



COUNCILLOR/CONSEILLER  
RILEY BROCKINGTON



# Councillor's Report

## Carlington Community Association AGM May 17, 2022

Thank-you to all members of the Carlington CA Board, supportive family members and volunteers for your contributions in making Carlington such a great neighbourhood. I appreciate the collaborative spirit and relationship as we address issues in the community.

### DEVELOPMENT UPDATES

#### **1435 Morisset Ave.**

Firm Capital is proposing to construct a four (4) storey, low-rise apartment building containing a total of 31 residential apartment units, 12 parking spaces, and 187m<sup>2</sup> (2002 ft<sup>2</sup>) of amenity space on a portion of the surface parking lot servicing two existing multi-unit residential buildings to the east. The proposal represents the third building of an existing Planned Unit Development (PUD) on the subject property. To proceed with the proposed development, Zoning By-law Amendment and Site Plan Control applications are being submitted.

I am supportive of the zoning bylaw amendment and site plan applications for 1435 Morisset Avenue.

The proposed 4-storey residential building with 31 units makes better use of the underutilized property and will blend in with the diverse building types of the immediate neighbourhood.

During public consultations I hosted in 2021, and as follow-up communication from nearby residents as of late, local residents have identified chronic property standard issues pertaining to the existing and abutting building to the due east of the site currently under discussion. Both properties are managed and owned by the same entity. The accumulation of garbage in the rear yard and the state of the fence between properties has been raised repeatedly.

This file will be heard at Planning Committee on June 9.

#### **1291 Summerville Ave.**

The proposal is to demolish the existing 3-storey, low-rise, 6-unit apartment building and construct a new 4-storey (11m), low-rise apartment building with 16 units (predominantly 2-bedroom units). The proposal includes indoor garbage, bike-storage, 4, rear-yard vehicular parking spaces, and soft landscaping.

Vehicular access will only be along the east of the building, while pedestrian access will be off Summerville Avenue at the front of the building. Amenity space will be provided through private balconies, terraces and the soft-landscaping in the rear

yard.

A public meeting was held on October 5, 2021 to gather input from residents.

### **1062/1066 (1058) Silver Street**

The City of Ottawa has recently received a revised Zoning By-law Amendment and Site Plan Control application to accommodate the development of a three storey, 32-unit apartment dwelling with underground parking. I plan to host a community information session regarding this application, a bulletin will be circulated soon.

### **1110 Fisher Ave.**

The community's appeal of City Council's approval of the development application for 1110 Fisher Avenue was dismissed by the Tribunal. A strong effort was put in by the Carlington Community Association and many others including Mary Ann Turnbull, immediate neighbours and others, who provided input, guidance and support.

I have not yet received a site plan application for this development. Many issues exist and I will invest a strong effort on the application.

### **Second Chance Autos (1330 Carling Ave./815 Archibald St.**

A 24-storey, mixed use building was approved by City Council. The building will have a total of 175 residential units. Residential parking is proposed to be provided below-grade, with limited at-grade surface parking to support commercial units. Section 37 benefits (\$250K) will be directed towards expanding the Carlington Community Gardens and permanent traffic calming initiatives in Carlington.

### **Travelodge Phase 1 & 2 (1354 & 1376 Carling Ave)**

The development consists of two, 20-storey towers and one, 22-storey tower fronting onto Carling Avenue as well as two, 8-storey buildings backing onto the existing residential homes on Thames Avenue

There will be 900 residential units in the 5 buildings

Phase 1 of the development is underway on the east side of the property with construction of one 20-storey

building and an 8-storey building with underground parking.

Phase 2 (Travelodge Hotel) will remain in operation until the estimated demolition in late spring. Concrete pouring for the foundation will occur in the first half of 2022 into 2023

Phase 2: A 22 and 20 storey high-rise mixed-use building along Carling Avenue, a public park along Meath Street and an eight-storey residential building fronting the public park

The amenities of this new park will be decided by the public during rounds of consultations I will host at a later date.

To provide safer passage for pedestrians during the demolition stage, the eastside sidewalk on Meath will be located to the westside with a temporary pathway.

The bus stop located on Carling Avenue, at Meath, will be relocated to the east at Archibald Street

### **1095 Merivale Road**

The Shepherds of Good Hope purchased the previous Parklane Residence, to be developed into 55-60 units of supportive housing.

SGH took possession of the building May 1, 2021.

Parklane's previous residents were relocated, many to Shepherds of Good Hope supportive housing programs, and other residential services programs.

SGH has been in the Carlington area for over 10 years and their program The Oaks is considered the gold standard in Managed Alcohol programming.

This development is significantly delayed due to construction material delays.

The residents for this building will not require the high level of care that The Oaks residents do.

The existing building will be fully renovated from the inside but not structurally changed.

The timeline for the end of construction is late 2022, and residents will move in by early 2023.

### **Ottawa Ward Boundary Review 2020**

As of November 15, 2022 the boundaries of River Ward (16) will change slightly, including additions that now abut Carlington. The ward will now extend north and include Westgate Shopping Centre and any future

developments. As well the boundary will extend west to Clyde and encompass the old Nielsen Dairy and the current site of the Canadian Tire.

### **Carlington North Veterans' Housing Heritage Report**

In May Council approved measures to help conserve and commemorate the heritage of the veterans' houses in Carlington North. The City established the Veterans' Housing Character Area to protect the heritage character and built form of the neighbourhood south of Carling Avenue, between Fisher Avenue and Merivale Road, built at the end of the Second World War to house war workers and veterans.

Thank you to the residents who participated in the study including the public information session. I'm proud that the history and heritage of this Carlington community will be publicly recognized.

## **INFRASTRUCTURE UPDATES**

### **Redesign of Kirkwood Ave.**

I hosted a public information session (December 2, 2021) on what was being considered by the City of Ottawa for Kirkwood, in response to community concerns about a number of factors including, the speed and volume of traffic on Kirkwood, the number of collisions, including damage to private property and vehicles, non-existent cycling infrastructure and need for safer opportunities for pedestrians to cross Kirkwood along the corridor.

#### *Redesign of Kirkwood Avenue*

Chronic issues of speed and motorists losing control of their vehicles, which ultimately has caused property damage to private households, property and vehicles led me to work with City staff on a plan to redesign Kirkwood, with the very limited budget that exists.

#### *What is the Plan for 2022?*

The primary intent of the lane reconfiguration is to reduce speeding on Kirkwood Ave. By reducing the road from 2 lanes in each direction to 1 lane, it is anticipated that an overall speed reduction will occur. I understand that the proposed cycle lanes will not provide an ideal link for cyclists, however the reclaimed space is best used for this purpose rather than nothing. The scope of work allows the addition of cycling facilities to the immediate area to be

followed by additional improvements in the near future. The budget for this year's project is approximately \$51,000.

Following the December 2 meeting, I had follow-up meetings with the Traffic Management Services branch to reinforce the main themes I heard from the public. Staff went back to modify the original plan, as best they could. I have met with staff consistently through winter/spring.

This project is a priority and desired deadline for installation is late July/early August.

Once Kirkwood has been redesigned and used for one full year, I will commit to surveying the Carlington West community as to their experience in the corridor, as a pedestrian, cyclist and motorist and make further modifications to the corridor, if necessary.

### **Lepage, Larose, Larkin Construction Update**

In April 2022, the City of Ottawa resumed construction for the replacement of underground sewers and watermains, and a full road reconstruction in your neighbourhood.

What: The Contractor is expected to complete the following works:

- Tree pruning on Larose Avenue and Larkin Street
- Underground sewer and watermain replacement on Larose Avenue, including installation of temporary water services
- Underground sewer replacement on Larkin Street
- Base course paving in some locations on Larkin Street and Larose Avenue and temporary road reinstatement as required
- Curbs and sidewalk reinstatement at Lepage Avenue / Cavan Street
- Final Landscaping along Lepage Avenue
- Traffic calming measures throughout the project limits
- Installation of a new sidewalk on the west side of Larkin Street
- Replacement of the existing sidewalk on the north side of Larose Avenue

Why: This work is required to renew the aging infrastructure and to improve reliability. The implementation of traffic calming measures is intended to improve safety and help to reduce vehicle speeds.

Where: The streets included as part of this project are:

- Larkin Street, between Lepage Avenue and Laperriere Avenue
- Lepage Avenue, between Larkin Street and Cavan Street
- Larose Avenue, between McBride Street and Larkin Street

The remainder of the works, including surface course asphalt, remaining sidewalk and curb and final landscaping being completed in 2023.

### **Morisset Avenue Pump Station (formerly Carlington Heights Pump Station)**

The City of Ottawa is planning to upgrade the Carlington Heights Pump Station (CHPS). The main objective is to improve the reliability of water supply to roughly one third of the City's central water distribution system, and to provide additional capacity needed to accommodate future urban growth. CHPS was originally constructed in 1963. It draws water directly from the adjacent Carlington Heights Reservoir and supplies a population of over 250,000. The new Morisset Avenue pump station will commence construction starting later this year with an anticipated two-year construction duration. The new pump station will be located on the west side of the reservoir, and the existing pump station will remain in operation throughout the construction period. The existing pump station will only be decommissioned and demolished after the new pump station has been fully commissioned and is operating to the full satisfaction of the City.

A public information session was held on April 13, with limited attendance.

The current construction schedule is as follows:

Design completion estimated as June 2022.  
 Construction to start Fall 2022.  
 Substantial completion by Fall 2024.  
 Final completion in Spring 2025.

The main issues I have with this project are as follows:

- Construction route for vehicles in the Caldwell community
- Multi-Use Pathway Detour
- Protection of the trees during construction
- Potential future use of the decommissioned

### **Road and Sidewalk Repairs**

This summer, the City will undertake road repaving on Carling Avenue between Merivale and Melrose

I have worked hard to get streets like Trent and Edgecliffe advanced to this year as well.

New speed bumps are expected for Trent and Trenton.

The entire sidewalk is slated for replacement on General Avenue.

I continue to meet with Infrastructure Services staff to allocate more resources in particular, to sidewalk repairs. In April, I was able to have another \$ 1 million released for this purpose.

The Transportation Master Plan review does focus on active transportation and I have been very clear the last 2 years in particular, that the long term plan must focus on active transportation networks: sidewalks, Multi-use pathways and cycling infrastructure.

### **PARKS**

#### **Alexander Community Centre Expansion**

The 2022 City Budget set aside funds (\$8.5M) for this project. The 2022 budget allocates 55% funding through Development Charges and 45% "Benefit to Existing" which is yet to be sourced but can come from anywhere such as CIL. The City continues to discuss with the Ottawa Public Library their interest in joining this revised facility with a branch.

The OPL is wrestling with a current review of its Service Delivery Model as well as Facilities Master Plan. In a meeting next week with the OPL CEO, she committed to providing the OPL Board with an update on this partnership in the Autumn of 2022.

Last summer a flyer was delivered to all houses in Carlington inviting residents to provide feedback on the 3 options for the ACC expansion.

The consultants reviewed all the feedback and based on the information Option 3 came forward as the preferred option to continue to develop as it affords the most advantages and fewest disadvantages. Option 3 achieves the project objectives providing a full-size gymnasium, the largest kitchen of the options with access to the outdoor courtyard, a potential library space, multipurpose rooms, a teen lounge and separate computer area and has the lowest cost for structural modifications. The angle and placement of the gymnasium in this option mitigates the requirements for structural upgrades and provides programmatic opportunities as well. Also, the gender-neutral family

changeroom in Option 3 saves on footprint and promotes inclusion.

The structural issues with the gym wall (south side) are being repaired and the gym is slated to reopen for public use in mid-July.

I have repeatedly called on the City to fast track this project to ensure the Centre safely reopens to the community for all of the various programming.

### **Meadowvale Park**

There are future improvements coming to the park.

Building upon the grassroots leadership of Carlington resident Heather Douglas, I convened a meeting of local residents last week to discuss Meadowvale, slated lifecycle improvements this decade and the process to build community and pollinator gardens.

At my request, the City conducted a lifecycle review in 2021 on all assets in the park.

This decade, the playstructure, wading pool and other amenities are to be replaced. Before we get to that point, I will lead preliminary consultations in the community on what we want to see in our redesigned park. Perhaps the needs of the community have changed and new amenities desired. Collecting this initial feedback is important.

The working group of local residents will focus its attention on building community garden plots and a pollinator garden.

### **Carlington Park Community Garden Expansion**

This summer, as soon as I secure funding, the park will undergo an expansion of the community garden.

The improvements will be:

- 24 new plots (or 12 new garden boxes) so more community members have
- composting facilities
- 2 sheds measuring 8' x 8'
- an improved water distribution system
- a green buffer or "living" wall

### **Harrold Place Park**

A formal application was submitted to the City early in the new year for the dedication of the gazebo in honour of Linda Dodd. This summer I hope to host a ceremony to honour Linda's years of service to our community.

### **Raven Park**

Raven Park will see 7 more trees added, 2 near Larkin, 4 along Larose and one on Raven close to McBride. The species will be 2 Blue Beech, 1 Northern Catalpa, 2 Yellowwood, 1 Colorado and 1 Ginkgo.

The junior swing has been replaced. The scope of work



includes providing an accessible bucket seat. The swing colour will match the white and blue adjacent swing set.

The swing set itself was installed late last week. Parks is currently waiting for the initial safety inspections to be completed and then the mulch/ wood fibre surface treatment will be installed. It will be 1 to 2.5 weeks yet before everything is wrapped up with the topsoil and seeding etc.

This includes:

- Touching up the stone drainage layer/ base
- Installing an accessible asphalt ramp into the pit
- Installation of the wood fibre mulch (accessible surface treatment)
- Safety inspection(s)
- Topsoil and seed reinstatement

### **Merivale Path to Alexander Community Centre**

To the immediate south of this pathway was a former gas station. The land was cleared and unused for years. In 2021, the landowner began to remediate the soil, as it is contaminated, and they want to sell the land. To the immediate north of the pathway is a private residence. It appears that this pathway was the property of the old gas station and has been fenced off since the soil removal. I'm working with the Parks

Department to see if a pathway can be restored. The City owns a strip of land at the very end of Dover but is heavily treed at this time.

### **COMING EVENTS**

May 31 – 6:30-8PM – Caldwell Family Centre AGM

June 4 House of Paint mini Concert - 6-10PM,  
Carlington Recreation Centre

June 11 (8:30-12:30) – Harrold Place Park Annual Yard  
& Plant Sale Carlington Community

June 9 – 1pm, River Ward Strawberry Social, Hunt Club  
Riverside Park Community Centre

Ottawa Markets to return to Raven Park:

Sunday June 19, 12-4PM

Tuesday July 19, 3 – 7PM

Tuesday August 23, 3 – 7PM

August 5, Company of Fools scheduled to return to Raven  
Park



### **COMMUNITY**

#### **Carlington Community Health Centre Fully Renovated**

I was very pleased to attend the grand reopening of the Carlington Community Health Centre on April 28, following extensive renovations.

The CCHC is a centrepiece in our community providing invaluable medical and social supports under the leadership of Executive Director Cameron MacLeod and his Board of Directors, consisting of members of the Carlington community.

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My newsletter contains updates on city decisions, planning files, community initiatives and more.