

# KBCA 2023 AGM – President’s Report

## *KBCA Annual Report: Activities and Accomplishments in 2023*

Tuesday, April 18, 2023

### **Summary**

2022 saw gradual relief from COVID-19 restrictions of use of the Community Centre and, as of early 2023, use of the Community Centre has rebounded and continues to trend upward.

While in-person volunteer community projects such as Tree Inventory (Neighbourwoods), Clean-up Beaverbrook and some invasive species removal did go ahead with small, isolated groups (mostly families), the KBCA did not launch any major in-community in-person volunteer driven projects or events. In 2023 we will be focusing on the reconnecting people to their neighbours and the community, in-person sustainability projects and a drive for volunteers at all levels.

A large part of the KBCA focus was on on-going development applications, including the ClubLink/Kanata Golf Course devapp, parks and park equipment upgrades, moving Community Center renovations to actual phase 1 construction and assisting with a Baseball field upgrade funding application in memorial to a community baseball coach and father.

We also got pulled into investigation of the partial failure of the Beaver Pond storm water management system due to a severe rainstorm in early August 2022

### **Details**

#### **Community Centre**

COVID-19 restrictions lifted during 2022 and we have had quite a variety of organizations rent during 2022 and early 2023 as the KBCC was available sooner than other rental locations (e.g., schools, churches, etc.). Use of the KBCC is close to 2019 levels and is continues to rise. This year we may have a tenant over the normally quiet summer months.

#### *Rental Rates and Contract Positions*

In June 2022 the KBCA updated rental rates, which will now reviewed annually.

Similarly, we reviewed and updated hourly rates paid for contract work for cleaning the KBCC and the Community Center Coordinator position for the first time since 2016. These will also be reviewed annually in future.

#### *Fire Safety Planning updates*

It was discovered in March 2023 that there was no Ontario Fire Code mandated Fire Safety Plan on file with the City of Ottawa Fire Services (OFS) department. This was later discovered in the files of the KBCA which was handed to us to “put on file” in 2019. The copy obtained in 2019 is dated 2010 and so is long overdue for being updated.

The updated Fire Safety Plans are in progress, being paid for by the City (for the KBCA Community Centre (KBCC)) and the building owner for the Beaverbrook Centre that the KBCC is attached to. A number of fire safety upgrades will also be addresses, paid for by the building owner.

## **Community Projects**

### *Renovations*

While the KBCA did get approval for a Recreation Major Capital Grant for renovations in Oct 2021 (for 50% of phase 1 renovations), we were not able to secure bids by contractors until fall of 2022 due to high demand. On informing our Capital Grant project manager that we were proceeding with renovations with a winning contractor, we discovered that our approval in Oct 2021 was merely a financial approval. And that we would have to now go through detailed technical approvals including unexpected building permit requirements, which only became apparent in an informal review with the building department, where we learned that many non-structural renovations have hidden (to the non-expert) building permit requirements.

This took considerable time to resolve, including applying for 2 building permits (staircase and washroom toilet count changes) which took additional time and expense. This had a major impact on our contractor's schedule and so Phase 1 was cut by 50%, deferring the building permit issues until a later date (late 2023 or 2024). The planned phase 1 work has been recently completed (replace exterior door with an Accessible door (wheel chair compatible) and upgrade to lighting and electrical). However, it is not clear that our current contractor will do any further work with the KBCA due to the City burden of documentation and unpredictable approval delays.

In working with the City Facilities and Major Capital Grant groups (and building permit) we have a much better understanding and future work disruptions should be minimal (or at least not a surprise). The schedule of additional work is listed in plans for 2023, later in this report.

### *Baseball Field upgrades*

The KBCA became involved with a project to install baseball field upgrades for one of the main baseball diamonds in Roland Michener Park, which is partially on City of Ottawa and OCDSB (public school board land). We assisted the project lead (who is also the fund raiser lead) and Kanata Baseball in applying for a funding grant (similar to the one for KBCC renovations) for upgrades including new fencing, players benches and a scoreboard.

The funding grant was approved, and the players benches and fencing will go ahead (project managed by the OCDSB) in spring 2023, the scoreboard portion was partitioned out and will be subject to a separate grant to be submitted by May 1, 2023.

## **Ecology/Green Space**

### *Neighbourhoods*

The Neighbourhoods Tree Inventory continued in 2022, again with small groups.

### *Sustainability (including ecology projects)*

The work with the ECO City (OBEC) ecology group on a brochure for self-guided or expert guided tours of the South March Highlands was completed, but no guided tours were performed. Leveraging the project and materials will be part of future student led projects working with local universities (Carleton, Ottawa U).

## **City Planning & Community Development**

### *Kanata Golf Course*

The KBCA, it's 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 2022 there was an Ontario Land Tribunal hearing, which the City lost (reversing the refusal by the City for the zoning change), however the tribunal did attach close to 200 technical (and largely storm water management) conditions that the City of Ottawa must approve before development could proceed. However, in light of the Ford gov'ts weakening of environmental aspects of development approvals, it is not clear how strong a barrier this is.

On the 40% agreement appeal, there was another hearing (as directed by the appeals court) for the original hearing judge (Judge Labrosse) to determine whether the modified 40% agreement still stands (as valid). ClubLink argued that it should be invalidated, the City argued for validity. As of April 2023, it is likely that this new judgement will not be provided until June 2023. At the time of the end of the most recent hearing, the judge (Labrosse) fully expects that any additional judgment he makes will be appealed by the City or ClubLink. This predictably will continue to drag on, potentially for years (as happened with Glen Abbey).

The KGPC has also started another court challenge to ClubLink, based on the restrictive covenants which were registered at the same time as the 40% agreement and has extensive coverage of storm water management issues (the Kanata Golf Course is a major storm water management area for Kanata Lakes). This has not yet gone to court, awaiting a decision on the 40% agreement. This case is being brought directly against ClubLink by the KGPC vs. via the City.

### *100 Steacie*

In 2022, while City Planning Staff recommended approval for 100 Steacie, it was refused by Planning Committee and by the full City Council. As expected, the developer (Brigil) appealed to the OLT. There was a pre hearing in early 2023 to which there were deadlines as to who the City was going have appear (lawyers, planners and engineers). City Planning staff and Engineers refused to appear at the OLT (as they had recommended approval) so the City was forced to look for outside Planners and Engineers. Unfortunately, they were unable to find any in Ontario to agree and so voted to forfeit the OLT application so Brigil is going to win approval as the City won't appear at the OLT.

Note, the City was not particularly diligent and timely in their search for outside Planners or Engineers, and was caught unprepared. This could have been avoided.

100 Steacie is a marginal property for residential (edge of industrial park). It was only attractive with the pre-Ford gov't urban boundary expansion restrictions of the City of Ottawa Official Plan, which severally restricted property available for residential development (of apartment buildings). However, the Ford Gov't has made numerous changes, including loosening restrictions on expansion beyond the current urban boundary, use of currently designated farm land, etc. for "more housing", 100 Steacie's marginal location may not longer be financially viable as renters will likely have much more attractive options in better locations.

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

The 1131/51 is well into construction, which will be completed in the next 18 months (as of April 2023)

There have been some proposals in 2022 by the developer and counter proposals by the KBCA as to the location of the proposed 10 story apt block on the large property which currently has the 1970's 8 storey apartment located. The City Planning staff have made it clear to the developer that they want the building re-oriented/relocated on the property away from Varley. There have been no updates or indications of additional updates in about 10 months.

*Other Development Applications*

The Kanata North Tech Park saw two major proposals

- **Nokia** – to redevelop their property with a major expansion including 2000+ residential units and revised office and lab buildings
- **Main and Main** propose a mostly residential (2,500 units) on the south west corner of Terry Fox and March road, which will replace commercial buildings currently in that area.

Both of these have not been responded to by the City in terms of transportation or other infrastructure other than to fall back on the transportation needs will be satisfied by the unfunded BRT/LRT Phase 3 project, which does little for in-community transportation. Concern by local residents is that both projects have inadequate parking for residents in these two projects if the BRT/LRT are not delivered in a timely manner (and likely will not meet all transportation needs) resulting in street parking problem.

*KNTP/CPP Project*

This project is still technically part of the City's plans, but no resumption dates have been proposed as of Apr 2023.

*Input to City Official Plan & Transportation Master Plan 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 through the delegations at City consultation events by the FCA subcommittees.

The KBCA notes that both the recently concluded new Official Plan and the scope of work for the Transportation Master plan continue to be virtually silent on issues and details of either plan with respect to Kanata North and the massive residential increases already approved (21,000 new apt units and homes vs. 14,000 existing – growth of over 150%).

**General Comment** – providing feedback through the City's "consultation" process is ineffective. The City essentially ignores any significant input by either the KBCA or the FCA. The Official Plan is currently at the mercy of Queen's Park legislation vs Planning and the Transportation Master Plan is LRT centric, ignoring the transportation needs of high growth outside the green-belt.

*Parks & equipment*

- **Sandwell Green** – a group of 5 exercise stations – has been planned and priced by the City. Waiting for an installation date
- **Weslock Park** – the play structures, swings, etc. are being planned for an upgrade, including converting the sand-pit to wheel chair accessible, plus replacement of 40+ year old wood-based equipment. Installation date TBD.

## **Storm Water Management**

In the first week of August 2022 there was an extreme rainstorm for a period of approx. 36 hours which raised the level of the Beaver Pond by 2 m. As this was at what is typically the annual low water mark, the impact was no worse than the usual spring flooding that occurs through a combination of snow-melt and spring rains.

However, there are concerns whether storm-water management and additional outflow into the Beaver Pond due to additional development (KNL lands, potentially ClubLink redevelopment of the Kanata Golf Course) poses a future threat to Kanata Lakes and Beaverbrook, particularly with increasing extreme rainfall events of this nature.

The flooding in Aug 2022 was compounded by a 2-day blockage (algae mat) of the only water exit point from the pond at the east end, which flows 45 m under the roadway to discharge into the Kizell creek, which flows north, then across to the NCC lands, finally discharging into the Ottawa river.

Had this blockage not cleared and rainfall continued beyond 36 hours and/or this had happened in the spring, then the pond would have overflowed into the streets of Kanata Lakes and potentially the banks of the Kizell creek. Depending on volumes, the entire storm water management system clearly could be overwhelmed (based on pre-2020 storm water management 100 year event volumes), resulting in potential flooding for many homes in Kanata Lakes and Beaverbrook.

The KBCA is advocating for active storm water management including remotely monitored sensors for water temperature, flow and water level to ensure that potential floods are identified before they overwhelm the system and flood the community. A proposal has been sent to our Councillor outlining a project for this for the Beaver Pond which would leverage both residents and KNTP technology (including 5G remote monitoring).

## **Heritage**

### *Heritage Street Lighting Strategy*

The City has continued to deflect on their agreed maintenance for the lighted corner street signs and the lawn globes, which are a core part of the public lighting in Beaverbrook. Two of the corner lights were removed by city contractors (which they deny) and the city has not offered to manufacture and install replacements. In addition, there is a severe shortage of replacement lawn globes Plexiglas covers with the last known manufacturer stopping production more than ten years ago. The City does not have a plan for replacements.

Given that the City still has Beaverbrook as a Heritage District candidate on it's Heritage assessment budget, this threatens a key part of Beaverbrook's heritage.

### *Heritage study*

A Heritage Study of Beaverbrook for some level of Heritage status/protection as a "Heritage Community" and possibly some buildings have been on the Heritage Planner's project list and budget for the last three 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**

### *Virtual Clean-up Day*

To avoid in-person meeting for the Spring Clean the Capital, in 2022 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.

### *All Candidates Debates*

The KBCA, with assistance from other Kanata North Community Associations, ran virtual All Candidates Debate for the Provincial Election in June 2022 and the Municipal Election in Nov 2022.

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.

## **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 volunteer newsletter, several online surveys and use of a-frame/sandwich board signs to promote and remind residents. This will start in May 2023.

## **Update of Community Association Insurance with City of Ottawa**

Starting in 2021, the City has agreed that there is uneven coverage of liability insurance needs for Community Associations. A number of CAs have GCI (General Commercial Insurance) provided by their pre-2000 amalgamation Cities (e.g., Kanata). The City committed to determining how it could provide non-profit insurance coverage to qualified Community Associations in Ottawa.

As an example, the KBCA has GCI provided by the City (grandfathered as provided by the pre-2000 City of Kanata) and also separately pays for Directors and Officers insurance, which required to protect KBCA directors from being personally sued for CA behavior, primarily for financial issues, but also the increasing possibility of someone suing as they don't like some decision the CA has made.

This has dragged on through 2002 and progress has been slow in 2023. The City is stating that D&O insurance is not needed and are contemplating potentially restrictive definitions of legitimate CAs which would be eligible

The KBCA, given we have a revenue stream with the KBCC, can afford our own insurance. However, that is a problem for most of the other CAs in Kanata North.

## **KBCA Key Goals for 2023**

### **Summary**

- **Meet your neighbour** - with all the changes since early 2020; there are a lot of new families and neighbours in Beaverbrook. The KBCA is looking for input on local events (garage sales, street meet-n-greet, ...)
- **Sustain Beaverbrook/Kanata North** - get engaged with new community-led projects on community building, green and climate issues, and city planning, ...

- **Volunteers** - vibrant communities run on volunteers, whether as a KBCA director or spring clean up for a couple of hours. The plan is to use “meet your neighbour” and other public in-person events to have KBCA directors have informal discussions with the community to provide a gradual on-ramp to being a volunteer.

#### **Administration:**

Fill the following positions:

- Treasurer (volunteer + accountant (part time paid if required))
- Volunteer Director
- Secretary
- Marketing director (part time, paid)
- Technical administrator (website, social media, newsletter, ...)

#### **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 May 2023
- 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 3<sup>rd</sup> 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 – 2023 and beyond**

The KBCA has reserve funds for use in Community Centre Renovation and other Community Project plans in 2023 and beyond. We have also successfully applied for and have approval for a first round of capital funding from the City of Ottawa and will continue to do so for 50% funding in coming years.

### **Planned Projects**

We are planning annual renovation projects for the next several years. We are in a position to apply for individual funding project up to 50% of up to \$30,000 projects with the City of Ottawa Recreation Major Capital Grant program on an annual basis. However, this process starts with a May 1 application, and takes at least 6 months for approval and proceeding with work prior to approval automatically invalidates any application. This restricts renovations done on this basis to starting in the spring of each calendar year.

The following is a planned list:

*Late 2023 or early 2024*

Completion of the originally planned Phase 1 project which includes:

- **Handicap Parking** (summery 2023) - Completion of parking lot upgrades (paid for by the building owner – Beaverbrook Centre) for handicap parking and an fully integrated ramp from the parking lot to the new accessible compatible main entrance on the west side of the Beaverbrook Centre.
- **Bicycle rack** – the KBCA purchase a City discounted heavy steel (8-12 locking points) bicycle rack that will be installed when the parking lot upgrades are done.
- **Washroom and Staircase** – repair and update of the staircase treads a new continuous handrail and safety barriers at the top of the stairs. Upgrade of the 2<sup>nd</sup> floor men’s and women’s washroom flooring, vanities, etc. with auto on/off lighting, plus a baby changing table in the men’s washroom (no room in the women’s washroom) and general door, paint and fixture upgrades.



With some specific exceptions (see section “Building Permit Considerations” below), the KBCA understanding is that the proposed post-2024 work will not require a building permit. Still, some areas have been included for scrutiny.

#### **Future Work (summary)**

- Additional minor electrical work – handled via the Electrical Safety Authority (ESA) permit process.
- Rehang or possibly replace a 1<sup>st</sup>-floor passage door due to damage and installation defects.
- Furniture storage (Tables and Chairs) - 1<sup>st</sup> and 2<sup>nd</sup> floors
- Flooring
- Paint
  - ◊ Walls, trim, etc.
  - ◊ Ceiling – acoustical tiles are used in most areas of the KBCC. All have been painted in the past, but re-coating is needed.
- Kitchen
  - ◊ Flooring, replace cabinets, counters, storage, lighting, appliances
  - ◊ No plumbing or structural changes
- 1<sup>st</sup> Floor cleanup/coffee/snack room
- Window Coverings (daylight control – afternoons, particularly in Winter)

#### ***1<sup>st</sup> Floor***

- Flooring (main room, vestibule, coat room) – propose LVT throughout
  - ◊ As original vinyl floor tiles contain asbestos, overlay and final flooring on top of existing flooring (vs removal) is the best practice.
- Paint throughout.
- Furniture storage
  - ◊ A simple framed-out, drywalled, area with a door, sized for wheeled pallets of tables and chairs beside the new double doors to the Mall corridor.
- Cleanup/Coffee/Snack room
  - ◊ Large sink, long neck faucet
    - ◆ The room was a former men’s washroom (see Building Permit Considerations)
  - ◊ Counter beside sink
  - ◊ Opposite wall
    - ◆ Counter, bar fridge, outlets for a coffee maker, kettle
    - ◆ Possibly a small microwave
- Large screen TV (East wall)

- Additional electrical circuits and outlets as required

## *2<sup>nd</sup> Floor*

- Furniture storage against the far wall of the lounge
  - ◊ A simple framed-out, drywalled, area with a door, sized for wheeled pallets of tables and chairs
- Flooring throughout (except Business Office and Kitchen (separate project))
  - ◊ Remove carpet and carpet tiles.
  - ◊ Additional underlayment (tongue and groove) to stiffen floor (to prevent heaving), as required
  - ◊ Install 10–15-year commercial Luxury Vinyl Tile (LVT) throughout; except carpet tile in the Lounge and Boardroom.
- Paint throughout.
- Upgraded window treatment for sunlight control (west window wall of 2<sup>nd</sup>-floor main room, 2<sup>nd</sup>-floor west wall windows)
- Large Screen TVs – lounge, boardroom
- Lounge
  - ◊ Paint, carpeting
  - ◊ Furniture – seated lounge area w tables
  - ◊ Fireplace
    - ◆ Clean brick
    - ◆ Placement of a visually animated fireplace (+110v outlet) in the opening (not a heating source) and trim
- Additional electrical circuits and outlets as required



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