



**Carlington
Community
Association**

Minutes – CCA Annual Members Meeting, May 15, 2025 (Alexander Community Centre)

Present: Brian Beard, Robert Brinker, Cathie Fraser, Mateusz Trybowski, Jenn Sailus, Alexandria (Allie) Hodgson, Alaine Spiwak

Regrets: Olivia Jones

Confirmation of Quorum

Call to Order: 7:02pm

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

Motion to Approve the Agenda: Moved by Micheline, seconded by Brian Beard. There was no opposition, the motion was carried.

Motion to Approve the [May 8, 2024 AGM minutes](#): Moved by Brian Beard, seconded by Robert Brinker. There was no opposition, the motion was carried.

Advise of Conflict of Interest: None.

Quorum: 24 members in-person, 9 online

Councillor Riley Brockington's Update

- Thanks to the volunteer Board and those who make Carlington a better place to live, work, and play.
- For the ACC upgrades, it's a priority for the City. The City is also seeking a provincial grant. Optimistically, we could see shovels in the ground next year.
- 1058, 1062, and 1066 Silver have a minor zoning amendment approved to build a 46-unit, 4-storey apartment building.
- The Matthew Perry Foundation would like to build supportive housing at The Royal Ottawa, with onsite care.
- 1309 Carling Avenue - Westgate Mall Redevelopment
 - The plan is to remove the entire mall, except Shoppers, this year.
 - The intent is to put in a grocery store.
 - Councillor Brockington has requested that the developer come speak to the community about their plans.
- 864 Lady Ellen - Access Self Storage: two new warehouses are planned.



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- 970 & 974 Silver Street and 1271 & 1275 Shillington Avenue
 - No timelines for construction at this time.
- Kingston Avenue Flooding
 - Our goal is prevention and to determine if any factors at play can be mitigated, either through Agriculture and Agri-Food Canada or the City of Ottawa.
- Comprehensive Zoning By-law Review
 - It is attempting to answer the question: “How will the City of Ottawa accommodate future growth?”
 - There is a River Ward-specific session on May 31 from 9-11am.
 - Councillor Brockington has hired a private consultant to facilitate the session.
- New Ways to Bus
 - It has been a challenge as it unfolds. Councillor Brockington continues to encourage residents to reach out if they experience challenges.
- Transportation Master Plan: Phase 5 Capital Projects (Proposed)
 - The projects applicable to our community include:
 - Baseline Rapid bus corridor (Algonquin College to Billings Bridge)
 - Carling Avenue (Lincoln Fields Station to Sherwood Drive)
 - Merivale Road (Woodfield Drive to Baseline Road) - the rush-hour dedicated bus lane project on Merivale Rd between Baseline and Carling is being eliminated as a priority. It will be refreshed as part of another infrastructure project.
 - Active Transportation and Cycling Projects to improve alternative modes of transportation
- Road and Sidewalk Rehabilitation: Crack sealing on Shillington, from Merivale to Fisher
- Line painting on Anna, from General North to Merivale, and a bike route. A bike route does not remove parking while a bike lane does.
- There is a proposed bike route on Laperriere Ave.



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- The Meadowvale Terrace Park - Renewal Project includes an accessible swing set, sand play area, berm with boulder seating, and additional trees.
- The Friends of Carlington Woods is seeking volunteers.
- There are [new City guidelines](#) for gardens near a road or sidewalk.
- Water Renewal Project
 - Merivale (Carling to Kirkwood), there will be a public information session and an opportunity to redesign the road.
 - Viscount, Harrold Place, and Veteran Avenue, it will replace old storm sewers, sanitary sewers, and watermains and lead to a road reconstruction.
 - Anna and Crown, the sewer, watermain, and road renewal project is in the design phase.
 - Churchill, Carling, and Kirkwood, rehabilitation work is planned.
 - Morisset Avenue Pump Station, construction is planned to start this summer.
- Travelodge, the southwest corner of the property is dedicated to a public park; the community will be engaged.
- Experiencing concerns with noise from the HVAC system as part of Phase 1; it does not exceed noise levels set by the City, but Councillor Brockington's office is involved to see if they can mitigate the noise.
- The Shepherds of Good Hope has received approval from the City for building at 1083 Merivale, though construction is a number of years away.
- Upcoming events include:
 - River Ward Zoning Workshop (May 31)
 - Strawberry Social (June 5)
 - Raven Park Day (August 8)
- Question (resident): What development is happening at the old site of the Carlington Coffee House on Merivale?
- Answer (Councillor Brockington): The office is unaware of anything in the works but will seek information to share.



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- Question (resident): Who is aware of the water renewal schedules? This will help me plan gardening. Also, is there an additional lane for the hospital on Carling?
- Answer (Councillor Brockington): We can look into Stevenson. There are no new lanes being added on Carling, and right now there are service entries. Even with the hospital opening, there will still be three lanes on Carling.
- Question (resident): Question about the infrastructure project on Viscount, when will it start? Also, I have gardens in the front and want to get started on removing items that may be in the way. When should I start? If there is a problem once they have begun, will there be a contact person?
- Answer (Councillor Brockington): Where and when the project will start is still to be determined. Communications, once this information is available, will be clear. There will be notice; should something come up, contact Councillor Brockington's office.
- Question (Brian): There was money put aside for the ACC from Councillor Brockington's budget. Will that still be necessary?
- Answer (Coun): One million dollars from the River Ward budget has been allocated; whether it will be needed or not remains to be determined. The City is seeking a provincial grant.

Chair's Update and Transportation (Brian Beard)

- With the new ONCA language, the president is now called the chair.
- The CCA Board hosted a special meeting where the new bylaws were reviewed and adopted; we did not have a choice but to update the By-Laws as it was mandated by the province of Ontario. Had we not changed our bylaws, we would still have been bound by the ONCA rules. The biggest change is that membership contact information can be shared with other members. For example, if a community association member is dissatisfied with the Board, they can request information in order to reach out to host a special meeting to discuss their concerns. Outstanding policies will be drafted by the incoming Board.



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- The Board proposes moving this Annual Members Meeting to the fall, which will better align with planning and help with transitions on the Board. This will have to be amended in the bylaws and will be recommended to the new Board.
 - Recap of The Past Year in Donations: Woodward Street Party; Dec 19 Ward Holiday Dinner; October Fall Gratitude Dinner; Dec 8 Holiday Dinner; Federal debate; Feb 8 ACC Movie Night - Juice Boxes; Spring potluck
 - CCA Events: Plant Sale; Raven Park Day; Merry and Bright; Seed exchange; Music workshop; Christmas basket-making (room rental)
 - The update from Ottawa Police Services mentioned continued problem areas on Silver and Merivale, along with a focus on traffic in certain areas of Carlington.
- ### Transportation Committee Update
- The Transportation Committee and City of Ottawa staff have agreed to place the three concrete planters in front of King's Confectionery Run2Patty, at the intersection of Shillington and Hollington. The area on Hollington, though used as a parking lot, is meant to be a sidewalk.
 - The Committee continues to push for pedestrian crossings in the neighbourhood, particularly on busy roads.
 - We have requested a bike lane, as opposed to a bike route, on Laperriere, as parking is already not permitted.
 - Councillor Brockington agrees to push for a 30km/h speed limit in Carlington.
 - This is Brian Beard's last meeting as Chair and he has fond memories of his four years in the position. He recommends continuing to advocate on pedestrian safety and active transportation.
 - Question (resident): re: donations made by CCA at AGMs: I would prefer donations go to organizations in our community; it's something for the new Board to consider.



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- Answer (Allie): Every Members Meeting we donate \$25 to an Indigenous organization within the city. We will suggest to the next Board that they make it within the neighbourhood.

Development (Robert Brinker)

- New Official Plan: this is the overarching document which governs how the City will evolve in the next 25 years.
- The latest draft of the New Transportation Master Plan is also available.
- As part of the Official Plan Designation for Carlington, we are part of the Inner Urban Transect and Evolving Overlay; this means higher density as compared to other neighbourhoods.
- The New Zoning Bylaw Draft #2 was released in March. Information specific to Carlington, including changes from Draft #1, is available in the [Development Report](#). There will be no minimum parking requirements for residential units; any building with 12 units or less does not have to provide parking. The only subzones applicable to Carlington are B and C.
- Intensification build forms include: detached building, rowhouses (formerly townhouses), apartment building with 6 units, and apartment building with 8 units.
- The Digital Twin is an overlay of the zoning map, with blocks to symbolize buildings. In this software, unfortunately it does not show development that is already approved.
- Timeline for the New Zoning Bylaw: we are currently in the active consultation period for Draft #2. It will be finalized in Q4 2025.
- Question (resident): re: new grocery store slated to be built at old Westgate mall area: Do we need another grocery store?
- Answer (Robert): Though some residents can drive, many would prefer to walk.

Finance & Budget (Mateusz Trybowski)

- Mateusz reviewed the 2024-25 Balance Sheet and 2025-26 Preliminary Budget, which are available in the [Treasurer's Report](#).



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- Carlington Community Association T-Shirts and totes are on sale!
- The CCA's most important revenue source is the rink contract with the City, for rinks at Alexander and Meadowvale.
- In lieu of the CCA grant, as we did not have any applications with significant costs, we contributed to a variety of community activities (outlined in the Chair's Report).
- This Budget includes a new line item for Governance, which the Board recommends incorporating for transparency. It includes member meeting pizza costs and room rentals. This change is retroactive.
- We finished the year with a balanced budget.
- The current Board recommends that we vote on the preliminary Budget, but it may be adjusted with the incoming Board.
- The merchandise is revenue-neutral.
- The administration costs are fixed and represent 5% inflation. A significant portion of this cost is insurance, which can fluctuate significantly year over year.
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Membership (Allie Hodgson)

- Become a member either online or in-person.

Rinks (Jenn Sailus)

- Huge thank you to all our volunteers who made this skating season a success. I would like to mention David Hoey in particular. Keep us in mind next year, as we are always looking for volunteers.

Greening (Olivia Jones & Deirdre Furlong)

- May 31 is the Plant and Yard Sale at W.E. Gowling. We are developing a neighbourhood map of yard sale locations.
- For the triangle garden on Merivale, there will be another meetup on Saturday from 9-11 am to help pick up garbage and prune.

Elections (All)

- There are 4 people remaining: Jenn, Robert, Mateusz, and Cathie.



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- There are two nominations for Chair:
 - Margaret Weil. Margaret has a passion for the neighbourhood and equity.
 - Cathie Fraser, a current Board member.
- There are 4 people for Board positions:
 - Olivia Jones: Olivia is a highly-motivated and dedicated individual with extensive experience in community engagement, volunteer coordination and project management. She has proven abilities in organizing events, managing projects and fostering strong community relationships. She is passionate about environmental initiatives and committed to contributing to the growth and well-being of the community.
 - Mathew Ellis: Matthew, his wife Sara (and their dog Ketchup) are residents of Kingston Ave since 2021. Matthew is Ottawa-born and raised and graduated from both Algonquin College and the University of Ottawa. He works at the National Research Council where he manages three teams within the communications branch. In his spare time, he enjoys cheering on the Senators, biking and reading.
 - Tricia Smith: Tricia has more than 25 years of professional experience in a variety of administrative and operational roles across different industries. She is currently the Director of Operations for Brazeau Seller Law, a mid-sized business law firm in Ottawa, where she is responsible for the overall strategy and operation of the firm including human resources, IT and marketing. Tricia moved to Ottawa for university, where she achieved a B.A. in Law and Criminology at Carleton. She fell in love with the city and is now proud to call it home. She has been a Carlington resident for 15 years where she and her partner are raising their two children.
 - Alaine Spiwak: I have been on the Board before and have much to offer within the community.
- Margaret is ceding the Chair position to Cathie, and Margaret will instead assume a Board position.



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- Nominations are closed; all members are acclaimed.

New Business

- Purchase CCA merchandise!
- Ottawa transit group meets every second Friday at the House of Lasagna.

Adjournment

Motion to adjourn at 8:56 p.m. moved by Robert Brinker, seconded by Allie Hodgson.

There was no opposition, the motion was carried.