

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

MEETING NOTES / NOTES DE RÉUNION – 13 JANUARY 2014 / 13 JANVIER 2014  
ROUTHIER COMMUNITY CENTRE, 7-9 PM / CENTRE COMMUNAUTAIRE ROUTHIER, 19-21h

- **Board members present:** Michael Kirkpatrick (Vice President), Liz Bernstein (Vice President), Ted Lawrence (Treasurer), Sarah Bonesteel (Secretary), Steve Monuk (Director, Business Liaison), Sylvie Grenier (Director, Planning), John Chenier (Director, Community Liaison).
  - **Appointed members present:** Nancy Miller Chenier (Co-Chair, Heritage Committee), Liz Mackenzie (Co-Chair, Heritage Committee), Mario Gasperetti (Co-Chair, Planning Committee), John Woodhouse (Liaison, Lowertown East Resident's Committee)
  - **Total community members present:** 50
1. **Welcome Remarks / Mots de bienvenue (Michael Kirkpatrick)**
    - Welcome remarks and roundtable introductions.
  2. **Approval of Agenda and notes from last meeting / Approbation de l'Ordre du jour et notes de la dernière réunion (Michael Kirkpatrick)**
    - Agenda and notes from December 9, 2013 meeting approved.
  3. **Councillor's Update / Mise à jour du conseiller**
    - **Present from the Councillor's Office:** Mathieu Fleury, Alanna Dale Hill
    - **Temperature:** As there have been several warm days and rain episodes, the City is asking for help from residents to, if possible, clear catch basins in front of their homes. If the ice is too thick, the City is asking residents to call 311 because ice clearing is urgent. Don't make ice clearing requests online as response time will be longer. The Councillor asked residents to note the number from their service request so they can follow up with the Councillor's office if response time is not adequate.
    - **Beausoleil/Chapel:** The Councillor's office was approached by community members and schools (parent/teacher groups) about this issue three years ago. There was concern about the safety for young people crossing in this area to come and go from school. In this area, it is hard for pedestrians to see cars coming. The Councillor's office worked with the community to look at what could be done to make it safer. Decision was to force cars to stop on Beausoleil so it is safer for pedestrians. The Councillor would like to see an influx of pedestrians and cyclists in the corridor.
      - Provincial highway traffic act limits stop signs at mid-block crossings and it is very expensive to put in signal lights. Signal lights were warranted on Laurier in front of City Hall but it takes longer to make the case and have it approved.
      - The Rideau Street reconstruction provided an opportunity to look at options to address safety issues. The Councillor's Office pressured traffic safety staff to implement stop signs as a temporary measure. In December, the Councillor hosted a quick meeting because of community concern. They knew vehicle traffic would be an issue because more vehicle traffic is now allowed. They tried to find a loophole in the mechanism to close Chapel to cars but also keep the stop signs.
      - The intent is to pinch the intersection so it is not open to cars but still open to cyclists. The situation is going through legal and traffic consultation but all parties seem supportive so far. A

Council motion forcing closure of the intersection is on the table but no report has been made available and Committee dates have not been set. The Councillor's Office is looking for a final design for a "cycling intersection" with stop signs and will continue to share information as it becomes available.

4. **Byward Market BIA Update / Mise à jour de la ZAC (Jasna Jennings)**

- **Winterlude:** The annual Stew Cook Off will be held on February 7, from 11:30-2:00pm. The cost is \$10 for all of the stew you can eat. All of the money goes to charity. Last year, the funds were donated to the Lowertown Community Resource Centre and Have a Heart Get Smart. The BIA has not yet decided where the funds will go this year but the preference is to keep the funds within Lowertown. Last year, \$8,000 was raised and donated.
  - As the National Capital Commission is now within Heritage Canada, there has been a shift in the programming they offer for events. The BIA is planning more programming for Winterlude to fill in some gaps and there will be activities in the Market over all three weekends: snow sculptures (by amateurs and professionals), the stew cook off will continue at restaurants over the weekend, Valentine's Day, Family Day and bar staff competitions. There will also be free horse and carriage rides all three weekends and a family zone within the Market building.
- **Heritage:** The BIA is working on an advertisement campaign to feature the heritage of the Market area, including buildings, vendors, businesses and families.
- **2014 City Budget:** two items have been approved for the Byward Market: revised governance plan for the market and street scaping (way-finding, benches, etc).

5. **Areas of Interest – Updates / Champs d'intérêt – Mise à jour:**

• **Planning Update / Mise à jour du Comité de planification (Sylvie Grenier)**

- The Committee had a presentation from professionals working for Claude Lauzon on the development of the Our Lady School property at Murray and Cumberland. They are planning to submit three applications to the City: site plan, zoning amendment, and a request to the lift heritage overlay.
  - They are proposing a seven storey building that will integrate the south and west walls of the school (as per an agreement with the City). It will be a residential building with the main entrance on Cumberland Street and a garage entrance on St. Patrick. Four semi-detached homes will be demolished (two on Murray and two on Cumberland). Bliss Edwards is the City Planner assigned to the file. The LCA Planning Committee appreciates that the proponent is consulting with the community before submitting the applications. Zoning in this location is for three storeys. The LCA Planning Committee has several concerns about the proposal, including the height and will send their comments to Bliss and the proponent.

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

- **Walkability Audit:** the recent crazy weather has impacted walkability in the neighbourhood and access for pedestrians and cyclists. The LCA will be following up on the walkability audit from June 2013 with the Councillor's Office on recommendations that will make it safer and easier to get around. The LCA is also planning a smaller winter audit in partnership with the Council on Aging and the Councillor's Office.
- **Complete Streets Policy:** at the end of last year, the City adopted a Complete Streets policy. This means that streets should be designed for all users. The LCA is looking forward to implementation and working with other community associations and organizations who

advocated for the policy at a planning meeting in March. The meeting will look at strategies for implementation and next steps. They also want to work with Councillor Fleury on this initiative.

- **Ottawa River Action Plan:** The federal and provincial governments have allocated funds to put a plan in place to stop dumping sewage in the river. The City will also contribute funding. Hopefully, the second phase will begin this year. The LCA will continue to follow up on the federal and provincial budget processes to ensure the funding is committed.
  - **Ontario Energy Board Hearings:** Hearings are for the proposed Energy East pipe line. The LCA will see how we can participate. No dates have been set for a risk assessment exercise by the City.
  - **Climate Change Plan:** Last year, the City undertook to re-do their climate change plan once the Official Plan was complete. As the Official Plan is now complete, the Climate Change Plan should be a priority. The Councillor noted that he had no updates on this issue but expected to hear news within the first quarter of the year.
  - Send an e-mail to [info@lowertown-basseville.ca](mailto:info@lowertown-basseville.ca) if you are interested in getting involved in any environmental initiatives.
- **Safety and Security / Mise à jour de sûreté et de sécurité (Steve Monuk)**
    - **Stew Cook Off:** To be discussed at a meeting tomorrow as the committee has a role in deciding allocating the funds raised.
    - **Olympics:** Some bars and restaurants in the Byward Market have applied for an extension of hours to serve alcohol in morning (ie. breakfast-lunch) because that is when some hockey games are likely to be broadcast.
    - **Discussion about metal being stolen from residential and commercial properties:** A resident got evidence of items being stolen on video and group was arrested. Metal patio furniture is still disappearing from restaurants. People steal metal and hide it on another property, and then someone else comes back to pick it up. It is not considered stealing because the person who picks up the items did not steal them and the items are not the property of the property owners.
  - **Bingham Park: call for volunteers / appel aux bénévoles (Michael Kirkpatrick)**
    - The ice rink volunteers are looking for assistance. Send an e-mail to [info@lowertown-basseville.ca](mailto:info@lowertown-basseville.ca) if you are interested in helping.
    - A call has been issued inviting artists to submit projects for possible installation in Bingham Park.
6. **Events – Updates:**
- **LCA involvement in Winterfest / Participation de l'ACBV au Festival d'hiver (Nancy Miller Chenier)**
    - The event will be held on Family Day, February 17, at Jules Morin Park from 1:00-4:00. There will be a jumping castle, barbeque, wagon rides, and skating.
7. **Special Feature: Presentation on Claridge development at 403 Cumberland Street and 245 Rideau Street (Bliss Edwards, Planner, City of Ottawa)**
- Claridge purchased the site where the Metro grocery store is located and its parking lot. They do not own the LCBO or LCBO parking lot. Claridge is proposing a podium over the whole area that varies from three to five storeys in height, with three towers: one of 27 storeys (facing

George/Cumberland) and two of 28 storeys (facing Rideau and George). Everything in Claridge's proposal is within the zoning and by-laws but the City has not approved the proposal and there is room for negotiation on some elements.

- The zoning for the site is MD-2, which is very permissive. It was put in place during the 1970s when the City wanted to encourage development in the downtown. Under the zoning, Claridge could be proposing one large building for the site. Three smaller towers permit better air and light flow so is preferred.
- The City recognizes the challenges under MD zoning, such as getting setbacks. They are working with Councillors Fleury and Hume to review zoning in the downtown area. They are looking what they can do to mitigate what is permitted under the zoning but can't take away property owner's rights. They are looking at implementing an interim control by-law to study the issue but it would not apply to applications that have already been submitted. The MD zoning goes quite far north into Lowertown but is covered by a heritage overlay. The secondary plan for Rideau Street states that it should be the highest node in the area. The zoning goes from Lebreton to King Edward Avenue, then becomes traditional main street zoning. The Arts Court is zoned MD-2. MD is mixed use downtown zone. Zoning has been more of a problem recently since planning has become more sophisticated.
- A minimum distance of 18m is required between the buildings and 20m for windows that directly face each other. The new Official Plan calls for a minimum distance of 23m.
- The project has been reviewed by the Urban Design Review Panel. The Panel's initial review is confidential. A secondary review will be public.
- The podium will provide 8,500 square metres of commercial space. Metro is likely to go back in the podium. The City is encouraging inclusion of a grocery store or other food store.
- The towers will include 578 residential units, six levels of underground parking, 658 parking spaces with 548 for condo owners, 30 for visitors, and 80 for the general public. The proposed parking garage entrance is on George Street, as is the service lane. It was acknowledged that these are across the street from the daycare centre. The proposal is being reviewed by the City's transportation engineers. The City does not want any more curb cuts into Rideau Street. The plan will make for a wider sidewalk on Rideau. The service lane will be one way with the exit on Rideau Street and will include two loading docks. A minimum of 5m wide sidewalks will be implemented on George and Cumberland Streets. The buildings will be residential and commercial but will not include office space.
- As the garage is on the north side and the loading dock is on the east side, only the south and west sides will have pedestrian openings and windows at ground level.
- As the project went to the Urban Design Review Panel, elevation drawings must be approved and Claridge must build according to the plan. This gives the City a better idea of what the building will look like. The elevation on Cumberland shows that it is nearly all windows, from the ground floor.
- Claridge has not provided the timeframe for construction.
- The condo units range from bachelors to two bedrooms +den. The City has encouraged three bedrooms so help families live downtown but this not controlled through zoning so can't be mandated. The City is offering incentives to developers but Claridge has not taken them up on it.
- Question (Q): Along with the City's plan to end homelessness, will a percentage of the units be classified as affordable housing? Response (R) (Mathieu Fleury): The homelessness plan does not include new housing construction but the City is looking at implementing a system where any affordable housing that is removed has to be replaced.

- Q: How many condo units will be wheel chair accessible? Claridge is noted for including obstacles to accessibility in their construction and then having to address them after the fact. R (Bliss): The City requirement is for full accessibility and the plans have to be approved.
- Q: we are not getting high-end developers downtown and the small condos seem targeted to university students. R (Bliss): The City is not “people zoners”, and can’t control who buys condos.
- Q: Developers can continue to flood market with condos and cause a bubble. Realizes that the City can’t do much about it but would like to see the City have tighter control over what is built. R (Bliss): The Planning Act does not allow for City control of condo market.
- Q: about entrances, podium and setbacks. R (Bliss): The three towers will each have one residential entrance. The podium on George Street, close to King Edward Avenue is five storeys with a set back from street of 1.8m off podium base. The City is asking for a minimum 5m wide sidewalk to allow for tree plantings and room for walking.
- Q: having two towers on George puts more shadows on the existing condo across the street and daycare playground. Wondered if one tower could be re-oriented to mitigate shadows? R (Bliss): Will look into this.
- Q: The highest podium is closest to the daycare while the lowest is across the street from a government office building. Could these be switched to make the daycare playground sunnier? R (Bliss): Noted that people need access to sunlight and the issue has been raised with Claridge. Councillors Harder and Hume support this approach.
- Q: About commercial space and parking. R (Bliss): There will be commercial space at grade in all three buildings. One residential lobby per building is proposed with additional entrances from the garage. It is anticipated the grocery store will be on the second or third storey with smaller retail at grade. George Street is 20m wide, plus 5m for the sidewalk so putting a new condo tower on George facing the existing tower is within the allowable window to window allowance.
- Q: About security for shared residential and public parking, and possibility of separate parking entrance from Cumberland for public spaces. R: Residential and public spaces are usually separated by level and a special fob is needed to access residential parking. The City is trying to minimize curb cuts so just want one for the parking garage. The City does not want to reduce active frontage of the buildings.
- Q: About amount of light emitted from commercial podium into existing condo tower on George Street. R (Bliss): A lighting plan is required that shows full cut-off lighting, which means the light is directed down and people can’t see the light bulb.
- Q: Concern expressed about the incredible intensification in the downtown and the need for good design. This builder is not known for good design. The podium should anchor to the community and include heritage elements. Large plate glass at street level removes a connection to the community. The key element is to marry the base to the community and help to blend the design. Would be a big help to see strong design elements to help relate the buildings to the community. R (Bliss): The City has talked to Claridge about their architects. The one used for this project has won design awards so Claridge seems to be hearing the City on that point.
- Q: what is process going forward? R (Bliss): The proposal is finishing the circulation period. The City is waiting for the engineering review and other technical comments. Once received, they will send the technical comments to the applicant requesting change, and then wait for the proposal re-submission. The new plans will go online and people who initially provided comments will be notified. There will be additional time to provide comments. This process will be repeated until the City is satisfied with the plans. The proposal will go back to the Urban Design Review Panel, which will be public.



- Q: about green space. R (Bliss): There will be an edging of street trees around the entire site. The podium on the corner of Rideau and Cumberland will be cut back with a greenhouse/arboretum so people can see green from the street year round. It will be at the top of the podium and it is not confirmed whether the public will have access. It will depend on where the commercial elements are located.
- It is anticipated that the LCBO may also build a tower on their site (with LCBO on the ground floor), as they have done in other locations.

Meeting Adjourned at 8:50pm