



# MINUTES

## Riverside Park Community Association RPCA November Meeting of the Board of Directors

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Wednesday, January 6, 2021 – 7:00 p.m.  
Meeting Location: Zoom

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### 1. Call to Order

1.1 The meeting was called to order by Joel at 7:00 p.m. The following directors were in attendance (7)

- Joel Duff, President
- Kate Cathrae, Director
- Travis Croken, Vice-President
- Ethila Palit Parna, Director
- Mark Staz, Secretary
- Paul Willetts, Director
- Terry Wood, Director

1.2 The following directors were absent with regrets (3):

- Barbara Haines, Treasurer
- Katie Raso, Director
- Andrew Wintonic, Director

1.3 The following community members were in attendance (55):

- Kevin Adams
- Oliver Bendzsa
- Eleonore Benesch
- Joe Boucher
- Jeff Bowes
- Sandra Boyko
- Peg Brandon
- Peter Brimacombe
- George Brown
- Donna Bueckert
- Kellie Carter
- Anne Castelino
- Therese Catana
- Judy Chow
- Doug Corkey
- Lucy Dunlevy
- Gabriel González
- Janine Denis González
- Kat Gracie
- Jessie Grainger
- Roger Howard
- Helen Jelich
- Nicole Jerome
- Marvin Kaplansky

- Judy Korecky
- Eva Kuszel
- Bob Laird
- Geri Laird
- Geraint Lewis
- Marika Magro
- Susan McCarthy
- Sarah Mitchell
- Ron Moir
- Cynthia Nuzzi
- Paul O’Grady
- Karen O’Neill
- Carmela Parent
- Frank Parent
- Scott Pedlar
- Tara Peel
- Carolyn Percy-Searle
- Kristian Perrault
- Linda Quarin
- Erica Redler
- Natalie Riendeau
- Els Salisbury
- Eta Schneiderman
- Craig Searle
- Michael Simms
- John Singlehurst
- Doug Thompson
- Teresa van den Boogaard
- Liliane Vincent
- Sharon von Schoenberg
- Donna Warner

1.4 The following guests were in attendance (3):

- Lorraine Stevens, City Planner, City of Ottawa
- Elizabeth Whyte, Program and Project Coordinator, City of Ottawa
- Riley Brockington, River Ward Councillor

## 2. Agenda

2.1 It was moved by Travis and seconded by Mark to accept the agenda.

**Motion Carried**

## 3. Minutes of the December 2, 2020 Board Meeting

3.1 It was moved by Terry and seconded by Kate to accept the minutes of the December 2, 2020 Board Meeting.

**Motion Carried**

## 4. New Business: Special Presentation on Ottawa’s New Official Plan

4.1 Joel introduced Lorraine Stevens and Elizabeth Whyte from the City of Ottawa, who were asked to present the [City’s New Official Plan](#) and address its impact on Riverside Park.

4.1.1 Lorraine Stevens, Ottawa Planning Department, gave a presentation of the City of Ottawa’s New Official Plan (OP):  
<https://riversidepark.ca/wp/wp-content/uploads/2021/01/2021.01.06-OfficialPlan-PPT.pdf>

4.1.2 A recording of the presentation and the Q&A period is available at this link:

<https://us02web.zoom.us/rec/share/IEqNljr2wU0VvZW8GGebjkiaiQJk00uc9OpqI7aa0clzdUmqeourCuW-qx3jQjtb.AmY8PxoICz6z1GC8>

Passcode: ?3ecYy.W

4.1.2 The following is a summary of key themes addressed during the Q&A period:

4.1.2.1 **Proposed Division of Riverside Park at West Walkley Road**

The OP would split Riverside Park along West Walkley Road. The area north of West Walkley is designated as “inner urban”, while the area south of West Walkley is considered “outer urban”. Each of these “transect” designations would have different impacts on the type of intensification allowed in the area.

Residents expressed concerns that the split at this location is illogical, mischaracterizes the nature of Riverside Park, which is entirely suburban in character, and has the potential to create planning problems in the future. A rationale for the split was requested.

Residents also asked whether this would mean that the north side of West Walkley Road would be treated differently than the south side.

4.1.2.1.1 Ms. Stevens informed attendees that corridors are not the same as arterial roads. Rather, a main street corridor abuts an evolving neighbourhood that does not have an overlay. Residential and employment regeneration opportunities are directed to corridors and hubs within a 15-minute walk to services and transportation. Anticipated development along main street corridors include low-rise, mid-rise, and high-rise buildings of two to nine stories and a density of 80 to 160 units per hectare. For minor corridors, low-rise and mid-rise buildings of two to six stories are expected with a minimum density of 80 to 160 units per hectare.

The area just north of Walkley is still expected to include low-rise two to four-storey dwellings in the neighbourhoods that are not directly on the corridors. A gentle evolution from suburban to urban design is expected. However, the city does not want to prevent development into an urban form in the future when these areas come under development pressure.

In terms of whether the two sides of West Walkley will be treated differently under the OP, the policies on the corridors speak to what happens if two sides of a corridor are categorized differently in a plan. The corridor takes priority, according to the policy, and so both sides of the corridor would be treated in the same way. Development on Walkley would therefore be the same on both sides of the road. If zoning bylaw amendments are requested, they will only be considered if criteria specified in the plan are met. This does not mean that development is being invited, but if it is proposed, it must occur according to specifications.

#### 4.1.2.2 **Proposed Designation of West Walkley Road as a “Main Street Corridor”**

The OP proposes to designation West Walkley Road as a “Main Street Corridor”, whereas Riverside Drive would be considered a “minor corridor”.

Residents disagreed with the designation as illogical, particularly given the current traffic flow which is much heavier on Riverside Drive.

Residents also noted that while this designation might make sense East of Bank Street, Walkley Road West of Bank Street is residential and therefore does not have features that would merit such a designation.

There was also concern that such a designation would result in road expansions, changes to the types

of traffic on the road, and increases to the amount of traffic on West Walkley Road.

- 4.1.2.2.1 This designation is based on the fact that the corridor borders a neighbourhood without an overlay and another with an evolving overlay. There is no expectation that major development will happen soon, but if a development comes in, there are minimum and maximum heights that must be respected for it to be approved. However, there is no expectation that superblocks will be developed.

With respect to potential road expansions, all applications for major development that will impact transportation must demonstrate that the capacity for services requested is there, including widening of roads, sidewalk improvements, or servicing in terms of water.

Councillor Brockington noted with respect to traffic volumes that if these volumes are up to a near normal level by autumn, he would like to carry out the traffic-calming pilot by then.

#### 4.1.2.3 **Environment and Greenspace Concerns**

Residents asked whether existing parks and greenspace would be affected by the new OP, especially since many existing parks were not indicated on the maps shown during the presentation.

Residents also asked about potential whether there has been any study or anticipation of what densification North of Walkley Road will mean for the adjacent river.

- 4.1.2.3.1 Parks staff has been working on creating strategy and natural heritage policies. There is an additional natural heritage overlay in the OP that shows detail on neighbourhood parks. Councillor Brockington also noted that there is no plan to amend existing parks.

With respect to the river, any development where there is runoff into waterways is

analyzed to ensure the waterway has an appropriate outlet and infrastructure for managing runoff, whether this occurs through an onsite stormwater drain or a different location.

#### 4.1.2.4 **Implications for the Airport Parkway Expansion**

Residents asked whether any of the proposed designations in the OP will have implications for the Airport Parkway Expansion, particularly related to the proposed traffic circle on West Walkley Road and potential lane reductions.

- 4.1.2.4.1 Different plans are being developed concurrently with the OP, including a Transportation Master Plan which is expected to lag behind the Master Plan.

The designation of a route as a main street corridor does not speak to traffic volumes. It concerns mainly housing densities and speaks to development, widening of sidewalks, multimodal transportation, transit, and bicycle lanes. It is not aimed at managing more cars, which would go against what the city is attempting to do with the OP.

#### 4.1.2.5 **Densification**

Concerns were raised over the proposed densification which seems to be concentrated disproportionately in the Mooney's Bay neighbourhood. This could negatively impact neighbourhood aesthetic, access to Mooney's Bay from neighbouring areas, and further challenges with empty buildings and lots along Riverside Drive.

- 4.1.2.5.1 There is a hierarchy in terms of where density occurs. Forecasting targets for inner urban areas of 80 units per hectare, but also 50% of residential areas include large dwelling units (3 bedrooms or more). In outer urban areas, the target is 40 units per hectare with a minimum of 50% large dwelling units. In outer urban transects, most of the building stock is too

recent to expect wholesale redevelopment over the life of the plan, but this is what's expected for new development. The highest densities are expected in the "hubs" areas, then along the corridors, followed by the centre of neighbourhoods. Development would not be supported in outer urban areas unless it is within three minutes' walking distance of a transit station.

The goal is that at least half of residential units will be for families, not one-bedroom dwellings.

Given a strong desire among residents to avoid urban sprawl, there was a need to find places to put people within the city that include affordable living options for those who wish to remain in the city but can't afford a car or choose not to own one.

#### 4.1.2.6 **Classification of West Walkley as a "Design Priority Area"**

Residents noted that the OP classifies West Walkley as a "Design Priority Area" and asked whether the increased attention this will bring will have negative impacts on future development efforts in the area.

There was also concern about a deliberate attempt to reengineer West Walkley Road and our community by controlling landscaping, colour of building materials, lighting used, and more.

- 4.1.2.6.1 Ms. Stevens responded that the only downside in terms of urban design would be additional cost to developers who would have to comply by demonstrating a benefit to adjacent communities.

This classification involves a closer design look to ensure that development is informed, appropriate, and enhances the neighbourhood.

#### 4.1.2.7 **COVID-19 Implications**

Residents asked whether the OP had factored in potential changes to the way in which people live in and experience their city as a result of the COVID-19 pandemic.

- 4.1.2.7.1 Ottawa Public Health brought the issue of people's changing preferences in terms of living in the city or farther away and this was quickly accommodated in the OP. There is a standalone highlight sheet about how the pandemic is being addressed in the OP, with opportunities to provide feedback.

#### 4.1.2.8 **Transparency of Process**

Several residents expressed concerns about the degree of transparency of the decision-making process, asking who the decision-makers were, how the process unfolded (including the order between street designations and neighbourhood designations), how community consultations have occurred, which data were considered in arriving at decisions and whether these have been made publicly available, and whether decisions can be changed/reversed.

- 4.1.2.8.1 Ms. Stevens noted that boundaries were decided by upper management and the expectation is that they are unlikely to shift, unless there is a very strong argument for change.

Comments are still being considered and can be submitted for consideration by city planners.

In terms of empirical data, the city always looks to other cities of similar size to gain insights. It considers how best to move people through a community. Ms. Stevens suggested looking at main street corridors not as dividing lines, but as central spines for the community to move people in the most efficient ways, not only by car, but also by transit, bicycle, or other means.

- 4.1.2.8.2 Joel invited Elizabeth Whyte to explain the city's consultation process and provide information about submitting feedback.



Ms. Whyte noted that 100 public forum meetings have occurred, as well as a total of 70,000 interactions, with ongoing opportunities for feedback. The city has 21 one-pagers for information that include opportunities to provide feedback about each individual subject area. There is also a running Q&A function where questions can be posed continuously and responses are retained for future reference. All comments are tracked and shared with the entire planning team.

Ms. Whyte encouraged residents to submit comments to [newop@ottawa.ca](mailto:newop@ottawa.ca) so that deeper dives into additional material can be provided. Joel requested that [planning@riversidepark.ca](mailto:planning@riversidepark.ca) be copied as well so that the RPCA can track community perspectives.

- 4.1.3 Terry summarized the discussion and noted that the designations proposed in the OP will likely have real gravity for Riverside Park. He suggested that the RPCA engage in a process to develop community “vision” for Riverside Park that could inform advocacy on behalf of the community.

Joel suggested that the RPCA invite comments from residents through the RPCA website, in order to inform the RPCA submission. He also invited any interested residents to join the planning committee.

Follow-up on the OP will be led by the Planning and Development Sub-Committee.

Joel expressed appreciation for the active participation and hope that new participants will continue to participate with the association on this and other issues.

## 5. Report: Riley Brockington, River Ward Councillor

- 5.1 Councillor Riley Brockington gave an oral presentation of his Councillor’s Report: <https://riversidepark.ca/wp/wp-content/uploads/2021/01/2021.01.06-RPT-RiverWardCouncillor.pdf>

- 5.1.1 The councillor was asked about construction at the early learning centre that had stopped just before Christmas but involved a lot of

heavy construction trucks on Mooney's Bay Place. Stipulations were made long ago that parking on neighbourhood streets would not occur and trucks were to use Ridgewood. Has this changed?

5.1.1.1 Councillor Brockington responded that the shutdown was because of a Christmas break and that he has asked trucks to enter and exit from Walkley Road if they need to come via Springland. The Councillor is also hoping that when construction on Canoe Bay begins, the median will come out on Riverside so trucks can turn in and out.

5.1.2 The councillor was asked whether modifications to the Springland Crosswalk near Hobson have occurred.

5.1.2.1 Councillor Brockington explained that modifications were implemented and did not involve a raised crosswalk, but new crosswalk signs, caution signs before and after the crosswalk, and a middle of the road crosswalk flex stake indicating a crosswalk. The Springland-Hobson Crosswalk will be addressed in Spring of 2021.

## 6. Report: RPCA Board of Directors

6.1 The January Board of Directors Report was presented for adoption: <https://riversidepark.ca/wp/wp-content/uploads/2021/01/2021.01.06-RPT-BOARD.pdf>

### 6.2 President's Report

6.1.1 Joel presented the President's Report.

6.1.2 It was moved by Terry and seconded by Kate to accept the President's Report.

**Motion Carried**

## 7. Old Business

### 7.1 Support for Conroy Pit Safety Campaign

7.1.1 As resolved at the December 2020 meeting the RPCA [sent a letter](#) to the National Capital Commission and the City of Ottawa in support of greater safety initiatives at Conroy Pit.

The City of Ottawa responded noting that many of the proposed traffic calming initiatives are not feasible for safety reasons, but the

parking issue is being considered and a response will be provided. Positive feedback from park-goers was received for the RPCA's support.

## **7.2 Promoting Play and Safe Outdoor Activities at Local Parks**

7.2.1 At the December 2020 meeting, it was moved by Kate and seconded by Joel to allocate \$750 for the purchase of toy bins for local parks, pending feedback from Ottawa Public Health.

Councillor Brockington followed up with OPH to see if there were concerns. OPH did not express significant concern; proximity and airborne transmission are the most significant means of spreading viruses. Councillor Brockington's office had suggestions about possibly not using bins over the winter because they may not last and communicating with city staff to ensure they are aware of the permanent nature of the toys so they will not be removed.

Joel suggested that a plan be developed for moving forward with the initiative.

## **8. Other Business**

### **8.1 Riverside Park Public Art Strategy**

8.1.1 George Brown introduced a proposal for a public art strategy and asked for its consideration by the RPCA, either as part of the Board retreat or as part of a public consultation:

<https://riversidepark.ca/wp/wp-content/uploads/2021/01/Proposal-Riverside-Park-Public-Arts-Strategy.pdf>

George requested that the proposal be tabled and considered at some point by the RPCA.

8.1.2 Joel moved to adopt the proposal as a discussion paper for the purpose of developing a public art strategy. The motion was seconded by Travis.

**Motion Carried**

8.2 A resident asked to RPCA regularly promote the Mooney's Bay "Buy Nothing" Facebook group.

Joel agreed, noting that the RPCA has promoted this website in the past and will continue to do so.

## 9. Announcements

9.1 Board Retreat: Saturday, January 9, 2021 – 9:00 a.m. to 12:00 p.m.

## 10. Next Board of Directors Meeting

10.1 The next meeting of the RPCA Board of Directors will take place on Wednesday, February 3, 2021 at 7:00 p.m.

## 11. Adjournment

11.1 It was moved by Mark and seconded by Terry to adjourn the meeting.

**Motion Carried**

11.2 The meeting was adjourned at 9:32 p.m.

Meeting minutes were prepared by:

Mark Staz

Minutes confirmed by:



Joel Duff, President



Mark Staz