



GCA Board of Directors Meeting Agenda

Tuesday, April 23, 2024 - 7:00 p.m.

Preschool Room – Glebe Community Centre

Chair: John Crump, GCA President
Secretary and Timekeeper: Janet Sutherland

7:00-7:05	Welcome, Land Acknowledgement and Opening Remarks	John Crump President
7:05-7:10	Consent Agenda: <ul style="list-style-type: none"> • Approval of Agenda • Approval of draft minutes, March 26, 2024 	
7:10-7:30	City Councillor Report / Update from Shawn Menard's Office <ul style="list-style-type: none"> • See Annex C for comments on Lansdowne procurement report 	Jonathan McLeod
7:30-8:00	Committee Reports and Motions: <ul style="list-style-type: none"> • Membership – New Board Member 	John Crump Maggie Velez Gorman
	MOTION: Be it resolved that Navroze Austin be appointed to the GCA board of directors as Area Representative for Area 1 (Dows Lake). <ul style="list-style-type: none"> • Great Glebe Garage Sale (see report) 	Colette Downie
	MOTION: In order to support GGGS activities this year, be it resolved that the Board approve the following expenses for a total of \$1,600: * Contribution to portable toilets \$600 (2 toilets and a wash station) * Marketing and fundraising (printing posters, advertising in the Glebe Report including on-line (\$605), * Other supplies): \$1,000. <ul style="list-style-type: none"> • Lansdowne • Health, Housing and Social Services 	Carolyn Mackenzie Deborah Young
8:00-8:15 (15 minutes)	Special Update: Governance <ul style="list-style-type: none"> • GCA Compliance with Ontario Not-for-Profit Corporations Act (ONCA) – progress report 	Colette Downie

8:15-8:30
(15 minutes)

GCA Annual General Meeting

- Creation of a Nominating Committee
- Setting a date and budget

Colette Downie

MOTION:

Be it resolved that:

- * the AGM be set for Thursday, September 12, in person. Should a suitable venue not be available, the AGM is to be set on Sept 10 or 11 as back-up dates);
- * an advertising budget of \$710 be established to cover print and digital ads in the Glebe Report;
- * a budget for food, drink, other venue costs of \$550 be established; and
- * a nominating committee consisting of June Creelman and [X and X to be identified] be created to recruit board members.

8:30-8:50
(20 minutes)

Issues from the Community

John Crump

8:50

Chair/President's Report / Closing Remarks

John Crump

9:00

Adjournment

John Crump

Next Meeting:

7:00 p.m. Tuesday May 28, 2024 via ZOOM

ANNEX A – COMMITTEE REPORTS

Education

Environment

Federation of Citizens Associations

Great Glebe Garage Sale – This year's GGS is set for Saturday May 25. A City of Ottawa Event permit request has been submitted. As a result, the City traffic department has raised questions about openness to implement an extensive network of barriers throughout the Avenues, and some traffic flow changes (to two-way) on certain one way streets. The changes are designed to reduce the number of cars pushing to turn right onto Bank St at the peak of the sale. After some discussion, have let the City know that in our view, the proposed changes would not address the issues and are likely to make traffic challenges during peak times worse. We also indicated we don't have the funds to pay for the barricades or the volunteers to place or monitor them. We have offered, with the BIA, to investigate using volunteers at certain key intersections (but cost, insurance, need for off-duty police at signalled intersections are yet to be determined) to help address the problem identified and to monitor the traffic situation on sale day to gather data on the problems. We have also engaged the councillor's office.

Work has also started with the Ottawa Food Bank and Glebe BIA to finalize plans to raise funds and to finalize the usual no parking restrictions and emergency routes on the day of the sale. We will continue to communicate aggressively about traffic and transportation challenges on the day. We were not successful in getting City of Ottawa Events Funding, which would have gone to pay for additional portable toilets.

Fundraising this year will continue to try to expand the reach of our fundraising efforts through a combination of on the ground volunteers and communications through traditional and social media working closely with the Glebe BIA and Ottawa Food Bank. We will also continue our approach to monitoring for severe weather and would plan to cancel the sale if it appears likely, using the same decision-making approach we introduced last year. Portable toilets will be located at St Matthews church and another location (TBC) - we have received funding from Councillor Menard's office for two additional toilets this year.

Health, Housing and Social Services – The GCA is working in partnership with the BIA and GNAG to bring awareness to Glebe residents and businesses on how to respond to challenges related to mental health, homelessness and crime in the neighbourhood. Join us May 2, 7 pm at the Glebe Community Centre for our first **Community Safety Forum**. Hear from our panel including Constable Stephanie Lemieux, City Councillor Shawn Menard and MPP Joel Harden as well as information from Ottawa Public Health. Spread the word about this great event. If you have questions for our panelists, email them to communitysafetyforum2024@gmail.com. To register for the event, check out our Eventbrite page at <https://tinyurl.com/4h8vjm93> or scan the QR code on our poster. We hope to see you there.

Heritage

Lansdowne – verbal update

Membership – Motion / Introduction of new Board member

Parks

Planning

Transportation

Ontario Not-for-Profit Corporation Act – Update on ONCA Compliance

As everyone is aware, we are working to update our governing documents ([bylaws](#) and letters patent, now called [articles of incorporation](#)) as well as our practices to comply with the Ontario Not for Profit Corporations Act. After a review of our current bylaws and practices, Kim Cunnington-Taylor, an experienced not-for-profit governance lawyer, was engaged in November to help ensure we complete essential updates in line with the new Act. We have until October 2024 to make the updates, else our governing documents will be deemed amended (messy).

The updated documents are now ready for board review (practice changes are already underway and were discussed at the last meeting as they relate to our members). The documents include draft "articles of amendment" (attached as a separate document) that update and rename our letters patent and draft bylaws with annotations to facilitate board review. All are basic versions of governing documents, which if approved by our members at the AGM, will provide a framework for how we organize and are accountable to members going forward.

The documents reflect the approach approved by the board in the Fall. They align with our current ways of doing things and traditions wherever feasible while still ensuring we comply with the ONCA. They also take a framework approach in that they allow flexibility to address certain fundamental issues in the future. They also provide for the adoption and discussion of certain operational practices in the future.

Overall, these changes are just the first step in modernizing the GCA's governance which is likely to require some focused attention for the foreseeable future. The creation of a new governance committee will be recommended to drive this work (not for decision today).

Next steps: we are organizing a **special, informal board meeting** to answer your questions and discuss the new governance documents on May 14 or 15 (on-line 7-9 pm, we will pick the date that suits the most). Our lawyer will be present. **Please take the next week to review the attached draft documents and send any questions or discussion items to @Colette Downie by May 1.** Colette will forward any legal questions to our counsel and will collate these for discussion at the special meeting. We will make any necessary revisions or updates in time for the May and/ or June board meetings depending on the extent of the changes, with a goal of having board approval or the revisions by the June board meeting.

*** We agreed in the Fall to include only basic and necessary changes in this round of updates given available resources and the October timeframe. Fundamental or complex governance issues that are not strictly required for ONCA compliance will be the focus of future work. Board members are welcome to flag these issues so that they can be added to the future attention of a governance or other committee.



ANNEX B - MOTIONS

1. Membership Committee

MOTION:

Be it resolved that Navroze Austin be appointed to the GCA board of directors as Area Representative for Area 1 (Dows Lake).

2. Great Glebe Garage Sale

MOTION:

In order to support GGGS activities this year, be it resolved that the Board approve the following expenses (\$1600):

- * Contribution to portable toilets \$600 (2 toilets and a wash station)
- * Marketing and fundraising (printing posters, advertising in the Glebe Report including on-line (\$605), other supplies): \$1,000.

3. Annual General Meeting

MOTION:

Be it resolved that:

- * the AGM be set for Thursday, September 12, in person. Should a suitable venue not be available, the AGM is to be set on Sept 10 or 11 as back-up dates);
- * an advertising budget of \$710 be established to cover print and digital ads in the Glebe Report;
- * a budget for food, drink, other venue costs of \$550 be established; and
- * a nominating committee consisting of June Creelman and [X and X to be identified during the meeting on April 23] be created to recruit board members.

ANNEX C – Special Report

Councillor's Report – excerpt from Councillor Shawn Menard's newsletter:

https://www.betterlansdowne.ca/comments_procurement_report

Full Text

This is a disappointing report that has come to Council.

It's a bit strange to read all the work that went into the consultant's report only to be dismissed so that we could just do things the way we've always done them.

And we're abandoning the notion of a competitive bidding process, sole-sourcing the project to an architectural firm that the city did not even select in the first place.

And despite the fact that sole-sourcing a major project never leads to the best outcome, we're hoping this time it will mean that a procurement method that finished a distant sixth in scoring can be elevated to a semi-distant fourth, in relation to all the other procurement methods we could have chosen. This report comes without any input or consultation of the public who will be paying for it. So disappointing is the word, but maybe not the right word. Maybe it's too charitable.

When it comes to Lansdowne Park, when we listen to the public, good things happen...and it brings people together—like the new inexpensive benches, patio umbrellas and planters finally being installed at our urging in Ottawa's public Square, Aberdeen Square. For that project, we consulted and listened to the public—and thank you to our parks staff, this is what will bring people to come and stay at Lansdowne: small but impactful quality-of-life improvements.

For Lansdowne 2.0 and this report, we haven't listened to the public and to sports fans who have written to us. This project will make Lansdowne Park worse.

- The Civic Centre has been regularly sold out. That means 10,000 fans for 67's games, PWHL games and special events. Building a new arena that has half of that capacity is absolutely ridiculous.
- The RedBlacks have regularly sold-out games in their brief history. In response, we're reducing the number of seats at Frank Clair Stadium and increasing ticket prices while removing the roof over people's heads.
- When a rebuild was contemplated, no one said that the entire civic centre would be moved—removing 58,000 square feet of precious and loved greenspace in the core—while we spend taxpayer dollars to fight with lawyers in court to preserve golf course greenspace in Kanata.
- I would challenge any of my colleagues in this room to tell me how much the city is actually projecting to lose in operations dollars for the new events centre and stadium: it's \$164.9M, and that's the most optimistic projection.
- Another \$20 million in this report for a so called "line-of-credit" that the city will have to backstop. Staff have now confirmed: this really isn't going to be paid back; it's going to be more long-term debt and it's something the original LPP did not allow.
- That's not to mention the waste this represents—after the city invested heavily in the last decade building brand new retail that is set to be torn down. The city recently invested \$23 million into the steel roof, also set to be torn down with us continuing to pay down a loan for a facility that doesn't exist. And, of course, the value of the building at \$130 million, which would be torn down. All of this not because the buildings are at end-of-life, but because the city wants to make Lansdowne financially sustainable.

Well guess what: this isn't a financially sustainable plan. Over \$500 million in new debt payments isn't financially sustainable. Saying the teams will only be guaranteed to stay here for another eight years to 2032 isn't sustainable.

So, what's it going to take for this Council to change course? What's another \$4 million here and there, another \$20 million long-term loan, the same old procurement model after a full-scale LRT public inquiry?

For years, legions of residents tried to tell this city what was needed at Lansdowne, and what was missing from the plans. But they haven't been listened to. In November, our office tried to help make improvements to the plan so that it would actually give our residents what they needed. We brought motion after motion to improve this plan:

- A green roof on the event centre
- A roof over the North side stands
- Enhancing transit and active transportation options to the site
- Marginally increasing spending on public realm enhancements in the park
- Preserving more greenspace and not waiving our cash-in-lieu of parks policy
- Requiring not-for-profit housing on site
- Providing a higher amount of revenue from the deal to our capital budget for affordable housing
- Favouring bids that propose rental housing when that's the kind of housing supply we need
- Limiting parking on the surface of the site, while adding new accessible parking

We know that Lansdowne 2.0 isn't the only option. But we're never given that choice. We're never given an alternative to the failed P3 model, unimaginative designs, and expensive procurement models. This historic site deserves better than that.

As we hit future decision points or "gates" for this file, we should be looking for ways to make this redevelopment more in-line with community feedback and the public good. That's what my team's *Better Lansdowne* campaign attempted to do, and that's what I will continue to do as the local representative.

Ultimately, this report represents another checkpoint for a project I opposed at council last year; one that continues to fall short. This report also brings with it additional financial risks and offers a sole-source procurement option that I am not convinced will deliver the public the best results. It is for these reasons that I will be voting against the report today.