

WOODPARK COMMUNITY ASSOCIATION INC.

MEETING MINUTES

Date Of Meetings:	18 January 2017 25 January 2017
Attendees (18 Jan 2017):	John Blatherwick (Chair), Jennifer Richardson (note taker), Jennifer Myres, Jamie McDonell, Larry Ladell, Tom Marcantonio, Robin Norris
Guests (18 Jan 2017):	Mark Taylor, Jodi Jennings, Jill Savage, Ken Wings
Attendees (25 Jan 2017):	John Blatherwick (Chair), Jennifer Richardson (note taker), Larry Ladell, Tom Marcantonio, Erin Hanlon

Summary of Proceedings/Discussions

January 18, 2017

John called the meeting to order at 7:02 pm. Thanked our guests for attending the meeting.

The meeting agenda was adopted without additions.

The Minutes of the meeting for December 2016 were adopted as amended.

Councillor Taylor's Remarks on Woodpark Issues:

Cleary/New Orchard Study:

- Study was completed in order to When they envisioned putting the station in they knew what they didn't want to happen. They didn't want to incent development in this area. At the same time, they didn't want to be deaf to the idea that intensification will happen because if we don't set down a framework, the developers would do so for themselves. As a result, the study was done.
- With respect to Byron: the multi units, because of proximity to the cleary station and their built form, the study sees as buildings to be replaced. They imagine that the units will be bought, torn down and rebuilt and they are exploring the idea of a neighborhood line (a wall). What they want to prevent from happening is for this to sink deeper into the neighborhood. They have a "main street" concept in mind.
- This kind of built form is already permitted and so the idea would be to just guide it by clarifying what the properties should look like if they ever change over.
- The Byron avenue edge is put forward to the working group already and they are going to refine it more before taking to a broader open house; likely in Q1 of this year. They are exploring ideas and the working group seems to be effective so far in terms of soliciting feedback. Perhaps it won't be a linear edge, perhaps it is a corners etc. all ideas being explored.
- This wasn't referenced in the original workplan. The idea was only presented in November 2016 and it came about through discussions and it was felt that it was appropriate and worth exploring.

- There is discussion about a transition zone on the south side of Byron avenue. There is sufficient space for increased intensification already. Is the city looking to change the zoning of the south side of Byron? No, at this point there is no consideration for rezoning. (jill).
- City has hired a set of consultants who are currently investigating of properties along the Byron avenue edge. John would like to see the terms of the contract.
- The neighbourhood line would delineate where modest intensification could occur and would control the intensification elsewhere. John: there is no guarantee that the line couldn't be contested through the Committee of Adjustment. The principals and objectives are understood, but the occupants of Byron and the Community Association need to be consulted. Jill: soliciting feedback is part of the normal planning process. The working group had first blush of this idea and they aren't going to the broader public until there is a
- Official plan amendment required (more expensive and time consuming) than going to the Community of Adjustment.
- Also looking at putting in place by laws around low rises in Woodpark. They would follow the R2 zoning that we already have in place. Right now buildings can go up to 4 storeys but they are looking at reducing this possibility.
- There is a suite of policies being considered.
- They are trying to land on a stable and defensible plan for the future.
- The boundaries of the study are focussed on the Byron edge but it doesn't preclude the city from looking at the neighbourhood as a whole.
- Perhaps there should be a more detailed/ neighborhood wide review.
- Lincoln Fields planning study might be coming since it will be a hub station. Riocan owns the property and they are crafting their plans already for the property and so the study may occur sooner than later.

Lawn Avenue Park:

- Originally was supposed to be a parkette. They closed the access off but nothing else has occurred to date.
- It is a small space and there are residents who value the space being empty
- We are going to have a community garden and so how do we weave the needs and ideas together? Biggest feedback received at the two meetings on this topic was: fix the drainage problem!
- The swale cannot be removed. In this location, overland water is present and so the swale must stay. Covering the swale is not an option.
- Transportation through this area was also raised.
- Draft Plans presented.
- John to speak to Engineering about the over land flow and other options for piping the water out of the area instead of leaving the swale in place.
- The concept doesn't include play equipment. It is open, green and provides space for children to play freely.
- More discussions required to finalize the plans so that construction can occur in 2018.

Traffic:

Ancaster: we would need buy-in from Ancaster residents and the Association and they would like to close it the same way that Edgeworth is closed off now. We would need to present at an Association meeting and then get a formal plan of resolution from the Association. Fall installation anticipated.

Edgeworth: Bike Sharrows are being put in during the spring. This should in theory, slow down some of the speeding. They are still looking at removable speed bumps (cushions) that can be taken up for the winter.

Closing the back entrance to the commercial property on Woodland: no update on this.

Gateway Signage: City staff is following up with the Minister of Transportation on this possibility to reduce the speed limit within the neighbourhood.

General traffic calming measures: painting the streets is still an option.

Coach Houses: Rockcliffe is the only area that is exempt in the city. It is in line with intensification and affordable housing policies. The city is not anticipating a lot of take-up. We are asking for a written response on whether restrictions on severing the properties once a coach house is built will be put in place (regulation). City staff has been asked about other restrictions such as height restrictions etc. John to send Jody his specific request in writing.

Ancaster side walk: The grade and the bevel of the street make it such that a storm drain is required in order to complete the last section.

Business Arising from the Minutes:

- Board Members are urged to identify when they cannot attend meetings and to send reports for which they are responsible to the Members before the meeting.

Meeting Continued January 25, 2017

Committee Reports:

Treasurer

\$1650.65 in our account.

BBQ to be purchased before the Chili Cook Off in February 2017.

Transportation

1. Cleary New Orchard Planning Study:

- E. Hanlon to speak to Rose and Jillian about obtaining the Terms of Reference.
- Concerns still exist after the discussions held on January 18, 2017 with Mark Taylor and the City representatives.
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2. Richmond Road Complete Street & Byron Linear Park Renewal

- Open house on January 31, 2017. Someone from the Association should attend if possible.

Hard Services

- Pothole on Ancaster. Erin reported it to the City.
- No other issues reported to J. Richardson.

Communications

No report.

Security

No report.

Environment, Social & Recreation

J. Myres has sent out the details for the Chili Cook Off. She has requested assistance from the community through Facebook and an email to the Committee.

E. Hanlon to suggest to J. Myres (absent tonight) to reach out to other communities to see if there is interest in participating.

T. suggests that we should consider local, healthy foods for the Cook Off.

Food Sustainability

- Meeting to discuss the garden with Mayflower Private is February 8th, 2017
- Following the meeting, there will be a community consultation about the garden (pushing for the end of February)
- There is a team of people looking at how we get information out about the consultation.
- The area is being looked at as a staging area for LRT and there has been a request to ensure that if this is the case, that proper considerations for the environment be put in place.
- Original size was 15,000ft². It has been reduced to 5,000 ft².
- Woodroffe High School provided 30,000 ft² of space for a garden but because of construction, the project was postponed. They are still interested in still moving forward with the project. If the students cannot maintain the garden, the communities will be asked to assist in the maintenance.

General question: how do we better communicate with our constituents? How do we reach the apartments and the condos?

Zoning and Development

1. R4 Zone planning Study Update

- Federation of Citizens' Associations of Ottawa (FCA) submitted a response on our behalf because we have an R4 zone within the neighbourhood (Woodroffe).
- There are a lot of changing in R4 zones and there is a need to ensure that the changes are compatible with the neighbouring zones.
- The City has gone through a consultation already/ asked for feedback on the changes
- Concerns raised by the FCA:
 - Not clear if the changes will really ensure that there is control over neighbourhood - character and diversity of neighbourhoods
 - Not enough assurance that there is consideration for affordable housing
 - Scale of the development and the permitted uses also not clear
 - Site servicing, garbage, air conditioning units also not addressed
 - Rooming-houses: population control is not clear
- Currently waiting on the City to provide a response to concerns raised.

2. Coach Houses:

- Woodpark is the first neighbourhood with a coach house in Ottawa
- The Committee's key concerns are on the impact on neighbours adjacent to properties with a coach house, severance of the property and services.
- Concerns raised with Mark Taylor.

New Business

No new business.

Correspondence

None.

Adjournment

The meeting adjourned at 8:30 pm. The next Meeting will be February 15th, 2016.