

KBCA 2022 AGM – Presidents Report

Annual Report

Thursday, April 21, 2022

KBCA Annual Report: Activities and Accomplishments in 2021

In addition to our continuing support of local groups, running the Community Centre and working with our Ward Councillor(s) – Jenna Sudds (Jan 1 to Sep 20) and Cathy Curry (Nov 10 to Dec 31).

COVID-19 Impact

COVID-19 continued to disrupt operations, community project planning and renovations. While there were periods where few restrictions on use of the community centre, change in the fall of 2021 with the emergence of the Omicron variant. The uncertainty of restrictions on in-person activities, impacted both indoor and in-community outdoor projects. Detailed impact on each project is outlined in this report.

Community Centre restrictions limited the use or capacity of meeting rooms, but demand was high and we earned approx. 2/3 of the revenue of pre-pandemic years. With similar uncertainty, we are budgeting the same level of revenue for 2022. To date (as of Jan 31, 2022) the Community Centre has been closed with 50% capacity announced starting in Feb 2022.

Virtual AGM and other meetings

As we did in 2020, our AGM was held online, this time with Zoom. Attendance was (again), higher than in-person meetings in previous years. Online meetings will be our plan going forward as attendance from anywhere, with no travel requirement allows this to be held any time of year.

Ecology/Green Space

Neighbourhoods

The Neighbourhoods Tree Inventory program restricted again this year and work was continued by a small team. A plan for working with other community associations was restricted to virtual meetings. A grant was applied for - Federal Canada Healthy Communities Initiative – but was not successful. However, we did go ahead with subscription to the Esri Arcgis application package for geo-location to support tree location, and online and tablet survey tools. Cross community association work is planned (restrictions permitting in 2022).

Sustainability (including ecology projects)

The KBCA has been working with the ECO City (OBEC) ecology group on a plan for a eco-tour for the South March Highlands, which will be doing jointly with the BMGCA association (which is where the South March Highlands is located). The Eco Tour will be based on a ecology (asset & condition) survey by students from Carleton University using a grant obtained by OBEC in conjunction with a sister organization. Planning is still in progress and will formally start in Spring 2022.

The KBCA has also obtained a \$3,000 ecology grant from Enbridge, in late fall 2021. There are several candidate projects for these funds, with the Neighbourhoods work as the tentative project. Details will be worked out in Spring 2022.

City Planning & Community Development

Kanata Golf Course

The KBCA, its Directors and additional Beaverbrook Community members continue to be heavily involved with the Kanata Greenspace Protection Coalition on the development application by Clublink to re-develop the Kanata Golf Course.

In 2021, the 40% court case judgement was announced, with the 40% agreement being upheld. This was appealed by Clublink and two of the agreement clauses were struck down, leaving the rest of the agreement intact. As of Jan 31, 2022, the City of Ottawa has asked for an appeal to restore the two clauses to the Supreme Court of Canada. It many many months before the an announcement as to whether the SCC will hear the case or not. The full resolution of the validity of the 40% agreement will not be resolved until after the status of the SCC appeal is known or completed.

In parallel, Clublink had appealed the decision of the City of Ottawa to refuse their development application. The Ottawa Land Tribunal (OLT) hearing started on Jan 17, 2022 and continues. The outcome of the OLT is secondary to the 40% agreement, in that if the 40% agreement is upheld then any decision by the OLT will be irrelevant and the development application can be dismissed.

100 Steacie

A proposal was tabled to build a pair of 2 storey apartments at the end of Steacie Drive, at the north end of Beaverbrook. The proposal includes a mix one- and two-bedroom units totaling 258, plus primarily underground parking. This property is in a wedge shaped property boarded by hydro corridor and a railway, adjacent to an industrial park.

The KBCA has objected to this proposal as it is in a very physically and socially isolated location with no direct transit support and poor lighting along sparsely travelled pathways and roads. The location will also add to vehicle congestion of the already failed Steacie/Teron/March Road intersection. It is also highly likely to add to morning rush-hour on Varley drive via Alfred Casson Way, which branches off of Varley precisely in between the Georges Vanier and W. Erskine Johnston Elementary Schools, which coincides with school opening time in both cases.

1131/51 Teron new re-zoning, site plan proposals

The 1131/51 property change hands again and a revised proposal was tabled at the site plan level with revised buildings, parking and use of the area under the powerlines. Construction is now planned (likely) for spring 2022. The KBCA has been working with the Bethune Condo corporation (the property closest to 1131/51) and their developer (through their Planner – FoTenn) for additional changes to the buildings, building locations and landscaping. This is still a work in progress. The community has been able to get concessions and changes, but not everything that the Bethune Condo was looking for.

100 Weeping Willow Lane

An application has been made to add a second apartment building at 100 Weeping Willow Lane (formerly Varley Lane), with a rezoning request for the 2014 zoning, which allowed for a retirement residence to be built, which was not pursued. The KBCA and community object to the current proposal which places a 9 storey building essentially at road curbside, with a building materials and façade which are incompatible with the surrounding community. The KBCA and community have provided a response to the application to move the building to minimize the impact on the adjacent properties. This application is still awaiting the City Planners feedback to the application, but it is our understanding that the Planning dept. supports the community request to relocate/reorientate the building and change the materials/design.

Other Development Applications

There has been numerous applications through 2021 for apartment buildings south of Campeau and on the east side of Kanata Avenue opposite the Centrum shopping mall, all located in the former Kanata Town Centre, which has been designated as the area designated for higher density mid and hi-rise buildings which pre-dates the City of Ottawa amalgamation in 2000. While within the intent for buildings, there are several issues with what has been proposed.

The original town centre design called for a mix of commercial office and residential, restaurants – a mixed town centre. However, to date, the district is entirely residential, with the sole exception of a single coffee shop. The latest proposals, may also be adding coffee shop amenities, but little else.

The proposals are also uniform in being one- and two-bedroom units sized, designed (and priced) for downsizing seniors. This “mono-culture” of rental types is inappropriate in an area that has demands for a range of sizes and pricing for a mix of family types and sizes, singles and couples at all income levels. The pricing of the units is out of reach for new graduates at the college and university level and are priced as high as double the cost compared with similar units in Gatineau and Orleans.

KNTP/PPP Project

The KBCA was invited to participate in the Kanata North Tech Park/Community Permit Planning (PPP) process pilot project. The stated intent was to look at proposed mixed residential, commercial use of portions of the Kanata Tech Park as both a future project and pilot of the PPP process, which the city is looking to speed approval of development projects.

A series of meetings were held in Oct and early Nov 2021, but were abruptly put on hold by the City without explanation. The KBCA and BMGCA were recently in a meeting with the Kanata North Councillor- Cathy Curry and Steve Willis (GM Planning and Economic development) on resuming this process.

Input to OP/TMP via FCA

The KBCA is an active member in the Federation of Citizen’s Association, including on both the Planning and Zoning and Transportation Sub-Committees. The KBCA provides input and feedback to the city directly and through the subcommittees.

The KBCA notes that both the recently concluded new Official Plan and the scope of work for the Transportation Master plan are virtually silent on issues and details of either plan with respect to Kanata North.

Renovation

Renovations were also disrupted in 2021 (as they were in 2020) as we were unable to get quotes or bids for the renovations we had approved in 2020 for completion in 2021. This was due to a number of factors, ultimately tied to the high demand for renovation services. This also included parts and materials shortages – even before the recent escalation of supply-chain issues.

We were able to get key electrical work done, including a new sub-panel with sufficient circuits and capacity for planned electrical projects in the next several years. We were also able to have a Accessibility compatible door opener and switch plates installed for the second floor entrance (by elevator). We had replacement stackable chairs and a baby change table delivered. A lighting plan, (which was part of electrical project planning) was delivered and will be rolled out over several years.

We also suspect that we were asking for individual trades on individual jobs vs packaging one or more complete projects and putting out for bids for general contractors. Our bias will be for contractors in or that have worked in Kanata. We will be working through that process in Feb 2022.

We also re-packaged our Recreation Major Capital Grant application from last year as an Accessibility focused renovation (total \$32,200) which was approved in Fall 2021.

We will be working with a company specializing in Accessibility to do an accessibility audit the Community Centre. The last one was done in 2013 by the City of Ottawa. The goal is to assess the overall accessibility issues of the Centre, plus the Accessibility sub-projects from the following perspective:

- Where can compliant Accessibility standards be met at reasonable costs.
- Where full compliance cannot pragmatically be achieved (we suspect upgrading the stairwell would require major changes to the building), but where a substantial improvement in accessibility can be achieved and is worthwhile.

The Accessibility assessment and any required Accessibility design services that flow from the assessment will be covered by the KBCA (and are not part of the Recreation Grant).

Storage use

Renovation in 2019/2020 included indoor locked storage. This was done primarily to appeal to groups who rent the rooms in the Centre, who need to store equipment onsite, which has had the desired effect of increasing use of the Centre. In addition, we have community groups who require seasonal storage (e.g., Kanata Nordic stores ski and snowshoe equipment they use in their rental program off-season).

Heritage

Heritage Street Lighting Strategy

We need to follow-through with the Transportation department (which also looks after traffic related lighting) on the agreement for maintenance for the lighted street corner signs, two of which were dismantled by City contractors in 2021, with no notice to the community, which is not what was agreed to in 2019 in a meeting with City Staff and Jenna Sudds (Councillor).

Heritage study

A Heritage Study of Beaverbrook for some level of Heritage status/protection as a Community and possibly some buildings have been on the Heritage Planner's project list and budget for the last two terms of Ottawa City Council was again postponed. The KBCA is keeping in touch with the Heritage Planners on potentially doing the study in 2022, but plans may have changed due to the ongoing COVID-19 restrictions.

Cross CA events

The KBCA has been participating in the FCA (Federation of Citizen's Associations) Planning and Transportation sub-committees on the Official Plan review and Master Transportation Plan review.

With our new Councillor, Cathy Curry, the KBCA has been fostering and participating in monthly meetings with Cathy and the Kanata North Community Associations.

Community (social, family) events

Mostly on hold until 2023 as these will be primarily out-door, in-person events with close contact.

Virtual Clean-up Day

To avoid in-person meeting for the Spring Clean the Capital, in 2021 we did this via posting a map of the community and asked (via email and FB) to have people commit to cleaning up a section of the community. Participation was quite good and will we expand this in 2022 with the use of a-frame based signs in locations in the community to remind/advertise for community participation.

All Candidates Debates

The KBCA, with assistance from other Kanata North Community Associations, ran a virtual All Candidates Debate for the Federal Election in Sept 2021. This was done via a combination of Zoom (for the candidates and moderators) and YouTube streaming for the public. This worked reasonably

well, but we did not attempt to also record. We will continue to use this format for the foreseeable future until full in-person meetings can be held in large numbers, without masks.

We will continue to use this format (vs. requiring Rogers TV to record and stream), and use both Zoom live-streaming to YouTube and recording so those who missed the session can view later.

Councillor Replacement Advocacy

With Jenna Sudds (Ward 4 Councillor) announcing her candidacy on Aug 15, 2021 for Federal seat in the Federal election, this posed a problem for Kanata North at a time when there were critical municipal issues within the KN community, particularly the 40% agreement court case and OLT hearing relating the Kanata Golf Course development application.

The KBCA worked with the KGPC in advocating to the City and all Councillors for a Councillor for Kanata North to be appointed vs. a by-election primarily is this would fill the vacancy much quicker. The plan for a by-election would have not seen a Councillor in place until the end of Jan 2022, where an appointment would result in a new Councillor no later than mid-Nov 2021.

The appointment option was the decision by City Council and Cathy Curry appointed on Nov 10, 2021.

Community Projects

In 2021 we participated in a number of projects:

Baseball Diamond Upgrade Recreation Minor Capital Grant

The KBCA acted as a facilitator in creating the documentation required to support upgrading one of the baseball diamonds at the large field west of the Roland Michener Elementary school, which is partly City and partly OCDSB property. The application was completed and initially rejected, but the KBCA is working with the applicant and local Councillor to resubmit for approval by Mar 1, 2022.

CAFES/Carleton University 15-minute neighbourhood study

The KBCA worked with a team of Sociology students with Carleton University on 15-minute communities. We provided background on Beaverbrook, which was very much designed with what became known as a 15-minute neighbourhood in 1965 and successfully functioned as one until big-box stores and large community-edge malls collapsed the concept in the late 1990s.

As part of this we wrote to discussion papers: 15 minutes and retail services plus 15-minute access to schools

Renewing KBCA Directors and Volunteers

We continue to be short staffed with volunteers, particularly for the KBCA Board. However, COVID-19 has not encouraged people to volunteer, particularly retirees, who have always been our main source of Directors and organizer volunteer.

That a lack of an in-community crisis.

We have been planning a virtual door-to-door community engagement campaign via mailings an updated email based newsletter, several online surveys and use of a-frame/sandwich board signs to promote and remind residents. This will start in Mar 2022 (once the pandemic situation is clearly improving and weather has people thinking of the coming spring and summer.

Update of Insurance with City of Ottawa

In 2021, the City of Ottawa change insurance brokers from AON to Marsh for the June 2021 renewals of the KBCA's GCI (General Commercial Insurance), property insurance and rink maintenance insurance.

This was large effort as the KBCA was required to resubmit a large amount of data, much of it new information, vs. renewing with the information about the KBCA organization already on file with the

City. We also had to resolve if our part-time contractors required independent contractors' insurance vs. being covered by the KBCA's CGI policy, which had been the case in the past.

KBCA Key Goals for 2022

Administration:

Fill the following positions:

- Treasurer (volunteer + accountant (part time paid if required))
- Volunteer Director
- Secretary
- Marketing director (part time, paid)

Volunteers

- Look to engage new volunteers for KBCA events from cross-community through street level.
- Volunteers to manage our email, web site, Facebook and other social media and traditional communications (e.g., Kanata Stittsville Voice, mailbox fliers)

Marketing:

- Continued:
 - ◇ Re-invest in proactive marketing and promotion of the KBCA and Community Centre
 - ◇ Continue to poll the community on desired programs and either attract or develop programs.
 - ◇ Community outreach via virtual door-to-door mailing, emailing and street sign notification and invitation to engage. This is a combination of awareness, volunteer ask and education on the community.
 - ◇ Local Business participation and sponsorship

Membership:

- Do a virtual outreach for community engagement and membership starting in Mar 2022
- Do a in-person door-to-door membership drive in Spring or Fall 2023 once residents are comfortable with in-person doorstep conversations
- Investigate providing local service referrals and discounts for unique and common renter and home owner needs in Beaverbrook

KBCA Centre Renovations and Community Projects

- Follow through with existing renovation plans. The primary goal is to execute on the projects already approved and funded with a drive to get the contractors required to do the work

Planning

- Ongoing development applications and approved projects
 - ◇ Clublink application to redevelop the Kanata Golf & Country club
 - ◇ 100 Steacie, 100 weeping willow, 1131/51 Teron
 - ◇ Sidewalks on Varley and Leacock
 - ◇ Any new in-community applications

Social and other Media

- Continue posting community events of interest on our web site and mailings to KBCA members
- Make better and more frequent use of our Twitter, Facebook and other Social Media resources

- Upgrade our newsletter capability with a 3rd party package such as Mail Chimp or competitor.
- Longer term, we are looking to upgrade our web site.

Community Projects

We will be seeking input as to community projects to organize and sponsor, particularly working with in community groups on “green” projects, including those related to trees, urban gardens (the Earl of March High School initiative on Urban Gardens) and sustainability.

Community social events

We will look to find volunteer leaders to run popular events such as the May Day child's bicycle parade and picnic, Winter Carnival and similar at locations around the community.

Community Centre Renovations – 2022 and beyond

The KBCA has reserve funds for use in Community Centre Renovation and other Community Project plans in 2022 and beyond.

Background

The Beaverbrook Community Centre was purpose built for the Kanata Beaverbrook Community Association (KBCA) in the 1965 to 1967 timeframe, eventually being incorporated into the current Beaverbrook Mall. The centre is owned by the building owner (David McKeen) and is leased by the City for the KBCA.

The Centre has been maintained, but otherwise has not been upgrade or renovated in 50 years. In recent years, the KBCA has added internet access and some storage facilities for groups using the centre. In 2014 we have made some cosmetic/“surface” changes - replacing flooring, painted the interior plus upgraded kitchen equipment. To improve our media facilities we acquired a portable sound system and portable projector screen to allow us to make our LCD projector available to users of the Centre. In 2016 we replaced the wood floor in the 2nd floor Main Room (850 sq ft, 77 sq m) with vinyl tile as it was increasingly being unglued/unsafe.

However, it still is a late 1960's facility which does not compare with the new Regional Library, the Richcraft Centre or other recently built or renovated community centres within Ottawa. The centre now meets some Accessibility standards, and while its 2nd floor washrooms are clean, they are unappealing to many who visit the centre.

Renovation Goals

We have prioritized some interim renovation projects for which we will contract out the project management to a qualified contractor as we have not had success with asking for a volunteer for this role. The Project Manager will take KBCA director directives on each project, research the options and costs, put the project out to multiple bids, provide recommendations on those bids and once approved, manage the execution of the project with the winning bidder.

- Electrical
 - ◇ Replace lighting in the community centre with Accessibility compliant lighting quality and switch placement. This will include going to LED and to auto dim/turn off to save on electrical bills.
 - ◇ Upgrade the number of electrical outlets in the 2nd floor main room, plus inspect and replace any mechanically worn outlets
 - ◇ Add circuits to support an Accessibility compliant automatic door on the 2nd floor (to the elevator) and to the exterior (side door, first floor)
- Replace existing sided door entrance with an Accessibility compliant door and automatic opener
- General Accessibility upgrades where pragmatic and cost effective.

- Upgrade the second-floor washrooms, refit the kitchen. Upgrade paint and flooring throughout.
- Paint and replace existing drapes with vertical blinds for the 2nd floor main room
- Replace collapsible tables, including a replacement for the previous board room table.
- Upgrade A/V with large screen TVs supporting computer connectivity and display.



Neil Thomson
President

Kanata Beaverbrook Community Association

Cell: 613.220.9929

KBCA Email: President@kanatabeaverbrook.ca

Direct Email: neiljthomson@rogers.com