

WWCA Minutes, Jan 14, 2010
Fisher Park, Room 14, 7:30

Attendance

Board Members: David Haskins, Vivian Knapp, Bill Mohrmann-Watson, Jason Thomson, Rick Van Loon

Community: Fern and Stefan Doctoroff, Melanie Karalis and Hilary Roberts (Carleton U students)

Prior Regrets: Peter Duschenes, Ken Duff, Katie Paris

- 1) **Approval of minutes from December 8 meeting:** Approved by Bill, seconded by David
- 2) **Potential Springcress Properties development of the northeast corner of Wellington and Island Park** (current location of Pro Shine) – December 15 public meeting, subsequent discussions, WWCA role (Vivian)

Vivian and Fern reported on this issue.

The December 15 public meeting on the potential development was well attended by some 50 residents of, primarily, Garrison, Rockhurst and Oakdale. Since then, approximately 60 residents have signed a petition opposing parking access to the building from the rear via Rockhurst.

On January 13, a conversation with the Clerk for the Committee of Adjustment revealed that the proposal is for a 7 storey, 46 unit building, with all parking underground and access from the east edge of the lot on Wellington Street (not from Rockhurst). The developer will have what the city calls 2 levels of underground parking (the developer calls it 1.5 levels). Three variances are being sought which deal mostly with the mass of the building:

Variance 1 - is to allow 7 storeys - increase building height from 18 metres to 22 meters (22%)

Variance 2 - decrease front yard setback from required 2 metres at 15 metres and above to 0.5 metres at 18 metres and above. (In other words, the building will not be stepped back on Wellington Street.)

Variance 3 - decrease westerly side yard set back from required 3 metres at ground level to 0 metres (note that above 15 metres the bylaw requires that the building be set back 5 metres in total - 3 metres as at ground level plus an additional 2 metres).

The request for variances will be heard at the Feb. 3rd Committee of Adjustment meeting. The C of A Clerk will be mailing out an official notification as well as the official wording about the 3 variances being sought.

A small group of residents, including Vivian, has been meeting and has drafted a summary of concerns and proposed solutions pertaining to the proposed development (with concerns which appear to have been addressed in italics)

- Impact of parking access ('ingress') from Rockhurst Avenue - loss of the dead-end street and increased traffic along Garrison, Rockhurst and Oakdale - *SOLUTION: no vehicular access to parking from Rockhurst;*

- Loss of sunlight to neighbouring homes - SOLUTION: minimize shadow with changes to width, height and design of building;
- Air, noise and light pollution from above-ground parking and mechanical fixtures - SOLUTION *no exterior parking* and location of mechanical fixtures/ventilation, etc.; no loading dock; zero light past property-line;
- Building is too big for site - SOLUTION: Conform with height and set-back requirements.
- Aesthetic impacts - SOLUTION: building design and step-backs; privacy fence and plantings in consultation with directly affected neighbours; protect trees from impact of construction.

The small group will, after seeing the official documents, discuss amongst themselves their next course of action, and will engage with WWCA to determine how best to coordinate efforts in regards to the Feb 3 C of A meeting. The group may meet with the developer prior to the C of A meeting.

3) **WWCA comments on the proposed LRT stations**

On December 14, as a follow up to the Town Hall Meeting on Transportation Issues sponsored by the WWCA on Nov. 5, a letter articulating the views of the Association was submitted to the City of Ottawa (Dennis Gratton) and Councillor Leadman. No response has been received.

- 4) **Association name:** At the Dec 8 meeting, it was suggested that we hold the AGM one month earlier than usual (April) and put the name change on the agenda. The two suggestions for a new name are Wellington Village CA and WOHO (West Of Holland Avenue) CA. The aim is to relaunch with the new name at AGM.

5) **Other Committee Reports**

Liaison with BIA

- Bill reported that the large, homeless and city-owned Phoenix sculpture has been proposed for in front of Grace Manor (where the large tree had been).
- Bill reported that the Wellington West BIA is supportive of the business garbage motion on Reinstating Municipal Garbage Collection Services for Small Businesses discussed at the Community Associations Forum on Environmental Sustainability (CAFES) (Vivian to forward this info to CAFES).

6) **Upcoming Events**

Potential traffic townhall: To determine interest, Rick will speak with Elmdale principal and coordinate with Peter B, who was to speak with the Parent-Teacher Association

Convent sale: Rick will attend a neighbourhood meeting on the issue on January 20.

Rick reported that he is now the Education, Culture and Tourist rep on the Advisory Council for Refreshment of the City's Economic Plan

Next Meeting: Feb 8

Adjourned by David, seconded by Rick.