

Action Sandy Hill Board Meeting  
November 28, 2011  
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Rencontre du Conseil d'administration d'Action Côte-de-Sable  
Le 28 novembre 2011  
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Courriel: [info@ash-acs.ca](mailto:info@ash-acs.ca)

Present/Présents: Sam Almsaddi, François Bregha, Christopher Collmorgen, Eric Crighton, Julie Crôteau, Marcia George, Jane Gurr, Claire MacDonald, John Verbaas.

Regrets/Absents: Dave Bagler, Sophie Beecher, Mona Frendo, Liz Kessler, Alice Kwong, Kyle Simunovic.

#### **1. Welcome and introductions**

Christopher Collmorgen chaired the meeting.

#### **2. Review and approval of the agenda**

Eric moved (Julie seconded) that the agenda be approved.

#### **3. Approval of minutes**

François moved (Jane seconded) approval of the minutes of the November 1 meeting. Christopher reported that he had written letters in support of burying hydro wires along Rideau St. and for the establishment of a Community House at Stratchona Heights.

#### **4. Councillor's report**

Mathieu Fleury reported that Council would vote on the City budget on November 30. Items in the proposed budget include the design costs for a pedestrian bridge across the Rideau River, increased money for sidewalks, an increased budget for the redevelopment of Rideau St., funding for the redevelopment of Arts Court and more money for bylaw services that should ensure longer service on Thursdays, Fridays and Saturdays as well as on peak days.

The Arts Court redevelopment is not fully funded and the City is seeking \$9 million from the federal government. Another source of revenue could come from the construction of a twenty-storey building on the eastern part of the site. This is a matter that the ASH Board will want to discuss again in the future.

However, the City is unable to fund Strathcona Heights Community House to provide social and recreational services to local residents because of insufficient operational funds.

ASH Board members expressed their continued support for the UPass at its current rate.

In response to questions from Board members, Mathieu Fleury indicated that the proposed municipal lobby registry would very likely be amended to exclude representations from community associations and volunteers. ASH noted that the by-law should apply to land use and development discussions, which are excluded in the proposal.

Concerning Centre 454, Mr. Fleury indicated that draft terms of reference for a multi-stakeholder committee to be created for the area between Nelson, Rideau, Waller and Laurier should be available by the end of the week.

#### **5. Concerns from the floor**

There were no questions from the floor.

#### **6. Planning, development and transportation**

Fred Cogan and Barry Padolski presented the plans for the redevelopment of 470 Wilbrod, a house presently occupied by the Vietnamese embassy which the Cordon Bleu plans to occupy once the embassy moves out. The redevelopment involves the construction of two classrooms in a new building linking the house to its existing garage as well as minor variances to the side yard. The house itself would be used for office space and its exterior preserved in keeping with its location in a Heritage Conservation District. The Cordon Bleu expansion should lead to a small increase in student attendance but a reduction in traffic as fewer students own cars than visitors to the embassy.

ASH Board members thanked Mr. Padolski for the presentation and consulting the community early on this proposal.

François reported on the All Saints Church charrette which took place in early November. The church congregation, no longer being able to afford the capital upkeep of its buildings, convened this charrette to explore revenue generation options that would allow the church to stay open. While the congregation is still at an early stage in its thinking, the most likely scenario would involve the demolition of Bate Hall at the south side of the church (not a heritage structure) and its replacement with a medium-rise building possibly including a mix of commercial, office and residential space. The intent is that the sale of the land would enable the church to cover its future expenses.

Sam Elias announced that he wanted to redevelop 217 Henderson to the maximum allowed by the current zoning. He will come back to the Board in early 2012 with development plans and would like to start construction after tenants move out at the end of April 2012.

Jane asked the Board to note that the City had asked the developer of the infill properties at 574 and 576 Chapel to replant the grass that had been paved over in the front yard. The developer has complied with the City order. The developer had neglected to apply for a Private Approach Permit. With the assistance of Councillor Fleury's office, a meeting will be set up with the City officials responsible for permits with a view to improving communication within the permitting office to ensure that building permit applicants are made aware of the private approach permit requirement. Christopher prepared an article on the Bylaw governing private approaches for the coming edition of IMAGE.

The developer at 466 Nelson has applied to expand his 3-storey, 4-unit building currently under construction, to include 2 additional units. This will require a zoning change and an appearance before the Committee of Adjustment. Some neighbours have asked ASH to support them in opposing this expansion. The ASH Planning and Development Committee will review the issue and make a recommendation to the Board in the next few days as the matter is to be heard before the Committee of Adjustment on December 7.

### **7. By-laws and environment**

The five trees that had been planted at Viscount Alexander and being cared for by the students have been vandalized. ASH has been asked if it would help pay for replacement trees. Councillor Fleury's office is also interested in supporting this initiative. Eric will follow up on options for funding and or the kind of trees that could be re-planted.

Eric reported that the front yard tree planting initiative he is leading has slowed down because of the season. He has received 2 gift certificates (from Shoppers Drug Mart and le Cordon Bleu) to be awarded to two homeowners who have subscribed to the program.

Christopher reported on the properties at 336 and 338 Chapel whose owner has been ordered by the City to return the front yard to its previous condition after a berm on City property had been removed without a proper permit and the area covered with paving stones. Christopher thanked Mr. Fleury for his support on this and other by-law infraction issues.

Christopher reported that the City will enable its officers to enforce several by-laws concurrently rather than each officer being restricted to a separate by-law. This reform, and the planned transfer of staff to the by-law division, should improve enforcement and is expected to begin in January 2012.

Claire will lead the development of an ASH strategy to encourage the City to implement the proposed amendment to the noise by-law sooner rather than later. This amendment will hopefully bring about a change in the amount of noise and the number of calls to and responses by the City.

### **8. Special events**

François reported that the One and Only sale had been a great success and had attracted many buyers to the Community Centre. Peter Evanchuk prepared food for 1000 visitors and almost all the food was consumed. This event generated almost \$600 for ASH. It was agreed that ASH should advertise its sponsorship of this event more openly next year and put up its banner in the hall where the food is served. Photographs from the event are to be posted on the ASH website.

Gabrielle Dewalt is starting to organize teams to look after the rink. Marcia will circulate Gabrielle's email to the Board. An announcement calling for volunteers will be posted on the ASH website and another call will be circulated on the ASH listserve.

The next special event will be the annual winter carnival. A coordinator and volunteers are needed. Please contact Christopher if you are interested.

We still need a Chair and to develop terms of reference for this Committee. Please contact Christopher if you are interested in helping out.

### **9. Community relations**

Christopher and Jane held a successful meeting with Alan Rock. Mr. Rock said the University was committed to funding a Community Relations position starting in the next academic year and also to setting up a Town and Gown Committee for Sandy Hill. The Good Neighbours Committee will start discussing terms of reference at its next meeting on November 29.

Christopher will hold a follow-up meeting with Mr. Rock in January. It was suggested that ASH should seek a seat on the University's Board of Governors eventually.

An article about the recent trip to London, Ontario, by Christopher and Sam will appear in the next edition of IMAGE.

Christopher reported on the last meeting of the Federation of Community Associations. The FCA is preparing a motion to amend the proposed City lobbying by-law to exclude community associations and include land use and development issues. Also, the FCA advised that Volunteer Ottawa trains the boards of voluntary organizations and is creating an inventory of skills available in Ottawa community association boards. The ASH Board should consider taking this training.

Eric will attend the next meeting of CAFES (Community Associations for Environmental Sustainability) on December 10.

We still need a Chair and to develop terms of reference for this Committee. Please contact Christopher if you are interested in helping out.

### **10. Outreach**

We are still planning to update the website and post the names of the new Board members in early December.

Kyle will take over liaison with the membership from Janice Bernstein.

### **11. Future meetings**

François will host the ASH Board Christmas party on December 14.

The next working group meeting will be on January 9 and will focus on zoning issues.

The next ASH Board meeting will be on January 30 and will include a discussion of the revised ASH bylaws.