

**CARLETON HEIGHTS AND AREA RESIDENTS ASSOCIATION
(CHARA)**

D R A F T Minutes of the Board of Directors Meeting

Time: 6:30 P.M., Tuesday, May 26th, 2020

Place: Zoom meeting

Attendees: Elizabeth Anderson, Yvele Paquette, Adam Martin, Jody Sunstrum, Tim Patterson, Darren Dicks Lorraine Neville and. Councillor Riley Brockington, Anthony Chiarello

Regrets: Noel Sabbagh

Darren called the meeting to order at 6:30 pm.

One item was added to the agenda (Elizabeth to report on affordable housing)

Lorraine moved to approve the minutes of April 28 and second by Yvele

Business Arising from the Minutes.

Update – Urban Boundary CHARA committee meeting May 5 - a summary of this is available. The committee reported to Councillor Brockington that CHARA prefers the status quo option i.e. no expansion.

Update – issue with church light. Doug received a letter from the Catholic Church. The church will take no further action (i.e. will not provide a small covering over the light). Councillor Brockington acknowledges that the light is bright (he visited the property and spoke to Father Antonio) but the light is not breaking any by-laws. Case is now closed.

Update - There was a discussion on how best to seek input from the community on this issue (1707 Fisher re-zoning) and any other issues. Our audience is not big enough on Facebook but we will continue updating it. The city has a process to inform neighbours a little later in the process.

The committee did not select a date for next AGM. Bring forward to June's meeting. We have until October to have the AGM (according to our corporation rules)

Councillor's report covered the following: (report is available with the minutes on the website).

- Claymore, Falaise, Senio Water and Sewer Rehabilitation Project
- Wild Parsnip Treatment in Moffat Farm
- Major Events Cancelled Through August 31
- Slow Down in Your Residential Community
- City Undertaking a Tow Truck Regulation Review
- O-Train Line 1 Temporary Closure
- Covid-19 Expanded Testing
- Final Property Tax Bills

Discussions/Questions following the report:

Regarding Urban Boundaries, Councillor Brockington recently tabled a motion at a 3 day meeting to increase the intensification rate from 60% to 70%, which in turn would reduce the need for urban expansion (not eliminate) and reduce the need for virgin greenfield hectares (not eliminate). His motion was defeated. There will be 4,000 units coming to River Ward.

Lorraine asked the Councillor for the formulae the city uses to estimate land use because calculations did not seem to add up. **Action: Councillor Brockington** will get back to CHARA.

Post Covid-19 - The new norm will consist of promoting increased tele-commuting, tele-work and reduced work hours. There will be less traffic. This is probably not a temporary scenario.

The new hospital build start is 2 years away and 4 years to completion. Are there implications for the CHARA area? (infrastructure problems)? There will be more traffic.

Colonel By is not closed for bikers. Riders need to be aware of Construction vehicles though.

Courtland Park Intensification. There is still no reply to three letters submitted to city staff in Sept. 2019. Morley Blvd. and Sanford Ave. stormwater culverts. Doctors Tim Patterson and Elizabeth Anderson reported that sinkholes have formed near failing culverts on the corner of **Morley and Sanford**.

Replacement work was scheduled 2 years ago by city analyst Chris O'Brien but removed for budgetary reasons. Mr. O'Brien acknowledged to Drs Patterson and

Anderson this month that the matter is now urgent because the culvert under Morley could fail and nearby houses could be seriously flooded in the event of a severe storm or hurricane (such as the one we saw in Dunrobin last year, or in Ottawa in 2018). There is still no definite date set for replacement. **Action:** **Councillor Brockington** will follow up with city staff.

Financials Statements 2020: Earlier in the week, Adam provided the financial statements to the board members. Adam mentioned that the City grant (for the rink) is our only income. Lorraine commented that our assets are the Snow Blower and the Leaf Blower. Approval for the statements moved by Lorraine and second by Elizabeth. All were in favour. These statements will be presented at the AGM.

Liability Insurance

We do not nor will we purchase this type of insurance. The board feels that \$1000 per year is too expensive and as well, our activities are not of the type to be sued for. (They are low risk) Note: Bouncy Castle have their own insurance and the City covers the rink.

Report by Elizabeth on meeting hosted by the Housing Manager's Collective on the issue of ensuring affordable housing in the proposed Master Plan. Elizabeth brought forward one of the suggestions made in the meeting - asking the City to set aside 20 city-owned parcels of land near existing/future LRT/bus corridors routes for development of affordable co-op housing. Councillor Brockington informed us the city has already passed a motion to do this.

Next meeting: June 23, 2020

Darren moved to adjourn the meeting at 7:45 pm

CHARA Special Meeting – Ottawa Growth Strategy - May 5th

In Attendance

City Councillor - Riley Brockington

CHARA - President Darren Dicks

CHARA VP - Elizabeth Anderson

CHARA - Treasurer Adam Martin

CHARA - Director Lorraine Neville

Community Observer – Tim Patterson

City of Ottawa New Official Plan

The new Official Plan provides a strategy and policy framework to guide development and growth over a 28-year period from July 2018 to July 2046. Over this period Ottawa is projected to grow by about 402,000 persons, reaching a city-wide population of over 1.4 million people.

This growth will require in the order of 195,000 new residential units. The strategy and policy framework to accommodate this growth and the development of these units is to be established by the new Official Plan policy directions.

Councillor Brockington made a presentation outlining the various options being considered by the city and sought feedback from CHARA board members ahead of a city meeting where the matter was to be discussed. Councillor Brockington shared that motions brought forward on the matter from other community associations have been split.

The options under consideration are:

Status quo – development continues much as done now.

Balanced Expansion – modest expansion (2200 hectares) of the urban boundaries. Environmental groups opposed to an expansion of the urban boundaries as this promotes urban sprawl. In addition the transportation infrastructure is not adequate to support this. Councillor Brockington also expressed concern that quality of life issues were not quantified.

Full Intensification – aggressive approach to intensification within the urban boundary. This would involve major intensification along major arterial streets (e.g. Carling, Fisher, Baseline). For example, 12 towers are already approved for two block stretch Carling Avenue with a 13th being evaluated for approval. The character of many existing communities would be disrupted, and with an increase in traffic safety would become an issue. No expansion plan aggressively focuses on inner city, which includes in its catchment the area serviced by CHARA.

Lorraine Neville brought up a point that due to the COVID 19 crisis, the largest disruption to the functioning of the country since WWII, there has been very little opportunity for the general public to provide feedback to the city, and that most of the feedback that has been provided has been made by developers with a vested interest. She pointed out that only 0.05% of the population have thus far been involved in the discussion and that the city should postpone the decision for a year until the crisis has ended, so that a representative proportion of the population could contribute to the discussion. Councillor Brockington replied that 5 white papers on the proposal have thus far been released. Despite COVID-19 not being on the horizon when a deadline of 2021 was established for a decision on the matter, the city council had already approved the timeline so it would not be possible for there to be a delay on deciding the development options. There was a general consensus around the table that under the circumstances a delay was warranted. Riley indicated that he would pass on the request, due to the difficulties that delegations are facing in appearing before city council.

There was a comment from Darren Dicks where he expressed concern about an apparent lack of integration between development plans and simultaneous

development of proper transportation infrastructure. He outlined the existing transportation woes where major developments have occurred that were not accompanied by the necessary infrastructure.

Councillor Brockington spoke of a desire of having communities that are affordable. Without intensification many citizens will be forced to move outside the city and commute to jobs. Both Elizabeth Anderson and Darren Dicks pointed out that even with infill housing, the core of the city is becoming more expensive. As an example Elizabeth Anderson detailed the situation on Morley Blvd where three houses were replaced by eight houses, each of which sold for twice as much as the original homes (>\$900,000 each). Elizabeth Anderson questioned how such intensification could occur on streets with ditches and without sidewalks. Street parking is now the norm there due to inadequate driveways built for the new houses, making it difficult for pedestrians and cyclists to keep clear of traffic since they are forced into the middle of the street. Councillor Brockington replied that updating of infrastructure in such neighbourhoods is not possible due to budgetary constraints. In response to a query enquiring why, when an entire block is redeveloped, as was the case on Morley, developers should not be made responsible for updating the infrastructure, Councillor Brockington replied that updating infrastructure is a city responsibility.

There was a comment from the floor regarding whether the intensification options were already obsolete before even being approved. COVID-19 has resulted in a seismic shift toward workers in both the private and public sector telecommuting. For many the shift will be permanent and result in many people opting to live in satellite communities reducing the need for living in Ottawa. It was also suggested that for those who do commute the establishment of better train service to communities such as Smith Falls, where housing is more affordable would take development pressure off the city. Councillor Brockington responded that there was no budget for the development of such commuter services.

The final item of discussion during the meeting was to prioritize concerns of CHARA board members. The main items of concern raised to Councillor Brockington were:

- Impact of climate change – Prioritize impact of projected major increases precipitation and snow on infrastructure

- Public transportation / traffic congestion in areas. Don't build a road if you can't take care of the snow or water. Lorraine brought up the point that Prince of Wales seems to have been over engineered for bike lanes on both sides of the street, but with only two lanes provided inadequate support for vehicular traffic despite it being the main arterial transportation route from the very communities that have been built to the south. It was pointed out that only 2% of commuters use bicycles and despite the enormous resources expended on building state of the art bicycle lanes they were used as a snow dump during the winter months. Planners seem to be driven by ideology rather than practicality. Adam Martin spoke in favor of the bicycle lanes.

- Housing affordability crisis. It was once more reiterated that the more the housing is forced into the core the more expensive it will be. The people with limited resources who would benefit from living in the core are being forced to live in outlying areas and commute.

- Maintenance of existing infrastructure. The 'band aid' approach, of keeping infrastructure going for as long as possible, resulting in water main breaks etc. needs to be addressed.

CHARA Recommendation to Councillor Brockington on the Official Growth Plan

At the end the meeting the CHARA board reached a consensus that they're recommendation to councillor Brockington was that the status quo model be chosen. The reason given was that due to the lack of opportunity for citizens to fully understand the ramifications of the other development options in the very short time allowed this is only the prudent course of action.

Financial Report.

See report submitted by Adam via email May 5th, will be emailed again

On going Business:

Morley avenue culvert replacement -can it be completed sooner?

New Business:

- a. Insurance - current policy renewal.
- do we need Liability coverage? Delegate someone to explore.
- b. We need to plan for a logo. Contest? Hire? Timeline?
- c. Date for next meeting – are we all available for June 23rd or do we need to reschedule?

9. Adjournment.