



GCA Board Meeting Agenda

Tuesday, September 26th, 7:00 p.m. at the Glebe Community Centre

Chair: Josh VanNoppen

Secretary and Timekeeper: Sylvie Legros

Administrative	Speaker / Lead	Time	
Approval of the agenda and June meeting minutes	Sylvie Legros	5 minutes	7:00-7:05
Vice-Presidents' Report <ul style="list-style-type: none"> • Update on various items • GCA 50th Anniversary • Financial Statements Reconciliation • AGM 2018 	Josh VanNoppen June Creelman Vaughn Guy Sylvie Legros	35 minutes	7:05-7:40
Councillor's Update	Current issues	20 minutes	7:40-8:00
Comments/Issues from the Community	All	10 minutes	8:00-8:10
Committees with motions/seeking approval	3 motions to pass	20 minutes	8:10-8:30

Motion 1 & 2 – Planning Committee Carolyn Mackenzie

Whereas the GCA has considered options for achieving improvements to Council approved development at 890/900 Bank Street, including continued pursuit of appeal to the Ontario Municipal Board;

Whereas informal discussions with the developer of this site, and with residents most directly impacted have identified the basis for a Settlement Agreement which includes:

- Building height on Mr. Muffler portion of lot reduced from 6 storeys to 4 storeys
- Building stepback of 2 m introduced after 2nd storey on north wall of Beer Store building (this wall faces Frank Johnson's house/backyard)
- Building stepback of 1.2 m introduced after 6th storey on north wall of Beer Store building
- Providing residents of Monk St row access to the 3 m of land behind Mr Muffler and agreement to "green"

Monk St resident backyards. In other words, there would be no fence on rear property line and the agreement would expressly provide for use of this space by Monk row residents and contribution to landscaping by the developer.

- Addition of a partial 9th storey on the southern section of the building closest to Lansdowne/Lord Lansdowne.

1) The GCA Board is requested to support continued efforts to reach a Settlement Agreement with all parties that would incorporate these elements, thereby avoiding an OMB hearing.

2) The GCA Board is requested to authorise financial support of up to \$1000, to share the cost with the Monk St residents (on a 50/50 basis) of conducting legal due diligence of an anticipated Settlement Agreement.

Motion 3 – Environment Committee Angela Keller-Herzog

Whereas in 2015 the City of Ottawa Term of Council priorities included a Renewable Energy Strategy that would help Ottawa transition away from its dependence on fossil fuels by promoting renewable energy, energy efficiency and energy conservation,

Whereas some consultations with stakeholders have taken place in 2016 but the delivery of this strategy has been delayed. Staff is expected to present a report in October or November 2017 to the City of Ottawa Environment Committee with “a baseline report and pathways options”, and the latter will include business cases for investments

Whereas the City’s budget 2018 process is well underway with pre-budget consultations scheduled for October, City Committee budgets to be tabled in November, and the City council approval of the 2018 budget scheduled for December 13 2017, and there is therefore a danger that the renewable energy investments will not get into next year’s budget and this Term of Council will not be able to deliver on renewable energy strategy investments,

Therefore, Be it Resolved that the GCA provide input to the City’s pre-budget consultation, including through the FCA, recommending that \$1.5million be allocated in the City’s 2018 budget for investments under the Renewable Energy Strategy (also known as “Energy Evolution”).

<p>Committee notices, issues and Q&A</p> <ul style="list-style-type: none"> • FCA Update Report • Environment Committee update 	<p>Angela Keller-Herzog Angela Keller-Herzog/Jennifer Humphries</p>	<p>20 minutes</p>	<p>8:30-8:50</p>
<p>Other business</p>	<p>All</p>	<p>10 minutes</p>	<p>8:50 – 9:00</p>
<p>Adjournment</p>	<p>All</p>		<p>9:00</p>

COMMITTEE REPORTS (3 reports)

1- TRANSPORTATION COMMITTEE

Committee Report – September 2017

The Committee held its first meeting of the year on Tuesday September 19 to determine the focus for the year. Highlights of the meeting include:

- 1. Area of focus for 2017** – Based on input from committee members and feedback received through the traffic@glebeca.ca mailbox, it has been determined that the committee will be focusing on road safety issues this year. In order to identify areas of concern, we will be conducting a survey to allow residents to highlight areas that require further attention to the committee. The survey will be released within the next month.
- 2. Holmwood/O'Connor Bikelane** – At the request of some residents in the area, the Committee will be organizing a review of the bikelane to determine whether there are improvements that can be made to the safe functioning of the bikelane. The review will attempt to capture observations from various days and times of day to allow for an overview of the lane. We will be looking for volunteers from the streets near the bikelane to help that review go forward.

2- ENVIRONMENT COMMITTEE

Report September 22, 2017

At our September 19, 2017 meeting, the Environment Committee reaffirmed commitment to three key areas:

- Trees and Greenspace
- Energy
- Waste and Recycling

The Committee will also work on enhancing communications, including updating our presence on the GCA website.

We will host a display table at the 50th anniversary celebration on September 30 featuring our three themes.



Trees and Greenspace

As Committee co-chair Angela Keller-Herzog reported in the August *Glebe Report*, in June City Council approved the Urban Forest Management Plan (UFMP). The Plan is substantive, covering 20 years divided into five four-year management periods. Key foundational elements are called for in the first year, in particular baseline data (urban forest inventory collection/maintenance), and other important actions will take place in the subsequent years of the first management period – 2018 to 2022.

The Plan prescribes both internal and external working groups that will work with the City officials to oversee and monitor Plan implementation.

Our Committee worked closely with other city core community organizations to provide input and commentary on earlier Plan drafts. Most of our collective input was integrated in the final version.

While we consider this a success story, we will continue to work to ensure the Plan's full implementation. A particular concern is resourcing and it will be particularly important to ensure the Plan obtains the needed funding in Budget 2018.

Our community project to encourage planting of 150 trees in the Glebe for Canada 150 continues. We believe that we have already reached the 150 target, and will be reporting numbers in the upcoming *Glebe Report*. However we plan to urge more fall planting and hope to exceed 150 – by far!

Committee members continue to monitor trees on Bank Street and at Lansdowne Park. At our meeting, Carol MacLeod noted that OSEG has planted Shade Master Locusts at Lansdowne and assured her that their irrigation system is functioning and the salt issue has been addressed. The Committee has been in touch with Parks Committee representatives to discuss tree matters of shared interest.

Linda Bruce will coordinate Garden Angels for the coming year and has been monitoring Bank and Fifth. She has also been in touch with the BIA in regard to their garden spaces. As well, Carol MacLeod was featured in the September *Glebe Report* for her work at Abbotsford House/Glebe Centre Garden.

Energy

Planning will begin soon for **Old Home Earth Day Event 2018**, with returning co-leads Bill Nuttle and Paul Cairns. We plan to include more information on inexpensive ways to reduce your home's carbon footprint and to revisit the attendee input as we build this year's program. Also being considered: a workshop on quality of life/health impacts of urban tree canopy. We hope to engage other Committees with related interest areas in this year's planning and program.

The Committee is concerned that Ottawa has not moved ahead to develop a Renewable Energy Strategy. We will bring a motion to the Board in this regard.

The Committee discussed electric car/bike charging stations as a particular issue and is doing research to determine current status and needs.

The Committee is pursuing the issue of fossil fuel divestment by the City. We have earlier written to and met with key actors, including Councillor Chernushenko and finance officials, but the City has not yet committed to divestment despite our evidence that municipal fossil fuel investments are not profitable – in fact, they have lost money.

Green Energy Doors Open (GEDO) is taking place at the Lansdowne Horticulture Building September 30 from 10 to 4. More info www.ottawagedo.org/

Waste and Recycling

The Committee has been organizing waste collection and recycling initiatives at the Great Glebe Garage Sale and plans to continue doing so.

We are concerned about some changes that the City is proposing for waste collection, including transferring responsibility for recycling and disposal to industry producers, and will be taking a look at potential impacts on our community.

3- PLANNING COMMITTEE

Beer Store/Mr Muffler development – Proposed Settlement Agreement

As the Board will recall, this proposal for an 8 and 6 storey building (on the Beer Store and Mr Muffler sites respectively) was approved by City Council in early May of this year. The GCA Board had voted in favour of filing an appeal of Council's decision to the Ontario Municipal Board. Monk St residents, under the leadership of Frank Johnson also filed an appeal. The hearing has been scheduled for October 24th.

Since May, I have had many conversations with individuals who have had direct experience at the OMB - including the Toronto lawyer who represented Holmwood Avenue residents ref: their earlier Lansdowne appeal, as well as a recently retired OMB member. I have also been in regular contact with Frank Johnson.

Based on these conversations, the GCA Planning Committee had discussed the following course of action:

- 1) Approach the developer to discuss potential amendments to the proposal that might lead to a settlement agreement, thus avoiding a full OMB Hearing with highly uncertain outcome.
- 2) If 1) were to fail, then continue with the OMB appeal, albeit largely in a support capacity to Frank Johnson and the Monk St residents. In other words, rather than appealing to residents/GCA to contribute significant \$\$ toward professional representation at a hearing, to self-represent, relying on volunteer resources.

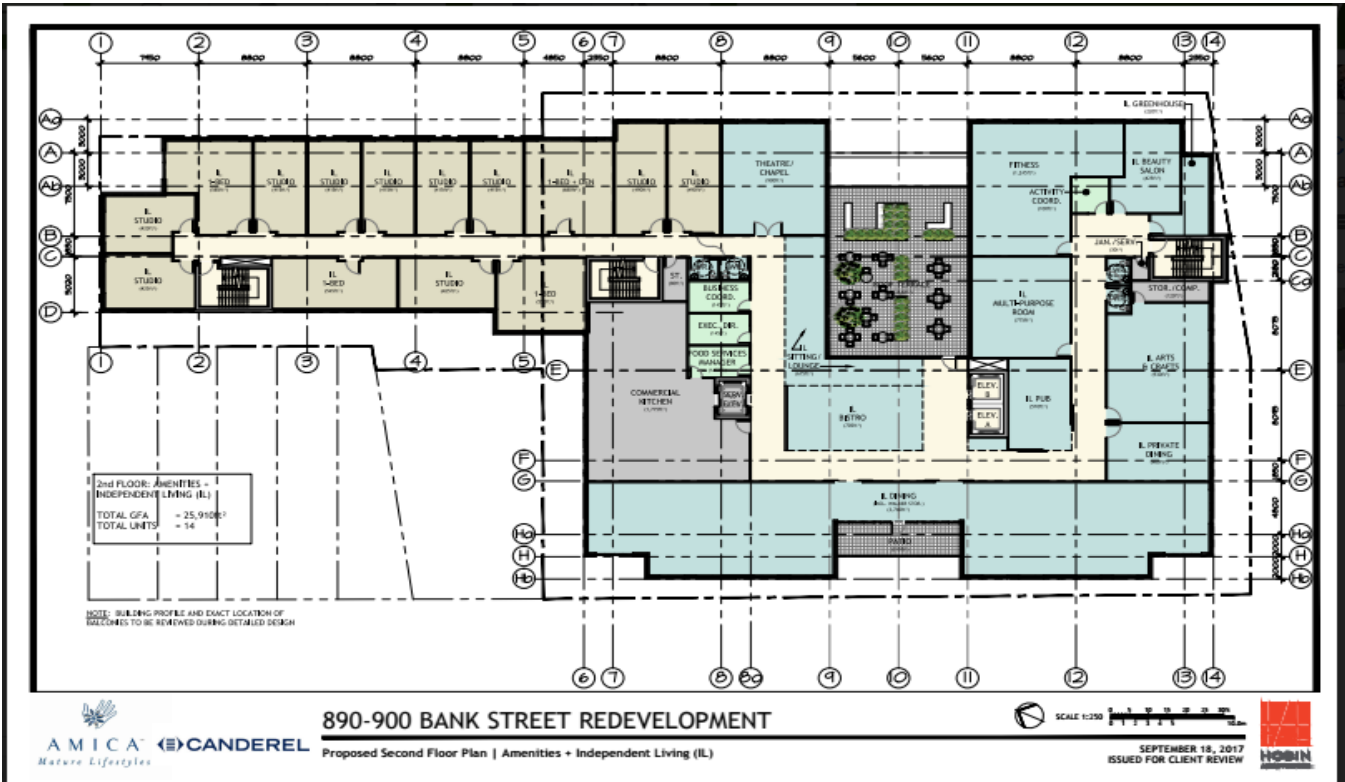
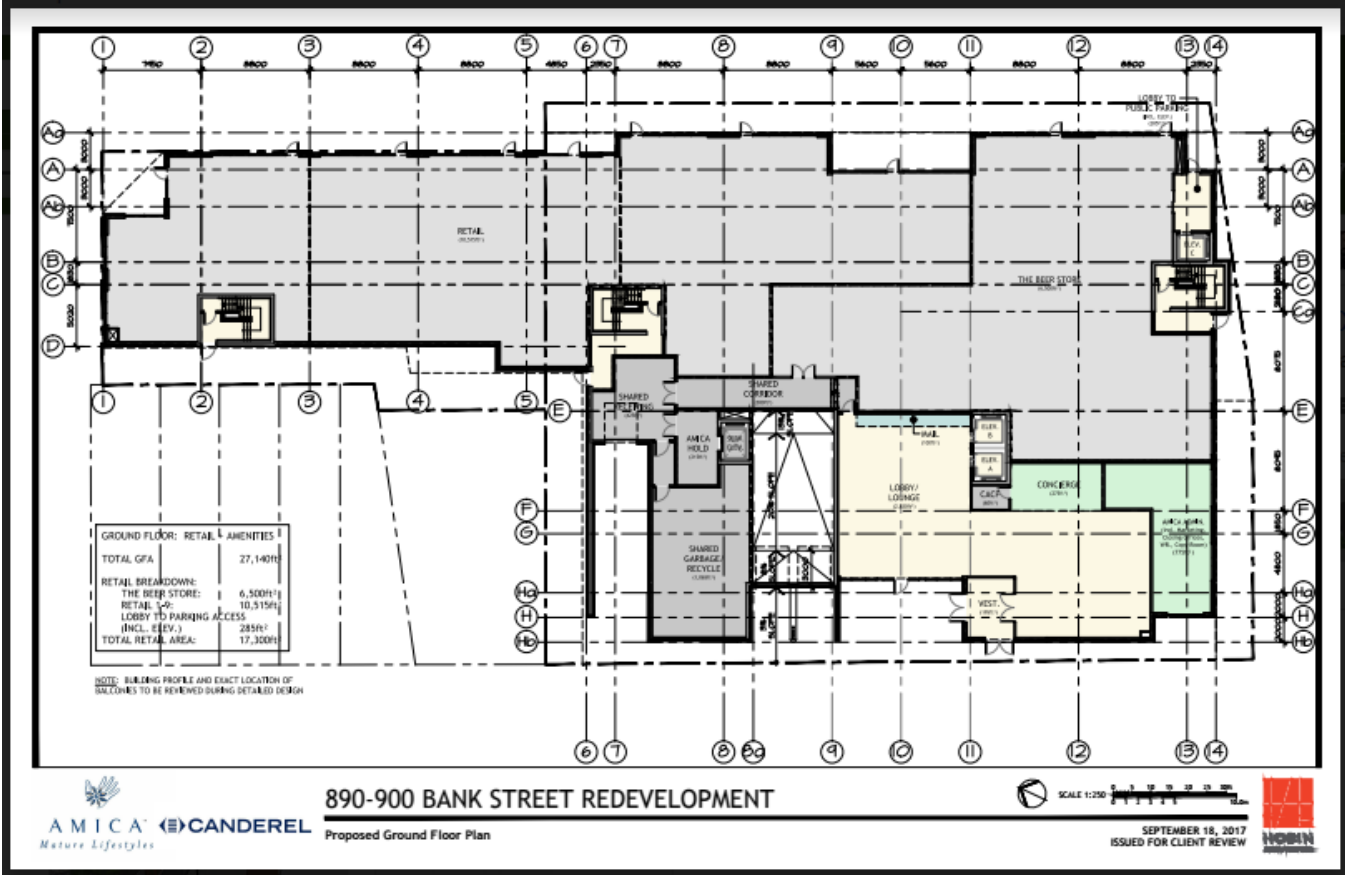
In the past two weeks, we have engaged extensively with the developer and Monk St residents. The main elements that would form a Settlement Agreement have been identified by the parties to the appeal and the developer as follows:

- Building height on Mr. Muffler portion of lot reduced from 6 storeys to 4 storeys
- Building setback of 2 m introduced after 2nd storey on north wall of Beer Store building (this wall faces Frank Johnson's house/backyard)
- Building setback of 1.2 m introduced after 6th storey on north wall of Beer Store building
- Providing residents of Monk St row access to the 3 m of land behind Mr Muffler and agreement to "green" Monk St resident backyards. In other words, there would be no fence on rear property line and the agreement would expressly provide for use of this space by Monk row residents.

In return for these amendments, a partial 9th storey would be added to the southern section of the building closest to Lansdowne/Lord Lansdowne.

As much as the GCA has expressed the desire to see nothing over 6 storeys on any part of this site, I think this brings important improvements over what Council has approved. Beyond the obvious benefits to the most directly impacted neighbours, firmly establishing 4 storeys in height on the entire area of what is now Mr Muffler will significantly add to idea/argument that this building has expressly completed the transition from greater heights at Lansdowne to our Traditional Mainstreet which is characterised by low-rise buildings.

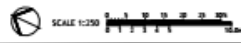






890-900 BANK STREET REDEVELOPMENT

Proposed Third Floor Plan | Care



SEPTEMBER 18, 2017
 ISSUED FOR CLIENT REVIEW



