



Island Park Community Association (IPCA)

Annual General Meeting Minutes¹ Date:

June 5, 2025

Time: 7:00–9:00 PM

Location: Kitchissippi United Church

1. Meeting Administration

Chair: William Brooks (President & Treasurer)

Secretary: Nancy Brooks

Board Members Present:

William Brooks, Nancy Brooks, Mark Gillespie, Marika Heron, Colin MacSween

Board Members Absent:

Manmohan Panesar

Number of IPCA Members in Attendance: 33

Invited Guests:

- Cédric Williams – Manager, Public Affairs and Indigenous Relations, National Capital Commission (NCC)
- Greg MacPherson – Heritage Planner, City of Ottawa
- Kirsty Walker – Built Heritage Research Coordinator, City of Ottawa

2. Welcome & Opening Remarks

William Brooks welcomed members and guests, and acknowledged the contributions of former President Jennifer Gillespie, who stepped down in April.

Meeting materials, including the agenda and proposed constitutional amendment, were distributed in advance.

¹ These draft Minutes will be presented for approval by the membership at the 2026 AGM.

3. Guest Presentations

a. Cédric Williams (NCC)

Mr. Williams gave a presentation on current NCC initiatives, including:

- Redevelopment projects at Westboro Beach, Kiweki Point (Nepean Point), River House, and Victoria Island
- Enhanced waterfront access through patios, bistros, and recreational spaces

Island Park Drive Updates:

- Development of new parkway principles and guidelines is underway
- Second (final) public consultation anticipated in winter/spring 2026
- Weekend cycling hours on Kichi Zibi Mikan reduced to 8 AM–12 PM to ease traffic congestion at north end IPD
- NCC willing to collaborate on safety issues, including crosswalk installations such as the one at Clearview Ave.

Community Concerns:

Residents expressed concern over:

- NCC's limited response to traffic safety particularly at the north end of Island Park Drive
- Lack of awareness regarding traffic impacts from the proposed Matthew Perry House
- NCC's authority to control development via driveway rights-of-way over the boulevard

Mr. Williams committed to following up on questions, and responses will be sent to the IPCA President. *A summary of questions is in Appendix A.*

b. Greg MacPherson & Kirsty Walker (City of Ottawa – Heritage Services)

Jennifer Gillespie introduced Mr. MacPherson and Ms. Walker, following IPCA's November 2023 application to designate Island Park Drive as a **Heritage Conservation District** under Part V of the Ontario Heritage Act.

Key Points:

- Mr. MacPherson outlined the heritage designation process and the need to meet at least two of the nine criteria under Ontario Regulation 9/06
- Ms. Walker described the history of the street from 1903 to the present
- A feasibility study headed up by Mr. Macpherson has concluded Island Park Drive has a strong case for heritage designation
- A recommendation has been made to the City to conduct a formal **Heritage Conservation District Study**
- City Council is expected to decide on this in 2025

- If a Study is approved, a one-year moratorium on development that is contrary to the heritage character of the street is possible (non-renewable), though the City typically does not go this route

Questions and discussion followed for approximately 15 minutes. *A summary is in Appendix B.*

4. Board Business Reports

a. Matthew Perry House Development

William Brooks described the proposed subsidized housing development by Ottawa Community Housing, located on land leased from The Royal Ottawa Mental Health Centre. The site is currently greenspace behind Island Park Drive homes.

Project Details:

- Three buildings (3–5 stories), 167 apartments for people with addictions, housing up to 400 residents. 50 underground parking spots are included
- Access is only via Island Park Drive (from Byng Drive); no access from Carling Ave or Merivale Road
- Lease for 75 years at \$1; The Royal will provide no services to the facility
- Approval of the lease is required from Ontario's Minister of Health

April 10 meeting:

- On April 10, 2025, IPCA held a meeting with project proponents (The Royal, OCH, Salus Ottawa, Hobin Architects) present to answer residents' questions
- There was agreement by the proponents that there should be community consultation with interested stakeholders
- There was extensive discussion among residents after the proponents had left the meeting
- Robert Simpson (Common Sense Planning Coalition) summarized concerns and proposed four resolutions to be adopted by IPCA members
- Members approved all four resolutions, calling for a pause on lease negotiations while genuine consultation is held with interested stakeholders

Follow-up:

- A resident with professional consultation expertise created a draft consultation plan
- The draft plan was sent to The Royal's CEO, Cara Vaccarino, on May 16, 2025 — no response has been received to date
- New IPCA President will follow up promptly
- Simpson noted the due diligence timeline appears significantly compressed (6 months vs typical 3 years)

Resident Concerns:

Many members voiced dissatisfaction with the proposed development and the negative impact it will

have on the community. A number of residents noted that Councillor Jeff Leiper has a dismissive and hostile attitude toward the IPD community and did not share any information about the proposed project until February 2025, though he has known of it since October 2024. It was also noted that Mr. Leiper takes the position that no consultation whatsoever is required with the community regarding the development.

b. Zoning Changes

Due to time constraints, this agenda item was deferred to a future meeting.

c. Canada Day Flag Campaign

Robert Simpson reported on efforts to break the record for most Canadian flags displayed on a single street (current record: 72). Flags and flyers have been distributed along IPD. The campaign aims to boost community pride and visibility of the IPCA, with flag counts planned for July 1, and again in 6 and 12 months.

d. Financial Report

William Brooks (Treasurer) reported:

- **Bank Balance:** \$1,600
 - **Income:** Membership fees only
 - **Expenses:** Printing, website hosting, meeting hall rental
 - **Membership Fee for 2025–26:** Unchanged at \$20
-

e. Constitutional Amendment Ratification

Motion:

The amendment to the IPCA Constitution that was approved by the Board of Directors at its meeting of April 24, 2025, i.e., that the Board of Directors shall consist of 5 to 9 Directors, each of whom shall be a Member of the Association in good standing on the date of his/her election, shall be and is hereby ratified by the Members as of this date June 5, 2025.

Moved by: Cathy Shaw

Seconded by: Joan Dorsay

Result: *Carried.*

Full amendment text in Appendix C.

f. Board Elections

Cathy Shaw presided over Board elections. In accordance with Section 3 of the Constitution, the current Board retired and a new Board was elected by acclamation (unopposed).

Elected Board Members:

- | | |
|------------------|------------------|
| • Heather Bakken | • Marika Herold |
| • William Brooks | • Colin MacSween |
| • Minoo Henry | • Robert Simpson |

5. Adjournment

The meeting adjourned at **9:15 PM**

APPENDIX A

Summary of Questions Posed to Cédric Williams, NCC

(Note: Mr. Williams has agreed to provide written responses to the concerns and views expressed by residents to the IPCA President.)

1. Resident at 509 IPD:

- **Traffic Concerns:** Traffic at the intersection of IPD and Iona St. is a problem.
- **Maintenance Issues:** The traffic lights at the intersection of the 417 and the Peruvian embassy often malfunction due to burnt-out bulbs.
- **Hampton Park Condition:** Hampton Park is in poor shape, with decaying washrooms and the park, particularly the washrooms, becoming a hangout for drug users.
- **Park Cleanliness:** As a volunteer for naturalized plantings in the park, the resident observed an NCC truck dumping decaying tulips at Hampton Park.
- **Byron and IPD Intersection:** The resident feels there should be a turning lane here, and suggests that the RCMP enforce the speed limit and install a speed camera.

Response: Mr. Williams mentioned that the washrooms at Hampton Park (and Bate Island) will be demolished soon. He was surprised about the tulip dumping and will look into it.

2. Residents at 189 IPD:

- Thanked Mr. Williams for the presentation and raised a few concerns:
 - **Slow Update of Guidelines:** They questioned why it's taking so long to update the parkway guidelines, which were last updated 10 years ago.
 - **Traffic at Clearview Ave. Intersection:** The crosswalk signage is often ignored by motorists, creating a serious hazard for pedestrians, including schoolchildren attending St. George Catholic School. Accidents have occurred at this intersection. MP Yasir Naqvi has agreed to help address the issue, but the residents want the NCC to commit to solving the problem. What is the NCC willing to do to find a solution?

3. Resident at 615 Island Park Cres.:

- Expressed concerns about drug users and discarded paraphernalia in the NCC property fronting on Island Park Crescent. The resident frequently has to clean up the area themselves and urged the NCC to take responsibility for regular cleanups. Will the NCC make this commitment?

4. Resident at 319 IPD:

- Noted that the busiest intersections on IPD are at Richmond Rd. and Scott St., which now handle much of the traffic that used to be on the transitway. These intersections are dangerous, especially with four nearby elementary schools. The resident believes a red-light camera is necessary and feels the NCC is not properly managing traffic on IPD.

5. Resident at 175 IPD:

- Expressed frustration with the NCC for not enforcing the no-commercial-vehicles restriction on IPD. The resident believes the same enforcement should apply as it does

on other parkways. What will the NCC do to enforce the no commercial vehicles restriction?

6. Resident at 646 IPD:

- Concerned that all traffic to and from the proposed Matthew Perry House will be routed exclusively via Byng Ave. from and onto IPD, leading to a significant increase in traffic, including commercial vehicles. The NCC's own website states its parkways should maintain a scenic nature by prohibiting commercial vehicles and restricting access to avoid congestion. The resident questioned why the Matthew Perry House design seems to contradict NCC policies regarding traffic on its parkways. He urged the NCC to oppose Byng Ave as the only means of egress or exit from the development, and also the use of IPD for any commercial traffic from the development.

7. Resident at 691 IPD:

- Noted that new zoning for IPD includes apartment buildings and 4-plexes, which could negatively impact the NCC's vision for the parkways. The NCC owns the boulevards and grants residents licenses to cross the boulevard to access their single-family dwellings. The resident suggested that the NCC should prevent access for multi-storey, multi-unit developments onto its boulevards to preserve the character of IPD in conformance with the look and feel of NCC parkways. This will be especially important if heritage district designation is to be obtained for IPD.

APPENDIX B

Summary of Questions Posed to Greg MacPherson and Kirsty Walker, City of Ottawa

1. Resident at 189 IPD:

- Raised concerns about the ongoing by-law review in the City, pointing out that the heritage study is unlikely to be completed before the new by-laws are implemented. The resident is worried that if there is a conflict between the heritage status of their property and the new by-laws, the heritage status will have no legal effect until formally granted. The resident asked what protections would be in place in such situations.

Response from Mr. MacPherson:

Mr. MacPherson acknowledged that balancing heritage preservation and intensification is challenging. He stated that the City would likely recommend maintaining the current restrictions, such as the 25-foot setback and other relevant measures. In cases of conflict, the City would identify the issues and work towards a solution, leveraging their close relationship with zoning colleagues to mediate these conflicts.

2. Resident at 509 IPD:

- Expressed frustration regarding a broken promise from the City. In 2019, the City had introduced zoning changes to protect large setbacks on IPD properties. However, the resident believes the City has failed to honor this promise. The resident pointed out that a new building is being constructed at Richmond and IPD. Despite the City's approval of a by-law to protect these setbacks, the City granted the developer an exemption, allowing construction in the protected space.

APPENDIX C
IPCA Constitution Amendment

Previously:

3. BOARD OF DIRECTORS The affairs of the Association shall be managed by a Board consisting of 5 to 7 Directors, each of whom shall be a Member of the Association in good standing for a period of at least three (3) months prior to the date of his/her election and shall remain a Member of the Association in good standing throughout his/her term of office. Each Director shall be elected to hold office until the Annual Meeting after he/ she shall have been elected or until his/her successors shall have been duly elected and qualified. The whole Board shall be retired at each Annual Meeting, but shall be eligible for re-election if otherwise qualified. The election shall be by a show of hands unless a ballot is demanded by not less than two-thirds of the Members present at such Annual Meeting.

As approved by Board of Directors at its meeting on April 24, 2025:

3. BOARD OF DIRECTORS The affairs of the Association shall be managed by a Board consisting of 5 to 9 Directors, each of whom shall be a Member of the Association in good standing on the date of his/her election and shall remain a Member of the Association in good standing throughout his/her term of office. Each Director shall be elected to hold office until the Annual Meeting after he/ she shall have been elected or until his/her successors shall have been duly elected and qualified. The whole Board shall be retired at each Annual Meeting, but shall be eligible for re-election if otherwise qualified. The election shall be by a show of hands unless a ballot is demanded by not less than two-thirds of the Members present at such Annual Meeting.

Proposed motion to ratify:

The amendment to the IPCA Constitution that was approved by the Board of Directors at its meeting of April 24, 2025, i.e., that the Board of Directors shall consist of 5 to 9 Directors, each of whom shall be a Member of the Association in good standing on the date of his/her election, shall be and is hereby ratified by the Members as of this date June 5, 2025.