

# ASHRAE Ottawa Valley Chapter

## Chapter Meeting #8 – 15 May 2016

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Meeting Date:	15 May, 2016
Location:	Restaurant International, Algonquin College
Attendance:	Total: 57
	Members: 50    Guests: 18    Students: 2
Theme:	Past Presidents & History
Tour:	Shaw Centre
Tech Session:	None
Table Top:	Longhill – Nortec (GS Series)
	Master Group – LG VRF and low ambient cooling systems
Program:	Wateridge Village: The Redevelopment of the Former CFB Rockcliffe
Speakers:	Krista Durie and Jean Lachance
Prepared by:	Daniel Redmond

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### **Social** (17:30 – 18:23)

### **Business Session** (18:20 – 18:59)

- President Georges Maamari welcomed the past presidents
- PGM introduced the Board of Governors and the Executive
- Daniel Redmond introduced the guests for the evening
- CB introduced the new members to the Ottawa chapter.
- PGM discussed the technical tour that was held at the Shaw centre and welcomed Ross Mcytine to discuss the event. The tour had 16 people and the tour was very well run by the people at the Shaw Centre. The operators are very proud of the building. The orca machine that turns waste into water was a very big hit. In the kitchen, everything is prepared in freezers and coolers and the only warm place is where the cooking takes place. The food that is served is [prepared the day before.
- President Georges Maamari asked Steve Moons to speak about the upcoming golf tournament. The Tournament is being held on Tuesday June 21<sup>st</sup>, and the event is sold out. BUT there are still opportunities for sponsorship. Expect phone calls soon.
- President Georges Maamari asked Abbey Saunders to discuss the current years RP campaign. Currently at about 75% of the goal. Adam Graham and Abbey Saunders would be happy to accept RP support. Two raffle tickets (100 level) are being raffled today. The chips are delicious. The tickets donated by Airtron.
- Theme is past presidents and history. President Georges Maamari asked Aaron Dobson to discuss. Aaron has spent a lot of time reviewing historical documentation. The OVC has a lot of past information including thousands of pictures and videos as well as past meeting minutes. There are 14 past presidents in attendance:
  - o 1974-1975 – Rudy Gesselsburger
  - o 1982-1983 – Dalton McYntire
  - o 1985-1986 – Gabriel Laslow
  - o 1986-1987 – John Dugan
  - o 1987-1988 – Simon Joel

- 1991-1992 – Chris Frauley
- 1993-1994 – Ross McIntyre
- 2001-2002 – Frank Bann
- 2002-2003 – Lan Chi
- 2004-2005 – Cathy Godin
- 2010-2011 – Christine Kemp
- 2012-2013 – Don Weekes
- 2013-2014 – Rod Potter
- 2014-2015 – Steve Moons

A Champagne toast was had, toasted by Cathy Godin:

*A bit of Irish in the toast – great to see so many past presidents. Miss the past presidents that can't be here. With walls against the wind, roof against the rain, with fire in the hearth cheers!*

- President Georges Maamari asked Andrew Klassen to the podium to discuss the ASHRAE technology awards. Each year the chapter runs a competition for technology awards. This year we had six winners in the Ottawa Valley Chapter who are each eligible to compete at the regional level: Chris fudge helped
  - Olson Quintero, MMM
  - Martin Ma, Jp2G
  - Frank Bann, Goodkey Weedmark (x2)
  - Robert Lefebvre

Chris Fudge discussed that the technology awards are great . Chris is the outgoing Regional Vice Chair for CTTC

- President Georges Maamari asked Bob Kilpatrick to discuss awards. Recognize firms that support ASHRAE by supporting their staff to participate in ASHRAE. ASHRAE as a volunteer organization relies on the contributions of the volunteers:
  - Trane Canada –
  - Total HVAC
  - Walmar
  - JP2G
  - Airtron
  - Rodders CAS
  - Master Group
  - ProEng
  - Smith + Andersen
  - BPA
  - Morrison Hershfield
  - HTS
  - Carleton University
  - NRC

Next Bob Kilpatrick recognized the annual student award. This award is based on the student's achievements over the year and is presented in memory of Arthur Hargreaves 1959-1960. This year we have a very deserving recipient who was nominated by Adriane Mitani (chair of student activities). The award is presented to Calan Kewes. Calan recently graduated from the building sciences program at Algonquin (the first graduating year of Algonquin).

The next award Bob presented the prestigious award of excellence to an individual who has made a significant contribution to the chapter. This award was formerly called the Al Oakes award and is now called the Baker Oakes award to honour both Al Oakes and Paul Baker. This year's recipient has been a member for a number of years, has been historian, ... Rod Potter.

- President Georges Maamari invited everyone to eat

**Dinner** (19:00 – 20:20)

**Evening Program** (20:20 – 21:33)

- President Georges Maamari introduced the tabletop displays
  - o Longhill – Nortec (GS Series)
  - o Master Group – LG VRF and low ambient cooling systems
- President Georges Maamari announced the upcoming YEA event to be held at Jack Astor's this coming Friday. More information is available on the ASHRAE OVC website.
- President Georges Maamari thanked everyone for a great year and thanked all of the volunteers, BOG and executive that worked hard to put together a fantastic year for the OVC. Georges wished Abbey good luck for the upcoming year and announced that she has always excelled at everything she has ever done for ASHRAE.
- President Georges Maamari then called upon Bob Kilpatrick to swear in the new board and executive:
  - o Governor – Adriane Mitani
  - o Governor – Richard Cameron
  - o Governor – Adam Moons
  - o Governor – Aaron Dobson
  - o Governor – Chris Frauley
  - o Secretary – Chris Fudge
  - o Treasurer – Daniel Redmond
  - o President-Elect – Adam Graham
  - o President – Abbey Saunders
- Past President Georges Maamari thanked everyone for their attendance tonight. President Abbey Saunders thanked Georges for his hard work and presented Past President Georges Maamari with his ASHRAE pin in recognition of his hard work
- President Abbey Saunders shared her ASHRAE story where shortly after joining NRC, Bob Kilpatrick convinced her to join and contribute to the society. PAS thanked the board, exec and the volunteers for their support over the past year. PAS thanked all past presidents, officers and board members for their help over the years.
- President Abbey Saunders then raffled the tickets for the RP draw, which she won. \$610 was raised for the ASHRAE RP from the raffle.
- President Abbey Saunders then introduced the speakers for the evening

Wateridge Village at Rockcliffe

1. Krista Durie and Jean Lachance
2. About CLC
  - a. Self financing commercial crown corporation, began operations in 1995

- b. Receives no funding from the government
  - c. Canada lands main role is to optimize the financial and community value of former government properties
  - d. Purchased at fair market value
  - e. Canada lands is subject to all municipal authorities and works closely with municipal governments
  - f. Also holds and manages certain special purpose properties such as the CN tower, old port of Montreal and Montreal Science Centre
  - g. Provides innovative solutions
3. CLC people
- a. Entrepreneurial culture
  - b. Real estate, financial, business, project management and tourism expertise
  - c. Active from coast to coast in municipalities such as Montreal, Ottawa, Calgary, Edmonton and Vancouver
4. Projects are broad and diverse
- a. Currie Barracks AB
  - b. Garrison Crossing
  - c. Village at Griesback
  - d. Create projects that are financially viable, enhance communities and create a lasting legacy
5. How do we do it
- a. CLC prides itself on community consultations
  - b. Conduct research into market demand, municipal requirements, and community desires
  - c. Implement collaborative consultation processes that inform a vision for the site
  - d. Partner with the private sector and engage the help of expert resources
  - e. Very rigorous process for engaging consultants and subconsultants
6. Contracting procedures
- a. Contracting and procurement processes may include the following
    - i. Pre-qualification of proponents
    - ii. Solicitation of fee and service proposals
      - 1. Short listed invited firms
      - 2. Open tender call
    - iii. Final negotiation of contractual terms and conditions
      - 1. CLC is not bound to accept the lowest or any offer for the scope of work
    - iv. Administration of contracts
7. Map of the former base
8. Discussion of the former base
- a. 1898 established by DND as a Rifle Range

9. Site was virtually clear when CLC took over the site
10. DCC was responsible for demolishing the buildings and clearing the site
11. Project History
  - a. In November 2012, CLC renewed the planning and consultation process to redevelop the lands formally known as CFB Rockcliffe which it acquired from DND in 2011
12. Algonquins of Ontario
  - a. Participation agreement was reached
    - i. Agreement provides a framework for ongoing relationship
    - ii. AOO are engaged in every stage of the development
    - iii. Provides employment opportunities to the AOO
    - iv. AOO have first right of refusal for properties as they are released
13. Canada Lands Company Outreach
  - a. August 2012 – December 2015, more than 200 meetings
14. Approved Community Design Plan – October 2015
  - a. Wateridge Village selected from many competing names by Marketing
15. More than 25% of the site is devoted to green space, parks and open spaces
16. Phasing was discussed
  - a. Phase 1a
  - b. Phase 1b
  - c. Phase 2a
  - d. Phase 2b
  - e. Phase 2c
  - f. Phase 3
17. Street Naming
  - a. Part history, part tree names and part Algonquin
18. Transit Routing (Potential)
  - a. Agreement in place to have transit available from the start
19. Cross section of Codd's Road
20. Low impact development and Innovative overland storm water management
  - a. Porous asphalt vs standard asphalt
  - b. Soak away pits
  - c. Natural waterfall
21. Phase 1a lotting demonstration plan
22. Phase 1a timelines
  - a. 2015 – city and agencies review and approval
  - b. Spring 2016 – registration of subdivision
    - i. Tree clearing
    - ii. Construction begins (primary hydro feed)
    - iii. Summer 2016-05-17 construction of municipal infrastructure

iv. Fall 2016 – housing construction

v. 2017 – first occupancies

23. Marketing

a. Need a new branding and a new name that encompasses the history but creates a space that everyone can enjoy

b. Phase 1a has now been exposed to the market

24. Currently there are two builders in the community for phase 1a

a. Claridge homes (towns and semis)

b. Uniform (singles and semis)

25. [www.wateridge.ca](http://www.wateridge.ca)

- President Abbey Saunders then thanked the speaker and reminded all attendees of the survey
- Next meeting September

Meeting adjourned 21:33