

KBCA 2024 AGM – President’s Report

KBCA Annual Report: Activities and Accomplishments in 2023

Sunday, April 28, 2024

Summary

2023 highlights included increasing rental use of the Community Centre, including securing a summer camp tenant for July and August that booked the 2nd floor from 8 to 5, Mon-Fri, with a 2-year contract for July/Aug for 2024, 2025.

Due to increasing occupancy and the client's expressed concerns about cleaning, we replaced our long-term contract cleaner (with appropriate notice and a bonus for their years of service) with a professional cleaning service. This increased our cleaning costs, only partially offset by increased facility rental income.

There were three initial KBCA-sponsored street parties—in late June, early July, and mid-September—which were all successful. In 2024, this will be a focus for both community building and a search for new volunteers and KBCA board members.

In-person volunteer community projects such as Tree Inventory (Neighbourwoods), Clean-up Beaverbrook and some invasive species removal were expanded for 2023, but due to a lack of additional volunteers and project leads, the KBCA is still not in a position to launch any major in-community in-person volunteer-driven projects or events.

As in past years, a large part of the KBCA focus was ongoing development applications, including the ClubLink/Kanata Golf Course devapp, the 100 Weeping Willow devapp, parks and park equipment upgrades, and assisting with a Baseball field upgrade funding application in memorial to a community baseball coach and father, which was completed in late 2023 and will see first use in May 2024.

Details

Community Centre

2023 highlights included increasing rental use of the Community Centre, including securing a summer camp tenant for July and August that booked the 2nd floor from 8 to 5, Mon-Fri. A 2 year contract was signed for the entire Community Centre for July/Aug for 2024, 2025, with accommodation of other community clients who need time slots during the same hours (who will be booked into the first-floor main room)

Rental Rates and Contract Positions

Revisiting rental rates is now done annually, due to inflation settling back to a minimum of 2% annually.

Similarly, reviewing and updating hourly rates paid for contract work – currently the Community Center Coordinator position. For our new cleaning services contract, annual increases are included in the contract

Fire Safety Planning updates

Fire safety issues documentation and facilities review, raised initially in 2022 were resolved in 2023 and are now scheduled with the City Fire Dept. for regular inspections on a regular schedule.

Community Projects

Renovations

Phase 1 of renovations was completed by mid-2023, and contractors were paid after inspection. We have collected information to document the work, invoicing, etc., but have not yet applied for the City Grant process to be completed to release some or all of the \$16,100 in grant funds for release to the KBCA. This is planned for completion by Jul 1, 2024.

Details for plans for 2024/2025, including applying for a second City of Ottawa Major Capital Grant in 2025, are in progress.

Baseball Field upgrades

The KBCA became involved with a project to install baseball field upgrades for two baseball diamonds, one at Roland Michener Park, which is partially on City of Ottawa and OCDSB (public school board land) and the other a tournament field adjacent to the Tony Graham Recreation complex (100 Charlie Rogers Place).

The work was completed in late 2023 and will be signed off/paid on approval by the Kanata Baseball association in early May.

Ecology/Green Space

Neighbourhoods

The Neighbourhoods Tree Inventory continued in 2023, including the annual training course, and will continue in 2024.

Sustainability (including ecology projects)

Plans for 2024, including running a series of in-person/recorded seminars on green and sustainability projects at the KBCA Community Centre. Details are being worked out as to the actual seminar schedule

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.

2023 saw another court decision on appeal, which questioned the viability of the “40% agreement,” which came down in favour of ClubLink. The City of Ottawa has decided to appeal that decision, for which a court date is expected sometime in fall 2024. The KGPC will again have intervenor status with a supporting appeal issue. The KGPC held a fundraiser in Nov 2023, which raised well over \$100,000 for legal and related costs, which puts the community in a good position for the continuing court challenges.

100 Steacie

As a result of an appeal by the developer, which the City of Ottawa was not able to find the legal or technical experts to appear for at the OLT tribunal, 100 Steacie's development application was granted. However, it's unclear when (or if) this development will ever be built, given its isolated location and the large number of similar development projects already under construction south of Campeau, on the east side of Kanata Avenue across from Centrum and elsewhere in Kanata North

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

The 1131/51 appears to be on track to be completed construction in 2024, with the developer already accepting rental applications. They named the building "The Point" due to its shape, as seen from southbound March Road.

100 Weeping Willow Lane

The KBCA made counter proposals, with Marianne Wilkinson assisting the applicant (developer) in pushing back their initial proposal from fronting directly on Varley Drive and re-orienting the building to have a lower community impact. While they did not accept the most preferred relocation of the development, they did accept one that is a vase improvement.

The development/rezoning application was recently accepted (April 2024) by the City of Ottawa Planning Committee and City Council.

No construction date has been announced, but it is likely years away.

A small portion of the property fronting on the east side of Varley has been donated to the city as parkland, for which it may be possible to build an alternative to the informal toboggan hill that will be demolished when construction starts.

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 proposes a mostly residential (2,500-unit) development on the southwest corner of Terry Fox and March Road, which will replace commercial buildings currently in that area.

Main and Main held community discussions in 2023, and they plan to build over the next 15 years, with phase 1 getting some design work in 2024.

Both projects heavily depend on either LRT 3 + BRT on March Road or BRT from the Moodie Phase station in place of LRT, which will also service BRT on March Road.

KNTP/PPP Project

This project was resurrected in 2023 and was held as a series of zoom meetings over a period of months. The material presented was a re-hash of the work in 2021 and

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. The installation will be complete by fall 2024
- **Weslock Park** – the play structures, swings, etc., are being planned for an upgrade, including converting the sand-pit to wheelchair accessible, plus replacing 40+-year-old wood-based equipment. The installation has already started and will be completed by the end of summer 2024 (or sooner).

Storm Water Management

In 2023, the City of Ottawa was more engaged in stormwater management and is in the process of revising its standards, including 100-year level flooding estimates. This includes scheduling renovation work on Kanata North stormwater management ponds in the next 24 months, including dredging for increasing water storage capacity.

The KBCA did some analysis of potential flooding in Beaverbrook and the news is not good. Beaverbrook is lower than Kanata Lakes and properties above the beaver pond, so any flooding event is potentially bad news for Beaverbrook residents.

See the Document [Beaverbrook – the Stormwater Management Threat](#)

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

There appears to be renewed interest by the City of Ottawa Planning Dept to assess Beaverbrook as a designated heritage district (the overall community design and character vs individual homes) as of Apr 2024. We are following up with the City and our Councillor.

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.

We are also working with other Kanata North CAs in coordination with our Councillor; Cathy Curry.

Community (social, family) events

Virtual Clean-up Day

Spring “Clean the Capital”, the Beaverbrook Edition in 2023 (and repeating in 2024) is being done a web page where individuals or groups can register for one or more areas they will clean up 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. The 2024 version can be found here: [Cleaning Up Beaverbrook 2024 - Spring](#)

Renewing KBCA Directors and Volunteers

We continue to be short-staffed with volunteers, particularly for the KBCA Board. However, it is a worldwide trend that the return to community events and volunteering has yet to rebound from the restrictions related to COVID-19 in 2020+, particularly retirees, who have always been our main source of Directors and organizer volunteers.

Part of the problem is that with the exception of the ClubLink/golf course issue (handled by the KGPC community association, Beaverbrook does not have any crises, which is the chief motivator for community involvement.

Our focus for engaging community renewal and attracting volunteers will be via sponsoring additional street parties/events with financial support from the KBCA

Update of Community Association Insurance with the City of Ottawa

For the KBCA, the net result is no change in our status. The City will continue to pay for our GCI (general commercial liability) insurance, but the KBCA must cover Directors and Officers and fire/theft insurance.

KBCA Key Goals for 2024

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 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 – 2024 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:

2024

Defined Phase 2 and 3 work, including solo funding of work in 2024, which includes:

- **Washroom and Staircase**—Repair and update the staircase treads, install a new continuous handrail and install safety barriers at the top of the stairs. Upgrade the 2nd-floor men's and women's washroom flooring, vanities, etc., with auto on/off lighting, plus install a baby changing table in the men's washroom (there is 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 understands 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 1st-floor passage door due to damage and installation defects.
- Furniture storage (Tables and Chairs) - 1st and 2nd 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

- 1st Floor cleanup/coffee/snack room
- Window Coverings (daylight control – afternoons, particularly in Winter)

1st 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

2nd 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 2nd-floor main room, 2nd-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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