

# **Blackburn Community Association**

## **Agenda – May 21, 2015**

7:30 p.m. Blackburn Community Hall

1. Call to Order
2. Presentation
  - a. Innes Road development/Infill plans for Blackburn Hamlet – City planner Robin van de Lande

Last year Mr. van de Lande presented to the BCA a follow up on the official plan review from the year before. He is with us tonight to answer questions on that same plan since community concerns arose.

The city's Comprehensive Zoning Bylaw dictates the rules for buildings depending on many factors including the classification of streets. Part of the review classifies Innes Road in the Hamlet as an "Arterial Main Street" which has several consequences including:

- Higher-order transit (e.g. a bus which connects to the transitway, or far down the road, LRT along the bypass) depends on an arterial main street and 120 units per hectare (2.2 acres) (8903 m<sup>2</sup>)
- Increase in density and commercial activity is required

Also, the geographical realities of the Hamlet mean that any growth can only be achieved by increasing density.

The city recognizes that not all sections of Innes Road through the Hamlet are equally suited for densification and this is reflected in the details of the plan. Each section will be considered separately, and care will be taken to make sure gentle transitions help blend densification. Innes between ball diamonds (at bypass) and the plaza is probably the focus of these changes.

The broad strokes include the following points:

- Buildings can be up to 9 stories along arterial main streets
- Arterial main roads are a mixed-use zone so buildings can have multiple uses e.g. stores on ground floor and office space above, or main floor coffee shop and a few floors residential above
- Considerations like space in front of and behind the buildings and restrictions around outdoor storage (just to name two) can help densification be less disruptive
- Preservation of the streetscape by avoiding a "sawtooth" appearance (of a mix of tall buildings and parking lots) is a priority

## QUESTIONS

*Q) Would a 4-story building be allowed or does it have to be this larger size?*

The density is the only restriction and it can be achieved with very little upward building. Even row townhomes can achieve the 120/hectare number. However, 4- or 5-story walk up has fit similar neighbourhoods, e.g. Montreal Rd near the McDonald's/Tim Hortens.

*Q) You mentioned mixed-use with businesses on the ground floor. Are more businesses supportable in the Hamlet at this point? We see so many open and then close.*

This is a chicken and egg problem. If the density increases, those businesses should be able to be supported. Some businesses are central and won't go anywhere

*But we do see many close. Two restaurants just closed and the local coffee shop is now gone.*

*q) Rainer was trying to amend these changes get Innes reclassified as a traditional main street. What's the progress in that?*

That motion failed. The councillors take the staff's opinions under consideration, and in this case the staff's recommendation of arterial main street was upheld.

For comparison, Richmond and Preston are "traditional main streets" and have on-street parking and no higher-order transit. Meanwhile, as an arterial main street, Innes will have the 94 until the light rail (along the bypass) replaces it.

Innes currently has a custom "subzone" protecting it, sort of an "Arterial main street light" in that some businesses usually allowed along an arterial main street are specifically disallowed on Innes in the zoning details (e.g. no amusement centres, sports arenas, outdoor storage).

This special "subzone" means that as we move forward and we aren't seeing applications that suit Innes even if they fit the letter of the law, we can continue to tweak the letter of the law, unlike if Innes were simply a normal Arterial Main Street.

*Q) Could Innes become as big as other arterial main streets (e.g. St. Laurent)?*

No. We are putting in writing rules that will keep Innes closer to how it is now. For example, Innes can never be widened.

*Q) How do we find out if applications have been submitted to build in the hamlet?*

There is an online tool to see activity related to development at the stages where the developer is formally applying (planning justification, engineering studies, etc).

<http://ottawa.ca/en/city-hall/planning-and-development/whats-happening-your-neighbourhood/development-application-search>

There is a set consultation process that precedes this (speculation and preplanning) which is still registered. Mr. van de Lande believes that stage is done with councillors' offices.

The official plan review was appealed by a number of parties in its entirety (including arterial designations, technically, since they are part of the whole thing) so everything is in limbo at the moment.

He expects it will be a year or two for the plan to be finalized.

A copy of the zoning map will be posted publically; first thoughts were to place it in the library, but if we can secure space at Metro this would be preferable. A digital copy will be made available.

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- b. Ottawa Visitability Task Force (accessible housing) – Task force members (based in Orléans)

Steve Sicard <http://visitablehousingcanada.com/>

The organization is a task for of volunteers encouraging design of new homes to include certain accessibility elements including level entryways, wider doors and hallways, and accessible washrooms on the main floor. They are funded by social development groups.

Their mandate is to advocate and educate. In 2011, 1100 people became seniors every day. By 2031, all baby boomers will be aged 65 or older.

There is some movement in Ottawa. Montreal Road has some model home with these design criteria.

89% of seniors want to age at home; the government wants to encourage people to do so. These changes also benefit families with small children; strollers roll right in the door.

The building code could be changed. If the resident asks for changes for accessibility before construction starts, builders cannot charge extra; however, by doing so by default, costly

renovations would not be necessary. Also, since contractors are not regulated, there is a chance that they could prey on seniors; shoddy work is extremely dangerous in this field (e.g. grab bars which give way).

This should be good for business. Some builders don't have models with accessible options, and so anyone who can't get in the door can't shop that development.

The houses built with these criteria don't stand out, unlike adding a ramp to an existing house.

Manitoba has required that 5% of homes meet these guidelines, with the government's support by legislation. Basements were still possible, and Manitoba has worse weather than ours.

Canada is a UN signatory for accessible homes but we aren't meeting that goal yet.

## QUESTIONS

*Q) Is your organization strictly focused on new builds?*

Yes, as renovation are not regulated. Also, costs are much lower during the build process than after.

*Q) Will this require government intervention?*

It appears so. Builders won't do it until they're motivated. Demand should be high enough, but so far that's not the case.

*Q) Have the builders been receptive?*

Builders haven't shown up, or have said no, claiming that their units can't have varying designs.

*Q) There are no spaces to build new houses in the Hamlet*

Yes; we're spreading the word, e.g. for Orleans

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### 3. Chairperson's report

#### a. Welcome new Environment Director, Justine Payne

Justine was part of tree planning last year, clean up, etc. Welcome and thank you!

b. Canada Day fireworks event update

Pretty much finished all the noise exemption for bylaw. Next step fit restrictions around fireworks. Still finding the one person with the right permit to make it a bigger show than a normal citizen can.

It's just a pilot event for just Blackburn Hamlet (not entire east end), by word of mouth. Avoiding the necessities of a large show nor steal Petrie Island stuff.

If there's huge turnout it might grow next year.

c. Seniors Advisory Committee update

Group has been active. 2nd meeting finished. Reps at tonight's meeting. Public open house in the fall, fun fair presence. Please do encourage seniors to complete survey from the BANAR (also being handed out at the funfair) and Laura has more copies if you need them.

4. President's notes

Blackburn Hamlet t-shirts ordered to fundraise, hopefully ready by funfair

5. Treasurer's report

Below revenue from last year: 2000 fireworks (and we're over that), rinks 3800 over, signs 10000-12000. Any other special projects? I don't want surprises.

*Laura: Civic funding grant maybe coming in*

Because of these events, we're in our (significant) reserve fund which was for the extending / equipping of the hall. (That's not happening for a while.)

The money is just lying around. We need a motion to use it for other things. Our revenue is down from the BANAR and the hall.

*Q: Do we really need to replace the signs now? They are still standing.*

*A1: Yes we don't like the way they look and it was approved in the budget*

Signs have had the go-ahead from treasurer and official order was supposed to be put in.

*Laura: We should be applying for more grants so that we are less reliant on the hall. The revenue won't necessarily be ours in perpetuity*

*Q: Is the money coming from the reserve fund or was it budgeted?*

It was budgeted but our revenues are short and we need to make up the difference somehow.

If we have a reserve we have to have a designated plan for it, for tax reasons. Need board approval for pulling up to \$20,000 but won't necessarily need it.

**Motion:** Al Ross: Allow up to \$20000 of reserve fund to be allocated to special programs as board approves  
2nd by François Trépanier

GIC coming due next week. Since we have so much cash already, when we cash in a GIC, if we have too much cash, we put it in the reserve instead. We need \$30,000 in the bank to avoid fees and we had to pay the fees for April and May so we'll be keeping part of the next GIC in the cash account.

## **Motion passes**

### 6. Directors' reports

Satinder (social media) – regular activity in the discussion group' it's good to get opinions.  
Advertising for funfair volunteers

Kaitlyn – working behind the scenes to new website roll-out. Blackburnhamlet.ca took a back-seat to the FunFair website.

*Q: can we see a preview at a meeting before it's live?*

Yes but there can't be a lot of feedback since tech by committee is a disaster

Francois (Memberships) – Memberships coming in by mail. A table for memberships will be up at FunFair Friday evening, all-day Saturday, and part of Sunday

Soft signs are missing, have ordered more, for membership table and parade.

### 7. Councillor's report

The councillor's report is in the BANAR. <http://blackburnhamlet.ca/banar/banarJun2015.pdf>

## 8. Committee reports

### a. Banar

Evelyn – going to printers tomorrow morning  
Last one until Aug 13th deadline for September

Q: Does distribution extend beyond the Hamlet?

A: Not much. Tim's has been a good spot. Banks too

### b. Fun Fair

Last meeting is May 25. Everything is going OK  
First aiders cost kept going up. Got them through capital security  
Signs for road closure will be sourced via Councillor Mitic  
FunFair signs up this weekend  
Tables being booked  
Slow start to sponsorship but it's coming  
Schedule up on funfair website  
Payments are going out

Movie night on Friday night

We're hoping to open the midway earlier since it's a PD day

Liquor license underway

Need good weather. If there's a shortfall you can get it from the reserve? Al: yes

Al: we paid for the tents

Laura: they are the BCAs available to anyone

The tents are being used and put back not correctly. Some discussion of who is using the lockers and tents

Lot of questions about music expo in conflict with (weekend before) fun fair. Too close to our event (might steal volunteers). It was moved to be this coming weekend but organizer opted to cancel it for personal reasons.

We want future requests for events to go through Laura. If we withhold the hall they can't have their event (bathrooms) so we have some leverage even though the city rents out the fields.

We'll be glad to have it further from the fun fair weekend.

### c. Cancer Chase

Inaugural meeting held. September 27. Pamphlets out at fun fair fun run.

## 9. New business

Seniors strawberry social for June

Al Haggerty:

You mentioned the zoning map would go up on the bulletin board but does anyone know where it is? There was activity a year ago to get a bulletin board in the Metro. What happened?

Laura: The thread was lost.

Al: They were ready for one.

Laura: If you want to pursue that we can try to revive that. We need someone to be persistent (where it will be and when it can go up).

Al: I will speak to the manager and see what's happening

Laura: You do that and I will get you a board within 2 weeks

## 10. Adjournment

### **Meeting Attendees**

Kaitlyn Demasi	Website Director / Acting Secretary
Lino Demasi	Resident
Robin van de Lande	Planner, City of Ottawa
Al Haggerty	Resident
Lindsay and Sean Anderson	Residents
François Trépanier	Membership Director
Lucille Kinsbury	Seniors' Advisory Committee
Patti Proulx	Resident
Justine Payne	Environmental Director
Bismah Haq	MPP Marie-France Lalonde's office
Laura Dudas	President
Al Ross	Treasurer
Evelyn Budd	Banar Director
Satinder Sahota	Social Media BCA Volunteer
Tammy Quenville-Lynch	Adm – Jody Mitic's office