

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

MEETING NOTES / NOTES DE RÉUNION – 9 SEPTEMBER 2013 / 9 SEPTEMBRE 2013  
ROUTHIER COMMUNITY CENTRE @ 7 PM / CENTRE COMMUNAUTAIRE ROUTHIER à 19h

- **Board members present:** Leah Fleetwood (Vice President), Liz Bernstein (Vice President), Sarah Bonesteel (Secretary), Michelle Ramsay Borg (Director, Communications), Sylvie Grenier (Director, Planning Committee), Steve Monuk (Director, Business Liaison), Norman Moyer (Byward Market Security & Safety Committee Liaison)
  - **Total community members present:** 27
- 1. Welcome Remarks / Mots de bienvenue (Leah Fleetwood)**
    - Welcome and introductions of all present.
  - 2. Approval of Agenda and notes from last meeting / Approbation de l'Ordre du jour et notes de la dernière réunion (Leah Fleetwood)**
    - Meeting notes from May 15, 2013 were approved.
    - Noted that Marc Aubin, President, was not available for the meeting and Leah Fleetwood, Vice President, was chairing so all items attributed to the president would be lead by Leah.
    - An update by the Byward Market BIA was added to the agenda.
  - 3. Byward Market BIA Update / Mise à jour de la ZAC (Jasna Jennings)**
    - Nuit Blanche: September 21, 6:20pm to 4:00am, there will be activities in the Byward Market.
    - The BIA has installed benches with umbrellas and cafe tables in empty stalls in the Byward Market. They are also working on longer term items resulting from PPS report, such as sidewalk repairs and parking changes. Jasna met with Nancy Miller-Chenier last week and will incorporate a heritage walk into Oktoberfest this year. Jasna will continue working with Nancy on longer-term on heritage issues.
    - Oktoberfest: The BIA received \$45,000 from the government to expand the activities to three days: October 18-20. There will be lots of free family programming, including a stage on Clarence Street. Further details are on the BIA website.
    - Jasna would like to know if Lowertown residents are interested in having an annual garage sale as a community event that would also include the BIA businesses.
  - 4. Councillor's Update / Mise à jour du conseiller (10 minutes)**
    - Present from the Councillor's Office: Nathaniel Mullin, Alanna Dale-Hill
      - **Rideau Street:** construction to Wurtemberg will be primarily completed this fall but now not include all street-scaping, which would be completed in the spring.
      - **Vacant Buildings:** A report is coming to City Council this fall with recommendations to address vacant buildings. The report will include standards for residential, commercial and heritage buildings. The situation with the Our Lady building on Cumberland is in the courts so there is nothing the Councillor's office can do. The owner of the building is not co-operating with City orders.

- **Sussex Avenue:** The City is waiting for the National Capital Commission (NCC) to approve the elements left to be decided. No buses will be diverted to Boteler. The plans for Sussex, including updated pictures, are on the website: <http://ottawa.ca/en/city-hall/planning-and-development/sussex-drive-confederation-boulevard-reconstruction-king-edward>.
- **A-Frame Advertising:** The Councillor's office spoke to By-Law official to ask for sweeps. As member's present at the meeting noted that the situation with A-frame signs is ongoing, the Councillor's office will request another sweep.
- **King Edward Avenue:** The Councillor received a response to his letter to Glen Murray and is now working with him to determine a process for finding an alternative to the bridge.
  - There was an agreement over a year ago to complete the landscaping, trees, etc. It has not been completed because of a funding issue. The project ended and there was no contingency funding for landscaping. The Councillor's office is pushing City staff to find the funds for fall planting. The Chair asked for a written update on issue.
  - Although some parking signs were changed so people would not be allowed to park right to corners, people are still allowed to park in some narrow gaps. This creates a dangerous situation. The Councillor's office will look into it.
- Parking is an issue with the church on one corner of King Edward Avenue at Clarence. People using the church park on the cross walk, median, and side street where no parking is allowed. This is generally during times of worship. The Councillor's office noted that By-Law officers are more lenient during times of worship but that complaints to By-Law should receive action. The Councillor's office will follow up on this as it is a safety issue.

##### 5. **Redevelopment of 364 St. Patrick Street / La revitalisation du 364, rue Saint- Patrick (Dennis Jacobs and Robert Woodman)**

- The project is at the corner of St. Patrick and King Edward. It will have two public hearings for zoning in late November and early December. There are two applications: re-zoning and a site plan application with details of the development. The re-zoning request is to change the location from general/commercial to a traditional main street, with an exception in height from six to nine storeys.
- The project is to construct an apartment/hotel. The ground floor will be the lobby and a restaurant. The restaurant is on the King Edward side. There will be two levels of underground parking, accessible from St. Patrick. The other eight floors are the 98 apartment/hotel units and will be one bedroom (50) or studios (48) (both are the same size but the one bedrooms have divided space). The hotel is not a chain and would be similar to the Bay at Albert or Cartier hotels. The hotel would cater to people staying for a week or longer but is not intended to be for permanent residents. The hotel will have housekeeping and units will be fully furnished.
- The height is constrained by the Beechwood Cemetery regulation to have an unrestricted view of Parliament Hill.
- Parking on-site is a hotel requirement. Most people will arrive by taxi, so only 54 parking spots are planned. The zoning requirement is for 48 parking spots. There will also be bicycle parking.
- There will be outdoor terraces on 2<sup>nd</sup> and 7<sup>th</sup> floors.
- The Murray Street side of the project abuts city-owned land. The project includes plans for a coffee shop on this side of the building that will adjoin the city-owned park land.
- Taxis would be stopping on St. Patrick to drop people off and pick them up: The developers asked for pull-through from St Patrick to Murray but the City denied the request. There is an

ambulance station next door to the proposed building, which further constrains the taxi space as the ambulance drive way cannot be blocked. Suggestion was made to have the taxi drop-off point in the underground parking.

- If the project does not receive permission for nine storeys, it may not be viable.
- The loading zone for deliveries will be off the parking area on St. Patrick.
- Concerns were expressed about traffic slowdowns on St. Patrick, and the proposed height (out of keeping with neighbourhood).
- Developers suggest looking further along St. Patrick at other tall buildings to see how structure would fit: senior's residence on island and the one in Beechwood are taller than nine storeys.
- The gridlock on King Edward Avenue will promote more use of public transit and encourage construction of a new bridge. More businesses on the street will help with revitalization.
- The architecture is broken vertically and is weighted to the bottom to keep the building from seeming too tall or wide.
- Some sun shadow on co-op across the street, with the length depending on the season.

## 6. Areas of Interest – Updates / Champs d'intérêt – Mise à jour: (5 minutes each / chacun)

### • **Environnement Update / Mise à jour environnementale (Liz Bernstein)**

- **Transportation Master Plan Review:** a draft document and schedule of public meetings will be announced on September 23, with four meetings across the City. The LCA has advocated for complete streets to be a policy of the Plan. Over the summer, there was a decision at City council to adopt a complete streets framework for the redevelopment of Main Street. This policy was supported by the LCA to act as a precedent for developments in Lowertown.
- **Tree Nut Walk:** Sunday September 15<sup>th</sup>, meet at the Lowertown Community Resource Centre to walk, primarily east of King Edward Avenue and in parks, talk about harvesting nuts.
- **Tree planting in Bingham Park:** October 9 at 2:00pm, two trees to be planted, in partnership with Ecology Ottawa, Sarah Harmer and Diana Beresford-Kroeger will attend.
- **TransCanada Energy East Pipeline:** the plan is to convert a gas pipeline to carry oil. The pipeline crosses the Rideau River near Keptville but we are downstream and could be impacted by a spill, and some are concerned about the potential health impacts of a spill. There will be a rally for the Rideau River on September 29. TransCanada holding open house in Stittsville on October 10.

### • **Health and Safety Committee / Comité de Santé et de sécurité:**

- **Safety and Security Update / Mise à jour de sûreté et de sécurité (Norman Moyer)**
  - The A-frame sign issue will be raised again with the BIA Safety and Security Committee.
  - This committee liaises with the Ottawa Police, City of Ottawa By-Law and the Ambassador Program. Compared to six years ago, there are many fewer violent events. Observed drug abuse has also decreased. This summer, there were more reports of inappropriate panhandling, and drunk & disorderliness.
  - The increased presence of Ottawa Police in the market over the past four months was very helpful. They plan to ask for an increased presence for six months next summer because the initiative was so successful. Some crime reports have increased just because there were more police available to deal with issues.
  - There is a new By-Law program manager for this area of the City.

- Suggestion for the LCA to repeat the survey conducted a year ago on crime perception.
- **Homelessness Task Force Update / Mise à jour du Groupe de travail des Sans-abris (Leah Fleetwood)**
  - Dwight, Shannon and Leah have been visiting shelters and presented their observations and recommendations to the City on July 2. The Task Force is meeting again next week. Nathaniel just received a draft plan and will circulate it to Leah, who will share it via the next e-newsletter with the community.
  - The LCA supports a “housing first” approach aimed at moving people away from chronic use of shelters.
  - The Councillor’s office noted that they and the City of Ottawa appreciate the LCA’s work on this file. A communication piece on homelessness is forth coming from the Councillor’s office.

#### **7. Events – Updates / Événements – Mise à jour:**

- **Annual General Meeting Planning / Planification de l’Assemblée générale annuelle (Leah Fleetwood)**
  - The LCA Annual General Meeting will be held on November 18 at the Routhier Community Centre. The social will start at 6:30 with the meeting beginning at 7:00.
  - The meeting has been pushed back to the third Monday of the month as the second Monday is Remembrance Day. The LCA held the AGM on Remembrance Day last year and our MP and MPP were unable to attend so a decision was taken to change the week.
  - Nominations for any executive positions can be sent to [info@lowertown-basseville.ca](mailto:info@lowertown-basseville.ca).

#### **8. Special Feature / Présentation spéciale: Lowertown East and West Active Transit Audit Presentation / Présentation de vérification des moyens de transports de la Basse-Ville est et ouest (Liz Bernstein and Guylaine Gratton (Lowertown Community Resource Centre)**

- Guylaine noted that many Lowertown residents are not meeting the recommended amount of daily activity. Many people are dependent on cars, and are also sedentary at home and work. Level of activity is linked to mental and physical health conditions. The recommendation is to forget the gym and try “active transit”, such as walking and cycling for errands and commuting. Having a safe route to school, bike lanes, and public transit all help to encourage active transportation and recreation. The complete streets policy also encourages active transit because it serves all users: pedestrians, cyclists, public transit and cars.
- Having trails, shops & services, street connectivity & lighting, and public transit will help to encourage activity levels in Lowertown. The Jules Morin park renovation will support higher levels of activity for all ages. Challenges for Lowertown include higher property and personal crime statistics, fewer crosswalks, sidewalk & pathway clearance in market, and limited greenspace.
- Liz explained that the LCA did an active transit audit on June 19, as a follow up on the PPS study. The timing aligns with the review of the master plan and official transportation plan.
- The LCA worked with the City and community partners. They used the Australia Heart and Stroke Foundation walk ability checklist. About 25 people participated in the audit. They also invited Citizens for Safe Cycling to participate with a cycling checklist.

- The walk lasted two hours and the list of recommendations is in the report. Key recommendations are to adopt the complete streets policy as part of official plan review, and to ban a-frame signs (deals with the issue rather than having to continue complaints). Also have other, more specific recommendations, such as improving particular intersections for cyclists and pedestrians. Long-term recommendations include enhancing pedestrian courtyards, and more seating in market. There is also a recommendation for 2m clearance on sidewalks, which is the city standard, because it is a high pedestrian traffic area.
- The City is developing a bike-way from Westboro to Vanier. The LCA will ensure that Lowertown is connected.
- The launch of the report will be at City Hall on September 19. Liz will accept comments on the report until September 16. Following the report launch, the LCA will set up meetings with Fleury and others at City Hall to see about implementing recommendations.
- The NCC is looking for private owner to take over Bixi bike program.
- The LCA has been approached about doing a winter walking audit and one for seniors.

Meeting adjourned: 9:00pm

***Next meeting is 21 October 2013 / La prochaine réunion aura lieu le 21 octobre 2013***