

**Heron Park Community Association (HPCA)  
Community Zoom Meeting  
March 7, 2023 7:00 pm**

**Present:** Susan Carbone, Rosella Mac Neil, Keltie Robertson, Renso Vettoretti, Heather Earle, Julia Driedger, Debbie Brereton, Peter Heyck, Véronique Brierly, Mike Little, Clément Berthiaume, Kurt Randall

**Regrets:** Linda Gama-Pinto

**Absent:** James McLaren, Nick Wilson

**Guests:** Miles Krauter (Councillor's staff)

The meeting began at 7:03

**1. Approval of Agenda** (Susan)

A motion to approve the agenda was moved by Véronique, seconded by Keltie. Carried.

**2. Approval of the February 2023 meeting minutes** (Susan)

A motion to approve v 2, including the two added accents, of the draft February 2023 meeting minutes was moved by Mike seconded by Véronique. Carried.

We will post the previous minutes on our web site after they have been approved.

We've got behind in this but we'll post the missing months shortly.

**3. Councillor's Report** (Miles)

- New Committee of Adjustment members: Shawn was able to get onto the selection panel. Miles has reviewed the applicants' details, they have a short list to propose, with people who are community minded and not connected to the development industry. Unfortunately, most applicants *are* from the development community. HP has the highest ratio of disingenuous developers making CoA applications, where people propose one thing and build another.

- Update on Clémentine Blvd resurfacing (not a full rebuild). Shawn & team saw that the community was not consulted so asked city staff to review plan. Lack of a safe crossing at each corner of the Rockingham intersection. Ditto for Apolydore. They're also asking about adding bike lanes. It's supposed to be a simple resurfacing, but they're trying to sneak in some improvements to the infrastructure, maybe using paint rather than a raised element. Jonathan is the key on this, Miles was updated on it by Jon.

- They (Miles, Shawn) noticed how the HP building project is not moving forward, it's always coming "next week". Meanwhile the Lansdowne project has been barreling ahead. Miles reached out to the staff member re HP building delays, who asked for a delay until Monday, so he can warn staff that Shawn will be knocking on their door. If that doesn't get the RFP issued and the Engage Ottawa site launched, they will start applying pressure.

He saw an engagement survey (related to Lansdowne 2.0) on the web site, city staff didn't tell him. He hopes we (HP residents) participate fully in that; he'll send out the link next week. City staff are trying to finalize as much as possible before the RFP goes out, so those things, like the financial plan, are locked in and can't be changed.

- Budget was passed. There was talk about privatizing services, contracting out work

and using P3s, like the Lansdowne project and others that created the biggest city debts. They (Shawn and staff) are not in favour of that, they want service delivery and paying for it to be public. One change they were able to get was to have a review of P3s and contracted services, and evaluate whether they should be brought back in house. Other initiatives were unsuccessful; e.g., no \$ were moved from OPS to mental health but they did get an increase in funding affordable housing, for the first time in years. It's still too small but at least a positive change.

- Q&A

Julia: Clémentine road resurfacing timeframe? He's not sure, as it's Jonathan's file. She was told that part of Brûlé will get done when Clémentine is done, as it's just mud. Will Rockingham get done soon? Bélanger is in terrible shape. Miles: the cost of repetitive patching should be allocated to proper repair work. He'll ask Jon what other streets are included with the Clémentine work. Bélanger is a bus route. Is the city exploring using new materials that are less susceptible to freeze-thaw damage? Research has begun, no change in the near future.

Susan: We are often told by CoA that our issues are Bylaw issues, so we just go back and forth, with no change or improvement. When will the zoning review take place?

Miles: A new paper was launched yesterday on new zoning. All timeframes were delayed by a quarter (3 months) compared to the original timeline. Miles provided a link for us to use to provide input: <https://engage.ottawa.ca/zoning> It will be included in Shawn's newsletter next week.

#### **4. Our new building (Susan)**

We have been told several times that the money for our new building is secure, the RFP should be out in a week or so, but it wasn't and it isn't. Susan called Miles to ask if he had heard anything further from the City. He had spoken to Phil, who asked that he be given until Monday to give Procurement a heads-up that the councillor may be calling.

so we expect to hear something different by Monday.

#### **5. Outdoor rink season**

Kaladar

Renso: They have been flooding, the rink looks great, Lamoureux school will hold their carnival on Thursday.

Heron

Rosella: This was the hardest, most discouraging year to build and maintain a rink.

Kudos to the new team at Kaladar, to persevere!

We get about \$5K from the city for the rink, we paid \$3433 in salary and operating expenses, so the rink has brought in \$2K to HPCA.

#### **5. Development in Heron Park**

- The most recent CoA hearing concerned **2476 Clover**. There were 3 people there to raise objections: Susan, Linda and a neighbour of the property. It is now a duplex, will be torn down and replaced by semis. HPCA spoke to CoA about the problems we've had with the raised semi-detached with secondary units, which are populated by 16 adults, not two families. That leads to parking problems, because there is no parking

on site. Also garbage collects on the front step or the front yard because there is no accessible garbage & recycling storage. The neighbour talked about how it's changing the character of the community. Despite all that, the CoA approved the variances requested, said our objections are not within their purview, we should go to Bylaw. Even though that is a downstream means of addressing the problem, instead of addressing it at the time of permit approval.

Linda is very knowledgeable about bylaws; when she returns in mid-April, we will meet with Bylaw to discuss this.

Mike: because we need so much more housing, these applications will never be rejected. So we should work with Bylaw to get them to enforce bylaws.

Renso: Don't new builds need to store their garbage inside? Susan: It depends on the size of the building. Bylaw will tell residents they can't store garbage in front but they can keep it on the side of the property. Yet the bylaws state clearly that the bins have to be at the back of the property. Recycling is treated differently from garbage.

Véronique: if they allow so many people to live somewhere, why wouldn't they ensure there is adequate space for garbage bins? Same thing for parking spots. Our streets now are one-way, which isn't safe. Susan: We'll raise all these questions when we meet with bylaw services.

Julia: Where we have apartment buildings, like on Rockingham, the snow is cleared from the back parking lot and onto the front yard, then it spills onto the street, as the yard can only hold so much snow. She took a photo where the snow removal company sign is 10' closer to the building than the front of the snow piled on the street.

Susan: If you see something that isn't safe or doesn't seem to comply with a bylaw, please submit a service request (by calling 311 or going online). It may take a while but Bylaw will respond. Bylaw tells her that the biggest problem they have is they simply don't have enough people to do the work.

#### • **Bank Street rebuild** (Mike)

The community consultation night at Ridgemont HS is on Thursday, in 2 days. He showed slides of the plans for the first phase of the Bank Street redevelopment, from the Rideau River to just before Alta Vista, complete with humorous comments he had added on the drawings: informative as well as entertaining.

### **6. Spring newsletter**

Nick's one page newsletter: should we have more info in it?

Julia What's the format, is it only electronic? Susan: Yes. The flyer that HPCA put out, hoping to attract more HPCA members, FB and e-list subscribers, was printed and delivered by hand. Susan is thinking of another bulletin with info on bylaws, asked us for what we'd like to see. Julia would like info on parking bylaws: where we can park, where we can't, e.g. how close to a driveway?

Keltie: Update on the new community building for all those who haven't attended the meetings.

Other suggestions: Planting natural gardens. Get someone from the orchard group to provide info. Susan: We can highlight a person, like Léo our tree hugger who has planted >100 trees in the Sawmill Creek woods. Other ideas included highlighting an artist, volunteer or athlete. The options are endless. Please share your ideas.

### **7. Other business**

Julia: Updates on new bldg. at Bank & Bélanger (Langdon's building)? There is no activity on that site, they were not allowed to designate the site as a mini-node.

Motion to end meeting: Julia, seconded by Peter.

The meeting ended at 8:30.