

Carlington Community Association

DRAFT Minutes: CCA Members Meeting – November 20, 2025 (In Person and Zoom Pro)

Board in Attendance: Alaine Spiwak, Robert Brinker, Cathie Fraser, Jenn Sailus, Mateusz Trybowski, Tricia Smith, Matthew Ellis

Regrets: Olivia Jones, Margaret Weil

Guests: Riley Brockington, Aastha Bhatt from Councillor Riley Brockington's office

Call to Order in person and on Zoom Pro

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

Approval of [Agenda](#): Riley to be moved to later in the agenda due to scheduling conflict. *Tricia Smith, Micheline Lane*

Approval of Minutes: [September 25, 2025](#) Correction needed - name is Richard Lane. *Robert Brinker, Jenn Sailus*

Request by Members to provide more notice of minutes so they have adequate time to review

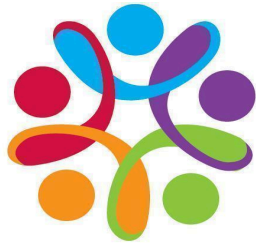
Advisements of any conflicts of interest: None

Chair's Update (Cathie Fraser)

- Welcome to Aastha Bhatt - Riley's new assistant
- Gowling School Craft Sale was well attended, and CCA was very happy to have a table there.
- Deirdre Furlong is the new Chair of the Greening Committee. We thank Olivia for her hard work as previous Chair of this Committee. Olivia is still on the CCA Board.
- CCA By-laws are being reviewed. The Board may propose to move the AGM from May to October to make it easier for the Board members to transition. The Board will be providing the proposed new by-laws in the new year. Members are encouraged to submit any other by-law changes to the Chair.

Q: There will still be September and November meetings? Yes.

Q: Will the meeting in May become a regular member meeting? Yes.



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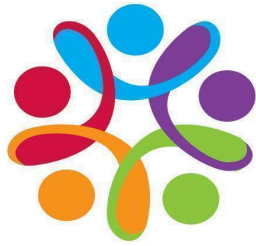
- Bulletin board at Harrold Place, we have a key now so we can keep it updated. Jenni Campbell has her own.
- If anyone wants to comment on these or other matters, email president@carlingtoncommunity.org.

Development (Robert Brinker)

- Final stages of new zoning by-laws
- Joint Committee on December 17th
- Please let Robert know if you want to attend
- January 28th is the final approval; comes into effect in March if passed
- Building height is controversial; transition from high rise to low rise areas.
- Changes to parking, setbacks and room for trees.
- Westgate fenced in - demolition starting soon
- Q: What is the zoning like for corners between different areas, i.e. Carling and Viscount? The Travellodge development was like this. Different plots have different zones. You can apply to change them.
- Q: Is there a formal policy on zoning corner lots? No. Children's Place did the change - applied for rezoning on Anna and it was approved.
- Q: What is the zoning like on Fisher? All will be four stories to the towers. Beyond Baseline, I don't know.
- Q. Will 1110 Fisher stay as is? Yes, the zoning won't change unless they re-apply.
- If anyone wants to comment on these or other matters, email development@carlingtoncommunity.org.

Finance (Mateusz Trybowski)

- [Treasurer's report](#)



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- General Membership approved Board's recommendation to adjust the annual budget (to put insurance savings against previous budgeted deficit; and in line with commitment that we had made to allow the new elected board to review the budget which preceded their coming into position. Inflows are Riley's contribution and insurance savings.
- Merchandise projections are close.
- Not all our expenses had been paid out at last meeting and new ones came up - Eid celebration, Raven Park Day, Fall gathering, admin charges for Zoom (for 2024 and 2025 due to admin error).
- We will look at other options to find cost savings but we may be over budget for admin items (Mailchimp, room rentals). Rinks to come.
- Q: Can budget be sent before or after meeting? They are included in the meeting minutes. We will investigate if we can send it before.

Membership (Matthew Ellis)

- Current membership is at 72, up 15 from 57
- Will be sending a holiday greeting to members
- Q: Can we get something physical so we know we are members? Will look into card, magnet, etc.
- Q: Digital meeting notices. Can you provide print option on site with all attachments? Yes, we will adjust the info package.
- Q: Tried to pay for membership online, only PayPal option? We will look at making payment option information clearer. In person, we can accept cash, debit, or e-transfer.

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

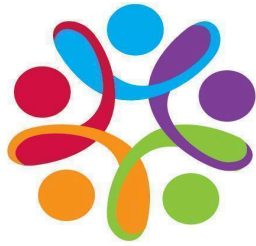
- [Councillor Brockington's Report](#)
- Welcome Aastha Bhatt - new assistant in the ward office
- ACC - big announcement last month, Minister of Sport making an \$8M contribution toward renovations. Sunset clause in agreement - renovations must be done within two years. The



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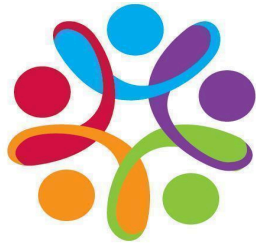
architect is to be the project manager. The pathway to Marshall will stay but it will be tight. They are working on the RFP; site plan may be fast-tracked. Pushing Planning to prioritize the project. Looking at options to keep services and programs at ACC up and running - they are in high demand.

- Ottawa Hospital - completing garage first so that the construction teams have somewhere to park.
- Westgate has been closed, demolition will start soon. No Name grocery store going in by mid-year next year. Towers to hug Queensway given grocery store addition. No timelines - costs to build are holding things back.
- Q: Is Shoppers staying? Yes, everything else will be demolished.
- 24 housing towers proposed in the immediate area but may take a long time for them to be built.
- Laperriere and Clyde - dedicated bike lanes going in. Public consultations and outreach happening next year. They will be the only dedicated lanes going under the Queensway.
- 7 watermain projects in Carlington. Starting Viscount/Harrold/Veteran and moving from Carling into residential areas. Anna will start January 12th. We will see significant traffic impacts. Public session to be held at Dulude arena in January.
- Merivale Road - we need local representatives for redesign. Stall is Bill 60 by Ontario government, it limits bike infrastructure.
- Bill 60 - more information will follow once it passes.
- Pumping station on Morriset - new one being built. Traffic calming will be coming next year as part of the project.
- Recycling in blue and black bins - changes coming in January to provider and expanded items. But you should not see any changes to pickup days etc. You will have a new contact for issues as the city is not responsible. Only organic and garbage will be done by the city in the new year.
- Q: What happens if bins are damaged? Working on FAQ.
- Q: What about the Waste Explorer? Not changing. Calendar will be digital only though.
- Baseline and Merivale study - looking and design and structuring; secondary plan past Experimental Farm - this is a two year process - consultation in March/April



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- Reminder about winter parking rules
- Re-zong/by-law review will add more density.
- Events: St. Elizabeth Bazaar; Christmas Trivia Night December 5th (HuntClub Riverside); Winter Ball December 7th; River Ward Christmas Dinner - we provide transportation!
- Draft budget Dec 19 - looking at bus routes and working with OC Transpo on reliability issues. 85 is 40% reliable. Asked them to explain how budget will improve reliability.
- Q: How to encourage larger apartments in high rises - new immigrants leave after five years. We need diversity in housing. Mooney's Bay, they are building houses which is rare. Land in city is more expensive. Developers are build what they want, city has little say.
- Q: Transit east to Orleans - when is this happening? Before Valentine's Day?
- Q: 53 is terrible; buses on Merivale are always late; kids from four different schools on route; 86 is somehow on time; do the drivers complain? All issues are shared with OC Transpo. Discussed six routes including 53. Entire fleet is on road during rush hour. Used to have an issue with not enough buses for the number of runs. That's resolved by now there are not enough mechanics.
- Q: Bus timelines are too short to get from A to B? Suggesting open house with OC Transpo in Carlington. Otherwise they have to at least provide updates on changes and progress.
- Q. Carling and Merivale construction is creating detours onto Crerar? Not an official detour road. Will raise with city staff to discuss signage changes.
- Q: Street mural in front of Gowling - what's happening? Original proposal was in crosswalk and has been refused by city as not safe. Other areas have them so this doesn't make sense, but we probably need to just accept their revised proposal to put it in front of the school front path. Needs a new point person on school council to move forward.
- Q: Is data for transit pulled from the app? No, it's internal statistics.
- Q: Will there be another consultation for ACC? Yes, final consultation will happen but we can't make significant changes at this point, just ensure nothing was forgotten or overlooked.
- Q: Bus stop at Fisher and Emperor, need a PXO. No movement within city so far but keep asking.



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- Q: Traffic calming/planters at Shillington and Hollington? Need to discuss with owners of businesses. Bus pad and shelter going there in 2026. Discussions to be continued.

Activities (Jenn Sailus)

- Merry & Bright is starting soon to decorate trees, see website for more information.

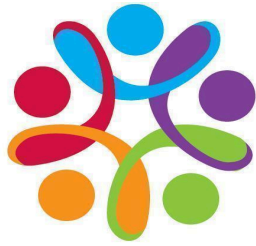
Rinks (Jenn Sailus for Alaine Spiwak)

- Contract with the city for puddle and boards at Meadowvale.
- Need volunteers to clear the ice for regular maintenance. Contract only covers huge snowfalls. Three hours of volunteering gets you a free membership!

Greening (Deirdre Furlong)

- Closed Merivale Triangle with compost - done in one session with eight volunteers.
- A get together was held with the greening volunteers to thank them. 15 people helped this year.
- Taggart have been great with the construction at the Triangle.
- Focus is to build a strong greening team. Only half are reliable. Ten sessions, three times for each person.
- Other initiatives are the Carlington Plant and Yard Sale and neighbourhood cleanups.
- Considering a small committee of five or six and then volunteers to do the physical part. Right now we can't do more because we don't have the resources.
- Q: What happened to the water tank at the Merivale Triangle? It's there surrounded by cedars. It was emptied.
- Q: CCA has adopted Alexander Park; to be cleaned in summer and fall? Did not know this - was not provided and there are no terms of reference.
- Q: Will you be on the website? Yes.
- Riley noted that he has had input to name the Merivale Triangle after the Darwins.

Action Item: Add this to the agenda in the new year for further discussion.



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- Q: More garbages needed; there is a federal government collaboration opportunity as part of park cleanups? Not part of greening. We have to work with city and other partners. Recycling containers across from Westgate were installed but don't get used.
- Q: Mooney's Bay recycling program was to be extended? Yes, pilot program was a success and will be expanding to Alexander Park next year.
- Q: Is there a clean up at Meadowvale Park? Yes, by Heather's group. They are not connected to the CCA but we collaborate with them. Sign up for Cleaning the Capital. People pick up but don't register which means that don't collect waste.
- Q: Black bin for cigarette butts at the Royal; it is a problem and why is the city dealing with it instead of private companies? Riley will look into this.

Traffic-Calming (absent)

- Update at next meeting.

Election (Vacant Board position)

- There is an open board position for a member. There will be an election in February. Information will be shared on the website and on social media.

New Business

- Q: How do you report street lights are out; Shillington is dark? 311 - Riley will look into it.
- Q: Pathway to Marshall is very dark and unsafe; can we get a light? Will be addressed as part of the ACC project.

Adjournment: Motion to adjourn by Robert Brinker, seconded by Annie Woo.