

Minutes (Draft): CCA General Members Meeting – February 24, 2025 (In Person and Zoom Pro)

Board in Attendance: Alaine Spiwak, Robert Brinker, Cathie Fraser, Jenn Sailus, Mateusz Trybowski, Olivia Jones, Alexandria (Allie) Hodgson

Regrets: Brian Beard, Julie-Ann Kirkpatrick

Guests: Adele Stubbart from Councillor Riley Brockington's office

Call to Order in person and on Zoom Pro: 7:02 pm

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

Approval of [Agenda](#): *Micheline Lane, Mateusz Trybowski*

Approval of Minutes: [November 14, 2024, General Meeting](#) *Mateusz Trybowski, Cathie Fraser*

Advisements of any conflicts of interest: None

Councillor Riley Brockington's Update (delivered by Adele Stubbart)

- [Councillor Brockington's Report](#)
- Councillor Brockington had a prior (6-month) commitment so was unable to attend.
- Alexander Community Centre received \$11.8 million, which is a significant priority for Councillor Brockington.
- Royal Ottawa Hospital, with the Matthew Perry Foundation, will be doing transitional home. They will also have urgent care for mental health. There will be an information session that will be offered at the Royal Ottawa Hospital on Thursday, March 20 from 5:00 to 7:00 pm.
- There are some local resident residential developments underway, including the Lone Star Plaza on the corner of Baseline and Fisher and there will be an information session on March 6 from 7:30 to 9:00pm at the Fisher Heights Community Centre.
- The Westgate Mall development has quite a few phases to go. This is going to be a long process, but they are moving on to Phase 2 and we met with them last week to talk about some new developments that are upcoming, with details to follow.
- There's a big upcoming development on the corner of Silver Street and Summerville. They were originally taking down 6 houses on the corner, but now they're only going to be taking down the 3 on Silver and leaving the 3 on Summerville. This is the fourth time, I believe, that they've put in a proposal.
- The Children's Place on Anna and has been approved for the zoning by-law amendment, and that's to allow the space currently zoned as storage for daycare. Their thought is to use it as a baby unit, which is welcome news for the neighbourhood.

- Updates on a few water infrastructure renewal projects: we've got a lot of these big projects in Carlington because much of our infrastructure has not been touched since 1947.
- Harrold and Veteran are going to be getting new storm replacement sewers and new sanitary sewers with a 3-year project. What's really great to note is that with these projects traffic calming and road restructuring and sidewalk restructuring comes along with it. There's quite a bit planned there with updates to the sidewalks, making them wider to the new standard, some speed humps, some raised crosswalks, some narrowing.
- We also have upcoming projects on Anna and Crown, which will be about a one-year project. They're replacing the sanitary sewers; the storm sewers don't need to be replaced except for a very small section on Crown. They're also going to be adding traffic calming, narrowing of corners, some raised intersections, some speed bumps, and a bike path on Tunis. There is a public meeting planned for the first week of April.
- As for Merivale, the project will be at the corner of Carling and from Carling to Anna. And that, again, is going to be part of the road renewal and there'll be a public information session coming soon.
- Carlington Heights Pump Station is still in the works. They're hoping to start in the early spring. This is going to be a long job. We're looking at completing it in the summer of 2029.
- For upcoming events, we have our Community Spring Breakfast that we host every year. Here, it is in part with the bouncy castles that happen every Saturday morning with families. It will be sausages and pancakes. Everyone is welcome. Mother's Day High Tea is in May, at the Hunt Club Riverside Community Centre.
- If you have any questions, I'll try to answer them. If not, you're always welcome to e-mail our office or call.
- Question (resident): For the projects at Anna and Crown to Merivale, is it possible to have the active transportation department of the City of Ottawa review and connect them? There are two large projects in the community, how can they be connected using active transportation. From Crown to Merivale on Anna, connected to Tunis.
- Answer (Adele): Request noted in an active transportation meeting today and they are looking at adding the bike lines that have been requested. Councillor Brockington has requested a statement on this issue and both groups are working together.
- Question (resident): We're hoping that traffic calming measures at the corner will not affect active transportation, which defeats the purpose of active transportation.

- Answer (Adele): This was also raised as a concern at today's meeting.
- Question (resident): I find it uncomfortable, as a short person, to be hidden by some of the traffic calming measures.
- Answer (Adele): One solution to this is to raise the intersection. It's an ongoing discussion.
- Question (Robert): Will there be open houses to discuss these projects?
- Answer (Adele): The open house for Anna and Crown is planned for the beginning of April, date to be confirmed. It will be at the Alexander Community Centre.
- Question (resident): Traffic going north on Merivale always blows a stop sign, so I actually don't like walking on the south side of Carling for that reason.
- Answer: Carling and Merivale? Near Viscount? Our recommendation is about a raised intersection in that area for the pedestrian crossing. We haven't received our report back to let us know what is possible. It's part of our traffic calming request and we also want a camera on Merivale.
- Our office is available whenever you need it. Feel free to give us a call. Feel free to give me an email and Councillor Brockington loves hearing from you.

President's Update and Transportation (Jenn Sailus on behalf of Brian Beard)

- Note that there are additional voting locations other than the ones mentioned in the report. Further, the report from the police included locations outside of Carlington.
- Question (resident): Does the report involve all Ottawa neighbourhoods or do we have our own?
- Answer (Robert): Carlington and Central Park share a response team. They are located at the office in the Caldwell area on top of the hill.
- Question (resident): I also had a comment about the police. We asked for an update from the police and they provided an update for a neighbourhood that isn't our neighbourhood and they provided an update with information about loss prevention for a multimillion dollar industry for a neighborhood resource team. That's outrageous. It is a completely unacceptable response and how can we feed that back to them because I am very unsatisfied by that answer.
- Answer (Alaine): We will definitely pass on that feedback. We'll speak to Brian and certainly we will speak to the Ottawa Police. There might have been confusion on someone's end about the area. Obviously, they included some Carlington information but also some information from beyond our neighbourhood.

- Answer (Robert): We also have to mention our Board has been involved over the last year with the police about resource teams and we are critical and vocal about what they are not doing. They are not spending enough time in the neighborhood. They are only half-staffed.
- Answer (Alaine): We will continue to try to get them to come to a meeting, for accountability.
- Question (resident): I've noticed that the police will not respond unless it's a 911 call, and I think that's a real problem. I find they're not doing policing. They're reacting. I'll give you an example of what happened late in August. I was walking in front of the Boston Pizza at dark. Someone had one of these very heavy electric bikes on the sidewalk. He came out of the parking lot, no light on. I told him he should be on the road. Then he wheeled around to confront me, so I pulled out my cell phone to record him and he left. I phoned the police and told them that there's a very aggressive guy riding his bike on the sidewalk and it's a hazard. He doesn't have a light on and perhaps you should send a police car, just to take a look and just tell him to get off the sidewalk. The police said we can't do that and told me to put in a report the next day, but that doesn't really react to the situation at the time. That's what I mean. They're not doing real what I could call police work, you know, pre-emptive work patrolling the neighborhood.
- Answer (Mateusz): I'm not making an excuse or representing the police, but we did go to a meeting safety town hall and one of the key messages that they transmitted was that there wasn't an uptake in reports being filed on the website, which is problematic because they look at and respond to those stats. It's how they plan out their resources. So that's just reinforcing what we were told, not necessarily an endorsement of that.
- Someone was asking about which Board positions will be available. A list of positions is on our website. The president position is open as are those of four directors. The directors are elected, however, what they actually will do isn't decided until the first Board meeting in June after the election.

Development (Robert Brinker)

- [Robert's report](#)
- At the moment, not much is happening in our neighborhood. You heard the highlights from Adela and Councillor Brockington.
- The images in the report speak to the rezoning application. They want to combine the whole lot with the three existing apartment buildings, with the three houses being torn down into one for lot for zoning purposes.

- With an increased minimum maximum lot area for the whole lot itself, we reduce the interior side yard setbacks between the buildings so they can closer together, reduce rear yard, soft landscaping, and existing conditions.
- This is a new thing for the City of Ottawa. The City of Ottawa now has minor rezoning applications and major zoning applications. The minor applications, if they go forward, will not go to committee. With minor rezoning, the local city councillor still can pull minor applications and force them to go to the planning housing committee if necessary.
- For this image, the view of the corner of Summerville goes up the hills on the left, and Shillington goes down, service state going down to the right. These three houses were rezoned two years ago; it was a major rezoning. Then the owner of the property sold it, but since the zoning is already in place this is considered minor.
- The two new buildings being built there are 16- to 18-unit buildings, with the same look and feel. The new building will have 25 one-bedroom units, 4-bedroom plus den units, 16 two-bedroom units and 1 studio apartment for a total of 46 units. The parking is behind the buildings and the new building will have approximately 10 new parking spaces, which is less than what is required for a 46-unit building. But with the zoning amendment you can ask for that, but because they combine all the lots. Now the parking spaces are calculated with all buildings together. That's most likely why they're doing it and not keeping it separate.
- This is an artist's rendering of an aerial view of the new building. It blends well into this corner of the neighborhood.
- Too comment on these or other matters, email development@carltoncommunity.org.

Finance (Mateusz Trybowski)

- The left-hand column of the [Finance Report](#) is our budget for the year; the second column is the actuals. Our first year ends April 30.
- You can see what we have received as revenues, with the variance in red.
- Membership fees, donations we generally receive just prior to the next General Assembly. For merchandise, we have these really wonderful colourful shirts that I'm modeling today. Board member Cathie did an amazing job procuring those and they look lovely. I encourage everyone to pick one up for your families. We are hoping to recoup some of the costs through the revenues from the sales.

- In terms of activities, we're a little bit over. We've supported a lot of activities this year and so there's been more than what was budgeted. In terms of rink maintenance, the existing \$4000 is both variance and pending costs that will come in at the end of the season. The final payment will also come in then, so I expect the budget to align.
- We're slightly below right now for greening, but there also weren't as many expenses.
- Here are our expenditures of the third quarter. It includes \$200 set aside for a possible basketball spring activity. In terms of merchandise, you'll see that there was a little more spent than what had been budgeted, but Cathie worked hard to keep costs low and with a local printer. She spent weeks, if not months, trying to find a supplier that would get us close to what was budgeted, because with inflation, the costs have significantly increased. They're multicolour and the map design that is on the T-shirts was done by an artist and it is an actual map of Carlington that includes our local parks.
- They cost \$15 a shirt, a price that hasn't changed in years. It's \$10.00 for the beautiful totes. They're available for purchase here today and they will be again at the AGM in May and the bylaw review meeting.
- Speaking of by-laws, there will be a check for \$576 coming out. It was paid to a lawyer to do a final review of the by-laws. It came in under budget, which is really a great service provided to the Community Association from a nearby resident.
- We have repeatedly said that we are conscious that we are spending more on this budget line in part because we did not have any spending under the CCA grant, nor do we expect to any more this year. This is in line with our mandate of promoting activities that bring and build together our community. Most recently, we put \$550 toward the Merry and Bright Christmas initiative and raised \$550; we broke even. We donated to the annual holiday dinner on December 8 at the Caldwell Recreation Centre that was open to all residents. There were also some costs associated with room rentals here for the preparation of Christmas baskets. This was run by volunteers in the community.
- There was a "Music and You" event that the ACC hosted on January 18. There will be another small contribution coming out that will cover juice boxes at the Carlington movie night on February 8, that the CCA co-presented with Councillor Brockington and W.E. Gowling school.
- In terms of administration, we mentioned it last meeting, but it wasn't yet reflected. We spent \$400.00, which went towards the purchase of the Chromebook that we're using for the meetings, along with the mic, the HDMI cable, and monthly subscription costs for our emails.

- The rink maintenance is a revenue generator for the CCA and so far this year, we anticipate savings.
- We will not have the CCA grant this year.
- Thanks to the sponsors for Merry & Bright and if you want to thank them again, patronize our local businesses and the community members who help our community do amazing things.
Diane and Jen Real Estate sponsored the trees. Some were purchased by Flywheel Farms, which is a local Carlington resident-run business. Councillor Brockington and Peter West from Bowman's Bar and Grill contributed to the pizza and charity and other volunteers helped run that really wonderful annual event. Thank you to everyone who volunteers their time and resources to make these events happen.
- Question: So you're not running the CCA grant this year?
- Answer (Mateusz): We ran the CCA grant and I believe there were 2 projects selected.
- Answer (Jenn): There were two projects selected, but they're of no cost. One is laptop and computer repair. We're searching for a date for that person. Basically, if you have a laptop that needs a bit of a tune up or if you're looking for a computer or if you have computers to donate, then you can bring them to a workshop. This person will get them up and running again. There is no cost other than the room rental. The other is the YMCA put on a gambling awareness night for youth. Pardon me, that's not part of the grant. The other one was the music activity mentioned earlier with the student from Lycée Claudel and only required the room rental. The grants that were awarded didn't require any significant expenditures beyond room rentals here.
- Resident: So the CCA grant from last year goes from May to the general meeting in May and then there'll be a new grant after that.
- Since the budget may be close this year, we could dip into the reserve fund. We would do that purposefully. We'll have a better idea in May, but I don't expect a significant deviation.

Commented [1]: Does this mention all the Merry & Bright sponsors?

Membership (Allie Hodgson)

- Memberships will be renewed at next annual general meeting, May 15, 2025.

Rinks (Jenn Sailus)

- It's timely that the rinks update follows the Treasurer's update, because, as you can see, the money that we received from the city to maintain the rinks is what funds a lot of the great work that happens in our community. We're always looking for volunteers.

- Rink season is nearly over, but please keep it in mind for next year. If you have children, nieces, nephews, grandchildren, they can get volunteer hours through this work too, and it's ad hoc and flexible. Keep us in mind for next year because we have a small but mighty group and I'm sure they'd appreciate the help.

Special By-laws Meeting (Robert Brinker)

- Will take place March 31 at 7:00 p.m. at the Alexander Community Centre.
- All community associations must comply with new ONCA laws; our changes are minor to comply with the by-laws but require review and approval by members at a special meeting.
- Some procedures still have to be written; many of these will be written by the next Board in order to give flexibility to the incoming group.
- We require a quorum to pass the by-laws.
- We updated our by-laws as required and still have to write a couple of policies and procedures; we are leaving that for the next Board for the next term because we didn't want to be too prescriptive.
- We will send an invite for this meeting shortly and need about 10-15 people to make quorum.

New Business

- Greening (Olivia Jones) - [Upcoming Greening Activities](#)
- Greening (Deirdre Furlong)
 - Invitation to an all-day workshop on community stewardship of public lands, with groups and individuals from all over Ottawa.
- Ottawa Public Library final
- Strong and Steady Classes: Tuesdays & Thursdays
- Activities (Alaine Spiwak)
 - May 31: Event at Alexander Park, potential basketball tournament, outdoor activity, bring ideas forward
 - June 8 TBC: Eid celebration where the CCA will play a supporting role
 - August 8: Raven Park Day, confirmed with Company of Fools, and addition of other events.

Adjournment: Motion to adjourn by Alaine Spiwak, seconded by Robert Brinker.

*Note: portions of these minutes were generated using a transcription service then were reviewed by the Board.