

## MANOTICK VILLAGE & COMMUNITY ASSOCIATION

MEETING HELD December 21, 2011, Manotick Library. Next meeting January 18, 2012.

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PRESENT: Klaus Beltzner (KB), Jane Dormon (JD), Jan Hynes (JH), Brian Tansley (BT), Pierre Viau (PV), Bruce Willems (BW)

REGRETS: n/a

ATTACHMENTS: Agenda, Treasurers Report, Diagrams for proposed roundabout;

TOPICS FOR DISCUSSION (see also Agenda):

1. **Approval of the Agenda:** Unanimously approved
2. **Approval of minutes from the November meeting:** Minutes of the November BOD meeting as verbally reported were approved.

3. **Treasurers Report (PV; see attached):**

Questions arose as to the dispersal of the profits from the 2011 Soapbox Derby (Picnic in the Park (PITP)); after all of the expenses for the PITP are considered, the derby raised a profit of \$1245.52 (see Treasurers Report for November 2011). The decision was made to seek input from Allan Haan (organizer of the derby) regarding which charitable cause should receive the profits, as well as how much, as some funds will be necessary to facilitate the 2012 PITP Soapbox Derby.

PV reported that the “as seen and heard” minutes of the facilitated “Lessons learned” session from the derby have been posted on the MVCA website.

4. **Traffic and Transportation update (KB & BW):**

*Roundabout*

KB and BW reported on the status of the proposal by the MVCA that the City of Ottawa should install a roundabout at the intersection of Bankfield, Prince of Wales (PoW), and 1<sup>st</sup> Line, as opposed to a series of traffic lights at PoW and Greenbank, and Bankfield and 1<sup>st</sup> Line, as well as another possible set of lights at 1<sup>st</sup> Line and PoW at Greenbank (Scott Moffat has indicated that he wishes to get 1<sup>st</sup> Line extended across Bankfield to connect with PoW). KB reported that the planners for the City of Ottawa want to put discussion of these intersections on hold pending the results of an environmental assessment of the widening of Greenbank. KB & BW expressed their concern that by that time, not only it would be too late to solve the traffic problems at 1<sup>st</sup> Line and PoW, but also that removing the signalized lights and reconsidering a roundabout at that juncture would incur prohibitive cost increases. KB suggested that discussion of the roundabout and signalization should be discussed as part of the new 2ndary Plan for Manotick. KB suggested that MINTO should be involved in these discussions, as they involve the warrant numbers that will be used to determine the necessity for signalization as part of the incremental approach to development<sup>1</sup>. KB commented that this proposal needs to be inserted as one of the

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<sup>1</sup> OBA 81 = OMB ruling that called for sequential treatment (signalization, road widening) as part of the 2ndary Plan to allow MINTO to proceed with Phase 1. Signalization dependent on the warrants for traffic volume being met.

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recommendations for the new 2ndary Plan. The question was, how to go about this. Who champions roundabouts to the City planners? KB/BW informed that the company STANTECH was responsible for building several roundabouts in Ottawa.

KB suggested that BT & KB meet with MINTO to lobby for the roundabout when signalization should be considered, because the roundabout option would solve many of MINTO's problems with access and traffic around their construction site, and thereby facilitate their building program. JD suggested that this should take place in the context of the MVCA-MINTO liaison committee meetings. JD further suggested that Brian Harris of STANTECH be invited to an MVCA extraordinary meeting to discuss the proposed roundabout.

KB further commented that because a roundabout would have several significant advantages over signalization (including significantly decreased costs to install), the suggestion was popular with all those that he spoke with at the City. PV also commented that there seems to be support for this proposal among those that he has spoken with.

KB requested that the MVCA formally request the City planners to consider the roundabout option when signalization is being discussed. To that end, JH proposed the following motion: *“That the Chair of the Transportation and Traffic Committee (KB) send a request to the City to evaluate the proposal that has come forward for a roundabout at the intersection of Bankfield and PoW, including 1<sup>st</sup> Line, **PRIOR** to signalization at 1<sup>st</sup> Line and Bankfield”*. [2nded by JD, unanimously approved].

### *Truck traffic*

The MVCA BOD has ongoing concerns regarding truck traffic through Manotick (especially for pedestrians walking along Bridge Street). One consequence of the Mahogany Development is the potential for increased numbers of large, wide, fast-moving trucks through Manotick. PV commented that there are “No Trucks” signs at 1<sup>st</sup> Line; however, KB informed that these signs do not apply to trucks there for the purpose of local construction (e.g., MINTO's Mahogany Development). Although MINTO have made great efforts to encourage subcontractors to drive outside of Manotick core (contractual stipulation), it was agreed that vigilance was needed to ensure that this stipulation is respected.

## 5. **Advocacy (BT)**

### *Seniors residence on Bridge Street*

BT reported that Junicon Homes Corp., formerly the owners of the property and planners of the Seniors Residence have sold the project, etc., to Princiotta, Inc. Princiotta plan to go ahead with the project as described and approved by the City. Princiotta will also market the project. However, the MVCA are aware that there are several serious unresolved issues with this development. BT expressed his concern that Princiotta is unaware of these issues, which were previously discussed with Junicon. The BOD recommended setting up a meeting with Princiotta to discuss these issues. One of the major concerns for the MVCA is the inability for a firetruck to access the 3<sup>rd</sup> floor of the proposed building because of the proximity of high-tension electrical wires; furthermore, residents cannot escape fire through the back of the property because of the ravine, and escape through the main entrance would (a) put them on the road, and therefore (b) put them in the way of emergency vehicles. This concern was further exacerbated by the occurrence of a recent fire in a similar property in the Ottawa area. The

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original verdict by the fire department (followed by a letter confirming such to the City) that access to the property would not be a problem, has since been rescinded (the Fire Department now has serious concerns about access to the property in the case of fire unless the electricity cables in the vicinity are buried.) The Fire Chief has sent a revised memo to this effect to City Staff (KB to provide a copy to the MVCA BOD).

Scott Moffat informed BT that Princiotta have agreed to the construction of a cross-walk across Bridge Street.

6. KB and BT informed that a certain conditions were desired with regard to the project, and that the Staff document recommending site plan approval may possibly go before ARAC on January 13, 2012. Approval may be swift and there is concern that the previous owner's agreement for a cross-walk, and the issue of burying hydro wires to permit Fire Ladder Truck access to effect rescue be confirmed before a staff report recommending site plan approval goes to ARAC.

### *ReMax Office*

BT reported that the owners of the ReMax office, which was previously on land intended for the proposed Seniors Residence have been asked to vacate the property immediately so that Princiotta can proceed with construction. The new ReMax office is located in a building further up Main Street, overlooking Manotick Mews. This property is currently zoned part-commercial. In order to facilitate parking and proper disposition of the office, they are applying to have the entire property zoned commercial. The BOD could see no problems with this plan.

### *Princiotta Development on Mitch Owens*

BT received a call from a resident of a development (built by Princiotta) across from St. Mark's high-school. This development was marketed as "high end" with "local boutiques" in keeping with the look and feel of the development. Princiotta has since sold the entire development, and the new owner does not appear to support the original "look and feel" concepts that sold the homes. The commercial area associated with this development is zoned rural-commercial. The new owner has a proposal in to build a commercial plaza with 5 buildings, which would impinge on the residences behind it (light and noise pollution, traffic issues, etc.). At least some of the residents wish to challenge this plan. BT asked whether the BOD would support their challenge of their plan, on the grounds it goes against what they signed up for when they purchased their homes, and is of dubious benefit to the community. BT further informed that the deadline for comments to the City planners re. Rural and Agricultural Affairs is March 1, 2012. PV proposed that BT write a letter to the City planners expressing the concern of the MVCA BOD, in that the wishes and needs of the residents were clearly being violated. KB offered to contact Doug Thompson to find out his feelings and intentions in this matter, as it lies within his ward.

## **7. Upcoming Activities: 2012 Shiverfest update (JH)**

### *Trivia Night*

This is a new addition to Shiverfest, with a focus on the 60+ age group. It will be held in the

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Mill Tavern with an experienced quiz master. The MVCA needs to sell 40 tickets. It was suggested that all profits go towards the new roof needed on Watsons's Mill. This idea was unanimously approved.

JH reported that the MMMA had no interest in supporting Shiverfest this year. However, it was decided not to remove their logo from the banners, as, courtesy of the incredible efforts by Greg Dekker in 2010/11, we have funds left over from last year that will be used to support this years activities, which provide free of charge entertainment for the community. JH also reported that there seems to be no interest from the BIA members in participating in Shiverfest in the same manner as last year's "Spirit of Shiverfest" (as determined by a lack of funding by them, and a general lack of response to the circulated email soliciting participation), so there will be no "Spirit of Shiverfest" activities to support the merchants in 2012.

### **7. Other Business**

#### *Wash and Wake Committee*

KB reported that there is a new member on the committee (J. Donorouski). KB suggests that the MVCA post a copy of her letter published in the Messenger, as well as a letter from Parks Canada. Some discussion was held as to the possibility of copyright infringement by doing that. KB suggested that he contact Donorouski with a view to asking her to write up something pertaining to the new speed limits on the Rideau River in the area of Manotick, for publication on our website. JH to provide email address for Donorouski to KB.

#### *Dump trucks/traffic (MINTO)*

KB suggested that concerns regarding traffic complications and safety concerns regarding dump trucks from the Mahogany construction site be brought up at the next meeting of the Manotick-MINTO liaison committee. Members of the MVCA have been monitoring route infringements by contractors accessing the site of the Mahogany development. KB was informed that MINTO have already been trying to remedy the situation by setting up "no left turn" signs at the exit from the site to indicate to the drivers that they may not drive through the village. PV informed that the current m.o. For MVCA members to get their complaints to MINTO was to inform BT, who would pass on the complaints; however, it was generally reminded that at the last meeting, MINTO provided the name and contact information for a member of their staff who is responsible for dealing with such infringements, and available/accessible to the public to receive their complaints (which should be accompanied by the license plate of the offending vehicle).

### **8. Support to the Fire Station, etc.**

JD observed that the local fire station needs to raise funds; an activity that is largely organised and carried out by the volunteers. Therefore, JD forwarded the following motion: "As a community association we are willing to support the fund-raising activities of the local Fire Station" 2nded by JH. Unanimously approved.

### **9. Adjournement**

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### **ACTION ITEMS:**

1. JD to immediately provide a note to KB reporting the motion from the MVCA BOD to inform the City of our request to consider the roundabout option prior to signalization [Done].
2. KB to send motion (see above) to the City planners before Dec. 22.
3. PV to forward Treasurers Report to JH for posting on the website.
4. PV to write a cheque for the sleigh rental for the Shiverfest Sleigh Rides (\$455 to Hollybrook Farms).
5. PV to write a cheque for the Remembrance Day wreath (\$125 to Manotick Legion).
6. BW to contact Brian Harris of STANTECH regarding the proposed roundabout, and regarding his interest in attending a possible meeting with the BOD of the MVCA.
7. KB to provide a copy of the revised memo from the fire chief (concerning the Seniors residence) to the BOD.
8. BT to write a letter to the City planners expressing the concern of the MVCA BOD regarding the plans for a 5 building commercial plaza at the (formerly) Princiotta development across from St. Marks high-school.
9. KB to speak with Doug Thompson regarding Action item 7 (the construction, not the letter).
10. JH to provide email address for J. Donorouski to KB.
11. KB to contact Janice Donorouski for a written comment concerning the upcoming speed limits on the Rideau River in the Manotick area for posting on the MVCA website to inform members.
12. KB to provide a written comments from Parks Canada for posting on the MVCA website.
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