

KBCA 2020 AGM President's Report

June 18 2020

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.

Note: for details of any of the topics here, please see the AGM Presentation, plus presentations and documents on other aspects of the Apr 2019 to June 2020 year on the KBCA web site location:

<TBD>

This past year saw the following highlights:

ClubLink/Kanata Lakes Golf Redevelopment Application

The focus for the KBCA was to support building the Kanata Lakes Greenspace Committee into an independent organization, while continuing to have KBCA members and directors participate and a Director and non-Director level.

Neil Thomson stepped down as the Chair of the Kanata Lakes Greenspace Committee to be a non-voting member of the Committee, with Barbara Ramsay (Kanata Lakes) and Geoff McGowan (Beaverbrook) taking over as Co-Chairs.

The Committee chose to formally incorporate as a separate organization – the Kanata Greenspace Protection Coalition (KGPC) – for a number of reasons including plans to support a hi level of monetary donations, which has HST implications.

Kevin McCarthy (Director with the KBCA) is also Director on the new Association as the KBCA/Beaverbrook representative and Neil Thomson (President, KBCA) is a non-voting member.

A major goal was fundraising for Legal, Planning and Engineering expertise for:

- Legal support for defending the 40% agreement
- Engineering support to refute geological and storm water management concerns for the Development and Re-Zoning Application that Clublink made to the City of Ottawa
- Planner support for defending against the redevelopment application to the City and at LPAT (Clublink made a (pre-emptive) appeal to LPAT as soon as they could in Feb 2019).

So far more than \$180,000 has been raised, but this will be a long fight, so donations of that order of magnitude will be required on an annual basis for the foreseeable future. Fundraising has included a Gala, T-Shirts, door to door campaign, etc. A Golf Tournament was scheduled for Fall 2020, but has been cancelled due to COVID-19

To support understanding of the 40% agreement and its impacts, a video and presentation have been prepared and can be found on the KBCA web site.

- [Campeau Lands & the 40% Agreement](#)
- [Trillium Woods - a key part of the Kanata Lakes 40 percent greenspace](#)

Court Case

The City of Ottawa took Clublink to Ontario Superior Court to enforce them to be bound to the agreement, which Clublink claims is invalid. The KGPC won intervenor status to appear in the case in Feb 2020. The Court Case took place Jul 13/14/15 2020. The KGPC was pleased with both the City and KGPC legal team's performance.

A verdict is not likely for 3 months and even the Judge remarked that they expect the verdict to be appealed. The KGPC will support the City on both any Legal or LPAT appeals.

Community Centre

Managing the KBCA Community Centre is a major part of the KBCA responsibility – under a grant from the Recreation Dept. from the City of Ottawa – and our major source of income for both maintaining (and renovating) the Community Centre and for Community projects.

Centre Management

The KBCA Directors is pleased to welcome Laura Hogg as our new Community Centre Coordinator, joining us in May 2020. Laura has extensive experience as an Office Manager, including coordination/project management for extensive renovations.

She has been responsible for reviewing (with recommended changes to):

- Renovation Plans
- Room rental pricing (which has not been updated since 2014)
- Pricing for community and rental clients for our new storage and lockable storage options (see renovations for details)

Renovations

Renovation of the Community Centre remains a priority, with the feedback from potential clients that the Centre is “tired and run-down” looking (not surprising as 50 years since any major changes) and needs to be upgraded to compete for both in-community and surrounding community use. This is also key to Community involvement and funding from rental income for community projects

The overall plan is provided as a part of the AGM package on the KBCA AGM 2020 website:

- [Beaverbrook Community Centre Renovation Plan.pdf](#)

Highlights include:

- **Revamped Storage Room** - The informal storage area in the former meeting room space on the 1st floor has been equipped with steel shelving and a chain-link locked enclosure for clients who require it. The room is locked and only accessible to rental clients who are paid storage users.

We have a community renter – the Kanata Nordic X-Country Ski Club – who is renting a portion of the chain link lockable storage area for off-season storage of x-country and snow show equipment they use for rental to their members.

- **Asbestos Report** – as there was no Asbestos assessment record on file with either the KBCA or the Mall Owner, an Asbestos study was commissioned. There was minimal asbestos found with the following areas impacted

- ◇ Vinyl flooring in the 1st floor main room, 2nd floor hallways and 2nd floor kitchen. All of these can be addressed by covering (vs. removing) the flooring with other flooring (a goal during renovations)
- ◇ Drywall “mud”/compound used on the walls to fill drywall gaps and nail/screw heads. This means that any renovations that cut or replace the wallboard/drywall will have to take Asbestos abatement measures (fairly minor cost)
- An **overall renovation plan** was prepared as a prelude to making an application for incremental grant applications to the City of Ottawa Recreation Major Capital Grants program.
 - ◇ A grant application for the first major renovation project was made (see AGM Presentation for details) to the City by the Mar 1, 2020 deadline and was accepted for consideration, but with COVID-19 all grant programs are on hold and it is not clear – given the impact of COVID-19 – when grants programs will resume
- The following projects were completed:
 - ◇ Interior Design, including materials and colour selection and room layout changes (no structural or existing wall changes)
 - ◇ Kitchen initial design (requires detailed design, including electrical changes to current electrical code) and quote from Ikea on cabinets
 - ◇ Replacement of all chairs and tables (including board room table/chairs), plus storage racks compatible with new storage designs which will be implemented over time. The current chairs and tables are deteriorating and causing damage to the floors (due to missing or degraded foot covers).

COVID-19

The KBCA was informed to close the Community Centre in early April 2020 and is planning to re-open to the community Sept 1, 2020, subject to City of Ottawa approval of our re-opening plan

We will be able to resume for clients who are comfortable with indoor events and we are working with the City of Ottawa to be Ont Prov Stage 3 compliant. This will mean

- Fewer participants in each room (50% or less than pre-COVID-19)
- Increased time between groups in the same room
- Additional cleaning overnight and during the day

While we already (as of Jul 30) have some clients eager to resume in Sept 2020, some have financial issues and others (particularly seniors focused clients) who are not sure which of their participants will be comfortable in resuming indoor group activities immediately or at a later date.

This will have an impact on the KBCA costs and income from two perspectives:

- Higher costs (community centre cleaning was 30% of our pre-COVID-19 operating budget – labor and materials), which also includes increased time requirement by our Community Centre Coordinator in scheduling and managing with each client – including ensuring they have an in-room layout play to ensure 6m distancing
- Lower income – due to clients not returning and new clients reluctant to start

We will be assessing our increased costs in early August and will be doing a report, which we will share with the City as well as an income impact assessment by the end of Sept.

At that time we will issue a financial impact report and engage with the City, possibly requiring increases to our operating grant.

Note that the KBCA has \$70,000 in reserve – which were earmarked for renovations, but also note that some projections on operating costs show we could exhaust those funds in a 2 to 3 year timeframe worst case scenario should COVID-19 continue to have the current level of impact

Technology

The KBCA uses a range of technology for communication to/from our community including mailing list, telephone, web site, FaceBook, Twitter and other services.

This is very time consuming from a technical support perspective and have concluded we need to hire a part time technical support person in 2020, possibly after our financial impact statement. This frees up the KBCA volunteer members and Directors to focus on communicating vs. tech support.

We are looking to drop our Bell Business phone and save approx. \$1000 by replacing it with a VOIP system, but this requires someone technical to set up and maintain.

Similarly we need a better mailing tool for newsletters and notifications, which also requires setup/configuration and technical management

Community Issues

Hydro One Vegetation Management – finalize - Steacie/Penfield Hydro corridor for 2019

As a carry-over from 2019, Hydro One Vegetation Management (pruning and removal) for the Steacie/Penfield Hydro Corridor was postponed to 2019.

Hydro One started with fairly aggressive proposals for pruning and removal for those residents on Penfield Drive initially, This was at least in part as there had been a wholesale change at Hydro One from the Chair of the Board and the Board (all replaced), plus resignations of the VP, Directors, etc. (including the retirement of the Director of Forestry – Tom Jackson) down through the actual field teams who work in the Ottawa Area. Effectively all the Hydro One personnel who supported strong Community commitment to a negotiated and minimal impact on Beaverbrook Resident's back yards.

This was resolved, when Hydro One asked Tom Jackson to come out of retirement for approx. 3 months. He intervened personally on each of the Penfield properties. The result was changes to resident's back yards – that they may not have been entirely happy with – but that they could live with.

The next cycle of Vegetation Management is schedule for Beaverbrook in 2021, which the KBCA will be expecting will require re-engagement of the KBCA to ensure that Hydro One does not change their Policies – again.

Federal Election All Candidates Meeting

We co-hosted the October 2019 Federation Election All Candidates Meeting at the KRC which was well attended

COVID-19

In addition to impact on the Community Centre, the KBCA has been heavily involved in COVID-19 impact, projects and support within Beaverbrook, across the City of Ottawa and Ontario.

- **Kanata Seniors Council Mailing** - We connected with the Kanata Seniors Council on whether they had had any requests from their members for assistance. They indicated that 40% of their members do not provide smartphone or email connection

information and the KSC was very reluctant to use a “phone tree” to check up on their members due to concerns with privacy issues.

The KBCA worked with the KSC to do a mailing to 495 of their member for a cost of about \$650. Only a handful of those contacted reached out for assistance, but without this effort, neither the KBCA nor the KSC could be assured there was not a segment of our seniors who may have required assistance that had not reached out.

- **KBCA Web Site** – the KBCA posted a number of web pages with links to the City, Ontario and Federal Gov’t sources of COVID-19 information, plus international links. It also published blogs on retail and wholesale food sources, a guide on checking on your neighbourhood
- **COVID-19 tech projects** – the KBCA is participating in a project to bring scheduling and routing technology to simplify food deliveries for the Kanata Food Cupboard and the Ottawa Food Cupboard. This project involves a technical team associated with the Manor Park Community Association and the InltLive tech company in Kanata North
- **Cancelled Events**
 - ◇ The Tree Inventory annual course, plus in-community surveys were cancelled for this Spring and Fall
 - ◇ The Spring clean-up day and planned Pedal Play bike rodeo/training program for families were cancelled
- **Main Street Community Services – re-opening support.** The KBCA was approached in late May 2020 by the [Main Street Community Services](#) organization that runs out of their own facilities in the Beaverbrook Community Mall that they were seeking additional facilities so they could re-open for July and August so they could practice 2m distancing and cohorts for their developmentally delayed and autistic clients. The KBCA worked with the City of Ottawa to approve provide them exclusive access to the Community Centre for July and August. This had two benefits:
 - ◇ It provided early lessons on the general re-opening of the Community Centre in September
 - ◇ It provided income for July and August
- **KBCA Online AGM** – we researched and modified our AGM process and procedures, including motions, voting and tabulation to support an online AGM and held our AGM using GoToMeeting online meeting technology, including full recording of the event which is available on [YouTube](#).
- **Corner Street Lights** – meetings were held with the City on the state of the renovated corner street lights on how the City would work with the KBCA to maintain these refurbished lights and how to address those lights that were not working (no electrical current to the lights) and those that had been removed.

It was proposed by the City to provide electrical supply from City sources for the unlit signs, but that has been put on hold by COVID-19. Discussions were postponed on replacing signs that had been removed.

A temporary solution for unlit signs will have the City replace the black lettered white Plexiglas sign panels (for the street names) replaced with panels with reflective lettering.

- **Kanata Wide Community Garage Sale** – a Kanata wide community garage sale was held June 1, 2019. This was reasonably well organized, but had limited participation of sellers and was poorly attended by buyers. Weather did not help. It is suspected that more training is required for sellers and better communication of the event through channels that garage sale buyers use (vs. FB, etc.) would make this more successful. This was not attempted for 2020.

City of Ottawa related

Short Term Rental Accommodation Policy input

Working with a Beaverbrook resident who had been experiencing issues with a “ghost” AirBnB home next door, the KBCA researched and provided input to the City of Ottawa policy update on Short Term Rental Accommodation. This included presenting to the City Committee responsible for the policy and attendance at a number of meetings.

Input from the KBCA’s perspective is that this presents a significant risk to overcrowded rentals that are poorly controlled in Beaverbrook, which was not designed with short term rentals in mind, including asking that “Snow Birds” who use AirBnB to rent their home while they are out of country that they be mandated to provide a local rental manager to answer for AirBnB renters who violate their rental regulations and disturb neighbours of the rental property.

Participating in the FCA Planning Sub-Committee

As the City of Ottawa Official Plan and Transportation Plan are in the process of being renewed, where the push is for much higher densification in Kanata North and other communities outside the Green Belt, the KBCA has re-engaged to participate in the Federation of Community Associations (FCA) planning sub-committee who have a channel into the City planning dept. and Official Plan review committee.

Unfortunately, the City’s position is not consistent with respecting the existing density and character of communities like Beaverbrook. COVID-19 may change that.

Planning – 1131/51 Teron

The KBCA was informed in fall 2019 that a buyer had been found for the 1131 property by an Apartment rental builder/manager organization out of Montreal. The Developer and their Planner (FoTenn) presented an early view of their plans which was to simplify and improve the 9 story building (which is now 1151 Teron) with improved privacy for surrounding homes and were looking to re-zone to allow 1st floor commercial tenants, plus an entrance/exit on March Road. The other large change was less underground parking and extensive surface parking

They did not modify the 3 storey building (that is 1131 Teron) and submitted a site plan.

Meetings were held with the developer, Jenna Sudds and the Bethune Condo community members who had concerns with noise and light pollution from the surface parking and March rd entrance/exit and overlook from the 3 story building.

This was not resolved by June 2020. However, we were informed in late July 2020 that the Montreal Developer has sold the property to another buyer, which will close in Sept 2020 or later.

Speculation is that the Montreal owner, who was planning a larger number of smaller apts. and the commercial 1st floor for increased revenue realized that the impact of COVID-19 the commercial retail storefront market and the need for office space in apartments which could support work from home may have made their vision of the project unprofitable.

Sustainability and Environment

Tree Inventory – Community Tree Stewardship

- The Tree Inventory data from 1029 was entered into the geo based tree database and visualization tool, so more reports and richer data are available what is now about 40% coverage of Beaverbrook
- We hosted a panel discussion on “the right tree in the right place” which attended by 35+ people from across Kanata North
- Working with other organizations& communities
 - ◇ We are working with the City of Ottawa Forestry dept on planting and overall greenspace strategy
 - ◇ We introduced the Neighbourhoods Tree Inventory program to the Blackburn Hamlet Community Association
 - ◇ Continuing community partnership with Carleton University, Environmental Science faculty COVID-19 – resulted in cancellation of our annual course and tree inventory work, at least to Aug 1.

Sustainability

- The Eco City organization ran a workshop for community members to create and start sustainability projects to start in Spring 2020 in late October 2019. Due to COVID-19 this workshop will have to be re-done in Spring 2021.
- Rob McAulay (Neighbourhoods project director) and Neil Thomson were asked to participate in a number of ecology/sustainability workshops including ones by Ecology Ottawa.

Planning for 2019/2020

Key plans for the remainder of 2020 and early 2021 include:

- **Re-opening during COVID-19** – as of July 31, the KBCA is preparing detailed guidelines specific to the Kanata Beaverbrook Community Centre. This proving to be very time consuming as we are having to invent the details not specified by the Ont Prov and City of Ottawa Health depts.
- **Financial Impact of COVID-19** – to understand the long term viability of the Community Centre, we have put in place accounting processes and reporting to track
 - ◇ Increasing COVID-19 costs (e.g. cleaning and coordinator work)
 - ◇ Drop in revenue (due to lower allowable group sizes and potentially significant drop in the return of our regular clients)
- **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, which is always true when there are no community specific crisis. COVID has complicated this in several ways:
 - ◇ Seniors – who are a large part of community volunteers – are very reluctant to leave their homes or participate in any group activities – indoors or out, even with COVID-19 safety measures

- ◇ COVID is impacting everyone in the community and is their #1 priority

We are looking for the following volunteers,

- ◇ Treasurer (director)
- ◇ Secretary (director)
- ◇ Cluster directors
- ◇ Communications
- ◇ Marketing

and an additional part time paid position

- ◇ Technology Support

- **City of Ottawa Official Plan and Transportation Master Plan**

As these new top level plans will determine community development and transportation goals and policies for the next 5 years, it is imperative that the KBCA bring the perspective of the satellite City of Kanata North's perspective to input to these plans. Currently the KBCA is the only CA actively participating from outside the Green Belt

- **Kanata Greenspace**

The KBCA is committed to supporting and participating in the KGPC association and in fighting the Clublink proposals

- **Renovation** – an initial set of fully costed and approved renovations was ready to roll-out by the time COVID-19 shut down occurred, with a plan ready for approval before the KBCA members at the AGM. This has been put on hold until we have a deeper understanding of the COVID-19 impact on costs and income as to whether we can proceed with the renovation plan as proposed or in modified form.
- **Marketing** – promote volunteering, community events and community Centre, get community feedback
- **Sustainability and Environment** - 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

- Heritage Ottawa tour of Beaverbrook – Labour Day Weekend
- Second (online) AGM on COVID-19 impact and renovations