

**MINUTES
Annual
Meeting**



**for the 2022
General**

Date: Tuesday, February 8, 2022 @ 7 to 9pm **Location:** Zoom
Board: L. Marlow (President), H. Cartwright (V. President), S. Hussain (Secretary), C. Burke (Treasurer), J. Slootsky, K. Brown, C. Moynahan, B. Simser, B. Finestone
Advisory: SWCHC and A. Bruni

1. Welcome, Introductions and Zoom protocol
2. Guest Speaker – Councillor Jeff Leiper – Update on Kitchissippi Ward
City’s R4 zoning process is progressing. This will impact much of the Kitchissippi Ward’s zoning since it hasn’t changed since the 1960s. The new zoning will be reflected in the new Official Plan and will allow developers to know what to expect. Councillor Leiper suspects this process will be ongoing for the next few years.

Tunney Pasture development is slowly moving ahead:
 - PSPC and City will hold an information session
 - more affordable housing. More green space
 - Councillor Leiper is interested in community multi-use gym space. He cautions us that we will not be getting a Sportsplex. There will be no pool since the City’s perspective, with the LRT, the pool at Carleton University is considered accessible.
 - Chief William Commanda bridge may open this summer.
3. Guest Speaker - Louise Cerveny, City of Ottawa Project Manager for Laroche Park
 - interesting geological material found. Geologist were very happy.
 - replacing old gazebo with a new gazebo
 - City will consult on Public Art for Laroche Park. Limited budget.
4. MCA Business: Agenda and draft January 26, 2021 Minutes for approval
R. Atkinson moves that agenda and minutes to be accepted. J. Slootsky accepts.
4. President’s Report – L. Marlow to present. Report will also be available on the MCA website under the tab called “Association”.
5. Finance Report– L. Marlow
It was noted that MCA does not have Directors’ and Officers’ liability insurance.

R. Brewer moves to pass the MCA 2022 Financial Statement, T. Moon seconds

6. Board Elections – MCA is accepting nominations for Board positions (3 year terms) for Mechanicsville residents with paid membership

Candidates for board membership are: Roy Atkinson, Luci Ciperia, Katerina Alexandre and Stacey Mirowski

M. Ford moves to accept board nominees. H. Cartwright seconds.

7. Other Business



President's Report 2021

Mechanicsville Community Association (MCA) Annual General Meeting February 8, 2022

Zoom: <https://us02web.zoom.us/j/87127468411?pwd=NkpHSkp2YXl4SFlnbFRWQTY3Uk45Zz09>

Meeting ID: 871 2746 8411 Passcode: 613613 or Telephone: 1 647 374 4685

MCA Executive: L. Marlow (President), H. Cartwright (V. President) C. Burke (Treasurer), S. Hussain (Secretary) **Board Members:** K. Brown, C. Monahan, J. Sloatsky, B. Firestone. B. Simser

Advisory: A. Bruni

In 2021, Mechanicsville finally saw the cleanup of Laroche Park underway. Laroche Park was identified as one of the worst brownfields in Ottawa and its cleanup was delayed for decades. The Environmental Assessment is posted on the MCA website. The Project Manager advises that the Field House and playground area should reopen in 2022. The basketball court, ball diamond, ultimate Frisbee pitch, walkways and benches will be completed in 2023. MCA intends to celebrate the Mechanicsville 150th anniversary with the ribbon-cutting event in 2023!

The “Trees Not Embassies” campaign to save Lazy Bay Commons, the greenspace north of Laroche Park, was undertaken by a dedicated working group. This idyllic greenspace has a stunning view of Lazy Bay containing 207 trees, 63 species of birds, small mammals and wildflowers. Lazy Bay Commons was created when many Mechanicsville homes were razed and the bay was filled in with toxic land fill and garbage in the ‘70s. A GoFundMe page raised almost \$10K for our legal counsel. The working group fought hard to save this greenspace with the support of: Big Trees Kitchissippi, Hintonburg CA and CAFÉ. Presentations were made at the City Planning Committee where the NCC sought rezoning in order to develop the land for embassies. The City Planning Committee did not fully support the “Trees not Embassies” working group. However we did achieve the following: eastside park will be 0.9 ha (NCC originally proposed .3 ha), prohibits above-ground parking garage, capped at 5 embassies (down from the original proposal for 6), land can only be used for embassies with offices (no other use permitted), height of buildings capped at 3 stories, front yards must face onto Burnside and Forward Avenue (NCC conceptual plan proposed the parking lots, garbage bins and security huts facing Burnside & Forward Ave.), mature trees to be preserved where feasible and rock outcrops must remain, bird-safe window design and buildings must reflect the NCC Design Guidelines for Diplomatic Missions (attractive, quality products, one story security huts and sensitive lighting). Working group were also pleased to see the City included numerous conditions (further engineering reports on contamination remediation, parking, traffic, infrastructure) that must be undertaken by NCC before any development can occur. The MCA Working Group will review these reports to confirm they address issues identified: sidewalk, cycling infrastructure and safe crossings on Burnside and on Slidell Avenue and the Parkway, parking, contamination cleanup and construction schedules. The NCC rezoning application goes to City Council for final approval in February. Huge thanks to the residents of 44 and 50 Emmerson and 110 Forward Avenue who continue to work hard for this important cause.

The 32 story tower at 121 Parkdale with 230 units and 208 parking spots was completed in 2021. However, development began on the 28 story tower next door at 99 Parkdale with 240 units with 207 parking spots. As painful as this development was for the community, the developer paid community benefit funds for a total of \$554K towards the redevelopment of Laroche Park. Funds were also provided for a crossing guard during construction, if needed. An MCA working group was formed with adjacent neighbors to try and mitigate the impact of construction, ensure ongoing access and the future rehabilitation of the lane behind these properties.

The 28 story tower at 163 Parkdale with 189 units and 130 parking spots began in 2021. The developer paid \$275K in community benefit funds for Mechanicsville recreational and community building needs. Funds are also available for a crossing guard during construction, if needed. This development also required the upgrade of some hydro poles in Mechanicsville.

147-159 Forward Avenue is the former Forward Avenue Family Crisis Shelter. This property was sold to Centretown Citizens Ottawa Corporation (CCOC) to provide a mix of full-market rent, affordable and deeply affordable units. This complex is Mechanicsville’s first environmentally-friendly, passive house design as noted by the thick walls currently under construction. MCA requested this complex contain larger units to attract families and include affordable units. CCOC also agreed to incorporate some of the heritage features from the previous building into the new design.

In 2021, MCA met with developers and City Planners to provide feedback on the following proposed developments: 87-93 Carruthers, 161 Hinchey, 134 Forward, 138 Forward, 117 Carruthers, 139 Parkdale, regularize a 3rd unit at 115 Carruthers and an addition to 86 Carruthers. Some developments may not proceed

but MCA has an opportunity to try and mitigate the impact. We keep detailed records for future reference. Mechanicsville was zoned to accommodate dense housing as its adjacent to the LRT. MCA board members continue to take free City planning courses in order to understand and participate in this development review process.

MCA was often teased about the LRT noise as the LRT was shut down for months in 2021! MCA, HCA and the residents of 215 Parkdale and 89 Stonehurst pursued the LRT Stakeholder Relations to address the noise level. The LRT contractor has now undertaken rail polishing and installed rail dampeners and absorptive acoustic panels below 215 Parkdale. The recent 2021 testing indicates the sound level at 79 dBa and the province standard is 80 dBa applied to light rail in Ontario. MCA will continue to review all reports to determine next steps. MCA will pursue LRT Stakeholder Relations on the installation of rail dampeners and absorptive panels below 89 Stonehurst. All reports will be posted on the MCA website .

MCA participated in the consultation of the Scott Street reconfiguration. MCA identified the need to fix the low spots in the multi-use path and installation of benches on the north side of Scott. MCA participates in the City Transportation Master Plan, Parks and Recreation Facilities Master Plan and the Solid Waste Master Plan to ensure Mechanicsville's interests are represented. After years of writing the City regarding the Prince of Wales bridge, MCA is pleased to see the renaming of this bridge and its redevelopment as a pedestrian/cycling bridge.

MCA is on the working group for the redevelopment of Tunneys Pasture. It will be an important commercial area for Mechanicsville. We recently attended a meeting with Canada Lands and Public Services and Procurement Canada and requested a grocery store, more greenspace and a dog park. MCA also had concerns with traffic flow from Tunneys and parking which affects Mechanicsville. MCA is also following up on the location of potential highrises along Parkdale Avenue.

Kichi Sibi Winter Trail – MCA continues to pursue the NCC regarding sidewalk snow clearing on the Parkdale west sidewalk and Slidell Avenue in order to access this trail. Mechanicsville residents should not be forced to walk in the middle of the streets to access this trail.

The Mechanicsville Innovation Garden (MIG) is a small, communal garden, located in the courtyard at the rear of Bayview Yards. It's a communal garden and we does not rent individual plots. MIG operated in 2021 with a safety plan, reduced its number of volunteers, executed garden agreements and participated in the online safety workshop. Garden volunteers delivered produce to the community fridge at Parkdale Food Centre.

MCA continues to be involved with the John Howard Enhanced Supportive Housing Advisory Group. We meet monthly to learn of its successes and challenges. MCA also participates in the Tom Brown Arena Respite Centre advisory group. We are also members of Kitchissippi 9 and Federated Citizens Association.

GoFundMe page for 166 Hinchey fire – total was \$3352.51 for fire victims in 3 units. The resident of the 3rd unit asked that his share be divided among the other 2 units as they needed the funds more than him.

MCA picked up needle and drug paraphernalia on several occasions in Laroche Park and along Scott Street. The City response for pickup can be up to 3 hours so its safer to just pick up and dispose at the needle drop box at Tom Brown Respite Centre. MCA also pursues trip hazards and potholes on City and NCC property.

In 2021, Mechanicsville experienced a targeted shooting of 2 men, a stabbing and an armed robbery of a corner store. MCA continues to experience some vehicle break-ins and theft from yards. We remind residents do not leave anything of value in vehicles. MCA continues to work with our local Community Police Officer and affected residents and landlords.

As President, I would like to thank the current MCA board members. Board members undertake projects, attend meetings, participate in workshops, review material and update their knowledge on a wide variety of topics on behalf of Mechanicsville. We appreciate the sacrifice you make as a volunteer Board Member while working fulltime from home, home schooling children and trying to have a normal life. Thank you.

MCA is seeking board members and volunteers with passion and energy to be community advocates. Volunteer duties include participating in community consultations and meetings, community garden and events, social media, communication, managing membership and fundraising. Please contact us at: MechanicsvilleCA@gmail.com or visit our website: <http://www.mechanicsville.ca>.

Membership fees and donations pay for the costs of the MCA website with domain (\$163), AGM printing (\$62) and our insurance (\$1158). Donations and fees were usually received at community events which have been deferred due to the pandemic. The membership fee is \$10 per year and the application with instruction for payment is available on our website: <http://www.mechanicsville.ca> Any questions, concerns, pictures or if interested in participating, please contact us at: MechanicsvilleCA@gmail.com.

Lorrie Marlow (President)

**Mechanicsville Community Association
2022 Balance Sheet Income Statement for MCA AGM 2023**

Opening balance - January 1, 2022 **\$1,362.69**

Revenues	Debit	Credit
MCA Membership Dues		\$190.00
Trees Not Embassies Legal Defence Fund Donations and GoFundMe		\$21,844.33

** The Trees Not Embassies Legal Defence fund donations and GFM amount of \$21,844.33 was paid out completely in 2023.*

Total revenues:		\$22,034.33
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Expenses

Bank charges		\$23.40
Marsh Community Insurance		\$973.08
Website and Domain annual expense		\$142.59
Garden Expense - tools		\$156.39
Federation of Citizen's Associations (FCA-FAC)		\$35.00

Total expenses		\$1,330.46
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Year end balance - December 31, 2022 **\$22,066.56**