



**Leslie Park Community Association Meeting**  
**Thursday, November 7, 2019**  
**7:00pm**  
**St. John the Apostle School**

**Meeting Minutes:**

<b><u>Agenda Item:</u></b>	<b><u>Action Items:</u></b>
<p><b>1) Welcome and Introductions</b> (Rachel Tweedy)  Over 30 neighbours attended this meeting</p>	
<p><b>2) Volunteer Recognition</b> (Rachel Tweedy)  Rachel acknowledged:</p> <ul style="list-style-type: none"> <li>• Juan Carlos Galindo, our new Membership Coordinator &amp; his team of volunteers who manage the membership drive</li> <li>• Peter Talajic and his team who deliver 800 newsletters to our community</li> <li>• Chris Bjornestad – he sponsored food for Picnic in the Park and Fall Fun Day</li> <li>• Alfia Sorokina and Alina Matern – they organized the Picnic in the Park and Alfia has taken on an event greening initiative</li> <li>• Margo Nelson, Shelley Murdock and Penny Phillips who led yoga in the Park in the summer</li> <li>• Kristine Bourque - for sponsoring the fall Fun Day</li> <li>• École Ottawa Ouest for sponsoring refreshments for the spring cleaning, loaning equipment for the Picnic in the Park and sponsoring the Bouncy Castle for Fall Fun Day</li> <li>• Cynthia Woods for arranging for the Scouts to run activities at the Fall Fun Day and Pumpkin Chuckin</li> <li>• Frank Sullivan for organizing the Pumpkin Chuckin event and staying on as the rink operator</li> <li>• Marina Hartley – for volunteering for 4 years as Treasurer of the LPCA</li> </ul>	
<p><b>3) Volunteer Introductions</b> (Rachel Tweedy)  Not all volunteers were present, but she introduced:</p> <ul style="list-style-type: none"> <li>• Bill Watson – Treasurer</li> <li>• Saba Rudd – Social Media Coordinator</li> <li>• Sarah Al-Ashwal – Webmaster</li> <li>• Tammy Peters – Marketing and Communications Coordinator</li> <li>• Alfia Sorokina – Volunteer Coordinator (confirmed at the meeting – thanks Alfia!)</li> </ul>	
<p><b>4) Financial Update</b> (Marina Hartley)</p>	



<ul style="list-style-type: none"> <li>• Marina circulated the financials to October 31 – the Association’s year end is December 31<sup>st</sup> so the total income will be higher once the first municipal grant for the rink is received</li> <li>• Marina noted that the operating costs for the rink covered and most of the events were cost neutral due to donations</li> <li>• Marina confirmed that Membership Drive revenues were up, and there were no large purchases for the Association this year other than the BBQ and some supplies unlike 2018 when a snowblower was purchased</li> <li>• One resident inquired about how large purchases can be made when we are operating in a deficit and she noted that we have a large reserve fund of approximately \$8,000. Rachel confirmed that an auditor reviewed the LPCA’s financials a few years ago and advised us it is not a best practice for a not-for profit to maintain large reserves, so we have tried to keep the reserve fund around the same amount</li> <li>• Rachel confirmed that Bill Watson would be taking over the financials from Marina</li> </ul>	
<p><b>5) Update on Brigil Development at Baseline</b></p> <ul style="list-style-type: none"> <li>• Plans for the development and updates on construction can be found here: <a href="http://www.brigil.com/community/22-baseline">http://www.brigil.com/community/22-baseline</a></li> <li>• The website reports that units will be luxury suites for rental – set one behind the other</li> <li>• Rachel reported on the development: <ul style="list-style-type: none"> <li>○ They are currently working on Tower 1 which is 13 stories high – if all goes according to plan, they will have occupancy in spring 2021</li> <li>○ Tower 2 – which is 16 stories high will be right behind it, and excavation is set to begin spring 2020 but they are currently working on design revisions and that may be pushed out</li> <li>○ Tower 3 – which 10 stories, will be at least 3 years before they break ground on this building</li> <li>○ A grocery store (like a Farm Boy or Produce Depot, but not a large chain like Loblaws), of 20,000-23,000 square feet will go into the ground floor of Tower 1 and will open ideally in spring 2021</li> <li>○ Development of the Dollarama and Appletree site is at least 5-7 years down the road and the scope of what is built will depend on the City’s transportation plan</li> </ul> </li> </ul>	<p><b>Rachel:</b> Confirm where residents/shoppers will enter and exit the development. See image at the end of this document</p>
<p><b>6) Update on Costello townhomes</b></p> <p>Rachel reported on the actions that had been taken to date:</p> <ul style="list-style-type: none"> <li>• Rachel was advised by a resident in the summer that the owners were building separate basement apartments in each unit – the resident raised concerns about having enough parking for that many units</li> <li>• Rachel and Jane O’Regan contacted Councillor Chiarelli and met with him. He advised them to take photos of the job site, evidence of the secondary dwelling</li> </ul>	<p><b>Rachel:</b> Speak to Councillor covering for Chiarelli about</p>

<p>construction and write a letter. On July 19, they sent a letter with photos to the Councillor and he was going to escalate the issues to the head of Bylaw</p> <ul style="list-style-type: none"> <li>• Bylaw services conducted an on-site investigation at the end of July – the owners were asked to clean up the site by the end of week. Rachel was told that by-law does not have the authority to go inside the units</li> <li>• The concerns raised in the letter were referred to Building Code Services and inspector went out on August 13</li> <li>• After the visit, they confirmed that the owner had obtained all required and necessary building permits to start over the structural remediation to the existing parking garage and has also obtained the necessary permits to complete interior renovations to the suites with the blocks. They also applied and received the necessary permits to include secondary dwelling units that meet or exceed all zoning bylaw</li> <li>• According to the City’s Building Code Services perspective and limitations, the owner has met or exceeded all requirements to continue building/renovating/adding secondary dwelling units and they’ve exhausted all their resources per looking into 39 Costello further</li> <li>• <b>UPDATE:</b> Rachel confirmed that they have been approved for 24 units plus 24 secondary dwelling units. No additional parking spaces will be built as per the zoning bylaw</li> <li>• One resident reported that in speaking to the property manager, the units were being built potentially to be sold and construction would conclude next summer</li> <li>• Rachel reported that there may be restrictions to what owners can rent out based on the Rental Accommodations Study report and recommendations that were released that week</li> </ul>	<p>what rights the community has and how we can prevent major parking issues on Monterey and Costello (upper) because of the shortage of parking available in the development</p>
<p><b>7) Update on culvert replacement in Leslie Park</b></p> <ul style="list-style-type: none"> <li>• Rachel reported that the work would not begin until summer/fall 2020 and the work would not be as invasive as the culvert replacement under Monterey</li> <li>• Resident Nancy Duff provided an update on her inquiries into potentially creating a path between Leslie Park and Trend Arlington by taking advantage of the digging and heavy machinery that would be on site during the culvert replacement: <ul style="list-style-type: none"> <li>○ Project managers conclude there was no significant overlap between the culvert maintenance project and the construction of a pathway link across the rail line – there is no significant reinstatement planned as part of culvert maintenance project and no plan for digging under the rail line since the consultants favour using a "trenchless" method for replacing most of the sections of the culvert. Apparently the sod will simply be lifted and then reinstated.</li> <li>○ Transportation planners did not want to commit to putting a pathway over sewers, as this would likely necessitate digging up the path for sewer maintenance</li> </ul> </li> </ul>	<p><b>Rachel:</b> Follow up with project manager in spring 2020 to confirm timing of project and scope of closures/issues with access to park during the work</p> <p><b>Nancy:</b> Follow discussions/consultations</p>

<ul style="list-style-type: none"> <li>○ The green space on the south side of rail line across from Leslie Park does not belong to the City</li> <li>○ Other important and related information provided: <ul style="list-style-type: none"> <li>▪ approx. cost of at grade crossing - \$300,000</li> <li>▪ approx. cost of below grade crossing - \$1,000,000</li> </ul> </li> <li>○ Discussions/consultations for setting priorities for upcoming cycling plan revisions are scheduled to begin again this fall</li> <li>○ Pathway links are good candidates, particularly if equal access to amenities is stressed (e.g. equal access for those who do not or cannot drive)</li> <li>○ In order to gain any progress, the pathway link needs to be shared top priority for cycling plan revisions for Leslie Park and Trend-Arlington communities</li> </ul>	<p>for cycling plan revisions over the fall to look for opportunities</p>
<p><b>8) Event Greening Guide</b> (Alfia Sorokina)</p> <ul style="list-style-type: none"> <li>● Alfia introduced an event greening guide that she has developed for making our community events more sustainable</li> <li>● Alfia reported that she had based the guide on the City of Vancouver’s event greening guide. The guide includes suggestions for sourcing green vendors, reducing and diverting waste at events and how to dispose of waste and recyclables afterwards</li> <li>● Rachel thanked Alfia for the time and effort she put into the document and for her offer to assist volunteers during events until the event greening practices widely adopted</li> </ul>	<p><b>Sarah:</b> Post the Event Greening Guide on website</p>
<p><b>9) Other Business</b></p> <ul style="list-style-type: none"> <li>● Saba Rudd, whose garden backs onto the French school reported issues with school children coming on to her property. She suggested contacting the school Principal if this happens to you</li> <li>● Kevin Nolan, inquired about the pylons and fencing that have been placed on Monterey Drive for several weeks but with no work going on. Rachel noted that she wasn’t sure what the purpose of the work was, but suggested contacting 311 as the work was likely ordered through the City.</li> </ul>	
<p><b>10) Volunteer Opportunities</b></p> <ul style="list-style-type: none"> <li>● <b>President, Leslie Park Community Association</b> – <i>Rachel is stepping down as President and this was her final meeting as chair. She would be happy to help someone transition into the role.</i></li> <li>● <b>Event Food Coordinator</b> (coordinates purchase of food and runs the BBQ/food tables at 3-4 events per year)</li> <li>● <b>Winter Fun Day event volunteers</b> – volunteers are needed to assist with set up, tear down, bbq’ing and activities</li> </ul>	

<ul style="list-style-type: none"> <li>• <b>Rink Supervisors and Maintainers</b> – please contact Frank Sullivan at <a href="mailto:franksullivan@sympatico.ca">franksullivan@sympatico.ca</a> for details</li> </ul>	
<p><b>11) Upcoming Events</b></p> <ul style="list-style-type: none"> <li>• <b>December 15-25</b> – Griswold Home Decorating Contest!</li> <li>• <b>Saturday, December 14</b> – Rink Supervisor and Maintainers Orientation Meeting   10:00-11:00am   Fieldhouse at the Park</li> <li>• <b>Saturday, February 1</b> – Winter Fun Day   11am-2pm – many thanks to Frank Sullivan who offered to organize this</li> </ul>	

**APPENDIX A**

