



Carlington Community Association

Minutes (Approved): CCA General Members Meeting – February 28, 2023 (In Person and Zoom Pro)

Board in Attendance: Heather Darling, David Hoey, Peter Zakrzewski, Alexandria (Allie) Hodgson, Robert Brinker, Alaine Spiwak

Regrets: Brian Beard

Guests: Councillor Riley Brockington, Mary Young, Yasir Naqvi, Brian Gillian and Cliff Youdale

Call to Order in person and on Zoom Pro: 7:05 p.m.

Introductions and Land Acknowledgement (David Hoey): *'We would like to begin by acknowledging that the land on which we gather is the traditional unceded Algonquin territory.'*

Note from President: The CCA will be making a \$50 donation to different groups throughout the city at each GM and AGM (for a total of four times a year). For this GM, the CCA is making a donation to the [Odawa Native Friendship Centre](#).

Motion to Approve the Agenda: Moved by Heather Darling seconded by Alaine Spiwak. There was no opposition, the motion was carried.

Motion to Approve the November 22, 2022, Minutes: Moved by Robert Brinker, seconded by Alaine Spiwak. There was no opposition, the motion was carried.

Advisements of any conflicts of interest: None noted.

1. **President's Report (Delivered by VP David Hoey):** For full report, please click [here](#)

- Trivia and Pizza Night - Head to CCA website for full details.
- Rink at Alexander Community Centre - Tumultuous season, kudos to the volunteers. The ice is now done for the season due to the weather. The CCA holds the agreements for the Alexander rink which is run on a volunteer basis, which is about \$5000 and which remains with the Association to support community events.
- Traffic Calming - please review President's Report for details and updates

2. **Brian Gilligan and Cliff Youdale, Ottawa Community Housing:** Brian and Cliff walked through a presentation of a plan for both Rochester Heights & Gladstone Village. See full presentation [here](#)

- **Brian Gilligan:** Chief Officer, Community and Tenant Support
 - Responsible for Security Team, Community development team supports about 74 associations, Tenant Support, Small Volunteer Program, Partnerships
- **Cliff Youdale:** Chief Development Officer, responsible for existing units, development file (includes Carlington Community Health Centre)
- Presentation included discussing Rochester Heights (Phase 2) and Gladstone Village (Phase 1)



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- Going to double the number of children in the neighborhood when done
- Rochester Heights and Gladstone Village (Phase 1, 340 units)
- Building communities
- Currently don't have anything in process in Carlington, but longer term looking at Caldwell, etc.

Question from Member: How is this type of housing different from co-operative housing?

Answer: In terms of the build itself, it won't be too different from a new co-op build. However, the funding model is fundamentally different. Required based on funding they get to provide a certain % of units at a 60-70% lower than market rent, and they are not of a co-operative nature, the tenants are tenants and don't have to participate in activities.

Question from Member: What size are the units? How big is the biggest unit?

Answer: Anything built today in a high-rise will be small relative to those built in the 70s/80s. Current units will be a little bigger than the private sector. Family units will also be a little bigger. All construction is very expensive right now so making it bigger will take away from the ability to build more units. Big demand for 4- and 5-bedroom units.

Question from Member: How long will they last? What is the lifespan of these houses?

Answer: Goal is to have them for a number of years, but Rochester Heights is a good example where there was mold, asbestos, etc.

Question from Member: Community housing on Emperor between Hollington and Merivale which was severed and was supposed to be sold off. How are they being sold and what is the plan to replace that community housing?

Answer: Not sure of that property, but they did go through some single-family homes that were acquired randomly, that were sold over 3 or 4 years, with the caveat that every penny made went into the development fund.

Question from Member: Where is community housing focusing?

Answer: Looking at Kanata/Orleans.

Question from Member: Any bills introduced by the Ontario government in the last year going to impact us?

Answer: Complicated question. Some advantages, some disadvantages.

Question from Member: Has there been any community opposition?

Answer: Working with the Community Associations, they have been remarkably supportive.

3. Yasir Naqvi, Member of Parliament, Ottawa Centre

- Electoral Boundaries: Federal Boundaries are in review. Proposal that has been shared, not finalized, is that the half of Carlington that is a part of Ottawa Centre will be amalgamated with Ottawa West-Nepean. Boundaries proposed: Instead of running down Merivale, the boundary will run down Fisher which means the east side of Fisher Woods will be a part of Ottawa Centre, and the west side of Fisher will become part of Ottawa West-Nepean. This solves a problem in which the CCA currently has 2 MPs and 2 MPPs. This change will amalgamate



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the community with one member at each level of government. Even if the change is made, and confirmed, it wouldn't formally change until 2026.

- Future of Central Experimental Farm: In working to ensure there is no further encroachment on the Experimental Farm Land, the question has been raised about protecting Fisher Woods from road expansion. Mr. Naqvi is working very closely with Councillor Brockington on this file. Fisher Woods is a part of the Central Experimental Farm, so it is owned by the Federal Government. The municipal government does not own it so it has no right to expand Fisher. There is no legislation at the moment to protect heritage places like the Experimental Farm - Bill C23 has been tabled which, if passed, will protect the Central Experimental Farm, among 300 other historical places in Canada. This bill is under the 2nd reading debate. Mr. Naqvi is pushing to get it passed before the end of 2023. He is working closely with Heritage Ottawa and spoke with Friends of the Farm to get guidance as well.

Question from Member: What is included in the "Central Experimental Farm (CEF)"?

Answer: The boundaries include all the areas from Holland to Baseline, on the West side to the Canal, the Arboretum, Agriculture and Food Museum is a part of it as well. It's a big piece of land, including the road called "The Parkway" running from Holland to the roundabout. The CEF is 1800 acres and the boundaries: Carling Ave, Holland, Baseline, Canal

Question from Member: The City has indicated that Fisher Avenue is going to be 4 lanes at some point, so how is that going to happen if the woods are protected?

Answer: There is zero attempt by the City of Ottawa to expand into the woods.

Question from Member: What will the NCC's role be in the new Bill C23?

Answer: This legislation, if passed, will apply to all federal government bodies, and regardless of who the owner or administrators will be they would have to go through the processes and checks and balances that will be a part of the bill.

Question from Member: Is there a website where we can advocate?

Answer: Yes, will provide details over.

Question from Member: Is the Province following the federal lead or are they independent of each other?

Answer: Passed a law in 1999 that the provincial boundaries are the same as the federal boundaries.

4. Councillor Riley Brockington's Update: For a full report from his website, please click [here](#)

- Development Updates
 - Ottawa Hospital going through Site Plans 3 and 4.
 - New development in Carlington at 864 Lady Ellen Place: Access Self Storage - site plan application, no zoning required. Staff have deemed the application complete. Held a pre-consultation meeting which Robert Brinker also joined.
 - 1186 Shillington: site plan application approved (4-year-old file). 2 floors to be added to the existing two-



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storey building, which means 8 new residential units.

- 1291 Sommerville: City of Ottawa issued a demolition permit, a 16-unit building to be constructed.
- 2 water infrastructure projects: 2 areas in northern Carlington are identified in this year's budget to undergo water infrastructure renewal:
 - Harold Place (full street), Anna Ave. (from Crerar to Carling), and Veteran (from Viscount to Crerar). Full road reconstructions, associated water and sewer \$1.84M for design and consultations. Project to be completed in 2026.
 - Merivale Road - Phase 1 will be Anna Ave. to Carling, to replace the aging water main and sanitary sewers and pipes, full road reconstruction including curb and sidewalk work. Merivale is an arterial road, there is a policy in place that says when water infrastructure is replaced, the road is replaced to a "Complete Street Model".
- Traffic Calming - Looking at the following for 2023 Traffic Calming Initiatives
 - Flex stakes to come back on Anna Avenue
 - Speed bumps: All of the streets from Kingston north to Shillington have been reassessed for speed bumps. Kingston will be looked at for this year.
 - Looking at flex stakes for Laperriere, Woodward, Larose
 - Silver to Fisher, assess for speed bumps
 - Looking at a Carlington-wide residential street speed reduction - have proposed 40 kms/hr as it's uniform with all other neighborhoods where the Councillor has enacted gateway signage
 - Merivale Road as a Community Safety Zone: the City announced last week more speed enforcement cameras, to date they've only been installed in school zones, but there is a possibility of a Community Safety Zone which would allow the area to qualify.
 - At the Budget tomorrow, the Councillor will ask that his colleagues agree to have the City pay for a crossing guard at Merivale versus having it come out of the Councillor's office budget
- Alexander Community Centre
 - Today at the Community and Social Services Committee, Riley asked the General Manager to reconfirm that the Alexander Community Centre will be renovated and expanded - the budget for the work is now \$10.8M. \$4.2M from development charges. Ultimately, Riley needs to find the remaining \$4.8M to cover the balance.
 - Ottawa Public Library has been challenging to work with, they need to complete a gap analysis which will identify areas in the city that need focus and resources. The partnership is dormant, not off the table until they complete the study.
- Events in Carlington
 - Talked through a number of events coming up, as noted in his newsletter

Question from Member: Community Safety Zone, how does the community get involved?

Answer: Riley has to sort out what it will look like, including developing a number of reports on various streets. He will come to the CCA for support through the report process. In a month he'll have a clearer picture of the direction he needs to go.

Question from Member: Could you please confirm, does "complete street" include a physically separated bike lane?



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Answer: I will need to double check to confirm.

Question from Member: Are there plans for a sidewalk on the north side of Shillington?

Answer: The list of new sidewalks in the ward is very small, not a lot of new sidewalk construction at this time.

Question from Member: Will the rebuild of Merivale result in the destruction of the triangle garden area?

Answer: I am going to advocate for it not to be removed. The public will be engaged in what Merivale Road should look like.

Question from Member: Did we hear that the Library Board committed an additional 3 people to serve River Ward?

Answer: Last year he added an "At Risk Fund", which is now being made a permanent budget feature and adding more funding. They have committed Riley's office does not have its own dedicated staff and resources for the community however.

Question from Member: Is there an idea of where the speed camera goes on Merivale? Does the community get to make suggestions on where they would place the traffic cameras?

Answer: Riley might ask the City why there is a stop sign at Merivale, going East at Carling. At a minimum, traffic services should at that stop sign. There is a behavioral change when speed cameras go in.

(For clarification: Drivers going north on Merivale Road and turning right to go eastbound on Carling Ave. treat that STOP sign as a YIELD sign. This is dangerous for pedestrians who expect drivers to stop long enough for pedestrians to cross Merivale Road.

Question from Member: With the gap study the Ottawa Public Library is doing, is there anything the community can do to ensure that the existing gaps are acknowledged?

Answer: If you send me an email, I can provide you with the gap analysis criteria they will be using.

Question from Member: Is Trent Street repaving still slated for spring?

Answer: The 6 streets that didn't get done last year will get it done this year. Trent Street will get its speed bump which will now cost \$16,500 (an increase from previously).

5. Development (Robert Brinker)

- 864 Lady Ellen Place (see notes in Councillor Brockington's notes)
- Hospital Site Plan - anyone who still wants to write comments, please do so.
- Access to the Hospital via Maple Lane, shortcut through the back. Hospital has committed to having an electronic gate for emergency vehicles
- March 7th, the City is holding an information session regarding new legislation from the Province Bill 109, Bill 103, Bill 39. There will be an information session.

Question from Member: Any update on the 3 houses on Fisher Ave where they are building a 2 or 3 story?

Answer: No formal update yet.



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Question from Member: What time is the open house for planning?

Answer: 6:30pm/7pm

Question from Member: Have you been through the new Planning 101/Planning Primer yet? Can you please send out the information about the new one?

Answer: I've not yet attended it, and yes I will send out the information.

6. Activities (Alaine Spiwak): Alaine updated us on a number of successful events and future activities including:

- Merry and Bright - thank you Charity, ran from Dec 10 - 25th, thanking sponsors who donated the 5 trees, almost fully sponsored by others. It was great to have it run again
- Working alongside Carlington Community Health Center and Riley's Office
- Had a really successful Movie Night
- Working closely with them on the Earth Day
- Looking at planning a big event in June
- On behalf of Carlington Community Health Center - free tax clinic, with incomes ranging from \$30 - \$35k in March
- Always looking for volunteers!

6. Finance (Dave Hoey): For full report please click [here](#)

David described the financial documents regarding money coming in, and that which is going out. Changes from the last period were the Alternative Activities (money for the Trees), and the Rinks. On track so far.

Money that's been spent: Changes are under greening, maintenance for the Merivale Triangle payment. Administration - Zoom and PO Box renewal. The Mayoral Debate, CCA provided \$100. Rink Maintenance Meadowvale.

Overall - cash balance remains around \$15,087. Do have the CCA grant that we slowly want to release back into the community.

CCA Grant

Spoke through the new timeline. Suggested launching the call for proposals in March and having the end at the end of April. CCA Board will review and rate the proposals at the May Board meeting with the announcement of recipient(s) at AGM.

8. New Business - None Noted

Adjournment: Move to adjourn by Alaine Spiwak , seconded by Allie Hodgson at 8:54 p.m.