



# COUNCILLOR/CONSEILLER RILEY BROCKINGTON

## Carlington Community Association General Members Meeting September 25, 2025



Dear Members of the CCA,

I trust you had a safe and enjoyable summer.

It was quite busy in Carlington over the summer months – I enjoyed speaking with business owners, visiting local parks, sharing popsicles at our wading pools and speaking with local residents about issues important to our neighbourhood.

I am happy to answer questions on any subject matter, please reach out.

### Alexander Community Centre

- The bidding period for professional design services RFP closed on August 29.
- Technical analysis is currently in progress.
- An architect is expected to join the project next month.
- The project team has collaborated with the City's forestry department for a preliminary review of existing trees.
- A third-party consultant will conduct geotechnical investigations and environmental assessments this fall.
- The project aims to host a community information session in late 2025.

### Raven Park Day

The 2025 Raven Park Day in the Carlington community achieved record attendance, emphasizing inclusivity and enjoyment for all ages and cultures. The event was supported by the City of Ottawa's Civic Funding program and contributions from local partners.

Around 180 children from summer camps participated in various activities like bouncy castles, cotton candy, and soccer drills led by the City of Ottawa Soccer Club.

That evening, community organizations and government representatives, including local officials, engaged with residents at information tables.

A free BBQ served an estimated 450 to 500 residents and evening festivities featured henna art, a performance by the Bubble Man, a local vendor, a resident-led bake

sale, and a free live theater show by the Company of Fools which attracted a record audience of 400.

Opportunities for the community to come together and have fun are well received and I would like to thank the Association for their tremendous efforts.

### LOCAL RESIDENTIAL DEVELOPMENTS

#### 1309 Carling Avenue – Westgate Mall Redevelopment

The mall will close its doors for good on November 1, 2025. Demolition will start immediately following closure to take down the mall, excluding Shoppers Drug Mart as it will remain open.

The current plan is to start construction of a new grocery store, with a completion date sometime in 2028. Residential towers are still their long-term goal. The property will still retain the name 'Westgate' for the Shopper's Drug Mart and new grocery store footprint.

Attempts to partner with RioCan to co-host a public event before the closure were initially well received; however, RioCan management has decided they will honour the Westgate Mall's legacy through an on-site installation showcasing the mall's history only. This is expected to be in place in October.

#### 1354 Carling Ave – Talisman Apartments

- Building D is fully complete and all units are occupied.
- Buildings A and B aim for partial occupancy by Q1 2026 and full occupancy by the end of May 2026.
- I have asked City Staff to address on-going concerns from the community, including:
  1. Noise from the roof-top HVAC system,
  2. The final design of two road closure features at Meath/Thames and Archibald/Thames,
  3. A missing streetlight on Carling Avenue, and
  4. A newly built sidewalk with a hydro pole right in the middle of it.



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### 1400 Coldrey Avenue - Kehillat Beth Israel

The Kehillat Beth Israel proposed modifications to their parking lot which includes relocating most of the parking from the southern lot to the northern side of the property and changes to better comply with current zoning guidelines. The changes aim to better integrate the parking with the front entrance of the place of worship.

The total number of parking spaces will remain at 130, consistent with pre-development conditions and landscaping work is expected.

### 1620 Laperriere - Premium Meats

An application was submitted for by Premium Meats to expand their existing business. This includes 368m<sup>2</sup> of warehouse space which will consist of a steel-clad, 1-storey building at the rear of the lot, connected to the current building.

### 1083 Merivale Road - Shepherds of Good Hope (SGH)

A demolition permit was issued for 1083 Merivale Road on September 23, 2025. The building has been boarded and fenced off since SGH purchased the property due to safety issues and irreparable condition.

A retaining wall will be constructed at the rear of the property to stabilize the ground. There are no current plans to develop the site due to funding.

### Kingston Avenue Flooding

On March 16, 2025, a flash thaw combined with steady rainfall led to significant flooding across the City, particularly impacting the Carlington area. Water from the Experimental Farm overwhelmed a culvert on Kingston Avenue, causing road submersion and flooding several homes along Kingston, Vale, and Trenton. Emergency Services closed Fisher Avenue and Kingston Avenue due to the flooding.

As a result of the number of households that were impacted, I filed an Inquiry at the March 26 City Council meeting that asked four main questions. As part of this

update, please see each question below, as well as the answer provided by City staff.

1. **What is Agriculture and Agri-Food Canada's legal responsibility, with respect to containing surface water on its property to ensure water does not travel from its property, on to abutting private properties and municipal roads.**

Agriculture and Agri-Food Canada's property has a long history, dating back over a century. Before the Carlington neighbourhood was developed in the 1940s, a portion of the Experimental Farm's runoff flowed into what was then known as the Cave Creek system.

When Carlington subdivision was constructed the storm sewer system was designed to account for the runoff from a portion of the farm itself through the culvert on the south side of Kingston. Thus, Agriculture and Agri-Food Canada have a legal right to discharge flows through the Carlington storm sewer system. The design standard at the time of creation of the farm and subsequently the Carlington neighbourhood was designed to convey a one in two-year storm event. There was no design consideration given to extreme conditions or large runoff events. This was the standard practice at the time. Typically, property owners are not obligated to upgrade runoff systems to modern standards but are required to ensure it is functioning in a state of good repair.

2. **Is the current culvert, immediately east of 1178 Kingston Avenue sufficient in size to handle expected freshet volumes and will the City confirm it is both in good condition and free of any obstructions.**

During typical springtime conditions, the culvert can handle expected runoff volumes generated from the experimental farm. Even during seasons with excessive snow accumulation, there has never been a reported instance of standing water to such a high level as was reported and observed on March 16, 2025. It is not possible to confirm with certainty whether the culvert inlet was obstructed during the flooding event. At the time, the inlet was fully submerged, making visual inspection impossible. When staff inspected the site several days later, no physical obstruction was observed. It is possible



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that any temporary blockage such as leaves, ice, or snow may have been washed into the culvert during the event and was no longer present by the time of inspection. City staff have confirmed that the culvert is in good condition and free of obstructions at this time.

3. **During the public consultation/engagement phase on the zoning bylaw amendment application for nine homes on the south side of Kingston Avenue, abutting the Farm, the City Planner, replying to community concerns about the capacity of the culvert, stated, (October 18, 2017) “The applicant has submitted a report titled “Servicing Brief and Stormwater Management Report” which deals with the concerns you have outlined regarding water runoff. The city engineer will review the report and ensure that the post development flows are the same or better than the predevelopment flows.” Given this commitment, what assessments following the construction of the nine homes on Kingston, which about the current culvert, were undertaken by the City to ensure water flow was not negatively impacted?**

The proponent submitted a servicing report outlining proposed stormwater management measures, which was reviewed and accepted by staff in Development Review. The report included recommendations to mitigate the impacts of development, and these were found to be appropriate. Asset Management staff also supported the review by helping to establish the applicable stormwater criteria.

Since the developer's stormwater management report and grading plan were reviewed and approved, the then owners and the City inspector would verify during construction that the project was built in accordance with those approved plans. While staff do not measure actual post-development flow, they do ensure that the developer constructed what was committed to in the approved documentation. In this case, staff can confirm that the developer built according to the approved plans. Furthermore, the development in question appears to have had minimal to no impact on the flooding that occurred on March 16, 2025.

4. **Are there any other actions the City can take to mitigate future occurrences of flooding in this specific area?**

Following the March 16 weather event, staff implemented a more frequent inspection and cleaning schedule for the culvert entrance on Kingston Road to help ensure continued functionality and reduce the risk of blockage. Regular maintenance of this infrastructure is essential to support stormwater flow and mitigate potential flooding. While staff are working to identify other potentially vulnerable areas, predicting similar flooding events is difficult due to the unique and improbable combination of factors. It is important to note that the surface flooding on March 16 resulted from rapid snowmelt, frozen ground, and intense rainfall, all occurring within a few hours. Due to the lack of real-time, localized data, it is not currently feasible to predict or proactively mitigate such highly specific and uncommon events with precision. Through initiatives such as the Wet Weather Infrastructure Master Plan (WW-IMP) and other climate related initiatives the City can ensure that flood risks can be addressed by assessing the impacts of a variety of climate change scenarios.

### COMPLETED ROAD AND SIDEWALK REHABILITATION

Shillington Ave – Merivale to Fisher

- Crack sealing

General Ave

- Sidewalk renewal

Hollington St – Shillington to Kingston

- Sidewalk replacement

### TRAFFIC CALMING

#### **Line Paint on roads**

- Many painted lines have been updated at intersections including stop line and cross walks.

#### **Bike Lanes**

- Have been added to Anna
- Repainted on Shillington

#### **Speed Camera**

- Fisher Ave between Trent and McCooey



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### Ladder pavement marking has been completed

- Shillington at Admiral

### Speedhumps

- Shillington (pending for 2026)
- Kingston (installation autumn 2025)
- **Stop Bar Flex Stakes installed**  
Anna Ave at Admiral Ave

### PARK UPDATES

#### Meadowvale Terrace Park - Renewal Project is complete.

#### New Accessible Swing Set:

- A new swing set designed for accessibility has been installed.

#### Removal of Existing Planter and Tree

- The existing planter, shrubs, and Norway Maple tree located north of the playground have been removed.

#### Sand Play Area

- A new sand play area has been created in the space where the existing tree was removed.

#### Retention of Manitoba Maple:

- The existing Manitoba Maple tree, located west of the playground, will be retained and maintained by Forestry. This was an ask from local residents and my office worked with staff on this matter.

#### Berm with Boulder Seating:

- A berm with boulder seating will be added, facing the pool area.

#### Additional Trees:

- New trees were planted with a variety of fast-growing trees to provide shade.

#### Shade Structure:

- An umbrella table with accessible seating has been added.

### WATER RENEWAL PROJECT

Construction in Carlington has begun, including the replacement of sewers and watermain, road reconstruction, and installation of new traffic calming features on Viscount Avenue, Harrold Place, and Veteran Avenue. Work has now started at the intersection of Carling Avenue and Merivale Road.

#### Carling Avenue and Merivale Road Sewer Reconstruction

- Lane reductions on westbound Carling Avenue from Merivale Road to approximately 275m east of Merivale Road.
- No left turns from westbound Carling Avenue to southbound Merivale Road during lane reductions.
- Closure of the left turn lane from southbound Merivale Road to eastbound Carling Avenue.
- Lane reductions on eastbound Carling Avenue from Merivale Road to approximately 350m west of Merivale Road.
- Southbound Merivale Road reduced to one lane; northbound Merivale Road closed from Carling Avenue to approximately 100m south.

#### Why:

- Weekend and night work planned to minimize traffic and transit impacts.
- Road closures and lane reductions are necessary for construction.

#### When:

- Start: September 26. Road reductions will remain through various phases of construction.
- Weekend Work: Expected from September 26 to September 29, with night work between 10pm and 7am.

#### Where:

- Westbound Carling Avenue (Merivale Road to 275m east)
- Eastbound Carling Avenue (Merivale Road to 350 metres west)
- Merivale Road (50 metres north to 100 metres south of Carling Avenue)





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### Traffic Management:

- Northbound Merivale Road detoured via Kirkwood Avenue.
- Right-turn access on Merivale Road to Viscount Avenue remains open.
- Access to local businesses and properties maintained.
- Pedestrian and cyclist detours at Carling and Merivale intersection.
- OC Transpo Route 80 will be detoured from September 26 to 29 due to left turn closure.

### Upcoming Phases:

- September 29 to Mid-October:
  - Possible lane reductions on eastbound Carling Avenue during off-peak hours.
  - Two lanes open during peak hours.
  - Southbound Merivale Road reduced to one lane; northbound closed with detours.
  - Access to businesses and properties maintained.

### Viscount Avenue, Harrold Place and Veteran Avenue

#### Timeline:

- **August to the Fall of 2025:** Start on Merivale Road and Carling Avenue.
- **Fall 2025:** Continue on Viscount Avenue, Harrold Place, and Veteran Avenue.
- **Spring/Summer 2027:** Completion of remaining work.

#### Areas Affected:

- Merivale Road, Carling Avenue, Viscount Avenue, Veteran Avenue, and Harrold Place.

#### Accessibility and Traffic Management:

- Lane reductions and road closures will occur, with local access maintained for residents.
- Detours will be necessary, and there may be nighttime and weekend work.

#### Parking and Access:

- On-street parking will be restricted during construction. A temporary parking permit will be available during disruptions.

- Residents are advised to relocate any landscaping near the public right of way to prevent damage.

#### Tree Management:

- Some trees will be pruned or removed; replacements will be planted afterward.

For more details, visit [ottawa.ca/ViscountAvenue](http://ottawa.ca/ViscountAvenue).

### Morisset Avenue Pump Station

This project includes the design and construction of the Morisset Avenue Pump Station (MAPS). This new potable water pump station will be located just south of the existing pump station and will meet the needs identified in the Infrastructure Master Plan to improve reliability and increase capacity.

The contract was awarded to Doran Construction in late 2024. Clearing and grubbing of the site took place in February and March as well as the installation of safety fencing.

The main ongoing work is related to excavation for the installation of 4 new watermain on the site, which includes a substantial amount of rock excavation by hoe-ramming. The contractor will continue to excavate and install watermain throughout the Fall of 2025 as well as excavate for the new Pumping Station foundation.

The project is expected to be completed in Fall 2028.

### CITY OF OTTAWA

#### BUDGET 2026

The Finance and Corporate Services Committee met on September 2 to approve proposed budget directions, timelines, and consultation processes for the upcoming Budget 2026.

The tax direction includes plans to cap property tax increases to 3.75%. The Draft Operating and Capital Budget will be tabled at City Council on November 12, and the vote on the final budget will take place December 10. Councillors Bradley, Carr, Menard and I are hosting



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a budget consultation on November 25 at the Jim Durell Recreation Centre.

### COMPREHENSIVE ZONING BY-LAW REVIEW

The City will continue its established public engagement process with the release of the third and final draft of the new Zoning Bylaw. The final draft of the new Zoning By-law was released on Engage Ottawa on September 8.

Engagement opportunities for the final draft will occur during the 28-day statutory circulation which began on September 8. The statutory open house for the draft Bylaw took place on September 23 at the EY Centre, and there was a virtual open house on September 25. Details on this engagement are posted on the project's Engage Ottawa site.

The report for the new Zoning By-law will rise to Council on Wednesday, January 28. Once the new Zoning By-law is formally approved, the appeal period for the new Zoning By-law will begin.

### CLEANING THE CAPITAL

Now's your chance to register for the fall and join thousands of residents across Ottawa to beautify our city. Clean-up kits are available for pick-up at participating City facilities from September 2 to October 12. To learn more about the campaign or to register your project, visit the Cleaning the Capital page on the City of Ottawa website.

### Have your say on unlawful renovation-related evictions

The City of Ottawa is seeking feedback as it develops a Rental Renovation Licence By-law to prevent unlawful displacement of tenants from their rental units under the pretense of repairs or renovations.

Sometimes referred to as "renovictions," the City is seeking to understand the extent of this issue in our community and to explore tools to mitigate it. Among the measures being explored, landlords may be required to:

- Obtain a City-issued licence whenever they issue an eviction notice for renovations and repairs,

- Demonstrate that it is necessary for the tenant to leave the rental unit to conduct the renovation or repair work.

The City wants to know more about renovation-related evictions in Ottawa and how they are impacting residents, families, and housing affordability. Share your feedback with us through upcoming [open houses](#) and through the [Engage Ottawa questionnaire](#), which will remain open until Friday, October 31.

### RILEY'S COUNCIL RESPONSIBILITIES

#### Chair

- Emergency Preparedness and Protective Services Committee

#### Member

- Community Services Committee
- Planning and Housing Committee
- Finance and Corporate Services Committee
- Transit Committee

#### Member of Hiring Panel

- Built Heritage Committee, Property Standards Committee

#### Member

- Ditch Alterations Working Group

#### City of Ottawa representative

- Association of Municipalities of Ontario (AMO)
- Chair, Regional and Single Tier Caucus
- Chair, Municipal Finance and Economic Development Task Force

### OC Transpo misses on-time targets — again. Now what?

The September 11 headline in the Ottawa Citizen said it all. OC Transpo staff delivered a report to the Transit Committee last month, in response to my motion requesting they indicate their roadmap to achieving much more reliable and on-time bus service. The target for bus routes is 85% reliability. This has been the Achilles heel for our bus passengers for years with no improvement. Every month, I review the on-time bus performance data and see the same results, the same substandard service. We were clearly told when more bus operators and mechanics were hired, there would



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be improvements to on-time bus service, when the Trillium Line reopened in late January and the Good Places to Bus changes were implemented in April, once again, more stable bus service – that didn't happen. The former General Manager of OC Transpo went so far to say that on-time bus performance was not a top priority – what a thing to say to Transit Commissioners.

I will be the first to acknowledge that external challenges like weather and road construction add to on-time performance of the bus network, but bus routes that are chronically late and are known by OC Transpo require their proactive intervention. I hear from many River Ward residents about this and this remains one of my top transit priorities. I am not just raising this as an issue, but constructively, trying to understand the causes impacting on-time performance and then understanding which causes are in the realm of OC Transpo to take action on.

In River Ward, our current focus on bus route challenges following the April 27 bus route changes include routes 81, 90 & 92. My office is also aware of challenges that some high school students are having getting to Nepean HS and Notre Dame HS particularly from our neighbours in Central Park, but likely apply to Carlington, as well.

### **UPCOMING EVENTS**

#### **ALEXANDER PARK DAY**

**When:** Saturday, September 27, 11:30AM – 2:30PM

**Where:** Alexander Community Center

Free community BBQ (halal), 3v3 basketball tournament, bouncy castles, face painting & removable tattoos, fire truck visit (1-2pm), yoga class (mats provided), cotton candy, bubble making, and soccer workshops.

#### **RACE TO END HOMELESSNESS**

**When:** October 4th, 2025

**Where:** RA Centre, 2451 Riverside Dr.

**Register:**

<https://raceroster.com/events/2025/106339/race-to-end-homelessness>

#### **FALL GATHERING DINNER**

**When:** Thursday, October 16, 5:30 – 8PM

**Where:** Alexander Community Center  
Dinner and crafts are free to the public.

#### **RIVER WARD ELECTRONIC-WASTE DROP OFF DEPOT**

**When:** October 25, 10AM – 4PM

**Where:** Metro Parking Lot, 3310 McCarthy Rd

#### **ST ELIZABETH CHURCH CHRISTMAS BAZAAR**

**When:** Saturday, November 22, 9AM to 2PM

**Where:** 1303 Leaside Ave at Merivale Road in the Parish Hall

Knitted & crocheted goods, crafts, bake sale, white elephant table and much more....

#### **2026 DRAFT BUDGET PUBLIC CONSULTATION SESSION**

**When:** Tuesday, November 25, 6 - 8PM

**Where:** Ellwood Hall, Jim Durrell Recreation Centre - 1265 Walkley Rd

#### **HOLIDAY TRIVIA NIGHT**

**When:** Friday, December 5, 6 – 9:30 PM

**Where:** Kathy Ablett Room, Hunt Club-Riverside Park Community Centre, 3320 Paul Anka

**RSVP:** [riley.brockington@ottawa.ca](mailto:riley.brockington@ottawa.ca)

#### **WINTER BALL HOLIDAY DINNER**

**When:** Sunday, December 7, 3 - 7PM

**Where:** Carlington Recreation Centre  
Dinner and crafts are free to the public.

#### **RIVER WARD HOLIDAY DINNER**

**When:** December 18, 5 & 6:15 PM

**Where:** Hunt Club-Riverside Park Community Centre, 3320 Paul Anka

**RSVP:** [riley.brockington@ottawa.ca](mailto:riley.brockington@ottawa.ca)