



**Glebe Community Association
Minutes of the Board Meeting
Tuesday, March 27th, 2018**

Present:

Board Members: Josh VanNoppen, Vaughn Guy, Sylvie Legros, Christine McAllister, Carol MacLeod (Angela Keller-Herzog), Elizabeth Ballard (Sam Harris), Bill Price (Johanna Persohn), Dan Chook Reid (Carolyn Mackenzie), Rochelle Handelman, Johanna Persohn, Matthew Meagher, Anthony Carricato

Others: David Chernushenko, Janet Stewart, June Creelman, Deena Zand Vakili, Aaron Doyle, Sarah Fiander, Charlotte Smith, Suzanne Gahagan, Mackenzie Gahagan Stewart, Martha Elliot, Daniel (illisible).

Regrets: Bob Brocklebank, Angela Keller-Herzog, Nini Pal, Sarah Viehbeck, Colette Downie, Ken Slemko

Approval of the Agenda

The agenda was approved as presented. S. Legros will present the GGS report on behalf of Colette.

(Sylvie Legros / Carol Macleod) Carried

Approval of the Minutes

The minutes of the meeting of February 27th, 2018 were reviewed and approved with one minor exception where C. Macleod will assist with the meeting for candidate for the next provincial election (rather than municipal)

(Josh VanNoppen / Sylvie Legros) Carried

PRESIDENT REPORT

Vice-President Update (Josh VanNoppen)

- Anthony Carricato resigned as Vice-President as he will run as Capital Ward councillor at the October municipal election. Josh is taking over all duties over presiding the GCA.
- We need help to recruit members and executives before the AGM for the next year. Several seats are expected to open particularly on the executive committee.
- The BIA is proposing a sign on Bank Street at the 417 highway junction as an entrance to the Glebe. The BIA has approached Underground Sound on the project as well. Financing is not an issue but a good consultation should be done before to ensure the design is deemed suitable.
- Josh is still looking for recruits for the newly established Youth Committee. Asked members to help recruit if they have people to suggest.

Guests: Dina Zand Vakili & Sarah Fiander – Jail expansion in Ottawa

- Dina Zand Vakili, Sarah Fiander and Aaron Doyle presented their case against the proposed expansion of the Ottawa Carleton Detention Centre. The centre is to be rebuilt from scratch with a 20% expansion compared to the existing building. The location of the new centre is not known yet. The group is advocating against the expansion of the facilities (not necessary its replacement). The new facility is expected to have a capacity of 720 beds from the current 600 beds.
- The group asserts that larger and bigger detention centres are not the solution for people struggling with addiction and homelessness. The current centre has a very poor reputation in term of detention conditions, isolation, facilities and services such as mental health and addiction recovery treatment.
- Most people detained at the centre are waiting for their trial with few services offered. One of the persons presenting had been detained over a period of time at the centre when she was struggling addiction and testified that the centre is a scary place where people are jailed to be released to the street at the end of the sentence without any assistance to escape homelessness or drugs.
- The new centre is expected to cost over \$1bln with increase operating costs estimated at \$11 million a year (some of these costs have been calculated or investigated by the group).
- The group is advocating the use of that money, particularly the increased operating costs, to be used to provide addiction service program and affordable housing to reduce homelessness.
- They have organised a Town Hall meeting on April 25th, 7pm at the Bronson Centre-Mac Hall.
- **The group is asking the GCA to provide support to the project by attending the Town Hall meeting, voice their concerns and support the project. A joint statement issued by several community associations is suggested as to have the greatest impact.**

COUNCILLOR'S REPORT

Councillor Chernushenko provided an update on the following issues:

- Housing project Carling Avenue. In the spirit of the previous presentation, the Councillor inform the Board about the housing project at 289 Carling Avenue which is neighbouring the Glebe and is in the boundaries of GACA. There has been liaison with GACA and Dow's Lake residents who also live closer to the project. It is not yet exactly known what type of facilities will be operated, the profile of residents and what kind of services offered at this juncture. The building may be housing 40 to 60 units. The Councillor is supporting the process as there is a need to spread these services throughout the core of the city rather than just in one ward.
- Green bin contract. The City is renegotiating the green bin contract with the bulk of efforts on increasing the compostable garbage going into the green bin program. The City is far from meeting the current 80 tonnes of compost a year and is paying for the unused tonnage. The commitment has been reduced to 75 tonnes a year. Only 50% of residents are participating in the green bin program and 40% of compost is going to the program. In an effort to increase participation, the City is now allowing dog rear end products to be disposed in green bins and is allowing residents to use plastic bags as the mess and smell created by the direct disposal in the bin is believed to be a significant barrier to resident participation. The city is considering introducing the requirement to use disposable bags in the future but this will not require a renegotiation of the composting program. Bags will be removed from the process and redirected to landfills

- Fifth Avenue footbridge. The process of naming the bridge is ongoing. They received a lot of suggestions. The committee will first meet on April 19th.
- 99 Fifth. The Councillor and Carolyn Mackenzie met with the Mayor to discuss the issues with the project. Apparently Minto has agreed to make changes to the design but it is unknown to what extent the project will be changed. They had a discussion with the Mayor on the pressing need to have a development plan for Bank Street.
- There was a discussion between Board members and the Councillor about the skating rink replacement in the Glebe. Sylvia Holden Park may not be an option anymore as the placement of the rink over the baseball field will likely result in a deterioration of the field which is one of the best quality in the city. It appears that there is no solution in sight on this issue.

COMMENTS / ISSUES FROM THE COMMUNITY

Janet Stewart, a resident on Glebe Avenue provided a follow up to the Board on behalf of Hugh Trudeau (who presented last month) regarding the dual cycling lane on Glebe Avenue. Residents on the street are opposed to have a double lane cycling path on Glebe Avenue as it is feared that this will create congestion on the street and residents will have great difficulties to get out of their driveway. The cycling path is planned to be on the south side of the street with car parking spaces just along the path and one-way traffic going on the north side of the street. Residents of the street are proposing an alternate solution of a one lane cycling path going west-east of Glebe and one lane path going east-west on First Avenue. However, this solution was apparently considered and not retained by the City as the path on First Avenue would lead to a dead end on Bronson Avenue. This was deemed unacceptable due to safety reason. Matthew Meagher, Chair of the Transportation Committee informed Janet that his committee was involved in the process and they generally support the project as the issues raised by residents are not as concerning as they appear. He also stated that the cycling lane will surely reduce the speed on Glebe Avenue due to a much narrower street.

It was suggested that residents discussed with the GCA Transportation Committee on this issue to arrive at a resolution and / or get a better understanding of the project.

MOTIONS - (2 motions)

Motion 1- Tenants' Committee (Dan Chook Reid)

Background

Whereas the Glebe contains a large number of rentals and is an attractive neighbourhood for students and young professionals,

Whereas the mandate of the tenants' committee includes advocating for tenants and affordable housing options,

Whereas the city is reviewing current definitions for rooming houses and multi-unit dwellings,

Whereas there are continually units being developed in the inner urban area containing dwelling units with unusually large numbers of bedrooms,

Whereas the need for affordable housing and student housing is an ever present and increasing need in the Glebe and Ottawa,

Motion

The GCA Tenants' committee move it to be resolved that the GCA support the clarification of R4 zoning and to specifically consider:

1. Limiting the number of bedrooms in a dwelling unit so that the occupancy aligns with the zoning.
2. Permit "oversize dwelling units" up to 8 bedrooms in detached dwellings
3. Introduce minimum standards to enable garbage management in large buildings.
4. Updated policies should be reviewed and monitored in 2 to 5 years.
5. Introduce a definition of "common living area" to "residential unit" to ensure what proportion of a dwelling unit can be bedrooms before it is considered a rooming house.

Discussion. There were discussion on whether the maximum of allowed rooms should be reduced to 6 to be in line with FCA. However, the Tenant's Committee felt that 8 bedrooms is appropriate in case some wealthy residents want to build very large houses and that is what the City recommend. It was suggested to coordinate with other resident associations to ensure there is consistency between associations.

The motion was approved with the following amendments: (1) point 5- in addition to the definition of common areas, specify the requirements about common areas, (2) new point 6 – to ensure that conversions of existing dwellings fall in these new clarifications of R4 zoning.

(Dan Chook Reed / Rochelle Handelman)

Carried

Note: At the suggestion of the Board, the Tenant Committee subsequently coordinated with other resident associations and changed the motion to limit the number of bedrooms to 6 instead of 8 and changed the letter to the City accordingly.

Motion 2 – Membership Committee (Carol Macleod)

Motion

The Membership Committee moves that it be given permission to spend up to \$500 to cover the costs of the 2018 membership campaign.

Discussion. There was little discussion as members generally agree to the need of spending for a successful membership campaign.

(Carol Macleod / Elizabeth Ballard)

Carried

COMMITTEE REPORTS

Great Glebe Garage Sale Committee Update: Food Bank Goal

S. Legros provided an update using Colette email:

I thought an update would be helpful ... I'm working away on organization for the sale. Always the fourth Saturday in May - this years' sale will be on Saturday, May 26th, 2018. Have applied for an event permit from the city (as we do every year), answered a few questions on that and have reached out to churches and schools to get info on whether they'll host vendors this year (no one has responded)- and have been fielding quite a lot of email questions about the sale, mostly from potential outside vendors (spring must be arriving early this year). Have also updated the FAQs on our site.

We need to set a goal for fundraising for the Food Bank – it's something we publicize to encourage donations ... last year we raised \$14K, up from our goal of \$12K - almost all of that through on-line rather than mail donations. I'd propose we make our goal \$14K this year - if the Board agrees.

I'm also finishing up our annual Glebe Report article for the April edition – it's due this Wednesday. I'm assuming that the popular heritage plaques will be available again this year ...is that right? Does the Environment or any other committee have plans they would like the article to highlight now? I'm also in touch with Judith Slater about the Glebe CI plans to take electronic waste this year. If you have comment, please let me know - can do by phone if that's easier for anyone. Have attached my draft article in case comments or changes. Will follow up with a shorter article, so if too early to know your plans I can add any additional details on the sale later.

Discussion: The Board agreed with Colette's proposal for a \$14k goal this year. There was a question on whether outside vendors pay the 10% remittance to the food bank and whether Colette can verify that or find ways to encourage these vendors to pay their dues to the food bank. Colette to respond.

Park Committee – Elizabeth Ballard on behalf of Sam Harris

- The Park Committee will spend up to \$200 for art work on a cement wall on Central Park West. The wall is currently covered with grafittis. Members support.
- There is a project championed by a first grade girl to encourage residents to have pollinators plants in the Glebe to encourage the presence of bees.

Heritage Committee – Bill Price

- A house on Clemow Avenue close to Bank was recently sold and there were concerns that the new owners was perhaps planning to take it down due to some activities around the house. However, it appears that the owner is just planning foundation works. The Heritage Committee quickly put in an application to have the house designated as Heritage to ensure the house is protected until the City review its status.
- The City Heritage register is in the process of being updated and 1,700 new houses dispersed throughout the City core are potentially added to the registry. Of these, 528 are in the Glebe. Residents

who will have their house considered for the registry will receive a letter in the next few weeks. Having the house on the registry means that there is a 60 day period required before a house can be taken down to allow the City to consider the permit request.

OTHER BUSINESS

Financial statements. GCA fiscal year end is at the end of April and financial statements need to be ready for the AGM in June. This is tight deadline. The Board agreed to have the Treasurer, the Secretary and Angela, the Chair of the Environment Committee to prepare the statements for Board review.

Expenses. The Treasurer informed the Board that we have to pay \$25 for Volunteer Canada membership and renew the D&O insurance for the year which is over \$400. He mentioned there is \$3,300 remaining for the parklets. Elizabeth will follow up with Sam to figure out what are the financing plans for the parklets once the money allocated to the project is depleted.

Printer. Christine informed the Board that she has an inkjet printer that belong to the GCA at home. Josh will send an email to committee chairs to inquire if they want it. If not, it will be an item for the GGGS.

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

(Josh VanNoppen / Sylvie Legros)

Carried

ANNEX A REPORTS & OTHERS

Tenant's Committee Report

The tenants' committee has continued to meet, has recruited one or two new members and is gaining momentum as we begin to dive into the affordable housing landscape.

Inclusionary Zoning

The committee sent a letter, in partnership with the Social Services and Health committee to the province advocating for inclusionary zoning but asking for: a consistent definition of affordability, inclusion of rental units, for the cost not to fall to municipalities and asked that the implementation of inclusionary zoning should be with equity and dignity principles in mind to ensure equal treatment and access to housing-related services by those individuals and families benefiting from the policy. We are eagerly waiting for the province's response and expect updated regulations sometime this Spring.

Rooming Houses

The city is reviewing their rooming house definitions and by-laws. This action is needed as the legislation is currently unclear. The tenants' committee is currently researching best practices and meeting with different organizations in hopes of responding to the new proposals. The need for affordable housing is continually increasing and rooming houses currently in the city are often sub-par or are operating illegally. The committee seeks to find ways to advocate for policies that promote equity, cleanliness, affordability and safety for those that need affordability most.

Leadership

Dan is moving! Where and when is not yet set but notice has been given to their landlord and he and his wife are actively looking for new properties. This change could directly impact the committee and we are looking for new members and leadership.