, February 20, 2019
Kanata Recreation Complex, 100 Charlie Rogers Pl, Kanata
Draft Agenda

1. Call to order; welcome to participants - Sheila Perry, President	5
2. Approval of agenda	2
3. Introduction to Katimavik-Hazeldean - Steve Anderson, President Councillor's Greetings	8
4. Business & the FCA-How Can We Benefit From Each Other? Panel discussion followed by Q &A: - Wesley Smith, Partner, Warmstone Family Dentistry - Dennis Van Staaldunen, Executive Director, Wellington West BIA	35
5. Review of the Road Activity By-law - Rob MacLachlan, By-law Review Specialist, PIED	11
6. Networking Break	15
7. Local Community Issues / Open Mic / New Business	10
8. Business Meeting 1) Minutes – January 16, 2019 2) Treasurer's Report 3) President's Report 4) Committee Reports	34

Next FCA General Meeting – Wednesday, March 20

Location of meeting - Kanata Recreation Complex, 100 Charlie Rogers Pl, Kanata, ON K2V 1A7

<https://www.google.com/maps/@45.298842,-75.901732,15z>

Charlie Rogers Place runs west from Terry Fox Drive between Katimavik Road and Hazeldean Road.

Agenda item 3: Katimavik-Hazeldean

Information about the Katimavik-Hazeldean Community Association is found at

http://www.khca.on.ca/p/blog-page_39.html

Agenda item 4: Business and the FCA

Information about Business Improvement Areas is found at

<https://ottawa.ca/en/business/business-assistance-and-growth/business-improvement-areas>

Agenda item 5: Road Activity By-law

Information about the review is found at

<https://ottawa.ca/en/city-hall/public-engagement/projects/road-activity-law-review>

Agenda item 7: Local Community Issues / Open Mic / New Business

A proposed motion has been received from Kanata Beaverbrook CA as follows:

Whereas:

- Across Ontario, ClubLink is aggressively applying to what amounts to “green asset stripping” of their golf courses, applying to rezone to residential sub-divisions at profits approaching \$80M+ per course– of which Glen Abbey is the most famous.
- In 2018 Mattamy – clearly following ClubLink’s lead and using similar rationale and tactics, applied to reduce the Stonebridge golf course in Barrhaven and add a sub-division on golf course lands, with every likelihood they will convert the rest of the lands over time. While Mattamy officially withdrew their proposal in July of 2018, its timing suggests removing the proposal from debate in the fall 2018 Civic Election, which is evidenced by an oddly timed and rationale public consultation organized by the City on Jan 24, 2019.
- Just before Christmas (Dec 14, 2018), Clublink announced intent (but has not submitted an application to the City) to redevelop golf course lands in Kanata Lakes. This is part of a unique 40% greenspace land use contractual agreement between the City and land owner, which ClubLink assumed, includes the golf course and for which the Public has recreation access rights outside of Golf Season, which defines the use of the lands as a golf course “in perpetuity”.
- That the City should consider either proposal is inconsistent with respecting established neighbourhoods and their greenspace and inconsistent with the Greenspace Master Plan.
- In the case of the Kanata Lakes lands, the Kanata North Community Associations have commended the City pressing Clublink for a formal letter of intent and other provisions under the 40% agreement, but have yet to be convinced the City will stand behind the agreement, despite the strong support in the agreement for the City to acquire the lands – to operate as a golf course – for no cost.
- A community group has gone as far as to provide a standing offer to set up a golf course management corporation to run the golf course on the City’s behalf.
- Despite requests, the City has not engaged with the Kanata North Community on this topic beyond attending a single public meeting held by our new Councillor –

Jenna Sudds – where a number of senior City Planning and Legal staff attended but neither presented nor spoke to the audience.

- Where this should raise concerns across Ottawa communities is the prospect of all greenspace – whatever the current zoning or ownership – including City Parks – being considered fair game by developers to apply for similar re-development. It is certainly known that if one developer unveils a new type of opportunity, the rest are soon to follow with similar applications – witness Mattamy following the lead of ClubLink.
- This is clearly a “thin edge” issue that developers have grasped, hoping to establish a new de-facto “Infill type” policy (e.g. “Infill 1000”) – where massive redevelopment is encouraged in established communities for which the City has not considered the ramifications on greenspace, livability, quality of life or infrastructure.

Therefore, 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 applications and policy regarding re-zoning of (established) greenspace of any kind for development/intensification.**
- 2. FCA support instituting a full, city-wide Consultation to identify criteria and infrastructure requirements, project goals and parameters, regarding conversion of established community greenspace and develop appropriate zoning provisions that take community character into consideration, prior to proceeding with the approval of any greenspace re-zoning approval.**
- 3. FCA request the Planning and Growth Management Department (PGM) to place the Stonebridge application on hold until full and open consultation is undertaken and the issues responded to.**
- 4. FCA support the City Legal dept. (and/or Finance and Economic Development Committee) to reject the Kanata Lakes initiative by ClubLink based on the provisions available in the 40% contractual agreement.**

Agenda Item 8: minutes

Draft minutes for the January 16 meeting are found at <http://fca-fac.ca/wp-content/uploads/2019/02/190116DM.pdf>. At the January meeting there was no time to consider the minutes for the previous (December 12) meeting. Draft minutes for November are found at <http://fca-fac.ca/wp-content/uploads/2019/02/181212DM.pdf>.

Agenda item 8: Committee reports

The FCA newsletter distributed February 13 referred to a study on housing supply by the Ontario Ministry of Municipal Affairs and Housing and a report on discussions to date was posted to the FCA website at <http://fca-fac.ca/wp-content/uploads/2019/02/1902ONhs.pdf>. At the Feb. 20 meeting it is intended to recruit members for a study team to examine the document and possibly propose FCA-FAC input for the study.