

WELCOME! 2026 AGM Westboro Community Association



AGENDA

Westboro
Community
Association

AGM 2026

Agenda

- Welcome
- Approval of 2026 Agenda
- Approval of 2025 AGM minutes
- Report from the Treasurer
- Report from the Chair
- Report from Committees
- Voting for the 2026/2027 Board of Directors with Roland Dorsay
- Community Q&A

Treasurer's Report

1 Sept 2025 to
31 Aug 2026

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Opening Balance: \$4,987

Deposits:

\$ 38,770	GIC (partial cashout & new purchase)
\$ 2,017	Flowers for Food Fundraiser
\$ 1,246	City Grant for Lion's Park Rink
\$ 560	Donations (incl memorial bench)
\$ 415	WW West Garage Sale (table rental/raffle)

Total deposits: \$43,008

Disbursements:

\$ 33,500	New GIC
\$ 3,500	Christmas donations & other donations
\$ 2,084	Admin (ie KT ads, WordPress, posters)
\$ 1,543	Other (ie fundraising expenses, tarps)
\$ 753	Outreach

Total disbursements: \$41,380

Closing Balance: \$6,615

Treasurer's Report: GIC's Breakdown & Summary

1 Sept 2025 to
31 Aug 2026

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Term and Interest: 14 months @2.75%

1. \$33,500 issued March 10, 2026

* Maturity date: May 9, 2027

2. \$5,485 issued May 11, 2026

* Maturity date: July 10, 2027

3. \$3,109 issued July 6, 2026

* Maturity date: Sept 4, 2027

Total interest upon maturity: \$1,351

Chair's Report

Len Tucker

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What Makes a Successful WCA

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The Secret Sauce

People (Always the People!) – Motivated
Volunteers

How do you get that?

- Understand Your Vital Ground
- Clear & Actionable Mission
- Take Agreed upon Action
- Engage
- Communicate
- Walk the Ground Together
- and Finally - Real Results & Recognition by the Community

What Makes a Successful WCA

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Our Vital Ground

Westboro's Quality of Life

- Intensification
- Planning & Development
- Safety
- Transportation
- Heritage
- Parks & Environment
- Social – Dinners & bringing our community together
- Policy Action – Direct to City
- Community Outreach & Compassion – homelessness, social issues, charity and fund raising
- Knowledge Enablement – Our learning series
- Communications

Our Team Our Board Your WCA



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Your Board of Directors

Scott Burton

Andy Cooper

Tim Gray

Samantha Khalil

Maria Lunney

Jean McKibbin

Heather Mitchell

Sue Morris

Cristin Napier

Len Tucker

Community Outreach

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Christmas Lunch at Churchill Seniors Centre



WCA and Friends of Churchill, along with community partners held a Christmas Lunch on Christmas Day. A turkey meal was served at Dovercourt, there were gifts for everyone and Santa even put in an appearance! Over 400 people joined us for the food and fellowship.



Supporting neighbours

- Christmas packages
- Mothers' day
- Easter
- Birthday parties at Dovercourt – It takes the Cake!

Heritage

Our Main Effort Soeurs de la Visitation/the Elms



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Heritage

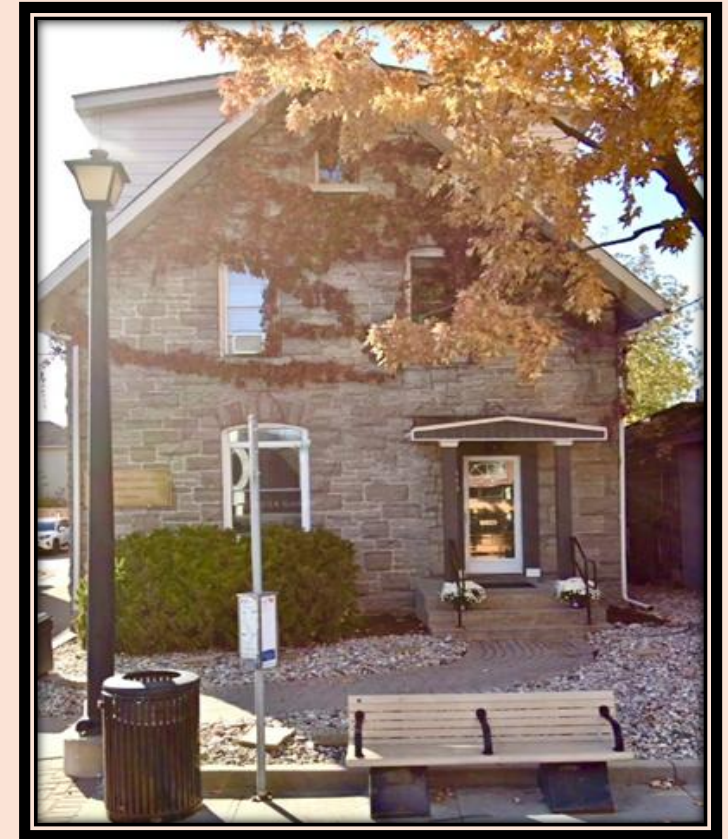
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Other heritage projects

The Heritage Committee is reviewing possible heritage designation for:

- 488 Edison
(Ogilvy House)
- Nepean High School
- 330 Churchill
(Westboro Manor)
- John Cole homes



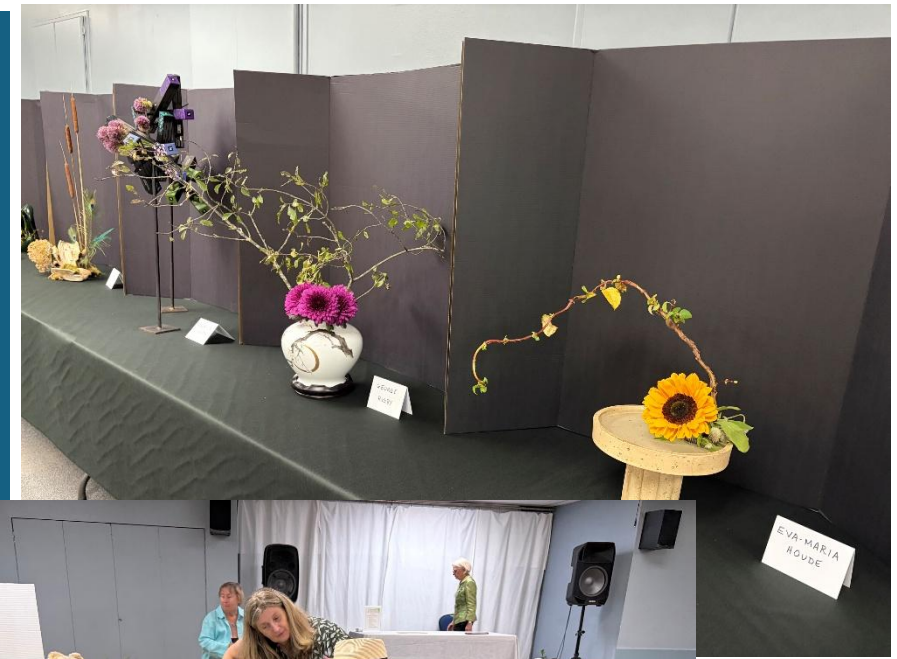
Charity & Fundraising

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Flowers for Food Fundraiser for the Westboro Region Food Bank

- Held at the Westboro Legion
- Ikebana exhibition
- Demonstration
- Make your own arrangement booth
- Pottery Raffle
- Result: \$1800 for the food bank!



*****Stay tuned *****
Flamenco for Food coming
May 1, 2027!! Ole!

Charity & Fundraising

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WCA Chair Len Tucker with
Dave “Groomer” Adams
Kichi Sibi Winter Trails



Charity & Fundraising

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Giddy up!

the
**Wild, Wild
WESTboro
GARAGE SALE**
Saturday June 7

8am-12pm

There is no rain date.

Proceeds of the Westboro Garage sale will benefit the Westboro Community Association and its projects. Your support is more than welcome!





Dovercourt Recreation Centre
411 Dovercourt Avenue
Behind the Centre, around the wading pool

- Bring your items to sell (please no baked goods).
- Rent a space for \$15 + tax each through Dovercourt's registration system. Visit our Events page on our website for details. Course 27229
- We have 25 spaces/ tables. We are not able to assign tables, so it will be first-come, first-served on June 7.

New this year - when accompanied by a parent, kids are encouraged to join in and sell stuff too! Kids will be given a tarp, rather than a table, for their items. Simply send an email to hellowestboro@yahoo.ca to register.

Scan to register



**Garage Sale
Washed out!**
... but we tried again
June 21, had fun and
raised money to
support the activities
of WCA!



Expert Consultation

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- City: Committee of Adjustment – Planning Committee
- Provincial - Ontario Land Tribunal
- Developer Open Houses & talking with Neighbours
- Heritage Ottawa
 - Demolition by Neglect Committee
- Media:
 - Kitchissippi Times
 - CTV: Walk My Ward September 26: Pre Election Issues
 - CBC: Convent
- BIA
- Safety & Security Fora
 - Seniors
- Community - K9

Communications

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CONTACT THE WCA

Contact the WCA by emailing: hellowestboro@yahoo.ca and stay up to date by checking the WCA website at westborocommunityassociation.ca or find us on Facebook and Instagram.

WCA WEBSITE



SOCIAL MEDIA

FOLLOW THE WCA!

INSTAGRAM

Westboro Community Association



FACEBOOK

Westboro Community Association



Follow us

Westboro Community Association



Welcome! This is the official website of the Westboro Community Association (WCA). If you're looking for information about Westboro Village in Ottawa, you've come to the right place.

Catch up on all the community happenings in our latest [newsletter!](#)

Did you know that the WCA is on Facebook? [Follow us here](#) for extra info, local events, and other Westboro-related news. Find us on Instagram [here](#).

Climate Workshop

Climate Fesk is offering workshops at Dovercourt Recreation Centre this fall. The first is Wednesday September 17, 2025 from 5:30-8:30pm. These are popular so register early!

[Know more](#)

WHISPERS COLLECTIBLES CHARITY AUCTION

September 20, 2025 at All Saints' Westboro Anglican Church, 347 Richmond Road from 10:30am to 2:30pm. Community lunch will be served for \$15 per person. Online bidding will begin in August. Proceeds will go towards the Westboro Region Food Bank.

[Know more](#)



NEWSLETTER

VOLUME 2

FROM THE CHAIR

In late May, as the weather warms and our neighbours and community come into the neighborhood, I can't help but feel how fortunate we have such an exciting and vibrant community. And every day, our association works with local organizations like Westboro Village BIA, the parks, and more to further improve our community and Westboro quality of life.

We strive to positively influence the community through proposed developments in the neighborhood while also working to preserve the character through action on the Westboro

We sit at the City's Committee of Liaison with key municipal councillors like Mr. Toon Dreessen for guidance and representation.

The WCA will be co-hosting the sale with Dovercourt on June 1st and enjoy this event or just get involved and take advantage of all

Join us and we'll touch base in the next newsletter. Plan to come to our AGM.



The Board of the Westboro Community Association

Front Row: Andy Cooper, Deb Chapman, Heather Mitchell, Len Tucker

Back Row: Scott Burton, Jean McKibbin, Maria Lunney, Tim Gray, Sue Morris, Cristin Napier

WANT TO GET INVOLVED?

Read on for more information about how to become a member, volunteer, and more!

Parks & the Environment

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WCA works with the Volunteer Gardeners of Clare Gardens Park to ensure this jewel in the Westboro crown is kept beautiful all summer long. The WCA extends its heartfelt thanks to everyone who helped contribute to the inaugural season of the Lion's Park rink. Volunteers for the upcoming season are needed! Earth Day saw a cleanup of Richmond Road. Thanks to the support of Mountain Equipment Company, 13 bags of litter are off our streets and not in the Ottawa River!



Planning & Development

The pace of intensification in Westboro is among the highest in Ottawa:

The Planning & Development Team have been engaged with:

- Conceptual & Pre-development discussion
- Monitoring developments to completion
- Participation at Committee of Adjustment hearing
- The review of approximately 25 projects ranging from small bungalow infills to 40-storey towers
- Advocacy for the protection of our urban tree canopy and associated quality of life (Save the Burr Oak!)
- Demystifying City Planning/Zoning for residents via our newsletter “Explainer Series”



New Zoning By-law Nouveau règlement de zonage



“Save the Nun’s Walk” Petition – 1535 signatures!!

341 Berkley zoned GRN – future park site!!

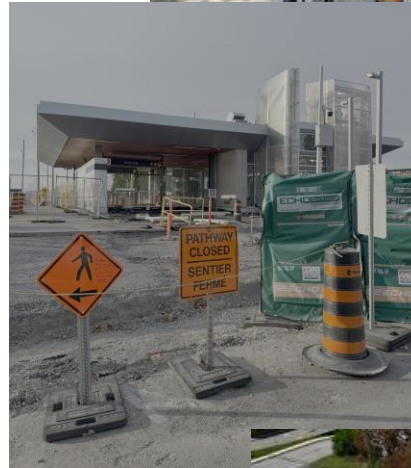


Traffic, Transportation, & Safety

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Supporting a safe, accessible
and welcoming Westboro



 **Improved connections:** A practical cycling link through Golden Manor toward the new LRT station was agreed with the City project team. More work to do!

 **Raised local safety concerns:** Including issues around Golden Manor and the Tay–Dominion reconstruction, construction near schools.

 **Tracked disruptions & promoted safer shared spaces:** Communicated the long-term MUP closure near Kichi Zìbì Station and encouraged courteous, careful use of sidewalks, streets and pathways.

  **Expanded community safety & preparedness:** Participated in a seniors' fraud-prevention safety clinic and are planning a community emergency-preparedness session.

WESTBORO DINNER CLUB

Local restaurants, shared tables and new connections.

JAN 21

Pure Kitchen

25 neighbours

MAR 30

Gezellig

24 neighbours

MAY 27

**Grounded Scratch
Kitchen**

40 neighbours

Sep 22

Little Bones

20 or more neighbours



Community Priorities Survey

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Community Priorities Survey

Listening to Westboro. Building better evidence for action.



Understand what matters most to residents

Identify priorities across transportation, development, parks, safety, accessibility, community life and other neighbourhood issues.



Build a stronger evidence base

Move beyond individual concerns to better understand shared priorities and emerging issues across Westboro.



Work with neighbouring community associations

Align key questions where possible so we can collect comparable data, identify shared issues and strengthen collaboration across communities.



Turn feedback into action

Use the results to help guide WCA priorities, advocacy, partnerships and future projects.

Have your say

Complete the survey and help shape WCA priorities for the year ahead.

In Memoriam

Long-time
WCA Board
member

“Mr. Westboro”

Gary David Ludington

29 June 1946 –
July 25, 2026

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A Commemorative Bench for Gary

In consultation with the family, WCA will purchase a commemorative bench to honour Gary’s leadership and activism. Many residents and groups have asked to donate to the bench. WCA therefore gratefully welcomes donations by:

- e-transfer hellowestboro@yahoo.ca
- cheque made out to The Westboro Community Association c/o 2405-485 Richmond Road, Ottawa ON K2C 3W9



Chair's Closing Remarks & Thank You's

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Thanks to All Our Community Partners!!

Dovercourt Community Centre

- Wild Westboro Garage Sale
- Hosting Birthday Parties for our shelter residents
- Christmas Lunch

Westboro BIA

- Supporting, Promoting, & Sharing WCA event info

Churchill Seniors' Centre

- Christmas Lunch
- Provision of facilities and support for WCA Board meetings and the AGM

Heritage Committee

Heather Mitchell

Westboro
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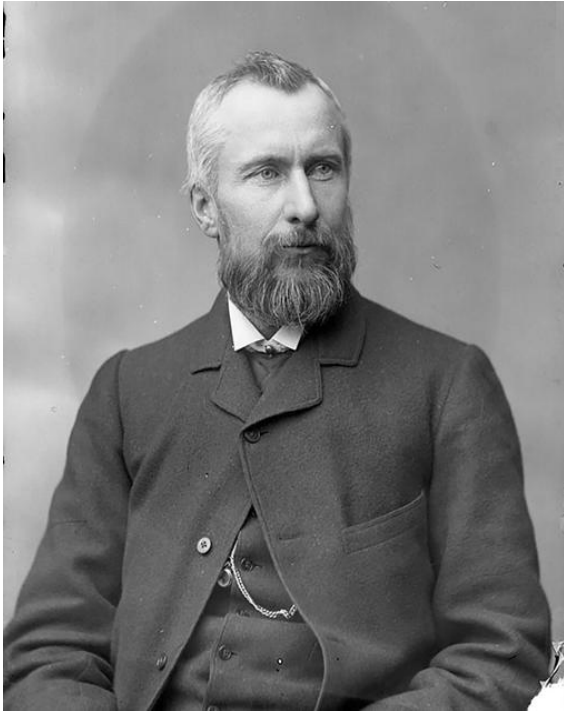
WCA Heritage
Committee
Oct. 7, 2026

114 Richmond Rd: Two Buildings; One History



Timeline of The Elms and Soeurs de la Visitation Convent

1864-65: The Elms built by James Dyke in Gothic Revival style. Architect was Sidney Bowles Fripp.



George
Holland



Senator James
Skead

Timeline

- 1909: Purchased from Holland by the Soeurs de la Visitation, a cloistered order founded in France in 1610.
- 1909-1913 monastery constructed.



Timeline

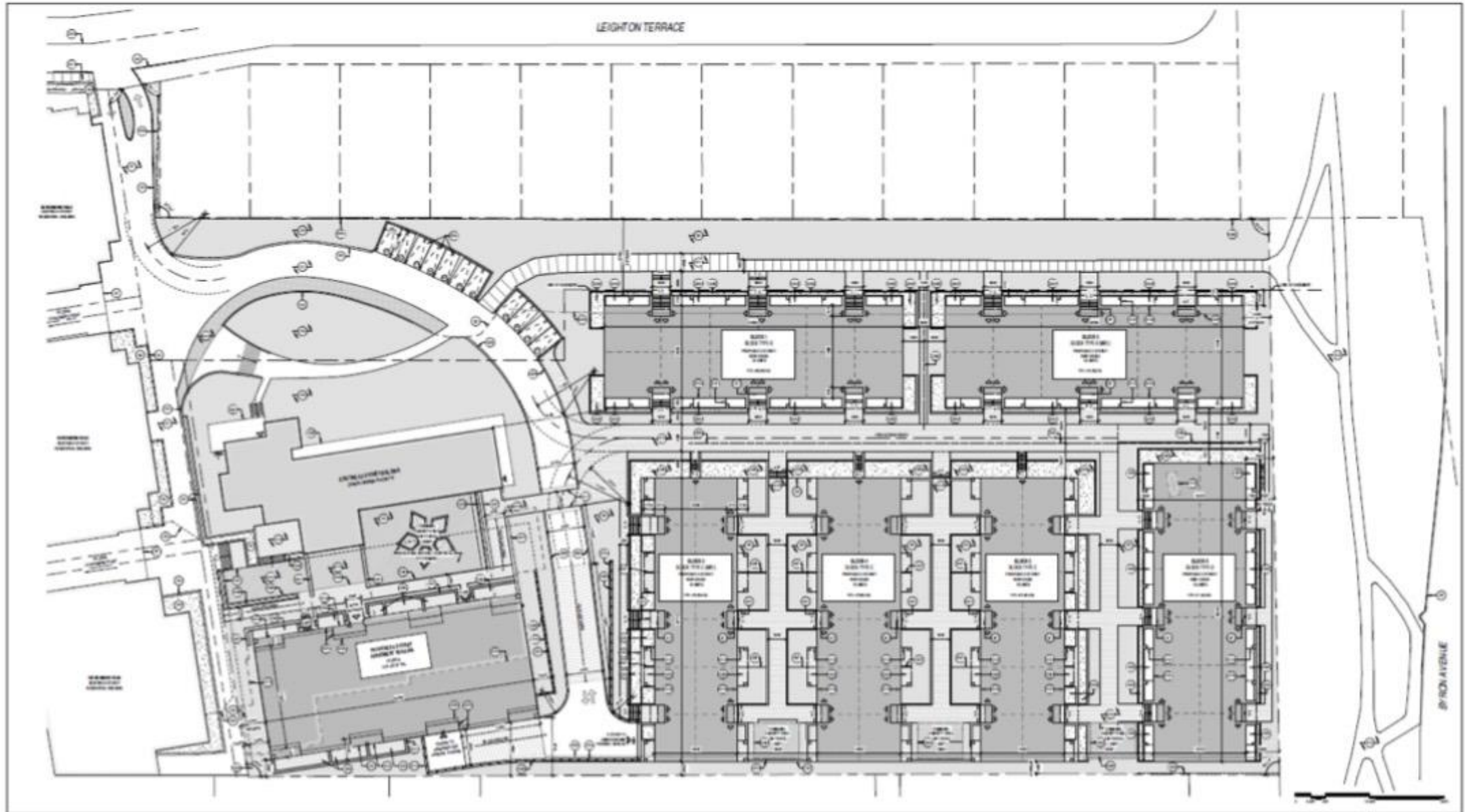
- 2009 The Elms/Convent is designated a heritage building.
- 2009: The Elms/Convent sold to Ashcroft developments.
- 2010: The nuns depart.
- 2015 Ashcroft builds Q West, 88 Richmond Road.
- June 2024: Ashcroft put the The Elms/Convent up for sale.
- Summer 2026: Bought by Concorde Developments.



The Proposed Development

- Six new stacked townhouses with a total of 126 units, and a four-storey low-rise apartment building with 47 units plus 153 underground parking.
- The Elms will be preserved; 90% of the convent will be destroyed.
- The Nuns courtyard will be preserved.
- Most of the strand of maples along the Nuns walk will be removed

The Proposed Development



The Proposed Development



The Proposed Development:

WCA response

- Petition to save the maples organized by Deb Chapman.
- Detailed letter sent to the City planner outlining heritage and planning concerns.
- Answered questions from residents and directed them to appropriate City departments.
- Liaison with the Councillor's office and fellow CAs
- Liaison with Heritage Ottawa.

Next steps: The Elms/ Convent



Community & Public Integration

Public component inclusion

- Urge the new owner to incorporate a community-facing element into the renovation plans.

Suggested public spaces

- Integrate a restaurant, coffee shop, or open public area.

Heritage education

- Install plaques or interpretive panels to share the history of the site.

Preserving Westboro Heritage

Nun's Walk – Maple Lined Path

- Ensure the public can continue to enjoy this mature tree canopy that lines the walk

Architectural highlights

- Show off and preserve the beauty of the gables and chapel.

Future legacy

- Protect this important piece of Westboro's history for future generations.

WCA Heritage: Next Up

- Loss of designation for 501 Cole
- Heritage Committee will continue to work on obtaining heritage designation for:
 - Ogilvy House
 - Nepean HS
 - Westboro Manor
 - John Cole homes in Highland Park.

We are working with City heritage staff on these and have volunteers standing by to begin the research and application process!



“Heritage conservation isn’t just about landmarks. It’s about how communities evolve – how neighbourhoods remain livable, connected and aesthetically coherent, rather than dominated by traffic and density at all costs.”

Don Mikel, author *Canadian Architectural styles*

Community Outreach

Heather
Mitchell

Westboro
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Parks & the Environment

Deb Chapman

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Environmental Committee Update

Why the environment is important to Westboro residents

- Kitchissippi Ward has the second lowest per capita ratio of people to park space in Ottawa.
- With intensification we continue lose large, mature trees and greenspace.
- Residents appreciate our work to beautify Westboro. Many comment on the positive impact of these public gardens on their mental health.

**What we've
accomplished
in 2026!**



Earth Day 2026

With the support of Mountain Equipment Company (MEC), Earth Day 2025 volunteers picked up 13 bags of garbage off the streets. Richmond Road was cleaned up. Trash collection was rerouted around Byron avoiding it going into the Ottawa River.





Mountain Equipment Company's Wildflower Garden

- MEC's garden began in the fall of 2024 when a group of Carleton students wanted to increase awareness about native wildflowers.
- Led by the WCA, a bed of stones was transformed into a wildflower attraction.
- Many thanks to Christine Edmonds, of Tapestry Garden Designs, who came up with the plan for flower bed.
- The garden continues to bloom today with hungry bees enjoying the late blossoms.





Golden Manor Gardens

The front garden at this Ottawa Community Housing apartment was in need of attention. This is what the garden looks like now.



Residents constantly thank us and comment on how happy the garden makes them. The WCA contributed the annual flowers that keep the garden looking fresh.

2026 Golden Manor Gardens

South Garden revitalized

Ottawa Community Housing has been doing construction along this path. The gardens were neglected.

This is what looks like now!



Clare Gardens Park:

A community partnership success story

These are the groups that keep the park looking it's best:

- The Volunteer Gardeners of Clare Park
- The Westboro Community Association
- City of Ottawa Parks Maintenance
- City of Ottawa Forestry
- Cleaning the Capital
- David Suzuki Foundation



Sad news: The Athlone Entrance Garden

Our beautiful garden that had top quality garden soil, beautiful boulders donated by the City, and lots of donated perennials and wildflowers were scraped away through a snowplowing error this spring. After 20 years, this City-approved garden was destroyed in an instant.



Good News

The garden is
restored!



Evered Avenue entrance renewal



- In the 15 years since hostas were planted crews have used whipper-snippers to cut them back.
- This year thanks to the Cavanaugh construction crew we have a steady supply of field stones to line the path.
- The result:

✓ **No Injured Plants!**

Clare Gardens Park priorities in 2027

- Continue weeding and planting wildflower seedlings and perennials
- Continue mulching around all trees to protect them from drought and whipper snippers
- Continue recruiting volunteers

WCA Scores More Greenspace!

Thanks to the WCA's advocacy efforts, an empty lot on Berkley Avenue has been designated greenspace by the City.



Questions?

Membership & Newsletter

Maria
Lunney

Westboro
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Membership Update

- **Current Membership** → 99 active members
- **Free & Inclusive:** Cost is **\$0** to ensure community access for everyone
- Membership is on an **Individual** basis and **not by household**
- **Westboro Farmers Market** – a new initiative allowing us to:
 - be present & visible and interactive in the community,
 - solicit new members
 - inform residents about the WCA's role in the community,
 - answer residents' questions, and
 - solicit residents' ideas & hear their concerns
- Voluntary Membership Donations:
 - **Support Local Initiatives & Organizations** such as:
 - Westboro Region Food Bank
 - Friends of Churchill Seniors Centre
 - Lions Park Skating Rink



Membership & Newsletter



Westboro
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Newsletter

- 4th edition (Spring/Summer 2026) in circulation
- 5th edition launching December 2026.
- Twice-yearly schedule keeps residents informed
- Provides Committee updates from all major working groups including:
 - **Planning & Development,**
 - **Heritage.**
 - **Transportation, Traffic, & Safety.**
 - **Parks, Environment, and Recreation.**
 - **Community Outreach and Social Events.**
- Highlights annual events and neighborhood activities
- Members are encouraged to contribute by:
 - **Sharing your ideas** for future articles or topics
 - **Providing feedback** to help shape upcoming editions

Recreation & Social

Maria
Lunney



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Our Focus

- Community Connection: Creating opportunities for residents to get out, meet neighbours, and socialize.
- Resident-Driven: Always looking for your ideas to bring the community together

Spotlight: Westboro Dinner Club 🍷

- Launched May 2025: Meets every other month at different local restaurants.
- Great Success: Grown to over 100+ members.
- Impact: Helps neighbours discover local spots, meet new people, and enjoy relaxed social evenings.

Get Involved!

- Share Your Ideas: We want to hear your suggestions for new activities, events, or gatherings.

VOTING: Board of Directors

Roland Dorsay

Westboro
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Candidates for the 2026/2027 Board of Directors

- Scott Burton
- Andy Cooper
- Tim Gray
- Maria Lunney
- Jean McKibbin
- Heather Mitchell
- Cristin Napier
- Len Tucker will remain in an advisory capacity as Past President.



**We would like to invite candidates
from the floor to join the Board!**

QUESTIONS from the Floor

Westboro
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AGM 2026

What are the key issues we should address in 2026/2027?

- Intensification
- Parking
- Environment and parks
- Recreation
- Homelessness
- Heritage
- Transit
- Safety and security
- What else?

Survey

ADJOURNMENT

Westboro
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AGM 2026

THANK YOU!