

# Minutes - WWCA Monthly Meeting, November 17, 2009

## Fisher Park, 7:30

**Regrets:** James Gilbert

**In attendance:** Jason Thomson, Amy Aulston, Dave Aulston, Barry Hobin, David Spilner, Vivian Knapp, Katie Paris, David Lindsey, Mary Lindsey, Bill Mohrmann-Watson, Susan Kennedy, Gillian Salmond, Ken Duff, Peter Duschenes, David Haskins, Peter Bleyer

1) **Welcome and Introductions**

Jason welcomed everyone to the meeting and introductions were made all around.

2) **Approval of minutes from October 13 meeting**

Minutes were approved without alterations.

3) **Presentation by David Spillenaar of Springcress Properties and architect Barry Hobin regarding potential development of the northeast corner of Wellington and Island Park (current location of Pro Shine).** The proposed building is just to the west of Bella's Restaurant. The lot on the east side of Bella's is already approved for a development which Barry Hobin is also designing. Mr. Hobin presented preliminary drawings for the massing of the proposed project. He made the following points:

- a. Two potential general designs are being considered
  - i. A six-floor version that comes closer to the rear property line
  - ii. A seven-floor version that leaves more room at rear between back of building and property line.
- b. Both designs include "step-backs" at several levels of the building
- c. This is a "Boutique" development meaning that there is not a lot of room for many units, a maximum of 40 to maintain 1:1 parking ratio.
- d. The location is designated as a "Gateway" in CDP which allows it to go to 20 metres (6-7 stories)
- e. The project is very much in the early stages. They are only looking at massing for the moment and seeking feedback from the community. The corner of the building is the only architectural element at this point. It creates a sort of gateway into Wellington Village.
- f. The architect and the developer acknowledged that this will be a long process and that there will be opposition particularly from the residents directly to the north of the site.
- g. The six-floor option would sit 7.5 metres or 25 feet from the property line, which is within the by-laws.
- h. Both versions of the design have the same density of units. Because of the size of the lot there is very little play in that regard.
- i. The development would include one level of underground parking and parking at grade

- j. Both designs are smaller than the Piccadilly across the street.
- k. Sun shadow is no different between two options
- l. A big issue to be resolved will be off of which street access to the building will be established.
- m. Maps of the area are available on-line from Bing Maps
- n. As with all other recent developments in the area the proposal will include commercial space at ground level and residential units above.
- o. When asked about LEED and other green features the developer replied that they haven't gotten past the massing stage at this point. The architect mentioned that most of their developments are "green".
- p. At this point only the seven-floor option requires any variances and this only for height. The west side might need a variance because it goes right up to what is designated as a street though that street isn't actually there as it dead-ends before the site.
- q. They will not be looking for cash in lieu of parking at this point as the marketplace will demand adequate parking anyway.
- r. The architect and the developer don't believe retail will cause parking problems because there won't be very much of it.
- s. Units will not rentals but condos and won't be particularly small or inexpensive.
- t. Architect repeated that at this point they are just looking for honest feedback. They are trying to create a good process by putting their cards on the table which benefits them in the long run.
- u. They can be reached through their website.  
<http://www.hobinarc.com/index2.html>
- v. Jason also has David Spilenaar's email address

4) **Presentation by Eric Darwin (Dalhousie Community Association and Westside Action blog) regarding DCA comments on the proposed LRT stations, and to introduce the Bike West initiative - a dedicated segregated bike route from Bronson to Westboro along the north side of Albert and Scott.** Eric made the following points:

- a. The DCA covers the area from Bay Street to Bayview, and from the Ottawa River to Carling.
- b. Bike West is an initiative to create a dedicated bike path from Bronson all the way into Westboro.
- c. Trying to market the idea and brand the name so that it can be recognized when planning is done for transportation in the area.
- d. Wants to make sure the bike path is taken into consideration when the transit system is upgraded. "Does this include bike west?" Make sure we don't block the possibility of the bike path as development happens.
- e. Dalhousie has made comments on LRT proposal. Available at their blog.
- f. Invites us to comment on things we feel strongly about.

5) **Reports on Community Forum on Environmental Sustainability, Nov**

#### **14, Churchill Centre and on Tree Planting Article (Vivian)**

- a. Organization's actual name is *Community Association Forum on Environmental Sustainability*
- b. There were double the number of people compared to the last one.
- c. She will circulate through our Google group her comments. We need to decide whether we want to endorse the municipal garbage proposal that was put forward.
- d. There was much debate about what the purpose of this network is: Information sharing or forum to support various issues? This will be an item on next agenda.
- e. Katie who was also present at the meeting remarked on the impressive line-up of speakers at the meeting.
- f. At our next meeting we will discuss our involvement with this group and whether we want to send a rep who would have authority to vote on behalf of the WWCA or simply collect information and bring it back to the Board for discussion.
- g. Vivian's article on tree planting will be coming out in the next issue of Newswest.
- h. Vivian has been in contact with city forestry people and they are looking at the Byron corridor for places to put trees. She is going to do a walk-around to look for places other than on the Byron corridor.
- i. It was suggested that we could put flyers in people's doors where we find good tree-planting spots.

#### **5) Report on Nov 5 WWCA Town hall meeting on Transportation**

- a. Jason reported that there was a considerable turnout considering the weather.
- b. There was a consensus that the presentation by the representative from the city had been too long.
- c. Peter D. suggested that for future townhalls we have a moderator to keep the discussion on track and to focus the topics of discussion.
- d. Bill suggested we need more lead time. More organization to determine who is going to do what. Coffee. Moderator. Postering.
- e. Katie wondered whether we should take a position on LRT and if so, how?
- f. Ken suggested we look at the Dalhousie document and use it as a template for us to comment on.
- g. It was suggested by Ken that we not only focus on Tunney's as it will make it easier for our comments to be dismissed as a case of NIMBY.
- h. Katie will draft a letter looking at the bigger picture of the new transit plan and circulate it to the Board for comment.
- i. Jason will send link to Dalhousie doc. David will put it on Google docs. (ed. note: Document was circulated by Ken on Nov. 18. David has put it on Google docs.) Based on this document Jason will draft and circulate a letter for us to submit regarding revisions to the LRT. This will be done by Dec. 4<sup>th</sup> and will be submitted Dec. 7<sup>th</sup>.

**6) Other Committee Reports/Membership**

**a. Parkdale Market and Park** Ken reported on the meeting about the changes to the Parkdale Market and park. From Ken's point of view it was clear that the project had been lead by the Hintonburg Community Association. They made a list of what they needed done to the park and they did what had been requested. It was not a forum for discussing ways of renewing the park or the market but simply a presentation of what was being done.

b. Other report were not discussed.

**7) Issues/Focus for coming year** Not discussed.

**8) Other business/Upcoming Events.**

Mary Lindsey offered to send out info for a membership drive on the back of their marketing material.

**9) Next meeting:** Dec. 8<sup>th</sup> , 7:30 at Fisher Park

**10) Meeting adjourned:** 9:15