

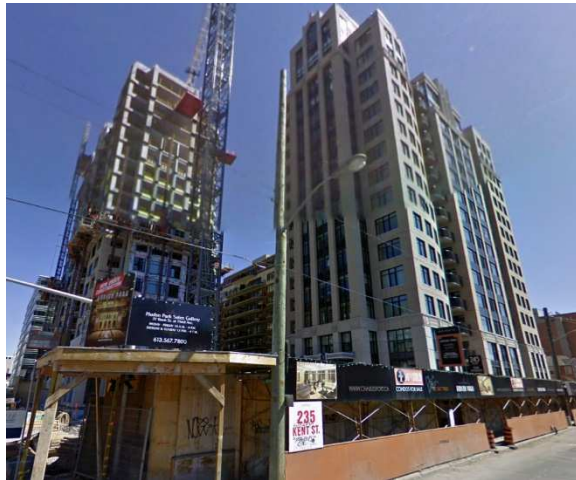


### HUDSON PARK'S QUARTERLY EXCHANGE OF NEWS & VIEWS

#### OUR HOME HAS ITS 10<sup>TH</sup> ANNIVERSARY!

#### IN 2009, A RESIDENT'S STORY

In November 2009 my wife Pam and I were celebrating my birthday with dinner at Beckta, located then on Nepean Street where North and Navy is today. Leaving the restaurant, I remarked to her that I recalled reading in *The Citizen* that the second tower of a two-building condo project was being built just up the street at



Kent, and I suggested that we have a look. Look we did, and we liked what we saw: A new Hudson Park I, sleek and tall, and beside it an almost finished Hudson Park II. One thing led to another, and by the spring of 2010 we had sold the town house we were living in then (just off Rideau Street at the Cummings Bridge) and bought the condominium that we live in now on the fifteenth floor of Hudson Park II.

Interestingly enough, since the upper floors of Hudson Park II were still being worked on in early 2010, we were told that we could not visit the unit we were considering because of possible construction hazards and that we would have to decide instead from the floor plans provided. We were almost certain that we had made the right choice, but there was still a nagging doubt in the back of both of our minds, and so I pressed a bit harder and said that we were ready to put our deposit down but that we really did have to see the unit first. That worked, and in no time we were on site being provided with hard hats, taken up in an elevator to the sixteenth floor, and shown the condo that we had chosen from the plans.

What next? From almost the moment we were shown inside we both knew that the unit was not for us. We did, however, take the tour before saying politely that it just wasn't what we had expected – thank you very much indeed, but we are not going to buy. Fortunately for us, though, the representative from Charlesfort was sympathetic and said that there was, she thought, another attractive unit on the floor below and since we were already on site that we should have a look at it too. Fast forward: That turned out to be the condo that was perfect for us; I wrote a cheque for the deposit, and we eventually moved into our newly purchased unit in mid-April of that year.

– John Gahan

In 1939, brothers Ambrose and Dominic McEvoy built a Colonial-style building at the corner of Kent and Nepean streets, relocating their funeral home business from MaLaren Street. Theirs was the first building erected in Ottawa for the sole purpose of serving as a funeral home. Between Kent's transformation into a one-way street and increased traffic volumes over the years, parking lot access became an issue for the funeral home. In 1999 Charlesfort made an offer on the property, and the rest is Hudson Park history.

#### Earthquake shake

Wednesday, June 23, 2010, at 12:41 pm

The magnitude 5.0 earthquake was felt across most of Ontario and Quebec, as well as parts of the northeastern United States and lasted about 30 seconds. Ottawa declared this earthquake as being its most powerful in 65 years. Fortunately, there were no fatalities.

#### Obama-mania

February 19, 2009

Ottawa experienced Obama's first Presidential foreign visit, where he popped by the Byward Market to buy a beaver tail, picked up some cookies from a French bakery, and looked for a snow globe to bring back to the White House. Obama also took a few minutes to greet the one thousand spectators who gathered on the snowy lawn of Parliament Hill to catch a glimpse of the famed American president.

#### Municipal Election

Turnout for the 2010 Ottawa mayoral election was just 44%, Jim Watson won almost half of the votes, ousting the one-term incumbent Larry O'Brien.

#### Lansdowne Park

In 2010, city council voted to renovate the stadium and to redevelop all of Lansdowne Park. The construction began in 2012.

**The Central Canada Exhibition**, which evolved into the SuperEx, completed its last season at Lansdowne in August 2010, after more than 120 years in operation.

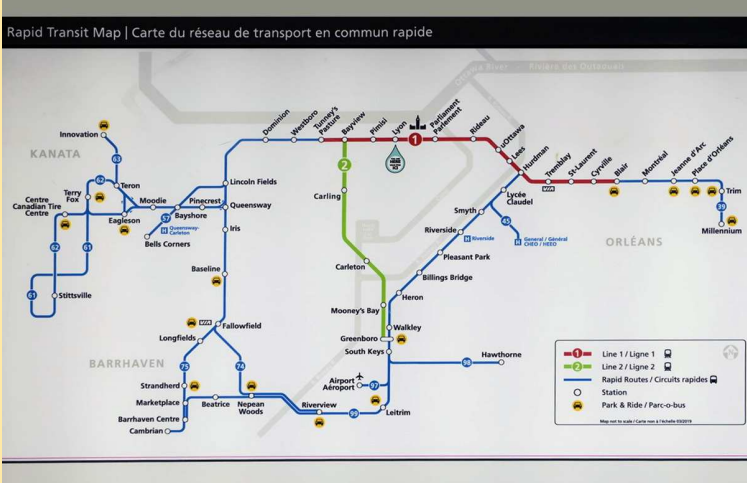
# A MAJOR MILESTONE

On 14 September, Ottawa marked a major milestone in its transportation infrastructure with the opening of the long-awaited Light Rail Transit (LRT) system. The Phase 1 LRT opened with 13 stations along an 11 km East - West alignment stretching from Blair Station to Tunney's Pasture. The planning for a LRT commenced back in 2006 with an earlier design which was subsequently canceled by Mayor O'Brien later that year. The current LRT system was approved by City Council in 2012 and its construction took over 5 years at a cost of over \$ 2.1 billion dollars, making it the largest infrastructure project ever undertaken by the City of Ottawa.

The LRT, known as Confederation Line, will replace the downtown leg of the suburban OC Transpo buses as well as the East-West Transitway bus routes that traverse the downtown core. OC Transpo buses coming from the western suburbs will drop their passengers off at the Tunney's Pasture LRT station, while those coming from Ottawa East and Orleans will use Blair Station as the transfer point. During weekdays, the LRT service frequency will be less than 5 minutes apart, while on the weekends the average train frequency will be 5 minutes. The LRT is grade-separated from road traffic and its route includes a 2.5 km long tunnel through the downtown core, comprised of three stations - Lyon, Parliament, and Rideau.

For residents of Hudson Park, the closest LRT station is Lyon station, a 5 to 7-minute walk. The station entrance is integrated with the Place de Ville complex on the north side of Queen Street, halfway between Kent St and Lyon St. The Bank and Queen Street entrance for Parliament station is also within a short walking distance of Hudson Park.

With the opening of the LRT, Stage 1 is complete. Construction of Stage 2 is underway and will extend the LRT in three directions - South to Riverside South with a spur to the Ottawa Airport in 2022, East to Trim Road by 2024, and west to both Moodie and Baseline by 2025.





Kent, Nepean & Lisgar Streets 1958:



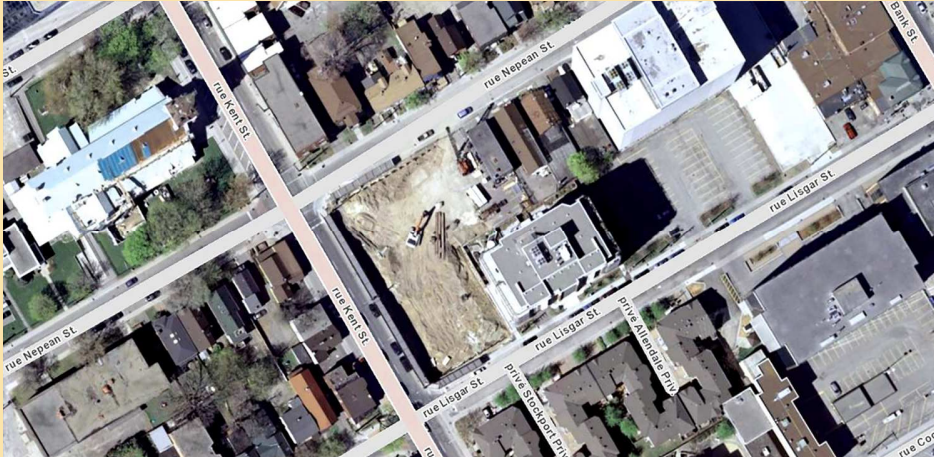
Kent, Nepean & Lisgar Streets 1965:



Kent, Nepean & Lisgar Streets 1991:



Kent, Nepean & Lisgar Streets 2007:



These four images: courtesy of City of Ottawa

## IMPROVEMENTS AT HP

2019 has seen various improvements undertaken throughout Hudson Park.

### Retaining Wall

This was an urgent project as the existing wall was leaning and posed a safety concern to residents of The Everett condo next door. The existing structure, and all the earth behind it, was removed and replaced with a longer-lasting structure.

### Balcony Door Replacement

Some specific units were identified to test the cost-effective solution of a lighter door slab. Things are looking positive, but continued monitoring will take place into the spring to make sure this is the right solution.

### Exterior Building Caulking Replacement

A supplier has been selected to do a full replacement of the exterior caulking to both buildings. This will be about a 8-month project and will depend on the weather. It has already begun on building 235.

### Toilet Seal Replacement

All toilets in all units were inspected and the toilet seals were replaced. This was done to avoid expensive water damages and insurance claims. There were multiple toilets that were found to be actively leaking or showing signs of vulnerability to leaking.

### Smoke Detector Replacement

Expired smoke detectors have been identified and will be replaced by the Corporation, at the expense of the owner.





## HUDSON PARK BOOK GROUP

The club continues to thrive, with meetings every six weeks, alternating between the lounges in the two HP buildings. The 6-8 p.m. sessions feature stimulating discussion, a wide variety of book genres, and sometimes even snacks!

The next scheduled meeting is on Thursday, November 21<sup>st</sup>, introducing a novel by journalist Waubgeshig Rice (formerly at CBC Ottawa). *Moon of the Crusted Snow*, published in 2018 to great reviews, is a post-apocalyptic thriller taking place on an isolated Anishinaabe reserve in Northern Ontario. Please consider joining us in HP 2 lounge at 6 p.m. It sounds like a fascinating tale.

Looking ahead: Thursday, January 9 will be *Interpreter of Maladies* by Jhumpa Lahiri (meet in HP1 Lounge) - 6 to 8:00 p.m.

Announcement:

# HP Holiday Reception date! Wednesday, December 11<sup>th</sup>

- HP Social Committee

