



**Glebe Community Association  
Minutes of the Board Meeting  
Tuesday, September 27th, 2016**

**Present:**

**Board Members:** Christine McAllister, Sharon Chartier, Sylvie Legros, Vaughn Guy, Basia Vanderveen, Elspeth Tory, Louise Aronoff, Bob Brocklebank, Scott Blurton, Collette Downie, Angela Keller-Herzog, Rochelle Handelman, Peter Leyser, Carolyn Mackenzie, Carol MacLeod, Nini Pal, Johanna Persohn, Judith Slater.

**Others:** Councillor David Chernushenko, Ashley Chapman, June Creelman (GCA 50<sup>th</sup> anniversary), Kathleen Larocque, Liz McKeen (Glebe Report), Bill Price.

**Approval of the Agenda**

The agenda was adopted with the removal of the review of proxies and the addition of review of the budget, report from the Environmental Committee and report on FCAO by Bob Brocklebank and the addition of a motion to nominate Nini Pal and an area rep.

(Christine McAllister/ Rochelle Handelman)      **Carried**

**Approval of the Minutes**

The minutes of the meeting of June 28th, 2016 were approved.

(Sharon Chartier / Sylvie Legros)      **Carried**

**PRESIDENT REPORT – Christine McAllister**

- 1- **Communication.** The president asked Board members to assist training sessions that Elspeth can give on the GCA website. The goal is to have more members being able to post events and documents on the website. There was also a discussion on how to improve communications between members when an urgent issue arise as some Committee Chairs experienced difficulties in the past to reach Directors at large. Some of the solutions discussed was to create a list of subscribers that people can sign on, provide greater access to the list of members to disseminate information and have more volunteers in the Communication Group to develop a communication strategy and procedures.
- 2- **Governance.** Board of Directors manual – Sharon informed the members that for the next several meeting, she will present a topic in the BoD manual that she wish to discuss with members in order to update the manual. This week was about the role of Committee Chairs and what are the guidelines to lead committee meetings. June Creelman suggested to leave that up to Chairs according to their respective leadership style. Overall, it was agreed that the Chair should not look for consensus as there is a risk that no business would be done but that they are responsible to stimulate discussion to ultimately come up with a motion to the Board when necessary.

- 3- **Membership report.** Reported to next month meeting.
- 4- **50<sup>th</sup> Anniversary.** June Creelman presented a great list of ideas of activity that she (or they) came up with. Activities would be held throughout of 2017. The operational plan and the list of activities is attached as Annex A. The members were very happy with the extensive list of ideas and added some such as time capsules, some events focused on heritage, doing something during the Grey Cup match in November, going to Rogers local TV or CBC radio to talk about the GCA... It was decided to get a date for the larger celebration planned in November 2017 as soon as possible as the GCC may be busy on weekends during the period (June will inquire). A call for volunteers to help for all these events was launched as well.
- 5- **Budget.** The treasurer presented the budget which is in Annex B. There were talks about the money allocated to Committees which perhaps should be increased to \$200 from \$100. It was decided to discuss more about the budget at the next meeting.
- 6- **Federation of Citizens' Association of Ottawa (FCAO).** Bob distributed a document on programs, projects and plan for the coming year. The FCAO is concerned about the idea of allowing coaching houses on property as they would reduce even more the number of tree and could cause problems with irrigation as the number of building is increased on properties. The Association is also addressing the issue of housing development with multi bedrooms. The question is at what numbers of bedrooms a house is no longer a dwelling but a rooming house. The association is pursuing a clearer definition to eliminate the ability for developers to abuse the current system. Bob strongly encouraged members to fill in the survey on the FCA and the one on the new library location (did I get that last one right?)  
<https://www.surveymonkey.com/r/VN5WRQN>].

## ISSUES FROM COMMUNITY

None.

## COUNCILLOR'S REPORT – David Chernushenko

- i) Federal funding for the Clegg street bridge over the canal has been approved and construction is expected to start in Fall 2017, earlier than previously anticipated;
- ii) Construction for the two new pedestrian and bike crossing on the Queen Elizabeth Driveway has been started;
- iii) Bike lane on O'Connor Street is nearing completion with the Glebe portion being completed. There were comments about several potholes in the lane and the councillor asked for specifics so he can pursue the issue;
- iv) The cycling fatality on Laurier Street has prompted a review on the bike lanes design and changes on Main and O'Connor Streets have already been implemented;
- v) Construction of channel and rain water tanks are under way to minimize the risk of floods in the sewage system during heavy rainstorm. Comments were made that the company doing the work was good with residents whose foundations may be impacted.
- vi) The Councillor review a report from City staff on clarification on what qualifies as 'gateway and Landmark building' for development purposes and ensure that more clarification were added to ensure that more loopholes are closed.
- vii) Strada parking lot: still waiting from the design application from developer

- viii) Members informed the councillor that the cycling lane going counter traffic on O'Connor between Fifth and Holmwood is a problem and created confusion. Several residents consider it unsafe.
- ix) The Councillor received members' appreciation for his great support on the Beer Store development project on bank Street.

## **MOTIONS**

### **Motion 1 – President Christine McAllister**

That the Board of Directors approve the nomination of Nini Pal as representative for area 6A.

(Christine McAllister / Carol MacLeod)                      **Carried** with enthousiasm 😊

## **COMMITTEE REPORTS**

### **1- Planning Committee (Carolyn MacKenzie)**

- The Committee send their submission to the City regarding their comments and concerns about the Beer Store development project on Bank Street. Although the period for comments is closed, the Chair encouraged members to continue to submit their comments to the Councillor or the City to keep the dialogue going.
- Height is the main issue about the project
- The project was to a non-binding advisory committee that is deemed neutral to get an opinion about the appropriateness of the project.

### **2- Environment Committee (Angela Keller-Herzog)**

- The Environmental Committee has a Tree Planting Campaign underway. Angela showed little pamphlets that are meant to be distributed to residents to encourage them to plant a tree on the property. There is also a guideline document to help residents to choose their tree. Volunteers are going doors-to-doors to distribute the pamphlet. Residents will not get a free tree but the Committee will give them support in planting the tree such as digging the hole and transporting the tree to the property if needed. More to come.
- The Committee is still looking to hold an information day to promote energy efficiency in the Glebe older homes. The Chair is gauging interest for a full day in February and look for volunteers to organize the event. More to come next month.

## **OTHER BUSINESS**

There was no other business

## **ADJOURNMENT**

The meeting adjourned at 9:05 p.m. (Christine McAllister / Rochelle Handelman).                      **Carried**

## ANNEXES (3)

### ANNEX 1- MOTION DURING THE MONTH

There was a special meeting on September 13<sup>th</sup> where members discussed the development at the current Beer Store location on Bank Street. The following motion was passed:

#### **Background to the MOTION:**

Whereas Canderel has submitted an application for an eight (8) storey mixed use development at 890/900 Bank Street (Mr Muffler/Beer Store) that would require relief from a number of zoning bylaws

And whereas this would be a very significant development on Bank Street that could set some critical precedents

And whereas the GCA's Planning Committee has reviewed the development application in some detail (which are available on the City's DevApps

website: <http://app01.ottawa.ca/postingplans/appDetails.jsf?lang=en&appld=00BPB0>

And whereas,

- Greater heights and massing proposed do not provide appropriate transition as per the City's Official Plan
- The project falls far short in meeting some key objectives of the City's Traditional Mainstreet policies, as well as a number of the important underpinning guidelines
- Negative impacts on neighbouring residential properties are unreasonable and have not been sufficiently addressed

#### **MOTION:**

The GCA Planning Committee seeks the approval of the GCA Board to request the City to pursue modifications to this proposal, as follows:

- the building height of the "Mr Muffler" portion of the property backing on to Monk St residents should be restricted to the current 15 m/4 storey cap.
- the portion of the building that shares side yards with residential properties on Monk Street should also remain at the 15m height, although some consideration for additional height may be possible if it does not introduce negative impacts to the abutting properties nor the community generally.
- the eight (8) storeys fronting Bank Street is incompatible with the low-rise character in the core of the Glebe's Traditional Mainstreet and creates unacceptable impacts as well as disruption to the continuity of low rise building heights. While some consideration to increased height may be possible above the current 15m cap, this should only occur if it does not introduce negative impacts and respects both the community vision as well as Traditional Mainstreet guidelines.

- the building side yard should be set back a minimum 3 m where it abuts residential properties
- such consideration for any additional height beyond 15 m height exception should not set a precedent for any future zoning amendment requests on Bank Street in the Glebe. Rather, it recognises the special characteristics of this lot, in particular the fact of it being a “through lot” to Monk Street which may allow for some additional massing while remaining compatible with the character of the neighbourhood.

**(Carolyn Mackenzie / Sharon Chartier)**

**Carried**

## **ANNEX 2 - 50<sup>th</sup> ANNIVERSARY**

Below is the document presented to members on the planning for the GCA 50<sup>th</sup> Anniversary activities:

GCA @ 50

Objective:

- To celebrate the achievements of the GCA for a half-century of community activism and community-building
- To engage community, including newcomers, in the GCA so that it remains strong for next 50 years.

Audiences;

- Those who've been involved with the GCA
- Anyone living or working in the Glebe today
- (Possible tertiary audience--anyone who's lived in the Glebe during the last 50 years).

Messages:

- A great community doesn't happen by accident. GCA has contributed significantly through 50 years and continues to do so.
- Many ways to get involved, whatever your interest.

Approach:

- A number of smaller activities throughout the year which culminate in an official celebration in fall of 2017 at the GCC.
- Tie smaller activities to existing events to create synergies and avoid overcrowding the calendar.
- Consider reviving some old GCA initiatives or highlight GCA past initiatives.
- Favour events that encourage inter-generational exchange and which bring long-time Glebites, together with newcomers.

Considerations:

- Since 2017 is also the 150<sup>th</sup> anniversary of Canada, with the Capital region as the centre of national celebrations, it will be a busy year with many competing events and celebrations. It may be better to focus on a smaller number of activities that make an impression rather than trying to do too much.

TIMING	ACTIVITY	Notes
For January	Branding or logo GCA 50	Would stick with same logo, but just add a 50. Could consider a tagline.
January launch--All year round	Series of columns in Glebe Report on GCA history, Could also include some photos from the past and ask people to guess what they were. In addition to regular GCA column.	Could be series of columns by former Presidents (or maybe see if Carleton journalism students would take it on.
Feb or March	Launch photo contest ; Need to define angle --Need to use social media	Idea would be to incorporate photos into a presentation to be made at end of year event. Ideally past-present angle.
Spring	Tree planting	Connect to past GCA activity; legacy for future. Need to identify where, when?
April/May?	Kids/school event	
May membership Drive	New element to campaign?	Consider adding in blitz element , creating new material, giveaway or raffle
Late May --Great Glebe Garage Sale	Create video? Have some sort of photo <u>booth</u> ?Have everyone who has ever lived in the Glebe wear a colour?	Pretty busy day so hard to do much on the day of—but a great day to communicate
June--GCA AGM	Bigger keynote speaker	Might want to start now
Summer	Amazing race activity...some activities rely on knowing history of Glebe and GCA	<u>Timing</u> needs to be considered. Take photos of themselves in different places. Bonus for teams with people from different decades.
Early Fall/ <u>Marvest</u>	Community theme at <u>Marvest</u> on the Saturday while bringing back elements from <u>Dancing in the Streets</u> .	Work with City folk/City/BIA to get some cafes on the <u>street..sidewalk</u> sale.
Fall	Underground Sound Concert at GCC	Concert could support another art project e while bringing great musical series back.
November 2017	50 <sup>th</sup> celebration	Event at GCC that shows photos/video/music created through the year plus speeches etc.
December 2017	GCA history online	Augment GCA website with new content that showcases its own history.

## ANNEX 3 – BUDGET

### 2015-2016 ACTUALS and 2016/2017 DRAFT BUDGET

REVENUES	2015/2016 Budget	2015/2016 Expenditures	2016/2017
Membership Fees	12,000.00	11,031.25	11,000.00
Bank Deposit Interest		.30	1.00
Donation Parklet U. Sound		5,000.00	
Parklet Donation CofOttawa			15,000.00
Total		16,031.55	26,001.00
EXPENSES			
1. Administration	2050.00	3,037.01	4,000.00 Note 1
2. AGM	400.00	196.15	400.00
3. Community Donation	2,000.00	5,000.00	2,000.00
4. Room Rental	600.00	600.00	1,000.00
5. Imagine Glebe	4,000.00	1,000.00	1,000.00
6. Lansdowne Engage	1,000.00	0	
7. Website Development	8,000.00	1,819.00	
8. Projector			1,000.00
TOTAL	18,050.00	4,833.16	9,400.00
SEGREGATED BUDGETS			
Garden Angels		481.72	481.72
Tree Survey		2,416.09	2,416.00
Bank Balance (28 September 2016)			48,944.28
Note 1: Administrative Costs. Committees include Communications and Webmaster			
a. Commercial Liability Insurance		750.00	
b. Directors Insurance		400.00	
c. AGM and GGS Ad		600.00	
d. Web IP and SSL		120.00	
e. Heritage Plaques		100.00	
f. Volunteer Canada		125.00	
g. FCA		30.00	
h. Membership Drive		650.00	
i. Committees 12 X \$100		1200.00	

**Of note:** Items to be discussed next month: (1) MacDonald on Bank Street, (2) budget, (3) Environment Committee initiatives, (4) Social Committee and GNAC items.