

# LOWERTOWN BASSEVILLE

COMMUNITY ASSOCIATION    ASSOCIATION COMMUNAUTAIRE

## Lowertown Community Association L'Association communautaire de la Basse-Ville

MEETING NOTES / NOTES DE RÉUNION – 8 JUNE 2015 / 8 JUIN 2015  
ROUTHIER COMMUNITY CENTRE, 7-9 PM / CENTRE COMMUNAUTAIRE ROUTHIER, 19-21h

- **Board Members Present:** Liz Bernstein (President), John Chenier (Vice President, Community Outreach), Nathalie Vallières (Vice President, Communications and Volunteers), Donna Kearns (Director, Business Outreach), Peter Ferguson (Director, Planning), Liz MacKenzie (Director, Heritage), Sarah Bonesteel (Secretary), Ted Lawrence (Treasurer)
  - **Liaisons Present:** Norman Moyer (Safety and Security Liaison), Nancy Miller Chenier (Co-Chair, Heritage Committee), Sylvie Grenier (Market Core Team Liaison), Mario Gasperetti (Co-Chair, Planning Committee), Giulia Nastase (Editor, Lowertown Echo), John Woodhouse (Walkability Liaison)
  - **Community Members Present:** 54
- 1. Welcome and Introductions / Mots de bienvenue et introductions (Liz Bernstein, President)**
    - Welcome and roundtable introductions.
  - 2. Approval of Agenda and notes from last meeting / Approbation de l'Ordre du jour et notes de la dernière réunion (Liz Bernstein, President)**
    - Meeting agenda and notes from the May meeting approved.
  - 3. City of Ottawa recommendations to revitalize the ByWard Market (Jake Rupert, City of Ottawa) / Recommandations de revitalisation de la Ville d'Ottawa pour le Marché By (Jake Rupert, Ville d'Ottawa)**
    - Provided project background and from report of People for Public Spaces.
    - Currently at Phase 4: draft final recommendations. Phase 5 is public consultation (September) and Phase 6 is report to committee and council (November). Implementation will be in 2016.
    - **Recommendation 1:** mission statement.
    - **Recommendation 2 Governance:** municipal service corporation to manage market. Corporation would have City as sole shareholder. Board would be comprised of BIA, stand-holders, LCA, experts, residents. Corporation answers to council in annual report. Business plan ensures financial sustainability. Allow markets to retain and reinvest their profits.
    - **Recommendation 3 Business Plan:** Council approves budget and annual report, corporation to maintain operation and capital reserves, deficit budgeting to be approved by council. Mission will be to reinvigorate market for fresh foods and goods.
    - **Recommendation 4 Zoning Compliance Program:** proactive review of zoning performance, with BIA develop a good neighbour program (bar, LCA and City), develop patron outreach program (bar patrons get paper with drinks noting that people live in the ByWard Market).
    - **Recommendation 5 Public Space Concept Program:** currently more conducive to cars than pedestrians. Long-term plan to increase space for pedestrians. Presented diagram. Parking garage would be moved underground to make space for a second pavilion building and market square.
      - Market Building Concept Plan: building is currently stuffy and crowded inside. Looking to redevelop it, make it more open, washrooms on main floor, more usable space upstairs.
      - Grand total for concept plan is about \$82M.

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- Will recommend that Council approve the concept plan as the market for the future. Will defer major spending decisions to post-LRT (current priority), and direct corporation to develop detailed implementation plan. Approach reflects financial reality.
- If funding does become available in the next few years, have developed list of priorities.
- **Recommendation 6 Interim Public Space Plan:** experiment with low-cost options (temporary street closures, review stand layouts, pavement markings). Further refine concept plan. Have applied for \$400,000 from sesquicentennial funding envelope for implementing the interim plan.
- Next steps: finalize PPS business case and governance report, refine public space concept plan.
- **Councillor Fleury:** Term of Council priorities includes ByWard Market and \$1M is attached. Phase 1 is about \$10M. Looking for that before 2017. Need LCA and BIA to highlight importance for approval of term of council priorities. Budget consultation will begin in late August and is another opportunity to ask for \$10M investment. Speaking to provincial/federal partners about potential investments. The project is shovel-ready for 2017 celebration if funds become available.

## Questions:

- Heritage Conservation District. How is this recognized, protection for facades, enhancement of that element? Would like to see the heritage character used as draw and initial phase of project. Response: Only looking at City assets but any work done will be compliant with heritage regulations. Recognized that there is a heritage overlay for the ByWard Market.
- How will funds be found to implement project? Response: would be looking for private sector partners to assist with some parts, such as \$47M for taking garage underground.
- Have farmers and pedestrians. Suggestion to put farmers indoors so they can operate year-round? Response: Supports suggestion. Model is to move to municipal services corporation. Will be up to them to manage building and liaise with police to ensure safety.
- Looking at doing 12 month market? Response: can't happen overnight (existing leases, etc) but yes, corporation's role is to transition to full-year, local market.
- Will be consulting arts community to connect with their events and resources? Suggestion to have heated pavement for more year-round use of market. Response: will be a recommendation to the corporation and they will consult with stakeholders.
- Market building is oldest continuing market building in Canada. Need to make what goes around it reflect this use. Why is parking being left at surface on York Street? Response: need some surface parking. Implementation of initial phases of the concept plan will dictate how rest of plan is modified and implemented.
- Concern that pushing cars out of the Market is out of character with heritage of space and its traditional use, and concern that space will become another Sparks Street. Concern about demolishing good building (parking garage). Response: parking garage is coming to end of life. Just a concept plan at this stage. Need to think more broadly. For example, may be able to have entrance to parking garage directly from Sussex.
- Confused about funding requests. Want to know how much tourist revenue is generated by this area and suggestion that investment be linked to tourist revenue. Concern about private landowners who have no vested interest in larger plan and just want to get most return for leases so bars increasing.
- Concern about over-regulation and compartmentalizing. City has made it difficult for vendors.
- Market deserves more attention than it has been given based on what it gives to City. Concerned about governance. Applaud having more entrepreneurial group but want it more arms-length and not dominated by loudest voice. Want to see true arms-length board with expert advisors. Wants professionals, not locals. Local stakeholders could be advisory.
- Concern about not being able to drive out of market because of street closures, needs more light at night.

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## 4. Uptown Rideau Community Design Plan Review (Matthew Ippersiel, Planner, City of Ottawa) / Présentation en vedette : Plan de conception communautaire du secteur est de la rue Rideau (Matthew Ippersiel, Urbaniste, Ville d'Ottawa)

- Updating plan over last 18 months. Includes King Edward Avenue to Cummings Bridge. Have been consulting through Public Working Group with landowners, residents, tenants associations, and developers.
- Released policy recommendations for comment. Next step is to bring draft plan to community working group, and then to public open house in fall. Want to take plan to City Planning Committee for approval in the fall.
- Recommendations cover vision, open space, built form and heritage.
- **Vision:** includes vibrant downtown main street, safe, inviting, mid-rise and mixed use street with active store fronts. Mix of new and heritage buildings.
- **Open Space:**
  - **Public parks:** recommendation on acquiring additional park space through developmental review process (sites over 4,000 square metres). If less than 4,000 square metres, would take cash in lieu of parks and invest in existing parks that surround area.
  - **Privately owned but publicly accessible spaces:** for any properties over 2,000 square metres that are re-developed, would require 200 square metres to be retained as publicly accessible space. Would be design guidelines to ensure spaces are safe and welcoming.
- **Density transfer:**
- **Built Form:** Lots of concerns about tall buildings. Did study on impact of tall buildings on skyline and city scape. Looked at options for high rises with podium that relates to neighbourhood buildings and set-back tower.
- For Rideau Street, looked at establishing baseline for built form and density and options for increasing on part of space if also decrease in part of space.
- Divided Rideau Street into four character areas: Area A (south of Rideau, east of Chapel); Area B (south of Rideau, next to King Edward); Area C (north of Rideau, next to King Edward); and Area D (north of Rideau, east of Chapel).
- Identified areas that are not appropriate for density transfer and also areas that could be appropriate and conditions (minimal lot size, provision for parks, fronting public real on two sides).
- Improved designs for three cul-de-sacs, which are quite well-used spaces. Suggestions to add benches, landscaping and better access for pedestrians and cyclists. Special recommendations to improve pedestrian safety at Beausoleil and Chapel, even though it is just outside of area.
- **Heritage review:** City proposing to update heritage register with additional properties.

### Questions:

- Sense of community, participation and comfort are important to design. Should be moving to consistent heights without space between buildings. Not high rises.
- Concerned about areas C and D. Have several high rises already. They are mistakes because of shadowing. Already have density of low income families, schools and daycares. Concern about adding density to this area.

## 5. Councillor's Update / Mise à jour du conseiller

- Councillor Fleury noted that he and the other downtown Councillors do not support the City's proposal for developers to have "ambassadors" within City Hall.

Meeting adjourned at 9:00pm