



Carlington Community Association

Minutes of CCA Board Meeting (Approved) – March 2, 2022 (by conference call)

Present: Brian Beard, Tara Beechey, David Hoey, Peter Zakrzewski, Alexandria (Allie) Hodgson, Heather Darling, Dave Janveau. **Regrets:** Kristen Bennett, Ahmed Elchamaa. **Guests:** Vivian B., Avery Marshall, Nelson Coyle. Mateusz Trybowski.

Call to Order by Zoom Pro: 7:04 p.m.

1. Introductions and Land Acknowledgement

'We would like to begin by acknowledging that the land on which we gather is the traditional unceded Algonquin territory.'

2. Motion to Approve the Agenda: Moved by David Hoey, seconded by Brian Beard. There was no opposition, the motion was carried.

3. Motion to Approve the February 2, 2022 Minutes: Moved by Tara Beechey, seconded by Brian Beard. The motion was carried.

4. Advisements of Conflict of Interest: None noted.

5. Carlington Veterans' Housing Heritage Study - Avery Marshall, City of Ottawa

One of the study leads for the Veterans' Housing Heritage Study. Background in Heritage research, coordinator for City's Heritage Register.

Working on the study for many months, we've learned a lot. Really special to learn about the Veterans' housing subdivisions. Quite a lot of research, reference material, field recordings, photos, and a team of three. Worked through recommendations to help guide the development going forward. Draft for 4 recommendations to bring forward to the community meeting, then through a committee and council process. With a set of guidelines, that's the big picture of where we are at.

City did an inventory of its heritage building stock starting in 2016, inventoried urban, suburban and rural houses in Carlington North. Study was scheduled for 2020, but was delayed by COVID. June 2021, started prep for work to happen. Had some planning meetings and outreach sessions in summer to prepare for outreach in fall. Had a community meeting back then.

Coming out of that, we are now preparing for another community meeting on March 15th. Looking for some feedback and wanting to share what we've been doing.



Carlington Community Association

4 Recommendations Staff Has Come To (Ottawa.ca - heritage housing, draft report of housing)
[Click here](#) for the direct link to the site to view the recommendations.

Questions:

Can you expand on the community planning permit system? Province goes over it as a land use planning tool. Benefits from their point of view would be to speed up procedures and get houses to market quicker.

If someone has to change/renovate their home in this designated area, would this expedite the process? Is this many people or just if one person wants to do something to their home? Hoping it would streamline it and make it more efficient. We're not trying to be restrictive in terms of renovations or additions. The guidelines we are proposing are encouraging additions at the rear and to the side. Low rise nature of the neighbourhood is maintained in addition, looking for 1-3 stories, unsure if it's specified. Balancing the push for density and intensification.

Isn't that entire area already zoned R1 (i.e.)? Zoning is different depending on which part of the veterans' area you are in. Carling is different from Fisher which is different from Merivale, for example. Each area has its own zoning designations, i.e. Fisher, Merivale, Interior, etc. (Note from Nelson - R1 designation will be disappearing in the future.) Recommendations to look at different planning tools are very future oriented.

Nelson - I think what you describe is what the Development Committee is looking for, which is some measures to prevent significant intensification which is seen in the new Official Plan and new Ontario Housing Document as well.

If we designate Harrold Place Park, is there any special character expected from the homes that face Harrold Place Park? Switching gears into *Ontario Heritage Act*. Part 4 designation under the *Ontario Heritage Act* would look at that. If Council were to issue a notice of intent to designate and if the park were designated under Part 4 of the *Heritage Act*, it would then trigger a 35-metre buffer around the park. If a development was proposed for any homes within that buffer, if there was a development proposed, we would typically request a "CHER" Heritage Evaluation Report, submitted usually by an individual consultant. **How would the development impact the use/on the park?** For property owners around the park, there was generally little change.

This would trigger a review, but exceptions could be made? Yes, for the houses around the park, as they're not the designated resource. The review would be about the impact to the designated resource, i.e. the park. Very few changes to a house that would significantly impact the park. It's largely a symbolic designation and would have some buffering ability in terms of future development, but it certainly wouldn't stop development from happening around the park.



Carlington Community Association

Draft Guidelines

We are working through the guidelines, some small changes still to be made. Looking for feedback on them. The guidelines were written to help manage the change. Geared at those larger projects that will trigger variances, etc. Speaks to Demolition, garages, views, landscaping.

Most information should be on Ottawa.ca by Monday as most documents are out for translation.

What has been the feedback -- strong support or concern for resale? Since Monday, 3 responses only so far, 1 was encouraging, 1 was strongly opposed to rules/regulations/gov't involvement, and the 3rd was looking for guidelines. So positive, negative and neutral. Generally with other studies, people who feel strongly enough to write in and contact the City, are more on the opposition side. They are really questioning if this is the right move, as they should be. We expect to hear more from that crowd as that has been our experience. The other thing is "heritage" is a really general term. Many people think "heritage" means Heritage designation under the *Ontario Heritage Act*. A "Heritage Character area" isn't something that people usually know about. There's one in Sandy Hill, another in Richmond Village, not well known. Planning tool used in Heritage less known.

In Sandy Hill, where this exists, what has been the feedback, what are the lessons learned from that experience? It's a very specialized area, there is certain terminology specific to Heritage. Sandy Hill has been in place for years. Guidelines are used in pre-consultation meetings with the applicant to ensure each step in their proposal is happening, that they are aware and hearing our comments back on their proposal in terms of their Heritage Compatibility.

Wondering if there's been any impact from the new housing recommendations the Province has put out. It sounded like the Province was trying to indicate you can't designate an entire area as Heritage in order to prevent development. Apparently the City of Ottawa and the Planning Department were on board with many of the recommendations within the task force report. Several that seem contrary to the Heritage or other Acts have been approved and support by the Province. Questions about whether they are taking away a lot of controls and procedures, which in our opinion are functioning well and are doing what they are supposed to be doing. To speak plainly, there are concerns with some of the proposals in the task force report that would take away the control of some procedures. In terms of the Heritage section, the framing of it is that "heritage" designation is going to reduce the property value. Some studies show that this is not the case where there is a designated community. Some comments are quite problematic and misleading and may be causing distress to those looking at the economic value.



Carlington Community Association

Interested in seeing comments on Carling Avenue, where two small homes are run down, expecting the developer to put something substantial on that pair of lots. What kind of influence could the designation of Harrold Place Park have on that type of development? The designation only reaches 35 metres. On the other side of Carling, the Hydro Building has a Part 4 designation. Within 35 metres, it would impact the Cultural Heritage Designation. If you are looking at the corner, I don't believe the park designation would help it.

Re: the March 15th meeting, info sent out to the people in the impacted area. Avery and her team are open to the conversations, questions, etc.

6. President's Report:

Take Away from February's GM

- Thank you to everyone, looking for any feedback as I'm new to this, insight, thoughts, happy to hear those.
- Request for the letter of support to be sent to Annie, was asking Riley - Nelson has sent it to her and cc'd Riley and Brian. Haven't heard anything since.
- Request for email communication between Board members discussing the letter: The Board discussed whether it shares internal discussions with the broader public and it was determined: No, the Board will not be sending emails out.
- Discussed how to handle meetings going forward.

Planning Committee

Might need to look at a Planning Committee. Try the committee approach, get involved, can come up with ideas and the Board member on that committee can bring it to the Board. Due process has happened.

Need to shift the development emails to the relevant Board member.

Need to ensure we can get thorough updates/details on development. If we can get a working group together. This Committee/Board needs a strong group of volunteers to identify upcoming projects, bring them to the Board and let the Board take it to the community.

More Volunteer/Committee Involvement

Want to ensure those that want to be engaged have an opportunity to volunteer/participate.

Ideas from discussion around volunteer involvement:

- We can go back to the community and say we heard from you, we've already started the process, and this is what we are going to do going forward.



Carlington Community Association

- Need to get more involvement in the Development Committee, to take control of the information, share it back to the Board so it can be put out to the membership and see if it's going to resonate in the wider membership.

Separate Development and Transportation Committees

Need to consider separating development and transportation, as they are very large portfolios with the City, both very technical and currently very busy because of the Official Plan. The Board should explore if there is someone who wants to take it on separately. Currently Ahmed is chairing both and it's too big for one person.

Riley Brockington

Riley reached out to discuss some transportation items. Brian has contacted him, not heard back. Going to talk with him about:

- Widening of Fisher Avenue, unsure of where that came from.
- Closing of Fisher Ave Bike Lanes
- Kirkwood Ave
- Veterans' homes
- NCC connection between Fisher and Parkway, technically it's NCC responsibility
- Father's Day Soccer Match

Pedestrian Issues

Hoping to have an update from people collecting information on pedestrian issues for the next meeting.

- Hydro Poles blocking Merivale Sidewalk – **identified as an issue at the meeting**
Snow accumulates between the pole and retaining wall, so snowplows can't get there. Pedestrians have to jump over snow. Tara took pictures and sent them to Andrew, who said it is supposed to be hand shovelled by the city, which isn't occurring.

Note from Heather

Sent over the meaning of the Carlington logo - bringing the community together. Something we can talk about at the next AGM.

7. Finance: David Hoey

Reached out to Grant recipients. One recipient, David Darwin (Merivale Triangle), has a local artist he wants to engage to start consultations, some rendering and has asked if the Board would allow some payments to go to the artist to cover initial work.

Question: Would the board be comfortable saying to the membership we paid the local artist to begin the consultations?



Carlington Community Association

Feedback: We say no for now until we understand what the obstacles will be by speaking with Riley.

Mailchimp

Still on Peter's credit card.

Signing authority

Now with Brian and David.

Insurance for Events

Looking into it.

Since General Meeting

No new cheques, Rink Payment to AI for Meadowvale Rink, Payments out to Charity for Marion Bright.

8. Development and Transportation: (No update at this time - not present.)

9. Communications: Tara Beechey

Posting AGM/YouTube Videos

Reached out to several other community organizations and none are posting videos of GMs/AGMs, just minutes. Recommendation: we continue to not post them. However, they are posting all of their letters of support, and it's recommended we post those.

Rogue YouTube Channel

Dug around, asked past presidents, no one knows who owns it. Will try and reach out to YouTube to see what's up, but often that doesn't go anywhere. It's not connected to anything of ours at this time.

10. Greening - Alexandria Hodgson

Keys to Alexander Community Centre

She has two keys, will give them to David H and Brian.

Application for TD Park Grant

Submitted [TD Park Grant](#). The hope is to support public garden creation in the Carlington area.

Tree Canopy Program

Claire has some pamphlets. First thing is to use the tool to get some landscaping done, second is to section off a specific area of the community to see if they are interested. A lot of this will require door-to-door to educate everyone on it.



Carlington Community Association

Park Permits

June 4: Gowling is having a 75th anniversary, and a spring fling, could we do our plant sale then? Discussion around combining with the plant sale. Could we have it at Alexander at the same time?

Butterfly Garden

Being created by the same woman who did the first one. She is starting a similar one at the top of the stairs in Carlington. It's separate from the Carlington community, however CCA will promote it. For consideration: the CCA encouraging people to choose planting native plants. She can speak at the AGM about her first patch.

11. Membership: Peter Zakrzewski

We are at 129 members, a few have joined since the GM meeting.

Reviewing and updating procedures document, call for renewals go out in April, email wise, social media wise. On his radar.

12. Activities: Dave Janveau

May Event

Talking about putting together a joint event in May. Going to try to get something to go out for March Break.

Had discussed having a kids event building bee hotels at the June event, maybe something like sunflower pots.

13. Any Other Business - None

14. Adjournment: Move to adjourn Heather Darling, seconded by David Hoey, at 9:02 p.m.