



## **AGENDA 2023 Annual General Meeting**

**Date:** Tuesday, October 10, 2023 @ 7 pm

**Location:** Keith Brown Community Building @ Laroche Park

**Board:** L. Marlow (President), H. Cartwright (V. President), S. Hussain (Secretary),  
C. Burke (Treasurer), J. Sloatsky, K. Brown, C. Moynahan, B. Simser, L.  
Cipera, S. Mirowski, R. Brewer

**Advisory:** SWCHC and A. Bruni

1. Welcome and Introductions;
2. Guest Speaker – Councillor Jeff Leiper – Update on Kitchissippi Ward;
3. MCA Business: Agenda and draft February 8, 2022 Minutes for approval;
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 (2022) – L. Marlow;
6. Board Elections – MCA is accepting nominations for Board positions for Mechanicsville residents with paid membership:  
Nominations: K. Brown, C. Moynahan, H. Cartwright, A. Palmer,  
G. Dorr, B. Nelson, N. Song, L. Marlow  
R. Atkinson, L. Cipera and S. Mirowski have 2 more years and R. Brewer has 1 more year;  
and
7. Questions and Other Business



## MCA President's Report 2023

**MCA Executive:** L. Marlow (President), H. Cartwright (V. President) C. Burke (Treasurer), S. Hussain (Secretary) **Board Members:** K. Brown, C. Monahan, J. Sloodsky, R. Brewer, S. Mirowski  
**Advisory:** A. Bruni, SWCHC Representative  
**Guest:** Amanda Palmer

Mechanicsville - "Take a look under the Hood " or the more appropriate tagline is "Don't Mess with Mechanicsville"! As a community association, this is what we do, defend Mechanicsville and make sure we get everything we deserve.

**Laroche Park** - one of the worst brownfields in Ottawa has been cleaned up and capped. MCA applied to have the new community building named after Keith Brown, the longest-running volunteer Rink Operator in Ottawa! The ribbon-cutting for the building was held in May with 70 people in attendance including lots of former Mechanicsville residents! The playground and spray pad opened in July and has been busy ever since. MCA continues to pursue the City on deficiencies. Contact MCA if you notice anything. MCA is now trying to get the public washroom in the skate room open and the bike racks installed. Our park users need a washroom if you want to spend time enjoying Laroche Park. The City advised that it does not have the operational capacity to clean the public washroom as per *Health Regulations*. The basketball court, ball diamond, ultimate Frisbee pitch, walkways and benches will be complete in 2024. Once the sports teams are back at Laroche Park, that public washroom will be needed or we will need to resort back to having a portapotty! There will be an art installation for Laroche Park, thanks to L. Ciperia who participated in this project. She advises that the majority of people who did the art survey were from Mechanicsville!

**Hintonburg Pump House** - L. Ciperia participated in the community focus group on the preservation of this historic building on the way to Lemieux Island. Councillor Leiper advises that there is funding to stabilize these ruins and enhance the area!

**Trees Not Embassies** - When Mechanicsville Community Association stood up against the NCC to save Lazy Bay Commons, we were motivated by the amazing community support that we received from you all! Besides our wins, we achieved what no other small, volunteer-run, community association has in this city, a voice!!!

The fight is not over yet. We still have a financial hurdle to overcome for us to hold both the NCC and the City to the negotiated terms in the Minutes of Settlement (see link below) as the plans for Lazy Bay Commons move forward. We need your financial support to clear the final legal costs incurred in the Trees Not Embassies campaign.

Although we didn't win everything we wanted in this fight, with your help we stood up for what we felt was right. Taking on the NCC was never a fair fight but we fought back by mobilising fundraising and support from CAFES (Community Associations for Environmental Sustainability), Greenspace Alliance of Canada's Capital, Big Trees of Kitchissippi, the Community Associations of Hintonburg, and Champlain Park, plus all three levels of government - Yasir Naqvi, Joel Harden, and Jeff Leiper. This is what we got:

1. A federal park/environmental preserve of .9 Ha of land at the east end of Lazy Bay Commons. This larger park equals 24% of the total area, well-above the City requirements of 2-5%. This federal greenspace is to be reflected in all NCC planning documents within 2 years;
2. Enhanced connection between Laroche Park and the Ottawa River as provided in the Scott Street Community Design Plan;
3. The NCC, the City and the MCA will work cooperatively to "implement the Agreement in a manner that protects and promotes the public interest and the health and safety of the community" and to respond to all reasonable written requests;
4. Consultation with the MCA on the design of a pathway connecting Forward to Hinchey Avenue and best efforts to retain or replace existing trees adjacent to 89 Forward Avenue;
5. Mature trees should be retained except where removal is unavoidable, best efforts shall be made to replace removed trees on the Lazy Bay Commons;
6. The NCC shall not make any alterations to the Lazy Bay Commons prior to redevelopment that would render it inaccessible or contrary to its current informal use, other than for reasons relating to public health or safety or if preliminary work or studies are required for the purpose of redevelopment or site investigation;
7. Construction of a sidewalk along Burnside to Slidell with an "active transportation connection" along Slidell to the Parkway to be built upon construction of the first embassy; and

8. Lands not set aside as a federal park, will be developed for up to 5 embassy buildings limited to 3 stories tall with either underground or screened parking and no parking, driveways, or waste bins facing the community and limits on security fencing.
9. Established the Ontario Land Tribunal precedent that Community Associations should have standing to represent their community

This precedent-setting campaign and its outcomes would not have happened without your support and the legal ingenuity of our legal counsel, Kristi Ross. MCA is 100% run by volunteers and this campaign was not an exception. Many passionate association members spent tireless hours making this campaign happen and they would do it again to support our community. We will not stop until the park is fully accessible and the last tree is planted in Lazy Bay Commons!

Please consider donating to our GoFundMe: Trees Not Embassies Legal Defence Fund at <https://gofund.me/076db3ee> or you can donate directly to the Mechanicsville Community Association by cheque or by an electronic transfer sent to [mechanicsvilleca@gmail.com](mailto:mechanicsvilleca@gmail.com). Note that donations need to be marked as “Trees Not Embassies Legal Defense Fund.”

If you would like to read the full text of the Minutes of Settlement Agreement, please visit the MCA website [www.mechanicsville.ca/ncc-embassy](http://www.mechanicsville.ca/ncc-embassy). Also, please feel free to reach out to our members with any questions you have about this effort at [mechanicsvilleca@gmail.com](mailto:mechanicsvilleca@gmail.com).

## Planning and Development

**183 Forward-** MCA attended the Committee of Adjustment (COA) meeting to object to the application to reduce the rear yard amenity space in order to build a larger building. COA granted approval to the developer.

MCA was consulted on an application for a lane closure. MCA objected, no decision to date. MCA would like to pursue a linear urban park for the unmaintained laneways. We welcome any board member/volunteers for that project. Would also like to pursue the review and revision of the City Urban Lane Policy and guidelines as our community has functioning rear lanes that need better maintenance and administration.

MCA board members continue to update their knowledge on **Bill 23, the Official Plan and subsequent bylaws and guidelines**. However, resulting from Bill 23, any Site Plan Application for residential buildings with 10 units or under no longer requires community engagement. If the developer does not need any variances, MCA will no longer know about upcoming development.

MCA did a walk around with the Project Manager of the **Scott Street Protected Intersections (Parkdale to Bayview)**, including Zhang’s flower garden on Scott Street. The landscape plans now identify this garden. MCA is pursuing the installation of benches and trees on the north side of Scott. MCA participated in the City **Transportation Master Plan, Parks and Recreation Facilities Master Plan** and the **Solid Waste Master Plan** to ensure Mechanicsville’s interests are presented. Huge thanks to R. Atkinson who had the patience to read the Transportation Master Plan and respond on behalf of MCA. After years of pursuing the City to open the **William Commanda Bridge** to active transportation, MCA attended the ribbon-cutting in September. **Lemieux Island** is still being used as a construction staging area as underwater work on the bridge pillars continues.

**147-159 Forward Avenue** was the former Forward Avenue Family Crisis Shelter. In 2018, MCA with other interested groups were stunned when the City decided to close this facility. Together we fought to ensure every family in there were provided homes. Once the last family had moved into a home, MCA pursued the City to sell this property to Centretown Citizens Ottawa Corporation (CCOC) to provide a mix of full-market rent and affordable units. This complex is Mechanicsville’s first environmentally-friendly, passive house design. MCA requested this complex contain larger units to attract families and include affordable units. CCOC has incorporated some of the heritage features from the previous building into the new design. The Ribbon-cutting event for this building was held in August and new residents of Mechanicsville have moved in!

The **Mechanicsville Innovation Garden (MIG)** is a small, communal garden (no rented plots), located in the rear courtyard of Bayview Yards tended by MCA volunteers. In 2022, MIG grew approximately 250 litres (L) of produce for the Parkdale Food Centre and local residents. We may have done better except for the groundhogs who decimated the garden. Bayview Yards fenced in one raised garden bed which made a huge difference in the 2023 season. At the time of preparing this report, MIG had produced approximately 221L of produce for the Parkdale Food Centre and we still have the apples to harvest which will easily surpass our 250L. Volunteers also delivered to the John Howard Society (JHS) residents, 2 Ottawa Community Housing (OCH) complexes and the Seniors at St. Vladimirs. MCA prepares a report for Just Foods who administer community gardens in Ottawa. MIG also entered the 88.5 Radio station community garden contest and won \$1K dollars in gift certificates to Ritchie Feed & Seed. We purchased some tools and plants and will keep the balance for future years. MIG volunteers also help Zhang water his guerilla garden on Scott Street and plant wildflower



seeds in the bunkers on OCTranspo path at Hinchey. MIG also undertook a “plant rescue” from a development site and transplanted at the OCH building on 18 Burnside.

MCA would like to thank A. Palmer for representing Mechanicsville in the **Climate Resilience Workshop** hosted by the Hintonburg Community Association. She brought our community environmental concerns to this workshop and much appreciated!

MCA sits on the **Tunney's Pasture Community Perspective Group** as it will be an important commercial district for Mechanicsville. MCA is pursuing a grocery store, more greenspace and a fenced dog park within Tunneys. MCA has expressed concerns about potential adverse impacts on Mechanicsville from increased vehicle traffic particularly along Burnside, increased parking pressures and the location of possible highrises along Parkdale. Workshop was held April 13 to review the draft street plans and provide feedback and the next meeting is November 7, 2023.

MCA continues to be involved with the **John Howard Society Enhanced Supportive Housing Advisory Group**. We meet every 2 months to learn of its successes and challenges. We also participate in **CAFES, FCA** (Federation of Community Associations) and **Kitchissippi 9** which are local community support networks.

**Kichi Sibi Winter Trail** – MCA continues to pursue the NCC and the City regarding sidewalk snow clearing on Parkdale Avenue west sidewalk under the Parkway and Slidell Avenue in order to access the winter trail. Mechanicsville residents should not be forced to walk in the middle of the Parkdale off ramp or Slidell Street.

**Mechanicsville Day 2024** - Mechanicsville 150th anniversary was in 2023 but hope to celebrate in June 2024 with ball games, ultimate frisbee and kids activities.

**Community Safety and Well Being** - Mechanicsville condos and rental properties saw several significant garage and storage locker break ins this year. These usually occur over an evening and we suspect a vehicle is waiting nearby for the stolen items. MCA would like to appeal to residents to report thefts to Ottawa Police and also send a copy to [MechanicsvilleCA@gmail.com](mailto:MechanicsvilleCA@gmail.com). MCA will warn its neighboring communities if it appears to be an organized crime ring.

**Needlehunters** no longer check Mechanicsville for discarded needles however they continue to check Tom Brown Arena, Bayview and Tunneys Pasture Stations. MCA has pursued this service for years however it was provided as a temporary measure during the pandemic. If you find a needle, call 311 for City pickup and they are supposed to pick up within an hour. Alternately, you can pickup with appropriate tool and container and deliver it to the needle dropbox at Tom Brown Arena. Its important to report your finds (needles, crack pipes, etc) online at:

<https://secureforms.ottawapublichealth.ca/Health-Hazard/Public-Drug-Paraphernalia-Reporting-Form?previewmode=11b2216c-f9d9-4691-83f3-8140cc4c353d>

so Needlehunters knows areas that need their service.

As President, I would like to thank the following retiring MCA board members who helped guide us through some challenging times:

Chris Burke, a founding MCA board member, MIG Head Gardener and Treasurer,

Samir Hussian, JHS rep, minute-taker and webmaster,

Justin Sloodsky, IT specialist, data-manager and has a garage with tools!

Your support, sage advice and guidance will be missed!

If you are interested in the future of Mechanicsville, please consider joining the Mechanicsville Community Association.

The membership fee is \$10 per year and the application with instruction for payment is available on our website: <http://www.mechanicsville.ca>. We accept cash, cheque or e-transfer. Any questions, concerns, pictures or if interested in participating, please contact us at: [MechanicsvilleCA@gmail.com](mailto: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**

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

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

<b>Total revenues:</b>		<b>\$22,034.33</b>
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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

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