

MINUTES

FCA General Meeting

Wednesday January 22, 2020

Margaret Rywack Community Building, 68 Knoxdale Rd.

Attendance: Sheila Perry – President FCA (Overbrook CA); Agnes Warda, The Glens CA; Alex Cullen, Belltown NA; Alice Nakanishi, Centretown CCA; Bob Brocklebank, Glebe CA; Bob McCaw, Fisher Heights CA; Catherine Hacksel, Lowertown CA; Denys Cooper, Dows Lake RA; Don Stewart, Westboro Beach CA; Gillian Salmond, Wellington Village; Graeme Roderick, Tanglewood Hillsdale CA; John Riordan, Britannia Village CA; John Stevenson, Bike Ottawa; Karin Lynch, City View CA; Kul Kapoor, Katimavik-Hazeldean CA; Lorne Cutler, Hampton-Iona CA; Lynn Curry, Hampton-Iona CA; Mark Beauchamp, Manordale-Woodvale CA; Morley Brownstein, Bel Air CA; Myles Egli, Manordale-Woodvale CA; Neil Thompson, Kanata Beaverbrook CA; Robert Brinker, Carlington CA; Rod MacLean, Katimavik- Hazeldean CA; Scott Milne, Hintonburg CA; Stefan Baginski, Greater Avalon CA; Stephane Audet, Fisher Heights CA; Steve Anderson, Kanata Beaverbrook CA.

Guests:

Keith Egli, Councillor Knoxdale – Merivale (Ward 9); Ray Sullivan, Centretown Citizens Ottawa Corporation (presenter); Anthony Leaning, Architect (presenter); Fran Klodawsky, Multifaiht Housing Initiative (presenter); Rosaline Hill, Architect (presenter), Jason Burggraaf, Executive Director Greater Ottawa Home Builders' Association; Barbara Ramsay, Kanata Greenspace Protection Coalition; Nicole Woodford; Samiha Raydea, Office of Joel Harden, MPP Ottawa Centre

1. Sheila Perry, President FCA, called the meeting to order at 7 pm.
2. Approval of the agenda for tonight's meeting – moved by Alex Cullen/seconded by Don Stewart CARRIED
3. Presentation: Knoxdale-Merivale Council of Community Associations by Agnes Warda

The Manordale-Woodvale community is located in Knoxdale-Merivale Ward (Ward 9), and is part of the Knoxdale-Merivale Council of Community Associations (started with 6 community associations, now numbers 9: General Burns CA, Trend Arlington CA, Country Place CA, Fisher Heights CA, Merivale Gardens CA, Craig Henry CA, the Glens CA, and Tanglewood-Hillsdale CA. The Council meets bi-weekly, is independent of the City Councillor, and sticks to ward issues. The K-M Council has held workshops on running community facilities, has held all-candidate meetings, and is currently promoting its annual Hockey Day in Ward 9. The K-M Council has advisory committees on seniors and people

with disabilities, supported by the Nepean-Rideau-Osgoode Community Resource Centre (NROCRC).

Mike Egli of the Manordale-Woodvale Community Association described the boundaries of M-WCA: Woodroffe Avenue to the east, NCC Greenbelt to the north, Greenbank Road to the west. The executive of the M-WCA is 5-7 people; the CA manages the Margaret Rywack Community Building, holds a winter carnival, a corn roast in September, and a Canada Day event. The M-WCA works closely with NROCRC.

Knoxdale-Merivale Councillor Keith Egli spoke about the impact of last year's tornado in the Craig Henry and Trend-Arlington communities in Knoxdale-Merivale Ward – some 100 homes were affected. The Glens community is the largest unserved community (no piped water or sewers) inside the Greenbelt, which serves to protect this community against infill (the biggest issue in the ward). The City's Official Plan review and the issue of urban sprawl vs. intensification is a major issue in his ward. As well, the Dymon Storage planning application in the Merivale/Clyde/Baseline triangle will be going to City Council next week – requires a re-zoning and the community in Knoxdale-Merivale Ward is opposed. Other ward issue: future of bus rapid transit along Baseline Road.

4. Affordability: What Does It Mean In My Neighbourhood? *(NB: these presentations can be found on the FCA website: fca-fac.ca)*

Fran Klodawsky (from Multi-Faith Housing) made the following points:

- 42% of renters in Ottawa spend more than 30% of their gross income on rent
- Ottawa has the 3rd highest rents in Ontario
- waiting list for social housing (rent-geared-to-income) has increased by 14.7% since 2017, over 12,000 households on this waiting list
- emergency shelter use has increased by 6.5%, homelessness has also increased: for men by 10.8%, for women by 5.6%, for families BY 13.7%
- Indigenous people represent only 2.5% of Ottawa's population, but are 25% of the homeless population
- 698 women & children were turned away from Victims of Domestic Violence shelters last year, due to lack of space
- is a supporter of Somerset Ward Councillor Catherine McKenney's motion at City Council on Ottawa's housing emergency
- lack of affordable housing the result of gentrification & re-development – housing is a profit industry
- Multi-Faith Housing (MHI) was founded in 2002 originally by Christians, Muslims & Jews, now including Ba'Hai, Quaker & Unitarians
- MHI now operates 139 social housing units at 4 locations, with 400 tenants
- MFI now constructing supportive housing for homeless veterans.

Ray Sullivan (Centertown Citizens of Ottawa Corp.):

- CCOC started 45 years ago by the Centertown Citizens Association as a non-profit housing provider
- It now operates 1,595 units at 52 sites in Ottawa: 43% tenants pay market rent, 57% pay rent-geared-to-income rents
- Ottawa's average rents increased by 8.4% over last year, putting pressure on affordability: average rent for 2-bedroom apartment was \$1,410/month, requiring an income of \$56.4K/yr to afford this; for a 1-bedroom apartment average rent was \$1,170/month, requiring an income of \$47.1K/yr to afford this was \$1,663/month – would need an income of \$66.5K/yr to afford this
- Average income for a single person last year was \$54K/yr – 30% of households in Ottawa earn less than this – those on minimum wage earn \$27K/yr, those on ODSP earn \$14K/yr, Ontario Works \$8.8K/yr
- Trends: shift in rental investment market, impact of Air B&B, loss of affordable housing, new rental housing is 170% more expensive
- Need to recognize the housing emergency; need to preserve rental stock; need to build non-profit rental housing; need to use inclusionary zoning as policy tool to create affordable housing; should co-locate affordable housing with City services.

Anthony Leaning (architect): building affordable housing should recognize impact of climate change:

- Need to think past traditional approaches of building smaller units (not always appropriate) or building cheaper (costly in long run)
- Reducing land costs & waiving development charges are helpful, but biggest impact is reducing cost of borrowing funds to build social housing (helps reduce rents)
- Reducing energy & operating costs helps as well (helps reduce rents), as well as improving housing stock durability.

Rosaline Hill (architect): time to look at housing affordability and new development patterns:

- Build housing with less parking (walkable, access to transit)
- New housing should be more efficient in using water, energy – cheaper to operate
- More sharing of indoor/outdoor amenities
- In 1950s 1,000 sq.ft. supported 8 people & 1 car; in 2019 2,100 sq.ft. supports 2.5 people with 1.7 cars
- Apartment towers are 20-50% more expensive per unit
- Proposed solution for greater housing affordability: regulate shape/façade/setbacks for infill, but not the number of units.

5. Local community issues/open mic/new business – there was none.
6. Networking Break

7. FCA Business Meeting:

1) The minutes of the December 11, 2019 FCA General Meeting were not available

2) Treasurer's Report – Lorne Cutler reported that the FCA had a bank balance of \$15K, membership renewals were now required (\$35 an association)

3) President's Report – Sheila Perry noted that the FCA Newsletter was a good vehicle to report on community association activities and City Hall issues. The new Ottawa Public Library design will be released soon for public comment. The City's Planning Primer workshop was fast approaching.

4) Planning & Zoning Committee: Robert Brinker (Chair) reported that the City was looking for community association comments on the proposed R4 zoning review by February 21.

5) Transportation Committee: Alex Cullen (Chair) reported on the Committee's last meeting and presented 3 motions for the FCA General Meeting approval:

a) *Whereas the FCA acknowledges the interest and hard work by the communities involved in the Brian Coburn Blvd. Extension Environmental Assessment;*

Therefore the FCA encourages these communities and other stakeholders to reach a mutually satisfactory conclusion of the Brian Coburn Blvd. Extension Environmental Assessment.

Moved by Alex Cullen, seconded by Stephan Baginski CARRIED

b) *The FCA endorse in principle a letter of support for the Healthy Transportation Coalition regarding their 6 requests regarding public transit, so to get these issues on the City's Transit Commission's agenda for the 2021 budget.*

Moved by Alex Cullen, seconded by Bob Brocklebank CARRIED

c) *The FCA nominate John Verbaas (alternate: Trevor Hache) as the FCA representative to the City's Municipal Parking Stakeholders Group.*

Moved by Alex Cullen, seconded by Roland Dorsay CARRIED

6) New Business: Neil Thompson (Kanata-Beaverbrook CA) tabled the following motion, to be considered at the February General Meeting of the FCA:

Be it resolved that:

1. FCA advise the City of Ottawa PIED, 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 – whether currently public or

private - 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 approve.

3. 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.

4. FCA oppose any attempt to amend the Official Plan to eliminate protections for greenspace as written into the Greenspace Master plan (section 4.10 of the Official Plan).

5. FCA support the collection and documentation of the impact and reality of the current Official Plan's Intensification measures on development and transportation.

8. Meeting adjourned – next FCA General Meeting will be Wednesday February 19, 2020 (location tbd)