

**ELGIN STREET PROPERTY OWNERS ASSOCIATION**  
c/o Suite 312, 150 Montreal Road  
Vanier, Ontario  
K1L 8H2

March 11, 1988

All Members of City Council  
City of Ottawa  
111 Sussex Drive  
Ottawa, Ontario  
K1N 5A1

Dear Sirs:

Re: Motion No. 7/13 of Alderman Holmes  
at Meeting of March 2nd, 1988

This letter outlines the position of the newly formed "Elgin Street Property Owners Association" on the foregoing motion. A significant number of the Elgin Street property owners are members and we are in the process of ensuring that the remaining Elgin Street property owners learn of and join the newly formed organization.

At the Council Meeting of March 2nd, 1988, Alderman Holmes proposed a motion that for a period of one year, new eating establishments be prohibited in the Elgin Street area. The motion was defeated but as a result of notice of reconsideration will come before Council on March 16, 1988.

None of the property owners of Elgin Street who are directly affected were consulted concerning this proposal. As you are aware, on May 20th, 1987 City Council authorized the Elgin Street parking study; to date, the property owners of Elgin Street have not been consulted concerning this study. Clearly, the public participation policy of the City of Ottawa is not being adhered to. We would ask that Planning Branch contact our organization in order that we can contribute our views to the study.

In relation to the information provided to you concerning the proposed by-law, there are several inaccuracies. The Mayflower Pub and the Mayflower Restaurant are a single establishment, as are Ralph's Lounge and Fat Albert's. Lois 'N' Frima's and Baskin Robbins and Cantors should not be

classified as eating establishments. Eddy's Diner and Parma Ravioli occupy the same area previously occupied by Sorento's and therefore do not represent any increase in the area. House of Georgie's is the take-out portion of the Anatolia Restaurant. Many of the eating establishments are not "destination locations" and therefore do not attract additional traffic; rather their patrons are in the Elgin Street area due to other circumstances. Most importantly, many of the restaurants which were in existence in 1976 have not been mentioned; for instance, Phil's which was at the current location of Tangerine's, The Upper Deck and Granada were at the current location of The Diamond Restaurant, The Royal Palace was at the current location of Penguin's, 1001 Nights was at the current location of Maxwell's, Ali Baba's Cave was at the current location of Alilang House and The Bonanza Restaurant was at the current location of Pepper's ... only to mention a few.

No mention whatsoever was made of existing parking. I enclose herewith an article written in early 1986 setting out available parking. There is substantially more parking in the area than indicated in the article; for instance, 180 McLaren has 100 parking spaces and Al's Steak House has a significant parking lot and, more importantly, on street parking is not set out. In any event, the enclosed article sets out several parking lots numbered 16 to 38 which are within two to three blocks of Elgin Street; as indicated, there are over 3,000 parking spaces available. Clearly, the current issue is how to cause the public to use the available parking. Nevertheless, in future parking will continue to be an issue until rapid transit displaces the automobile.

Increased traffic in the Elgin Street area has arisen due to the Arts Centre, Police Station, Courthouse and most importantly, enjoyment of the area by the people of the Regional Municipality of Ottawa-Carleton. In recent years, Elgin Street property owners and merchants have ensured that Elgin Street has become a vibrant and tasteful blend of culture and business. Elgin Street is an area where a late night stroll offers safety, gourmet shopping, live entertainment, dinner and dancing. The ambience of Elgin Street has resulted from the planning, commitment and energy of each property owner who, in many cases, operates a business from the property. Each year, as financial circumstances have permitted, owners have upgraded and developed their property, in most cases in response to public demand expressed by the public's patronage. The evolution of the Bonanza Restaurant to Pepper's is a prime example, as are the stages of expansion of Al's and Boushey's.

The property owners of Elgin Street ask your support in ensuring that serious decisions such as that proposed are only made following a complete and accurate presentation of the facts and the effect and most importantly following consultation with the ratepayers involved. Having nothing happen for a year is not in anyone's interest, not even existing eating establishments. Alderman Holmes' proposal could sabotage property owners' ongoing development plans which are and have for some years been legally permitted; this would have the effect of halting momentum, stifling initiative and fostering insecurity.

Elgin Street has to date evolved because of a favourable balance between municipal intervention and private enterprise. The property owners of

Elgin Street wish this favourable balance to continue; it can only continue if the public participation policy of the City of Ottawa is adhered to and as a result there is communication.

We request that members of Council not support the proposal in view of the factual inaccuracies concerning the number of establishments, additional information concerning available parking, effect of the proposal on initiative, momentum and stability, lack of consultation with the ratepayers directly affected and lack of support for the proposal by the ratepayers directly affected.

We trust that in the immediate future, an Elgin Street parking policy which reflects vision and creativity will be developed with due regard to the public participation policy of the City of Ottawa.

Thank you for your anticipated cooperation.

Yours truly,

THE ELGIN STREET PROPERTY  
OWNERS ASSOCIATION

Per:

Brian William Karam

BWK/hf