

# KBCA 2019 AGM President's Report

Apr 15, 2019

First I'd like to say thanks to all the KBCA Directors and community volunteers, with special mention for Cheryl Meek and the rest of the group running the Beaverbrook Thursday Night Family Group and those working with on the Kanata Lakes Greenspace issues

This past year saw the following highlights:

- **ClubLink/Kanata Lakes Golf**

On Dec 14, ClubLink posted a press release that they no longer wish to operate the Kanata Golf Club and were partnering with Minto and Richcraft to redevelop the Kanata Golf Club properties as a residential sub-division.

The Golf course is protected by a 1981 contract (the "40% agreement") held between the City of Ottawa (inherited from the City of Kanata) and the golf course owner (currently ClubLink) "for the public good" which states that the golf course is part of the 40% green space guaranteed in Kanata Lakes and that the lands must be used as a golf course in perpetuity or it must be ceded to the City at no cost – to run as a golf course.

The KBCA, with other community associations in Beaverbrook and Kanata Lakes set up a Steering Committee (Kanata Greenspace Steering Committee – KGSC) to advocate against ClubLink and to the City of Ottawa to support the 40% agreement.

The KBCA has been part of a team that is working with our new Councillor, Jenna Sudds, and has set up a web site, advocated through Facebook, Twitter and email campaigns, and will participating in door to door canvassing in Beaverbrook and Kanata Lakes starting the April 27/28 weekend on awareness, asking for donations and selling lawn signs to support.

ClubLink has had discussions with the City, but has not formally served notice to the City with neither a development application nor a notice of intent to re-develop – as stated in the 40% agreement.

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Jenna Sudds has been working with Jim Watson, the City Legal and Planning teams, Jan Harder and other Councillors to get the City to support the 40% agreement and against ClubLink's efforts at redevelopment

While normally, the City would take no action until a developer had made an application, the City has been working hard on the issue since Dec 14, including engaging with outside legal counsel to understand the 40% agreement and the City's position.

The city has advised ClubLink via a letter dated March 14, 2019 that – should they move forward with a planning or rezoning application – the city will initiate court proceedings to seek a declaration that ClubLink is required to abide by terms of the Forty Percent Agreement.

More information can be found on Jenna Sudds site: <https://kanatanorth.ca/40-percent-agreement/>

*So the problem is solved? In a word: NO*

While the City is obligated to stand behind all the agreements it assumed in the amalgamation with Kanata, Nepean etc. in 2001, the reality check is that funding the legal team to defend the agreement will be expensive and will ultimately have to be supported by a majority of City Councillors.

This requires keeping this issue “top of mind” and favourable – likely for years to come – for the Councillors on FEDCO (City Finance and Economic Development Committee) as well as the entire City Council as funding for legal defense will have to be renewed annually.

Sidebar: Oakville has spent \$9M defending Glen Abby against ClubLink over 3+ years. While Glen Abbey is not protected with a contract/agreement like the 40% agreement, it shows the tenacity of ClubLink (and their deep pockets) in an effort to break down Oakville’s defense of the golf course.

### How does this impact me?

Based on similar conversions of golf courses to residential sub-divisions across North America, if ClubLink wins, home owners backing onto the golf course can expect to lose 15% or more of their property value.

On a sliding scale this will impact the valuation of all homes in the neighbourhood of the golf course as it diminishes the livability and greenspace (and could add as much as 10,000 new residents in the core of Kanata Lakes/Beaverbrook).

### What can I do?

The combined community needs to:

- ◇ Show sustained support for the fight against ClubLink – stay informed, attend meetings, write to Jim Watson, Jenna Sudds and other Councillors, make your opposition visible, keep this issue in the news
  - ◇ Donate to our defense fund – we’ve been strongly advised have our own legal counsel at the table if the City/ClubLink end up in court to both protect the communities interest and to assist the City is defense.
- **Hydro One Vegetation Management – round 2 – Steacie/Penfield Hydro corridor**

Summary: Hydro One actions in the initial round of interviews with Home Owners on Penfield strongly suggest they are abandoning the community friendly agreement negotiated in 2018 for an aggressive approach including clear cutting for properties within the easement in 2019

The first round of recent Vegetation Management with Hydro One – completed in April 2018 – was generally agreed to be a success by residents as well as Hydro One.

However, with the actions by the new Provincial Government, there has been a wholesale change in the reporting chain on Vegetation Management within Hydro One from the local Hydro One technicians, the retirement of the Forestry Director we negotiated the deal with, his boss, the COO (recently agreed to leave in a senior management re-organization), the CEO, plus the entire Board of Directors.

With the exception of the Hydro Corridor Director (Neil Anderson) all our former contacts are gone and Neil Anderson has not been responsive to inquiries and issues.

This is a threat to not only those areas scheduled for Vegetation Management in 2019, but for future rounds for those areas in Beaverbrook which are due for the next round of Vegetation Management in 2022 or later.

At this time (it’s only been a week) the KBCA is gathering information from those impacted and getting organized on our next steps with Jenna Sudds and potentially our MPP Merrilee Fullerton – as the Ontario Government is still the majority shareholder in Hydro One

- **Beaverbrook homes added to Heritage Registry**

The City of Ottawa has been surveying homes in Kanata North since summer 2018 and has decided to add 83 homes in Beaverbrook to the City Heritage Registry.

Unlike a “designated” home or property, which may have strict control over changes, a “registered” home does not constrain the owner in any way, except that if the owner wishes to demolish the home, they must provide 60 days’ notice to the City.

In the past where this has been done in other areas in Ottawa, home owners have pushed back as there is a perception that this will impact the ability to sell and/or sales value in the eyes of a potential buyer.

What needs clarification is:

- ◇ What the City can do in response to a demolition notification (in theory)?
- ◇ What is in the Official Plan or other City policy documents?
- ◇ What is the City’s track record is on their actions where a Registry Home demolition notification has been received?

I have asked for clarification from the City Heritage Planning staff who did the study/registration and to Heritage Ottawa (volunteer organization) for a 3<sup>rd</sup> party view on this issue.

- **Environmental**

- ◇ Tree Inventory – course and survey – what is now our annual Tree Inventory course – given by Dr. Andy Kenny of “Neighbourwoods” was held in June of last year and will be held on May 25/2, 2019.

The Neighbourwoods project has completed two clusters thus far – 175 houses, over 1000 trees, over 600 volunteer hours. This represents about 10% of the trees in Beaverbrook. There are 16 active volunteers participating in this project. This is a community-building project, which allows the participants to connect with residents. A large percentage of residents are long-time residents, who are aware of the KBCA

- ◇ Back yard Wildlife seminar – was hosted with guest speaker Karen McNeil, Education Coordinator at the Ottawa-Carleton Wildlife Centre with approx. 20 people attending

- **Lighted Corner Street Signs**

All 59 signs have been completed. Of the 59 signs, 9 signs were repaired, while 10 signs remain dark.

The KBCA has contacted the city, and they have said that this is a very low priority for investigating repairing the 10 dark signs. We can explore working with a local electrician and homeowner (as the power comes from a nearby home) to if each light can be repaired.

We propose to explore solar options and test prototype 10 signs to provide independent power.

We believe that approx. 20 signs were removed prior to the refurbishment project.

We can explore a full solar replacement, but they will come at a much higher cost per unit (refurbishing as approx. \$700 per sign).

We would also have to consult with homeowners to see if they would like the signs installed. We **will not**, however, proceed with this next phase if community donations do not cover the costs. We do not have the funds to cover this next phase of the project. We need to recover at least \$20,000 of the \$43k that has been spent to date before considering replacing the missing signs.

- **All Candidates debates:**
  - ◇ Provincial – May 2018 – worked with the Canadian Federation of University Women (Kanata) to co-sponsor the Ont Provincial All Candidates debate
  - ◇ Municipal – Nov 2018 – coordinated Kanata North Community Associations to host the Ottawa Municipal elections for Ward 4
- Pedal Play – sponsored and participated in the organization of the Pedal Play bike “rodeo” and education event in Beaverbrook/Kanata Lakes with approx. 100 participants
- Heritage Ottawa Walking Tour of Beaverbrook – did annual tour – well attended as usual, including City of Ottawa Heritage Planning staff
- Marianne Wilkinson’s retirement @ the Mlacak Centre Nov 2018, including speakers, catering, etc.
- **Financial**
  - ◇ Community Centre – Our revenue continues to grow year over year due to increased community awareness that the Centre exists and increasing use.  
We have budgeted for a part time Marketing position to assist in promoting the KBCA, the Centre and obtaining feedback form users and the community
- **Community Centre Renovations**
  - ◇ Due to Hydro One and other projects and lack of sufficient volunteers as project leaders, we were unable to progress with Community Centre renovation projects, so budgeted funds for renovation were not spent in 2018.  
Renovation planning has continued led by our Community Centre Coordinator – Patricia Lussier and a local Designer Troy Tilbury of Tilbury Integrated Design, who volunteered his time to provide design drawing.  
We have secured permission from the Beaverbrook Mall owner to use spare electrical circuits to upgrade the electrical and lighting.  
We have contracted for asbestos testing. While it is our understanding that there is no asbestos in the Community Centre, we lack test results/certificate to be 100% sure and to provide a record for future KBCA renovations.
  - ◇ The focus of renovation plans is to:
    - ◆ Provide rental clients with equipment storage
    - ◆ Freshen the floors, walls and ceilings
    - ◆ Upgrade the electrical and lighting
    - ◆ Streamline the kitchen as a preparation/re-heat kitchen with upgraded refrigeration
    - ◆ Provide a kitchenette on the 1<sup>st</sup> floor to provide a clean-up area for art, plus an area to make coffee w a microwave and small fridge
    - ◆ Replace the existing side door with a wheel chair accessible automatic door, plus add an automatic door which was planned for the second floor, but was not installed.
- **Planning** – there have been no new major development/rezoning applications since April 2015.

- ◇ 2 the Parkway - It is understood that Morley Hoppner (2 The Parkway) has been unable to sell condos in the former Post Office building and is believed to be working on a design (and likely rezoning) to allow for stacked town homes in place of the Post Office. The KBCA has not been informed of any submission on this follow-on project.
- ◇ 1131 Teron – We understand that the property has not been sold. The KBCA has not been approached by the Owner or the City on any further development.
- **Community Group support –**
  - ◇ We continue to sponsor the Thursday Night Family group, plus the local Scouts and Guides
  - ◇ We are still looking for more clusters and streets to host street parties, garage sales and other local events for which the KBCA will promote and sponsor for \$100 per event
- **New KBCA Directors –** The KBCA was able to attract new directors in 2018 – Steve Hines – Secretary and Karen Bennett – Communications. Unfortunately, both have had to step down due to work and/or family time pressures. We thank them both for their excellent contribution.

## Planning for 2019/2020

Key plans for the remainder of 2019 and early 2020 include:

- **Additional Directors and Volunteers –** there is a lot to do and that the community wants to do, but we continue to struggle to attract committed volunteers. We are looking for the following:
  - ◇ Treasurer (director)
  - ◇ Secretary (director)
  - ◇ Cluster directors
  - ◇ Communications
  - ◇ Marketing
- **Kanata Greenspace**
  - ◇ **Advocacy and fund raising –** target is to raise sufficient funds to support legal counsel(s) to represent the community and assist the City of Ottawa in defending against Club Link
  - ◇ **Participation in the Ottawa Official Plan Review –** to ensure that the 40% agreement remains in the Official Plan and that preserving existing green space and planning for green space in all new or intensified communities – is at the core of Ottawa Planning
  - ◇ **Canvassing for KBCA/Greenspace –** with the Kanata Greenspace issue as a top community priority, door to door canvassing – starting in late April, we'll use this opportunity to with our 2-way Comms Project" to connect (or re-connect) door to door with the Beaverbrook community.
- **Hydro One –** work with Jenna Sudds and our MPP Merrilee Fullerton to re-engage with Hydro One to re-instate the community friendly policy used in Feb/Mar 2018 to be used in the Steacie/Penfield corridor
- **Heritage Registry –** work with the City and residents to understand what being on the City Heritage Registry really means and what the options are for those affected.

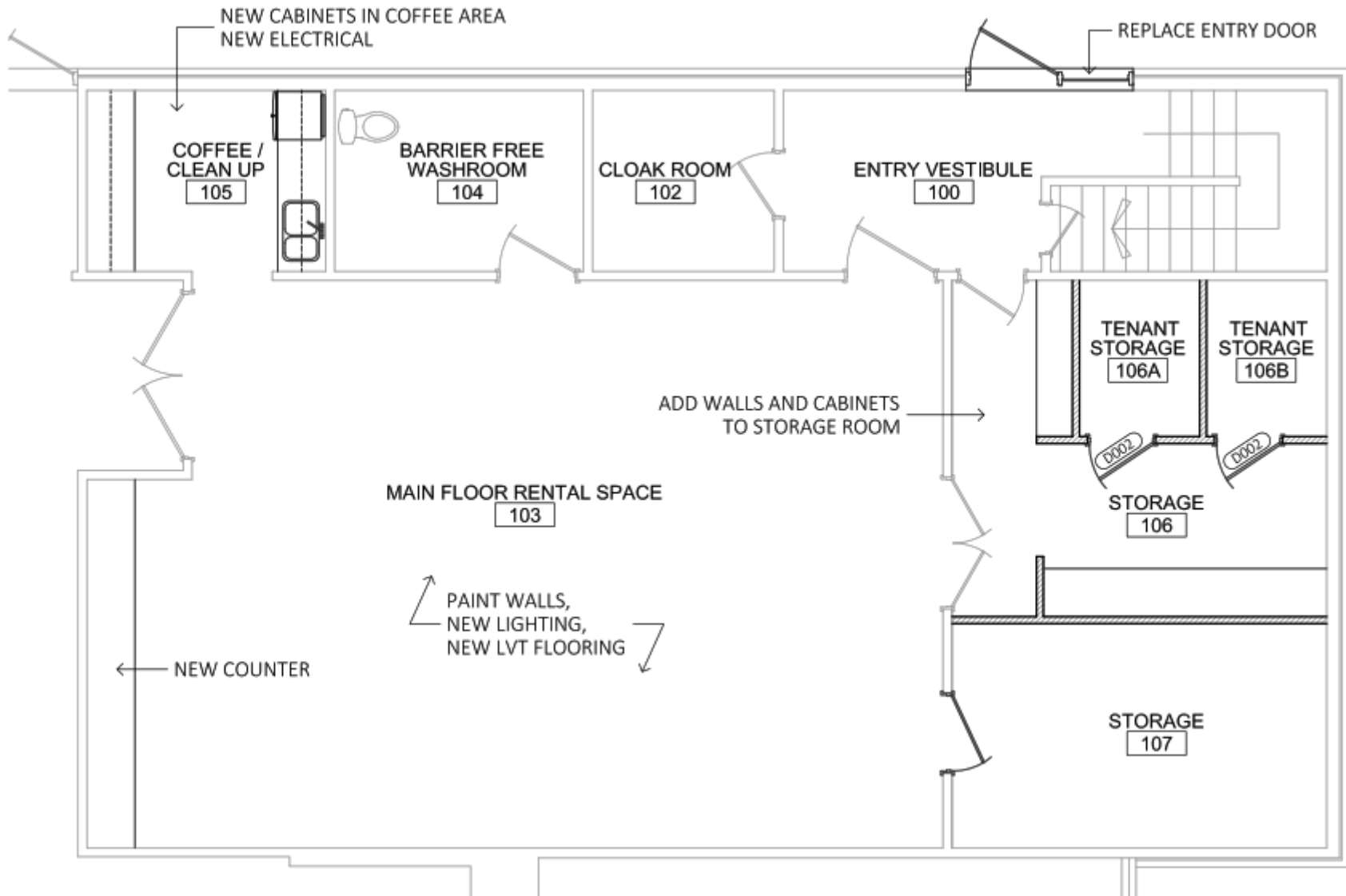
- **KNL Lands Blasting** – the KBCA has been informed that there are several streets in Beaverbrook where there are concerns on the noise and potential damage due to blasting in the KNL lands and do not feel that the KBCA, Councillor, City or Builder are being responsive to their issues. The KBCA plans to hold a meeting on this in the near future, likely in coordination with Jenna Sudds
- **Renovation** – emphasis on Storage, Electric/lighting and replacing our main side entrance with a wheel-chair accessible entry. Adjust our budgets/plans based on the asbestos test results. Get quotations for storage/renovation for the 1<sup>st</sup> Floor. Apply for a recreation dept. grant from the City of Ottawa to assist in costs for renovation (Sept 2019).
- **Marketing** – promote volunteering, community events and community Centre, get community feedback
- **Lighted corner street sign project**
  - ◇ “Ask” for donations to cover the cost of the refurbishment (approx. \$2,000 to date, seeking at least \$20,000). Posters will pop up around Beaverbrook starting in early May
  - ◇ Investigate and fix (where possible) signs which are not working. Request that City fix (unlikely)
  - ◇ Survey for exact location of missing signs
  - ◇ Prototype solar powered (vs. home powered) ~\$300
  - ◇ Investigate new lighted signs, get quote for build/install (likely \$1,000+)
- Increasing engagement with the community on Greenspace issues with an emphasis on our aging tree inventory and renewing the tree canopy. Build on managing our greenspace with steps towards a tree management program with the running of a Tree Inventory course/seminar in June and closer ties with the City Forestry Program.

#### Upcoming events

- Federal Election All Candidates Debate (early Oct 2019)
- Pedal Play – June ?
- Heritage Ottawa tour of Beaverbrook – TBD
- Kanata wide Garage Sale - June 1 (rain date 2)
- Clean up Beaverbrook - May 11 (Saturday Morning, Sunday Rain Date)

# Renovation Plans

## First Floor



# Second Floor

