

BRYANSTON GATE COMMUNITY ASSOCIATION

- EXECUTIVE MEETING

June 27, 2018 7:00 pm

Lenz Home, 5 Alon Street



Meeting called by	Bryanston Gate Community Association Executive
Attendees	Carol Lenz, George Richardson, Shelley Lynch, Daniel Cayouette, Matt Naylor Guests - Derya Marquardt, Lauren Bernard
Regrets	Dave Lynch, Carrie Roxburgh
Type of Meeting	Monthly executive meeting
Facilitator	Carol Lenz, President
Secretary	Shelley Lynch

Call to Order - Carol Lenz, 7:04 pm

Minutes from May 2018 executive meeting - previously approved by Carrie and Dave

Welcome to guests, Derya Marquardt and Lauren Bernard. The BGCA is always happy to have residents join us at our monthly executive meetings.

President's Report - Carol Lenz

- No formal report. All new information to be discussed under individual topic headings.

1981 Maple Grove Road - Proposed Development

- Formal BGCA response to this proposed development project was submitted to City Planner, Stream Shen, on June 14, 2018
- Letter that outlined the community association's concerns was very detailed and lengthy. Carol went through all City documentation that related to any aspect of this project.
- Stream Shen replied to BGCA's official letter and indicated that the response date for a decision on the project is August 17, 2018.
- Another shorter letter, written by President Carol Lenz, was posted on the Facebook page for residents to use when composing their own letters to the City
- Residents have until June 30, 2018 to submit any comments or concerns regarding this proposed project to the City; residents have been encouraged to copy the BGCA on their letters. To this point, BGCA is aware of approximately 10 letters that have been sent.
- According to commentary on the Bryanston Gate Community Facebook page, there is a perception that this development project is a "done deal". This is NOT the case; however, due to our neighbourhood's experience with the Johnwoods Street closure, it is understandable that there is some doubt about all planning activities.
- Should the decision on August 17, 2018 not be in favour of postponing the 1981 Maple Grove Road development, an appeal process can be started
- There is another possible development (immediately to the east of 1981 Maple Grove Road) at 1919 Maple Grove Road. While the formal planning submission has not been filed with the City, there is a lot of documentation and information about it on the City's planning website. This possible Formasian Development Corp. project would also add to the housing density situation as it calls for 79 townhome units (by 2021) and 440 apartment units (by 2026).

BGCA's position regarding 1981 Maple Grove Road (File No: D07-16-18-0010)

- Many serious deficiencies in this planning proposal
- Development proposed 196 dwellings in a subdivision designed with 5 access roads. Only one road will be available until at least 5-10 years after the subdivision is fully built in 2021. It will not have direct access to adjacent amenities or transit routes without the construction of the Stittsville Main Street extension.

- 196 dwellings are likely to mean at least 250 vehicles or more will have only one route for access, yet the proposal is based on the full road system being in place. All service and trades people will use the Alon Street/Johnwoods Street route when coming from Stittsville to the site.
- Maple Grove Road is already noted to be inadequate for the traffic at the Huntmar intersection. The additional traffic would add to the congestion and safety concerns.
- Maple Grove Road is currently a rural cross-section with no sidewalks, paved shoulders or curbs. This plan would require the construction of storm and sanitary sewers from Johnwoods Street to the development as well as widening the road on the north side. The truck traffic alone would be very heavy and there is currently limited access to this area for trucks.
- As there would be no south-bound route from 1981 Maple Grove Road without the Stittsville Main Street extension, the traffic flow will naturally spill over onto Alon Street and Johnwoods Street. Alon Street is a residential street that already has significant traffic and speeding concerns.
- Johnwoods Street is also barely above rural road standards with no curbs, minimal shoulders and a small asphalt sidewalk that is flooded in spring and iced over in winter. This route is not adequate for the traffic it currently serves, let alone another subdivision pouring on to it for many years.
- Noise impact studies are stating significant concerns such that the builder will require warning clauses in the property leases. This does nothing for the homes on Maple Grove Road, Alon Street or Denali Way who will be exclusively subjected to this additional noise pollution for another 8-10 years before the traffic is spread out over the proposed road network.
- A plan of subdivision has not yet been submitted for 1919 Maple Grove Road but allowing this file to move ahead will set a precedent that the infrastructure does not need to be in place before construction. With an additional 79 townhomes and low-rise apartment buildings with 440 units proposed for that location, this is extremely concerning.
- We oppose the development at 1981 Maple Grove Road until the Stittsville Main Street Extension is developed along the west edge of the property.

Bryanston Gate Park Renewal Project

- **This project is going ahead; it has been approved by the City.**
- BGCA's follow-up questions on this project were sent to Louise Cerveny, City Planner.
- What are the dimensions of park components/areas? *No answer was given.*
- Is the accessible picnic table shown in the plan included? *Yes*
- What are the timelines for construction/completion? *End of August, beginning of September*
- Until exact dates for completion of project are known, active fundraising and planning will not move ahead until later this year. Due to the renewal project, there will not be a Fall Social. Instead, the BGCA is considering a Grand Opening Celebration once the construction timeline is clearer.

Action Item

Carol Lenz	Post revised concept plan for Bryanston Gate Park to FB page/email to residents	As soon as possible
Carol Lenz Casey Cunningham	Fundraising for additional trees and items for the park	Deferred until further notice

Johnwoods Street Closure/Linear Park

- Work has begun on the landscaping/plantings of the multi-use pathway; however, the paved pathway, benches are not in place yet -- what are the timelines for the completion of this project?
- Concerns about the ditches - mowing and weed control is required
- Safety concerns with pedestrian access to the park - no sidewalk from Alon/Johnwoods to the park entrance -- what are the City's intentions and plans to address this?
- Discussion about pathway access to the linear park from lower Mika Street (once the Sanitary Pumping Station is decommissioned). Do residents in that area of the neighbourhood want this?

Action Item

Carol	Survey the current plantings against the promised landscaping plan Contact Councillor Qadri/City - <ul style="list-style-type: none">• request a timeline update on this project (including the Johnwoods Sanitary Pumping Station decommissioning);• inquire about the mowing of the ditches and weed control• timeline for the paved pathway and benches• Cit's plans for safe pedestrian access to the park from Alon/Johnwoods (proper sidewalks) Contact 3-1-1 <ul style="list-style-type: none">• weed control in ditches of the linear park	As soon as possible
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Traffic/Speeding/SafetyConcerns

- BGCA is encouraging all residents in the area to report speeding/careless driving in the neighbourhood.

[Report to Ottawa Police Service. Use the online reporting form, or call the Police Reporting Unit at 613-236-1222, ext. 7300](#)

<https://www.ottawapolice.ca/en/contact-us/Online-Reporting.asp>

Send an EMAIL to Councillor Qadri (shad.qadri@ottawa.ca) with a copy to Bryanston Gate Community Association (bryanstongatecommunity@gmail.com) Please note that tagging Councillor Qadri in a Facebook post will not guarantee a response, while writing an email will provide a more reliable way of communicating your concern.

- Current traffic calming measures in the neighbourhood include: Flex sticks (Alon Street, Maple Grove Road); Speed indicator (Alon Street), Speed bumps (Johnwoods and Hartin)
- Judging from conversations with residents during the recent door-to-door membership campaign, there are mixed feelings about the effectiveness of the flex sticks on Alon Street

- Discussion about the idea for a pedestrian crosswalk at the north end of Mika Street/Alon Street. Currently, it is risky crossing from the inner part of Mika to the sidewalk on Alon Street. For children trying to get to the park, this can be a dangerous crossing.
- Johnwoods Street - speed bumps are effective in slowing traffic down; however, there is some question whether the size/height of them can be reduced a bit in order to lessen the impact on travelling vehicles. The real question with Johnwoods Street is that it needs to be updated to meet current City street standards
- Carol offered to create a primer document for neighbourhood residents on "What to ask your City Council candidate?" The municipal election will be held on October 22, 2018 and it is important to know where the candidates stand on issues important to the residents. Questions might include: What is your opinion on installation of crosswalks, development at 1981 Maple Grove Road, traffic calming on Alon Street, etc...?
- Some residents have expressed concern at the lack of police response when a call has been sent in. A specific incident happened at the end of Alon Street (near Maple Grove Road), police were called and they did not show. When the resident who made the call visited the Station the next day, she was told that there were other priority calls at the time. Questions: Are the police guaranteed to respond? Number of times this has happened?

Action Item

Shelley	Monitor the information request - Inquire about the possibility of receiving traffic speed/volume data from the Alon Street radar monitor	Ongoing
Carol	Create a primer document for residents "What to ask your City Council candidate?" Share with executive, then residents. Poll residents on the need for a Neighbourhood Watch, how to address the safety concerns in certain areas of the neighbourhood	As soon as possible

Financial Update - Daniel Cayouette

- no monthly statement was given; however, Carol Lenz was reimbursed \$101.66 for membership campaign expenses (folders, printing cartridges, receipt books)

Communication Update

- the creation of a default signature line with the banner included - a few technical difficulties

Events -

Recap: Bryanston Gate Community Garage Sale

- Saturday, May 26 8:00 am
- Participation was limited. Should the date be moved to earlier in May or late April?

Recap: Door-to-Door Membership Campaign

- Currently have 52 paid household memberships - 300 homes in our area. We are down 3 paid memberships from last campaign period. We are hoping that there will still be households signing up at the AGM to be held in October.
- Membership dues: \$10 per household; valid for two years (May 2018 - April 30, 2020) We encourage all neighbourhood households to join us in making Bryanston Gate a strong and vibrant community. Please contact: bryanstongatecommunity@gmail.com for forms and further information.

- Local business owners are encouraged to consider sponsoring the BGCA. Core sponsors will have various levels of recognition based on the amount of the donation. Your sponsorship will provide funding for a two-year period that will assist with annual costs to print flyers, hold special events, and promote a sense of community.

Dates to Remember:

BGCA Executive Meeting	Wednesday, September 12, 2018 - 7:00 pm	Lenz home- 5 Alon Street
Annual General Meeting	Wednesday, October 10, 2018 - 7:00 pm	Location to be determined

Meeting adjourned: 8:30 pm

