

Heron Park Community Association (HPCA)
Community Zoom Meeting
March 1, 2022 7:00 pm

Present: Susan Carbone, Linda Gama-Pinto, Rosella Mac Neil, Peter Heyck, Irene Shumada, Clément Berthiaume, Doreen Smith, Julia Driedger

Guests: Shawn Menard (Councillor), Mélanie Boyer (Councillor's staff)

1. Approval of February 1 Meeting Minutes

The meeting began at 7:02 when Susan asked for a motion to approve the minutes of the previous meeting in February. Linda moved to accept the draft meeting minutes, Doreen seconded; no objections.

2. Councillor's Update (Shawn Menard)

It's been a crazy month! 90% of their time went to the occupation (truckers' convoy), not just downtown but in various locations in Capital ward.

- Font yard parking at 2430-32 Clover S He's working with John to stop this. The construction permit doesn't close until Spring, so we can't stop the parking before then.
- 1053 Secord: Front yard parking is not allowed, per an email from Bylaw Services. Bylaw will issue a notice of violation if they receive photo evidence of a car parking on the front yard. Tenants and owner have been notified.
- 1097 Richard: Enforcement for cleaning up the site can only take place 1 year after there has been no building action onsite. The city has a retainer to fix the sidewalks once construction is complete. If the site needs a clean-up in April, call bylaw.
- 1508 Gilles dumpster: There is still a valid building permit in force, therefore the dumpster can remain on the front yard. Call bylaw if the dumpster needs to be cleaned (via Property Standards bylaw).
- Contra bike lanes were waiting for the Heron bike lanes to be completed. He requested completion of this project next month.
- Greening HP: Ariela and Linda met to discuss how to avoid tree loss. Suggestion: add a water source in Timmermans and Kaladar parks so people can water trees.
- Community building: The community will be consulted in the last week of March. Demolition work is still scheduled for late summer, early fall. [Note: public consultation zoom meeting is scheduled for March 24.]
- Linda asked if Shawn has consulted with 1400 Bank St. developers. No, it was booked but not held. He hasn't heard anything from them, re new submissions, etc. Linda said that HPCA sent a letter to City planner. Shawn: no word from them yet; he asked Mel to set up a meeting with the planner.
- Susan has had mixed experiences lately with Bylaw. One officer is great, responsive and accurate. Others are not. In a couple of cases, she needed to question their initial decision as she knew it wasn't in alignment with the bylaw. She also highlighted how planning decisions cause bylaw problems, then the community is left dealing with the after effects. Do departments talk to each other when making planning and zoning bylaws? Shawn: Things are working differently these days than before, in some ways.

For example, tree bylaws. Tree bylaw officers are involved much earlier in the process than before. If we experience major issues, contact Shawn's office for assistance.

- Susan asked for bylaw statistics for Heron Park for 2021 and the first quarter of 2022. Mel had sent partial stats for Ward 17 which didn't isolate Heron Park data.
- Linda: Planning re secondary units that are as large as primary units. In the R4 review, they asked the Committee of Adjustment to reconsider this, yet in the last 5 variance applications, there was no change evidenced in the decisions made. Shawn told us his office is writing a paper on the topic of rooming houses/bunk houses and what the rules are.

3. Update: Community building schedule

End of March: Public consultation

May – June: Design suggestions considered, mock up made, architect chosen

Late summer, early fall: Demolition begins

4. Development in HP 2469 Chasseur Ave

There is a duplex on this lot; the plan is to sever the lot into two and build two semi-detached houses. The plans look just like our recent 16 bedroom builds. Susan lives on the street so she received a letter from the developer. The plan shows parking spots for 2 cars for each house, where parking is under the main floor, a kind of carport. The developer indicated that they plan to build semis that are suitable for owner occupied housing.

The Community Association wrote the developer and told him what's happened in the community recently. The CA also wrote the Committee of Adjustment asking that their decision to approve the application be tied to the plans as submitted, i.e., no secondary units with a bedroom count equal to the primary unit and with driveways for 2 cars for each of the two houses. Panel 2 session is tomorrow (March 2).

5. Other Business

- Rosella told us that we're not going to run a rink at Kaladar next year. The lack of facilities (e.g., no place to store a snowblower) makes it too difficult to maintain a rink.
- Linda said people are throwing garbage down the ravine beside Heron Park. Please keep an eye out for this.
- Linda said there are 650 people on the HP FB page, with mostly positive, useful posts. Rosella suggested we post a laminated sign to tell people about our FB page in the three parks. Irene said they have an orientation welcome session in her condo building, including community FB and email. We could reach out to the other condo buildings to ask them to pass along our community info. Also, re 1400 Bank St. proposal: there's no room on Bélanger for an entrance to the proposed building.

Rosella moved to end the meeting, Linda seconded. The meeting ended at 8:10.