

**Glebe Community Association
Draft Minutes of the Board Meeting
Tuesday, March 25, 2008**

Present:

Board Members: Bob Brocklebank, Martha Bowers, Virginia Carver, June Creelman, John Crump, Cindy Delage, Guy Giguere, Rochelle Handelman, Kathi Lauder, John Leaning, Joyce McMahon, Robert Short, John Smart, Janet Sutherland, Barbara Wysocka

Others: Clive Doucet, Vince Catalli, Desmond Devoy, Scott Hayward, Louis Helbig, Chris Simonds, Robert Sistie, Martin Tite, Robert Webster,

1. Approval of the Agenda

There will be a brief report on the Business Improvement Area. With this addition, the agenda was adopted.

2. Approval of the Minutes

MOTION: (Sutherland/Handelman) that the minutes of the February 25, 2008, meeting be adopted. **Carried**

3. President's Report – Bob Brocklebank

- The next meeting of the City Centre Coalition will take place on Thursday. GCA reps always welcome.
- Old Ottawa East is coordinating a transit meeting on Tuesday, May 13: this will be after city staff recommendation on transportation, but before public consultations. They would welcome representatives from the Glebe community.
- Bob will be attending an all-day workshop on “Neighbourhood Renewal in England.”
- At a Graffiti Symposium on Saturday, Virginia Carver will be speaking about what is going on in the Glebe. See City website for details.
- Bob will attend a Rural Summit on April 5: he notes the more he talks with rural communities, the more he discovers we have similar issues.
- April 8 is also the last date to comment on the comprehensive zoning by-law.

4. Councillor's Report – Clive Doucet

- On Lansdowne Park, everyone seems to be saying to the latest CFL proposal that it will have to fit within the design competition.
- An upcoming two-day session on governance is being overlaid by the status of the Mayor. Some think he should resign. If this happened, an election is not likely, but Council can appoint a replacement.
- Regarding the snowfall this season, of the 20 worse snow storms in recorded history, 7 of them were this year. Clive will oppose the \$50 levy on the grounds that snow removal is a core service. It was suggested that should the debate seem to be going towards supporting a levy, a \$50 flat fee versus a 2% levy would be fairer for those living in the Glebe.
- On the Planning and Development Committee, there will be an intensification session at City Hall in May. The community is in constant conflict with developers. The latest example is at the corner of Bank and Gladstone. A developer bought up the property which according to

the official plan could hold a 3-6 story building. The developer asked for 11 stories and ended up with approval for 9 stories. The City is being defined by one-off projects.

- A Clean Air Afternoon for families is planned for April 10.

5. Communication's Report

Bob noted that Leslie continues to work on Lansdowne issues.

6. Lansdowne Committee – June Creelman

June reported that Neil Brommel has formally resigned from the Committee. The resignation is accepted and June will step in to chair the committee.

The City has posted the results of the public consultations on its web site. The strategy at this point is to bide our time and await the City's next step. There may be something for the next Board meeting, but in the interim the committee is meeting with elected area officials.

A response to the latest proposal for a CFL team in the city is proposed.

Whereas:

- * the City of Ottawa has initiated a design competition process for Lansdowne Park which involves extensive public consultations on the future of this site;
- * the Glebe Community Association supports an open, public process for determining the future of Lansdowne Park;
- * the competition and public consultation processes for Lansdowne Park are not complete;
- * any long-term decisions relating to parts of Lansdowne Park made before the competition and consultation processes are complete will limit future opportunities and potentially result in additional costs or lost revenues for the people of Ottawa

Be it moved that the GCA:

- * Oppose any long-term decisions for any part of Lansdowne Park until the public consultation and competition process is complete or another legitimate public process for planning Lansdowne Park has been carried out.

A friendly amendment to remove “or another legitimate public process...” was proposed so that it does not seem we are anticipating that this process will be a failure. Following discussion:

MOTION: (Creelman/McMahon) that the friendly amendment be accepted. **Carried**

MOTION: (Creelman/Crump) that the GCA opposes any long-term decisions for any part of Lansdowne Park until the public consultation and competition process is complete. **Carried**

Ottawa Regional Society of Architects Guests: Vince Catalli, Bob Webster, Martin Tite
The ORSA is a non-profit, volunteer organization. They have prepared a document “Rethinking Design Lansdowne” and their presentation to the GCA is just the first step in a process to bring their thoughts to the public. They will be going to the FCA meeting on April 8, taking their position to the press and councillors.

They do not want to de-rail the current process, but do think it's a bit thin and worry that everything is being rushed. They are asking to separate the design rights from the development rights. They also feel that community design plans are being ignored.

The Board was thanked for the opportunity to address them and an electronic copy of the document will be posted on www.glebeca.ca .

7. Committee Reports

a) Planning

John Vincent was out of town, but Bob reported that Neil Pearson has had to resign as co-chair. New committee members would be welcome. Other notes of interest:

- the committee is making a submission on the comprehensive zoning by-laws on behalf of the Board
- results from the February GCA meeting concerning the proposal to develop the rear yard at 112 Strathcona were shared with the developer and the project is being re-thought

137 Glebe Avenue

Guests: Chris Simmonds and Scott Hayward

The Simmonds architectural firm has been engaged to develop the property at 137 Glebe Avenue, just behind the former KFC. There is currently a 30 foot tract of land to the east of the existing building onto which they are proposing to build. While zoned to 6 stories, they are proposing 3 stories which would match the height of the current structure. They have received a tentative approval by the city. The exact approval process is not certain: they will either go to the Committee of Adjustment or they may have to go a re-zoning route (property is zoned commercial, they would seek re-zoning to residential).

The new structure will be built, then the existing structure will be brought up to new standards. There are 4 units in the existing structure, 5 proposed for the new section. The rear of the property would have to be used for parking.

This is first contact with neighbours, but Mr. Simmonds would be quite happy to present to a future meeting with neighbours if requested.

The Board thought the development plans looked good and were quite in keeping with the neighbourhood and nearby buildings. The transition from commercial to residential was a welcome, and rare, step. The Planning Committee will be in touch if a further meeting with the local neighbours is requested.

b) Environment Committee - Virginia Carver

At the graffiti symposium, Virginia will be talking about actions against graffiti in the Glebe. The Old Ottawa East environment committee is coordinating a breakfast on April 26 at the Green Door (thanks to Clive who will be hosting the breakfast). We will be sharing information on what we are all doing, what we might do next, and how we might work together. Volunteers are still welcome for training for Retreeing the Glebe and the clean up date for Bank Street is Saturday, May 3.

c) Traffic – Guy Giguere

3rd Avenue Reconstruction: Concerns about a lack of traffic calming measures coming from Bonson Avenue were expressed. A walk-about was undertaken. A recommendation is being made to take the same steps as they did on 4th Avenue with bulb outs. Speed bumps take time, but could be pushed for in the future if the community wants them.

d) Membership – Barbara Wysocka

May is membership month and it is time to get geared up. The names of block and area reps are needed.

e) Nominations

The need to get a nominations committee up and running was noted. They will work to confirm area and block reps. Bob Brocklebank, June Creelman and Cindy Delage will form the Nominations Committee.

f) Business

Bob noted that today was the final day on which a property owner or business tenant within the proposed BIA would register an objection. A statement will be issued tomorrow.

8. Great Glebe Garage Sale – Janet Sutherland

- The National Capital Marathon has decided to hold a sports expo at Lansdowne Park on the Saturday of the sale. She has been invited to a meeting to talk about this. Small suggestions to ease traffic congestion include traffic entering from the Driveway and perhaps having some impact on the hours of registration (later in the afternoon would be better than the morning).
- The offer from the Hooper Group to prepare a promotional postcard, talking about the sale and the food bank, will come out 7-10 days before the sale. The Glebe and Ottawa South would be the appropriate distribution area.
- Janet is working on details about table rentals options, parking etc. She will be in touch with Clive about assistance to handle extra garbage receptacles and pick ups. She will talk to Virginia about a possible crew for clean up.
- For the future, some thought should be put into the use of the name “Great Glebe Garage Sale.” There is currently no policy, but we might want to think about it.

9. Property Tax Assessment – John Smart

The proposed terms of reference (Appendix A) were accepted. John said that they won't do everything over the next couple of months, but it is somewhere to start. The committee will report back to the Board from time to time.

10. AGM Speaker

The date of the June AGM is Tuesday, June 3, 2008. One suggestion for a guest speaking is Russell Mills, Chair of the NCC. Other ideas would be welcome.

11. Adjournment

MOTION: (Smart/McMahon) that the meeting be adjourned at 9:25. **Carried**

Draft Terms of Reference for a Glebe Community Association Property Tax Assessment Committee March 25, 2008

Reporting to the GCA Board, the Committee gathers information on property tax assessments within the area represented by the Glebe Community Association and makes comparisons between assessment patterns here and other areas of the City of Ottawa and the province.

The Committee carries out liaison with the City of Ottawa, the Municipal Property Assessment Corporation, the Province of Ontario, and the Assessment Review Board, and other community associations in order to ensure that property owners in the area represented by the Glebe Community Association are treated fairly in matters relating to property tax assessment.

Under the direction of the GCA Board, the Committee provides information to Glebe residents and property owners as to methods they might employ on an individual basis to obtain a fair assessment of their property. Public meetings, press statements, and information packages may all be, on occasion, useful in carrying out this objective.

On behalf of the GCA, the Committee will lobby individual elected officials and staff of the City of Ottawa, the Municipal Property Assessment Corporation, the Province of Ontario, and the Assessment Review Board to help them understand the impact of the property tax assessment system on residents and property owners in the area represented by the Glebe Community Association and will ask them to mitigate any patterns of unfair tax burden which may occur there.

Membership in the Committee will be open to all interested GCA members.

The Committee will report on its activities at each monthly meeting of the GCA and at other times when needed.

Note: the application of the municipal property tax assessment system was suspended by the Province of Ontario for a two year period in 2006. New assessment notices will be sent to all Ontario property owners in the Fall of 2008. City of Ottawa officials announced in January 2008 that residents of older sections of the city, such as the Glebe, should expect dramatic increases in their assessments (and consequently in their tax bills) at that time.