

KBCA 2021 AGM President's Report

May 27, 2021

Coping with COVID-19 impact on the KBCA and the community has been the focus of 2020 and (projected) until sometime in the fall of 2021.

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:<link TBD>

COVID-19

COVID-19 impacts on the KBCA (2020 and beyond)

- Constant mandated changes from the Province, City of Ottawa Public Health and Recreation depts. to COVID-19 rules for running the Community Centre, particularly cleaning requirements, number of people allowed indoors and various event protocols, plus working with our rental clients through all of these issues.
- Gains and losses in terms of our Community Centre rental client base.
- Regularly re-assessing the financial impact and adjusting our fixed and variable costs
- Cancelling all KBCA related community activities (as all involve either indoor or outdoor inter-personal contact)

Client Changes

- As our clients membership is also directly affected, it will likely be 6 months or more after the majority of COVID_19 restrictions are lifted before our client base (and revenue) stabilizes (e.g., spring 2022)
- While we have lost existing clients, who have lost many of their members (particularly those who are seniors based), we have also added new clients, many of whom either had their existing venues (e.g., public schools) or commercial spaces become unavailable or raise their rates.

Financial Impact

After a year of COVID-19, the financial impact is essentially cash flow neutral for the 2020 and into 2021.

Our initial projections, based on continued partial operations and projected much higher cleaner costs due to initial Provincial, Ott Public Health and City Recreation mandated cleaning protocols were that would could face as substantial loss.

By slashing community events and projects (including environmental and sustainability), plus much more realistic and lower requirements on cleaning costs, our concerns on losses no longer apply.

On that basis, and given our \$70,000 reserve, we approved the Phase 1 of renovations, including purchase of replacement chairs and tables (see renovations for details).

We are assessing budgets every 2 months, including for opportunities such as purchase of 3 room size HEPPA filter systems for a total of \$3,250, which were well received by our rental clients with medically vulnerable members (especially seniors). This is proving a common investment (including the Brookstreet Hotel)

ClubLink/Kanata Lakes Golf Redevelopment Application

2020, 2021 activities

The 40% Court Case (Clublink vs. the City of Ottawa) in Ontario Superior Court was held Jul 13/14/15 2020.

An LPAT meeting on Clublink's appeal of the rejection of their Golf Course Development Application was held in Oct 2020 to set the date for a formal LPAT hearing on 17 Feb, 2022, planned to last 6 weeks. LPAT will be expensive as this involves technical experts on both sides arguing on the merits of the development proposal. The KGPC has secured a storm water management expert, plus a LPAT Legal and Planning expert (out of Toronto), plus our existing Planner Dennis Jacobs.

The Judge handed down a verdict in Feb 2021 in the City's favour. Clublink (predictably appealed) and applied for an expedited hearing. The Appeal before a tribunal (3 Judges) will be heard (planned for) 17 June 2021.

It is not known what the time frame will be for a verdict on the appeal, but should be a much shorter timeframe.

If the appeal is rejected, then the KGPC will be asking the City to request that the LPAT hearing be "stayed" (cancelled), but it is not known at this time if this will be granted.

If the appeal overturns the original Judges decision, the outcome will depend on the details of the new appeal judges decision.

The KGPC has been advised by its Casa Sakely legal team and LPAT legal expert not to apply for intervenor status. The KGPC Board of Directors (which includes two senior lawyers) voted to not apply for intervenor status.

At issue is:

- The KGPC is not a party in the 40% agreement. The KGPCs legal team informed the KGPC that while it was possible for the KGPC to obtain intervenor status in the original court case (and succeeded despite opposition by Clublink and abstention by the City on permitting intervenor status), where they KGPC could carefully bring some additional issues to the court, the requirements are more rigorous for an appeal.
- There is also the issue of what intervenor status would allow the KGPC to bring to the table in the appeal.

It is the KBCA's understanding is that while the KGPCs lawyers were able to bring some additional issues to the table in the original court case, the KGPC's lawyers would be restricted in the appeal to only points relating to the KGPC's original case issues, if (and only if) raised by both parties (Clublink and the City) in the appeal.

As neither Clublink nor the City tabled the KGPC's issues in their appeal documents (factum), the KGPC lawyers would effectively be spectators in the hearing. The KGPCs

lawyers would not be permitted to argue for the City's issues (or if they did would potentially "aggravate the court".

The KGPC and other legal advice was that as the party that made the appeal, Clublink has to meet a "much higher burden of proof" in overturning Judge Labrosse' original decision. In an appeal, unless there is clearly a "palpable (obvious) and overriding error (in law)", then the original judgement stands.

Given that Clublink also lost on all their major points against the 40% agreement in the original judgement, then their chances of succeeding on appeal are small (less than 10%).

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.

Additional Details on Community Centre rental operations

See the "AGM 2021 Coordinator Report" on the KBCA web site (2021 AGM)

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 2021 website:

- Beaverbrook Community Centre Renovation Plan.pdf

Highlights include:

- We completed the last of the overall design work (individual projects require planning and coordination), including our interior, electrical and lighting designs in 2020.
- The Phase 1 project is underway:
 - ◇ Addition of a new electrical panel to service additional electrical needs for the Accessibility (door) operators, kitchen upgrades and general upgrades for additional wall outlets for the 1st and 2nd floor main rooms
 - ◇ Installation of an Accessible door operator from the 2nd floor main room to the elevator.
 - ◇ Purchase of 50% of the folding chair replacements and one chair roll-away cart.

Outstanding due to availability of materials and labour, or other factors:

- ◇ Baby change table for main floor washroom
- ◇ Remaining approved chairs, carts and tables (will purchase remaining as demand increases)
- ◇ New exterior door, Accessible operator, ramp, regrading of the parking lot for ramp to door, removal of bollard blocking the door.
- ◇ Replace vestibule to 1st floor main room door and add accessibility operator.

- Application to the City of Ottawa Recreation Major Capital Grant's program for primarily accessibility related renovations:
 - ◇ Complete Accessibility features of main floor washroom
 - ◇ Upgrade the 2nd floor men's washroom as a "universal"/unisex washroom (up several steps)
 - ◇ Upgrade the 2nd floor women's washroom as a "universal washroom", with some Accessibility features, with a Phase 3 project to complete (e.g., Accessibility door/operator)
 - ◇ Upgrade the 1st to 2nd floor main stair case to Accessibility standards within the existing building limitations

This project will be co-funded with the City (if approved) on a 50/50 basis. We do not expect a response on this application until late fall 2021.

Cost: \$21,450

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 – Beaverbrook corridor for 2021

As a 3 year follow on to the work done in the Hydro-One corridor on the west side of Beaverbrook (bordering the Kanata Golf Course), the next round of work was scheduled to take place in the Feb/Mar 2021 timeframe.

The KBCA contacted Hydro-One and assurances were given of providing the same rules and regulations for 2021 as was provided in 2018. Feedback from residents were generally positive, with no major issues.

- **Main Street Community Services – re-opening support.**

Mainstreet services rented essentially the entire building for Jul/Aug 2020 with the agreement of the City of Ottawa for special COVID-19 protocols.

This provided substantial revenue at a time when general rental use was blocked due to COVID-19 restrictions.

Mainstreet is discussing using either the 1st or 2nd floor main room for at least one of either July or August in 2021, again under special COVID-19 protocols.

City of Ottawa related

Participating in the FCA Planning Sub-Committee & Transportation Subcommittee and other City Plan related issues (Recreation & Facilities)

The KBCA continues to be concerned with the rapid addition of development projects approved or in the pipeline in Kanata North, including in Beaverbrook, south of Campeau, in the Town Centre, the Clublink application for the Kanata Golf Club and elsewhere in Kanata North.

The KBCA projects the current projected increase in residential homes and population to be 85% (almost double) based on projects known in 2021. And that is before the additional intensification targets stated for the “Suburban Transect” of Kanata/Stittsville have been applied as a result of the new Official Plan.

It is the KBCA’s contention that the City’s approach - under the existing Official Plan and the new Official Plan (to be approved in 2021) - is approving massive increases in residential properties and residential density in Kanata North, without concrete plans to deliver the necessary physical, service and social infrastructure in parallel, which is likely to cause substantial issues and a net decrease in livability, contrary to the City’s stated goal of creating the most livable medium sized City in North America.

Planning – 1131/51 Teron

1131/51 Teron road has been sold twice since our last AGM, with an additional re-zoning application in late 2020 and a new site plan application from the latest owner in May 2021.

The latest plan removes commercial use of the 1st floor, which reduces the number of parking spots and commercial (e.g., truck) traffic, but also removes the proposed south bound March rd. entrance/exit, which then pushes the development’s residents to using the single entrance on Teron Rd. When coupled with the 100-Steacie traffic impact, this substantially increases the risk of additional traffic issues at the Steacie/Teron/March road intersections

Planning - 100 Steacie

100 Steacie provides a 258 unit 1- and 2-bedroom apartment building at the end of Steacie Drive, in the wedge of land between the hydro corridor and the rail line, at the back of the Kanata North business park containing Nordion.

This is an isolated residential building with a substantial distance to walk to reach public transit and may be a major contributor to traffic congestion at the Steacie/Teron/March intersections where the traffic overflow for access will be by Alfred Casson Way, which empties onto Varley Drive impacting both elementary schools

Sustainability and Environment

All projects (sustainability, environment, community facilities, events) were cancelled for 2020 and 2021 unless they can be held on-line.

The KBCA will be seeking additional input on ideas and volunteers to work on new projects and events over the summer and fall months in preparation for launching these projects in spring 2022.

Planning for 2021/2022

Key plans for the remainder of 2021 and early 2022 include:

- **Re-opening during COVID-19** – Details TBD
- **Financial Impact of COVID-19** – Revue and revise budgets and plans every two months. It is likely we will not have a stable financial picture until early 2022

- **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 – Tentatively Labour Day Weekend