

Dalhousie Community Association Board Meeting

February 7, 2018

Minutes

Attendees:

Zsofia Orosz
Ida Henderson
Suzanne Nash
Lis Smidt
David Seaborn
Brent McLean
Catherine Boucher
Charles Akben-Marchand
Michael Powell
Colin Stacey

Regrets:

Paul-Emile Fortin
Archie Campbell
Stephanie Strudwick
Eric Darwin
Kathleen Oliver
Anne Bell
Ed McKenna
Martha Musgrove
Wendy Hunter
Hilary Davies

Guests:

Catherine Lalonde (Councillor
McKenney's office)
Carol Sissons
Cliff Youdale (Ottawa Community
Housing – OCH)
Brian Gilligan (OCH)
Robert MacNeil (OCH)

1) Introductions

2) Confirmation of Agenda – The agenda was confirmed.

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

4) Presentation by Ottawa Community Housing – Gladstone Village and Rochester Heights

OCH began with an overview of its objectives and challenges, including the need to maintain aging housing stock while also expanding the availability of housing. They noted the goal of addressing different housing needs (i.e. singles, families, seniors, special needs), and highlighted their guiding principles (i.e. mixed use, transit-oriented, city-building, etc.). OCH also needs to focus on both sustainability and viability, and seek a reasonable return on equity given limited available funding. For property developments in the Dalhousie area, they are seeking to achieve a 1/1/1 mix of subsidized, market rent and owned properties.

Initial funding has been received for Phase I of the Rochester Heights project (north of Gladstone). OCH intends to go through a community Design Process for south of Gladstone. Current tenants are in the process of moving, with demolition expected in the fall. Construction is expected in two years. Work on Gladstone Village will begin later, depending on funding and on the development of the LRT.

It was noted that the original Rochester Heights proposal is not set in stone, as it was produced to meet the city's funding requirements, and "moderate flexibility" is possible. About 150 units are planned. OCH will be working with architects, and offered to return to DCA with more details at a later point. DCA members emphasized the importance of consultation, and also stressed a desire to see adherence to the city's Zoning and Official Plan, including max 6 storey traditional main street on Gladstone. The importance of catering to families' needs was underscored, and Toronto's "Growing Up Vertical" study was also suggested as a reference.

The possible link between the new OCH development – particularly Rochester Heights – and School Board plans for Cambridge and St Anthony schools was noted. For example, that project could result in

higher enrolment at the schools. OCH agreed to provide input to any future review of the schools by the School Boards.

The amount of on-street parking in the existing Rochester Heights plan was noted as an irritant, and OCH stated that they expect to scale this down. DCA noted that parking for TMS shops was not a zoning requirement. The suggestion of a parking lot on Balsam was unacceptable to DCA, and stacked townhouses was suggested instead, as this would comply with the R4 zoning and help accommodate needed units with higher bedroom counts. DCA noted that higher bedroom counts are needed to ensure a full range of family sizes in the neighbourhood. It was also suggested that retail structures should not be set back too far from the street (as the preliminary sketch indicated). Finally, some DCA members suggested more use of ground-level spaces for local businesses, as opposed to community spaces.

There was a suggestion for dialogue among community organizations, including a working group, to focus on these projects.

Follow-up: Connect with OCH for further consultation at a later date. Organize community working group or dialogue.

5) Councillor's update – There will be an Open House regarding 900 Albert St. on February 21, 2018, at St. Anthony's Hall.

6) Planning Committee

- a) **770 Somerset St. West** – No discussion.
- b) **Booth Complex** – There will be a meeting on February 15, 2018.
- c) **Civic Hospital Campus Public Consultation** – Initial plans for a consultation session on February 14, 2018 in the afternoon did not lend themselves to extensive consultation. Michael Powell offered to seek a more convenient date.
- d) **900 Albert** – See Item 5.

7) Transportation Committee

- a) **Albert Redesign** – A draft letter on this matter received support.
- b) **417 Bridge replacements** – There will be an information session on this on February 22, 2018.

8) Bluesfest Consultation

- a) **Update from Open House** – Martha's email on this matter was noted with appreciation.

9) Communications

- a) **Update from Anne** – No discussion on this item at today's meeting.

10) Other business

a) **AGM update** – The AGM is tentatively planned for mid-May 2018.

11) Next meeting – March 7, 2018 at 7:00pm.

Meeting adjourned at 21:00.

Recorder: Colin Stacey