

Dalhousie Community Association Board Meeting

April 4, 2018

Minutes

Attendees:

Catherine Boucher
Michael Powell
Charles Akben-Marchand
Colin Stacey
Anne Bell
Ed McKenna
Suzanne Nash
Martha Musgrove
Eric Darwin
Stephanie Strudwick
Wendy Hunter
Ida Henderson
Zsafia Orosz

Regrets:

Archie Campbell
David Seaborn
Lynn Griffiths
Paul-Emile Fortin
Kathleen Oliver
Hilary Davies
Lis Smidt
Brent McLean

Guests:

Doug Bowman
Kristina Bowman
Stephanie Lemieux (Ottawa Police Services)
Emily Graves
Tim Beed (Councillor McKenney's office)
Adelene Gow
Dyson St. Martin

1) Introductions

2) Confirmation of Agenda – The agenda was confirmed.

3) Confirmation of Minutes – The minutes from March 7, 2018 were approved.

4) Presentation from Claridge Homes – Claridge Homes was represented by Jim Burghout and Neil Malhotra. Mr. Burghout presented on Claridge's plans for the development of towers on the east side of Booth Street, north of Scott Street (the East Lebreton development).

He noted that previous developments on Lebreton Flats were subject to restrictions based on a different context, which did not include consideration of LRT. Claridge has built 450 units in the area, and originally planned for an additional 850, but now estimate that the final number of additional units could be 1950. This is based on five towers, built on podium structures. The tallest of these would be 45 stories – reduced from 55 following recent public consultations – and another would be 35 stories. They believe this to be in keeping with the policy intent of the City Plan, particularly with regarding to densification around transit nodes.

Based on current plans, Claridge is seeking a deviation from the official plan and an amendment to the site plan. The Councillor is organizing a formal public meeting on the matter on April 25 or 26.

Questions raised by participants highlighted concerns:

- The number of new units could result in significantly more passenger vehicle traffic, but the area already has challenges in terms of vehicle access. Claridge clarified that there would be parking spots for approximately 60% of the units.

- Also, while the plans call for commercial use (e.g. a food store), there seems to be little room for commercial vehicles.
- It is not clear that there will be buildings of more than 25 stories in other parts of Lebreton Flats. Claridge feels that these heights are required to meet density targets in the area.
- Mixed neighbourhoods, with affordable housing should be included. Claridge noted that they are working with CMHC on the development of affordable units, and some of this concept could be included in East Lebreton.
- Claridge is projecting 2031 as the earliest that all work would be finished, and an ambitious target, with a tower being build every few years. The first to be built would be the 35-story building on the north-west corner. This raises questions about whether all of the project would be built, depending on whether demand materializes.
- The height of the buildings will impact negatively on those smaller buildings immediately to the east. Claridge notes that the podiums could mitigate this impact.
- A general concern was noted that there appears to be a lot of planning in silos, focusing on specific proposals without considering their impact on the wider development of the Lebreton Flats area.

5) Presentation from Constable Sophie Lemieux, Community Safety Officer – Constable Lemieux provided a presentation focusing on recent violent crime in the region.

She noted that the most important contribution that citizens can make is to report all crime, as this helps with the prioritization of resources. She noted that case numbers from reports can be emailed directly to her, and that citizens can call in reports even if they do not have access to internet. There will be a presentation by Crime Prevention Ottawa on April 23, 2018, regarding what happens when crimes are reported to police.

The issue of cannabis dispensaries was raised. It was noted that these are unregulated, and police are taking action to shut these down.

6) Planning Committee

a) Library Site Rezoning – This matter will be discussed with the Councillor at the abovementioned meeting on the Claridge East Lebreton project.

b) SWCHC Planning forum – On April 30 to May 1 there will be a workshop on the effects of gentrification. Catherine Boucher will forward information when available.

On April 20, there will be a brainstorming session on affordable housing near rapid transit, involving city staff and community organizations, organized by the Healthy Transport Coalition.

c) Healthy Transportation Coalition: On April 20, there will be a brainstorming session on affordable housing near rapid transit, involving city staff and community organizations, organized by the Healthy Transport Coalition.

d) So long OMB, long live the LPAT – The OMB is being replaced by the Local Planning Appeal Tribunal, which will focus primarily on whether Council has followed rules.

7) Bluesfest, update from Martha – Martha Musgrave distributed an email on this matter prior to the meeting. Constable Lemieux noted some changes in Bluesfest policies that are intended to increase

incidents outside of the festival grounds, notably the increase in the number of porta-potties, and the removal of in-out privileges for attendees. Bluesfest has also promised more police presence.

The question of drinking driving was raised, and Constable Lemieux offered to request a RIDE program for the beginning of the festival.

8) Communications, update from Anne – Time did not permit this agenda item to take place. It will be placed higher on the agenda at the next meeting, to ensure it occurs.

9) Other business

- a) **AGM update** – Planning is ongoing.
- b) **All candidates meeting** – This will not work to coincide with the AGM, so alternative plans are being considered, working with other community organizations.

10) Next meeting – May 2, 2018 at 7:00 pm.

Meeting adjourned at 21:00.

Recorder: Colin Stacey