



**COUNCILLOR/CONSEILLER  
RILEY BROCKINGTON  
Carlington Community Association  
Annual General Meeting  
May 8, 2024**



**Dear Board of Directors and Members of the Carlington Community Association,**

May I take this opportunity to offer my heartfelt gratitude to those who have served on the CCA Board and those who volunteer for various activities through out the year. The CCA is an active, engaged, community focused organization. You work in good faith with the community to make Carlington an even better place to work, live and play in.

I truly appreciate your good work on behalf of our community – thank you so much.

Sincerely,  
Riley

**Ottawa Public Library – Carlington Working Group**

I was pleased to reconvene the Working Group and representatives from the Association and community met with me and senior management from the OPL on March 20. The most recent meeting focused on the decision making of the Library Board that led to the Alexander Community Centre not being selected for a mini-branch as part of the Centre’s renovation and expansion project, as well as how to expand programming within the Centre. Feedback received from all parties indicated the session was informative and constructive. A follow-up meeting is currently being planned.

**Alexander Community Centre Renovation and Expansion**

The decision by the OPL Board does not in any way impact the City’s focus on the ACC. To date, approximately half of the needed funds have been set aside for this \$11 million project. The General Manager of Parks and Recreation has confirmed this is a top priority for the City. The Mayor has also stated he is supportive of this project. To date, the City saves approx. \$1 million per budget year for this project. A provincial and/or federal grant would assist and expediate this project. I have had multiple conversations with local MPPs and MPs, they are well aware of the ACC.

**Shepherd’s of Good Hope – Merivale Road Facilities**

I continue to host sessions with the Ottawa Police, SGH, the City’s Social and Community Services Dept and Carlington Community Health Centre on addressing various matters associated with residents who reside at the 1095 Merivale site. Additional staff have been

added on-site and the OPS have been key to both responding to calls for service but also to work proactively with the SGH to reduce the number of issues in the community. When City Council reviewed its four year plan to allocate \$176 million from the federal affordable housing accelerator funding on April 3, I had a motion pass that directs City staff to “consider the cumulative effect and community impact” of supportive housing projects before allocating funds for them. The motion intends to ensure City staff review the neighbourhoods, such as Merivale Road that has three SGH facilities already, before allocating capital dollars for future projects. The City has just this week agreed to provide seed funding to the SGH for their 1083 Merivale site to assist with planning requirements. No capital funding has been provided for the proposed 4<sup>th</sup> facility.

### **Protecting the Experimental Farm**

Recent residential development applications decided by the Planning and Housing Committee have called in to question the impact of shadowing on research lands and the detrimental impact this has on longitudinal experiments.

I have been a vocal defender of these lands and as such, in late 2023, on my direction, the City invited the NCC and Agriculture and Agri-Food Canada to sit down, as part of a Working Group, to discuss how to mitigate future developments on the periphery of The Farm. This will not stop development. I support residential development, particularly on arterial roads like Carling, Merivale, Baseline and Prince of Wales, streets where development is coming and ideal, given its proximity to transit. In the same breath, I believe this is the time to ensure all government entities are talking and develop strategies to protect this valuable research. Ultimately, as I have said, as recently as last night’s AGM of Friends of the Farm, the federal government must take additional steps to protect agricultural lands at the Farm.

### **Carling Avenue Transit Lane – Update**

Phase 1, the area from Bayswater to Bronson was deferred due to the Phase 2 LRT expansion. The construction of this section of transit lanes (converting the current right lane) also has to be coordinated with MTO structure replacement along Highway 417 and the reconstruction of Bronson Avenue. It is anticipated that the reconstruction of this section of Carling complete with transit priority measures and improved active transportation facilities should be started by 2027-2028.

### **Baseline Road Rapid Bus Corridor – Update**

City Council is expected to approve the refreshed Transportation Master Plan by mid-2025 which will include the prioritization of bus corridors. The City has identified approximately one dozen corridors and Baseline has always been mentioned as a top priority in our City. I recommend the CCA add its voice to this prioritization process next year.

## **Traffic Calming Update**

A long list of new calming initiatives for the ward was submitted to the City in March and I will be meeting with the Traffic Calming team tomorrow to review progress on each request. One of the outstanding matters is to implement a 30km/hr default speed limit on remaining streets in east Carlington this year. Thx to the CCA for their passionate intervention on this matter and traffic calming and road safety for all users.

In Carlington, I am proceeding with two new speed bumps/humps for Kingston Avenue. Resident feedback from a survey I circulated has been positive, 90% in support. The curve between Vale and Chevrier does not qualify for a hump/hump, but remains a dicey area that will receive other calming measure(s).

The three blocks of Lepage Avenue all have different parking liberties and restrictions and due to multiple requests for change, I surveyed all residents this past February and feedback received and appreciated. A more uniform approach to the three blocks will be implemented later this year.

## **Trillium Line – Opening Date**

There is no official date yet, but my money is on August. September is the busiest month of the year, with the highest volume of passengers and it makes no sense to open the Line then. August, with the lowest volume, is ideal to open and prep the entire system before September arrives. This will also trigger a City-wide reconfiguration of many bus routes, including some that travel in Carlington.

I am contemplating hosting a public session for River Ward residents to better understand route changes. If this is an interest to you or the Association, please let me know.

I also want to make you aware that the City is leading an Environmental Assessment on how to connect the Dow's Lake Trillium Line Station with the new Civic Hospital. I had long advocated to relocate the Station from the north side of Carling to the south side, but due to geotechnical issues, that was not possible. So the focus now is whether a tunnel, or overhead bridge or other connection is optimal to safely shuttle people from the Station to the Hospital.

## **Comprehensive Zoning By-law Review – Update**

The City of Ottawa is developing a new comprehensive Zoning By-law for approval by Council in 2025. The by-law will implement the policies and directions in Ottawa's new Official Plan, approved by City Council in 2021 and approved by the Minister of Municipal Affairs and Housing on November 04, 2022. Once approved, the new Zoning By-law will replace the current Zoning By-law (By-law 2008-250).

The first staff report for the new Zoning By-law project is now live. The report will be tabled at the April 29 Joint Committee of the Planning and Housing Committee, and the Agriculture and

Rural Affairs Committee. You may find a copy of the report here: [Report \(escribemeetings.com\)](#)

The full text of the proposed By-law will be released in its entirety on May 31. The best place for information and updates is on the City of Ottawa - [Engage Ottawa](#) webpage.

The staff report serves as a preview of the first draft of the new Zoning By-law provisions. It summarizes the proposed By-law in plain language and how the By-law is implementing the new Official Plan. This report is just the start of the Zoning By-law review. Over the course of the project there will be two other iterations of the draft by-law that will be developed based on the feedback and comments we receive until the final version of the By-law is approved by Council in Q4 2025. Consultation for the entire project starts now and will continue until the proposed By-law is approved by Council in Q4 2025. Active engagement for this first draft starts in June and continues through October.

### Key Dates

- April 29, 2024 – Joint Meeting of the Planning and Housing Committee, and the Agricultural and Rural Affairs Committee
- May 31, 2024– Release of draft 1 of the new Zoning By-law
- June 2024 – Q3 2025 – New Zoning By-law consultation period, this will include a second round of consultation based on revisions

I want to underscore how important this review is. The new bylaw will set the stage for development in Ottawa for many years, many new provisions will likely be controversial and our neighbourhoods will likely absorb new development in the years to come.

## DEVELOPMENT UPDATES

### 780 Baseline Rd at Fisher (Lone Star)

In late 2023 and early 2024, City Council approved a rezoning application by Theberge Homes to allow the construction of three residential high-rise towers. This application, similar to one on Carling Avenue earlier in 2023, called in to question the impact of shadowing on the longitudinal agricultural research conducted by Agriculture and AgriFood Canada at The Farm. I was successful in establishing a Working Group between the City, NCC and Agriculture and Agri-Food Canada to discuss how to mitigate future development projects' impacts on the research that is conducted at this beloved national institution. The federal government, which owns the land and oversees the work of Agriculture and Agri-Food Canada, must take stronger and bolder steps to protect the land where agriculture research is conducted.

### 861 Clyde Ave (Neilson Dairy)

The property is currently a vacant industrial milk processing plant situated at the corner of Clyde Avenue North and Highway 417. The proposed development is comprised of seven residential buildings ranging from two and four storey townhouse units to towers ranging from nine to 30

storeys. Approximately 1,745 residential units will be provided along with commercial space. It will also include a new neighbourhood park. A multi-use trail and landscaped open space will connect Churchill Avenue and Clyde Avenue. City Council has approved an Official Plan Amendment (October 13, 2021), Zoning By-Law Amendment (February 9, 2022) as well as a brownfield remediation grant application (April 17, 2024). The site plan was approved by the City on February 12, 2024.

### **1058-1066 Silver Street**

Concorde Properties purchased the property at the corner of Silver and Summerville from the previous developer. The development is a proposed 46-unit, 4-storey, low-rise apartment dwelling. The application is still in Site-Plan Control phase. The development team are hoping to have this wrapped up shortly. 1291 Summerville is expected to be completed in 2024. An occupancy date is not available at this time.

### **1186 Shillington Ave**

The City of Ottawa has approved a site plan application going back to 2019 for the property located at 1186 Shillington Avenue. The existing property is a 2-storey, lowrise apartment building that will see one additional floor added to the building, yielding another 8 apartment units.

### **1309 Carling Ave (Westgate Phase 2)**

The Westgate Master Plan seeks to convert the shopping centre into a mixed-use community. Five towers will be constructed on this site: two fronting onto Carling Avenue with a proposed height of 24-storeys and, at the rear of the property, three high-rise towers, one at a height of 24-storeys and two with a height of 36-storeys. The Westgate secondary plan, which includes the south side of Carling Avenue and the zoning by-law amendment for the Westgate redevelopment, were both approved by City Council in 2017. Tower 1 construction was completed in 2022. My office is eager to host a public session with RioCan before the summer, to learn more about the next phases of this project.

### **1345 Baseline Road (Scouts Canada HQ)**

The property owner intends to sell this property and continues their search to find a suitable buyer for the property. There is no open planning file with the City.

### **1354 and 1376 Carling Ave (Travelodge)**

The project for 1354 and 1376 Carling is a 2-phase, mixed-use development, spanning five buildings ranging in height from 6 to 22 storeys and containing approximately 900 residential units, with a new park in the south-west corner. Phase 2 (western portion of the property) has recently demolished the hotel. Phase 2 construction will consist of 2 high-rise mixed-use towers (20 and 22 storeys), and an 8-storey, mid-rise, residential building at the rear of the property, fronting along Meath Street. The two high-rise buildings feature six-storey podiums with at grade retail. Site access will be via Carling Avenue and Meath Street and will lead to 39 surface parking spaces, as well as entries to the underground parking garage where the majority of parking spaces will be located (323 parking spaces).

The Japanese Pavilion, also known to many as the “tiki hut” had a heritage designation and was supposed to remain, with the intention to be incorporated into the new development. The developers realized, once work started, it would be impossible to work around the site while building the underground garage below the Pavilion. It was in poor condition and could not be protected during demolition and construction activities. Permission was granted from the City to take it down and the owners have committed to rebuild the pavilion with the same design at the same location. It will be a common community space for residents.

A construction Information Session has been organized for May 21 at 7 pm, Alexander Community Centre, 960 Silver St.

### **1357-1405 Baseline Road**

The development consists of 2,15-storey apartment towers, with a total of approximately 400 units. One tower will be geared towards older adults, the other offering a higher level of support and services for a more mature demographic. SmartCentres have successfully completed the concrete frame of the structures. Construction activities have temporarily ceased as issues between the owner and contractor(s) get ironed out.

### **1435 & 1455 Morisset Ave**

The Committee of Adjustment provided Consent/Severance for 1435 and 1455 Morisset Avenue. The purpose of the application was made by the Owner to subdivide its property into two separate parcels of land to create one new lot for a three-storey, 31-unit, low-rise apartment building. The two existing apartment buildings will remain, as part of a Planned Unit Development.

### **1640-1660 Carling – Former Canadian Tire Site**

The proposed development is a master plan to permit six mid and high-rise buildings on the subject property. The total development would include approximately 1,715 residential units. Proposed building heights range from nine to 40-storeys with a mix of housing types and tenures envisioned for the site. Ground floor retail is also envisioned for some of the buildings. The proposed development includes a public park in the centre of the development, abutting the new public street on two sides. This park would be a city-owned and developed park. The park space is connected to the plaza entry and the northwest corner of the site, adjacent to the future Carling Avenue transit station. This plaza is envisioned as a privately-owned public space and has an area of 1,557 square metres. A final outdoor amenity space is proposed between Buildings 3 and 4 along the south edge of the site. This is envisioned as an amenity area for residents, but also a connection for pedestrians and cyclists to the proposed development on the adjacent property at 861 Clyde Avenue. The connection would generally align with the proposed private street and parkette on that site. The parking garage is envisioned as a shared lot amongst the various buildings and would have approximately 900 parking spaces. Bike parking would be provided within each of the proposed buildings, or within the underground parking garage, to meet or exceed requirements. The matter is expected to be heard by Planning and Housing Committee in June.

Concurrent to this zoning application by RioCan, the property owner, a lease agreement has been finalized with Altea Active to use the former Canadian Tire store space. Altea Active, a

fitness and lifestyle company, is working on their building permit approvals with City staff. Once approved, they will begin renovations over the summer, targeting a late 2024/early 2025 opening.

## **INFRASTRUCTURE UPDATES**

### **Carlington Heights Pumping Station Expansion**

The City of Ottawa is planning to upgrade the Carlington Heights Pump Station. The main objective of the upgrades is to improve the reliability of water supply to the City and provide additional capacity needed to accommodate future urban growth.

Improvements are needed so that this pump station can provide adequate emergency supply to the City's various water pressure zones.

A new pump station, Morisset Avenue, will be designed and then constructed. The new pump station will be located on the west side of the reservoir, tight against the berm and adjacent to the existing communication tower compound. The existing pump station will remain in operation throughout the construction period of the new Pump station. 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.

The design is complete. Staff are going through the tender process. Construction is expected to start late spring / summer 2024.

My office is working with Staff on a pre-construction open house, a confirmed date will be shared with you in the coming days.

### **Merivale Rd Sanitary Sewer Rehabilitation (Anna Ave to Carling Ave)**

As part of ongoing sanitary sewer rehabilitation, Merivale Rd between Carling Ave and Anna Ave require replacement of the aging watermain and sanitary sewers. Full road reconstruction includes curb and sidewalk. Associated water and sewer services will be replaced to the property line. Continued work on a detailed design for the Carling storm sewer lining site. Design sign off and preparation of the draft tender documents are the expected next steps.

### **Viscount Ave Integrated Renewal**

The aging sanitary and storm sewers on Viscount Ave and Harrold PI, as well as storm sewer on Veteran Ave from Crerar Ave to Viscount Ave require replacement due to poor condition. The sewers will be upgraded to accommo-date level of service improvements in Viscount Ave. The sanitary sewer on Harrold will change direction and discharge to the new sewer on Viscount Ave via a new sanitary sewer pipe on Veteran Ave. This new sewer configuration will eliminate the ex-isting sewer easement between Harrold PI and Merivale Rd.

The watermains in Viscount Ave from Merivale Rd to Carling Ave (east), Veteran Ave from Viscount to Crerar, and all of Harrold require replacement due to age, breaks, frozen services and lead services. In addition, there have been water quality issues on Harrold PI (lead and

discolouration) due to water stagnation. The proposed watermains must be designed and sized to address the water quality issues.

Work on the preliminary design is ongoing, we expect to see a completed design at the start of 2025.

### **Prince of Wales Watermain Replacement**

The project includes the design and construction of a new watermain on Prince of Wales from Green Valley Crescent to just north of Peridot Private including the replacement of all existing water services to the property limit.

Staff have completed preliminary drawings, are currently reviewing a traffic management strategy and drafting Geotechnical/Environmental Reports.

A Public Open House was held on March 5. The construction period of this project is expected to take place during Summer 2024.

### **Archibald Street Pipe Repairs**

Archibald St will see repairs to the sanitary/storm pipes. The site has been identified as critical based on the type of deficiency, consequences of failure, impact due to recurring poor drainage or flooding. Staff have commenced the tender period.

### **Stevenson Ave Pipe Repair**

Stevenson Ave from Crerar Ave south will have localized structural repairs to sewer infrastructure addressed. The site has been identified as critical with respect to the time of implementation based on the type of deficiency, consequences of failure, impact due to recurring poor drainage or flooding.

<b>2024 Sidewalk Renewal Projects</b>	<b>2024 Road Resurfacing Projects</b>
Baseline at Prince of Wales intersection.	Kirkwood Avenue from Merivale Road to Laperriere.
Kirkwood Avenue from Chatelain Ave to Laperriere Ave (west side).	Merivale Road from Dover Crescent to slightly north of Central Park Drive (north entry).
Merivale Road, on top of the retaining wall, south of Kirkwood.	Raven Avenue from Cavan Street to McBride Street.



## Ottawa Public Library Programs Update - Carlington

### Family Storytime (English)

- Dates: Thursdays May 9, May 16, May 23, May 30
- Time: 10:30am-11:15am
- Alexander Community Centre, 960 Silver St,

## RIVER WARD UPCOMING EVENTS

### STRAWBERRY SOCIAL

When: June 6, 1 pm

Where: Hunt Club Riverside Park Community Centre, 3320 Paul Anka Dr.

RSVP: [mary.young6@ottawa.ca](mailto:mary.young6@ottawa.ca)

### FATHER'S DAY CONCERT, GOVERNOR GENERAL'S FOOT GUARD'S BRASS BAND

When: June 15, 1 pm

Where: Alexander Community Centre, 960 Silver St.

### CANADA DAY, CAKE, CONCERT & BBQ

When: June 29, 12 pm

Where: Hunt Club Riverside Park Community Centre, 3320 Paul Anka Dr.

### Older Adult Summit

When: September 5, 8:30 am

Where: Hunt Club Riverside Park Community Centre, 3320 Paul Anka Dr.



