



**Board Committee Meeting  
Réunion du Conseil**

Monday, March 31, 2014    Lundi le 31 mars 2014  
6:00 PM to 9:00 PM    18h00 à 21h00  
Sandy Hill Community Centre    Centre communautaire Côte-de-Sable

**Minutes / Procès verbal**

**Present/Présents:**

Eric Audet, Sophie Beecher, Christopher Collmorgen, Robert Forbes, Jane Gurr, Alice Kwong, Yves LeBouthillier, Chad Rollins, John Verbaas

**Regrets/Absents:**

Sam Almsaddi, Christopher Hynes, Elaine Koren, Suneeta Millington, Sally Southey, Kyle Simunovic

#	Item / Sujet	Action
01	<b>Welcome/Bienvenue</b>  At 7:03 pm the meeting was called to order. Chad welcomed Board Members and the residents in attendance. Board Members and residents introduced themselves in a tour de table.	
02	<b>Review and Approval of Agenda/Lecture et adoption de l'ordre du jour</b>  The agenda was approved. The proposition was moved by Bob and seconded by Jane to approve the agenda with no amendment (carried).	<b>Decision</b>
03	<b>Review and Approval of Minutes (February) Lecture et adoption du compte-rendu de la réunion (février)</b>  Christopher moved and Bob seconded that the minutes of the February meeting be approved (carried).	<b>Decision</b>

Mathieu indicated that he wanted to update the Board on the following five topics:

1) Light train sinkhole

As previously mentioned, it happened overnight in an area located 40m away from bedrock. Verifications indicate that the sinkhole area was the site of a former excavation. The City can tell from the type of soil found there, which is atypical for SH, much more like fill. The City is mitigating the risk, securing the underground portion and excavating past this portion. The City will continue to monitor and to study what happened while the tunnel work will carry on in the bedrock area.

2) Town and Gown

a) At the next meeting we will remind everyone of their role regarding solid waste and bulky items collection, including landlords. By-law Officers will issue warnings to problematic residences and if they do not comply, fines will follow. Mathieu is asking all residents not to hesitate in reporting solid waste issues.

b) This year, we were fortunate enough to have cold weather on St. Patrick's Day. 311 call volume for the St. Patrick Day weekend was not different from any regular weekend. The City, with the help of the community, has done a great job in reaching out to students/tenants early in the year, informing them of their responsibilities and it has paid off. Again, if you hear of a problem, don't hesitate to inform the City and the Councillor's office.

3) Uptown Rideau CDP

There is an online survey until April 15<sup>th</sup>, please provide your input, your comments will go to Melanie Knight, the planner in charge of the exercise. A summary of the comments will be posted at the end of April. Melanie will also have a table at the AGM to listen and answer questions from the community.

Q: Why is it important for ASH to provide comments in the survey?

A: Very important, Melanie is looking at our comments to decide what kind of public consultations will be required. Your feedback is very important.

(The ASH Planning Committee will provide comments.)

Q-How long will the entire CDP process take?

A-It depends on what the feedback from the survey is. It's too early to say what the exact process will be.

4) Friel/Laurier proposal

As you know, City Council opposed the Planning Committee's earlier recommendation to approve the construction of the residence on Laurier

at Friel. However, by Council voting against the motion, we also lost the amendments that we had attached to the proposal. Viner has not appealed yet, they have 60 days to do so. We anticipate that they will.

Q: Which plan should we do first, the Uptown Rideau CDP or the SH Secondary Plan?

A: The CDP for Uptown Rideau and the Sandy Hill Secondary Plan will not cover the same area but they should complement each other.

Q: The Uptown Rideau CDP dates back to 2005 while our SH Secondary Plan was written 40 years ago. Why is the Upper Rideau CDP plan taking priority and not ours?

A (from a participant): There is a combination of factors: the Rideau Street is changing at a very quick pace; the SH Secondary Plan is a big undertaking, bigger than the UR CDP; we used to like our SH Secondary Plan and did not want to change it. Secondary plans are written when significant growth is expected, do we really want to propose significant growth?

5) Rideau Street.

This should be the last summer of construction and it will take place east of Charlotte. There will be lane closures but east and west lane traffic will stay open.

Q: Rideau/Charlotte Mall; when you drive to the Mall, you can go in but when you go out there is only the option to turn right. Business is affected.

A: The Councillor will go and meet them.

Q: Is there a timeline on the Beausoleil/Chapel intersection public work? Will the City put up a barricade?

A: We are still on the winter maintenance schedule given the long winter we have had. Once warmer climate arrives they will work on it.

Q: What about police presence at the intersection?

A: There is a compliance problem. The police have gone and will continue to go.

Q: There are also cars not complying by going straight through at the other end of Chapel next to Strathcona Heights.

(Mathieu noted and will inform the police of the complaints.)

**05 Questions from the Floor/questions du public**

**Information**

Noted above

**06 Treasurer's Report (Kyle)**

**Information**

**06 Treasurer's Report (Kyle)**

**Information**

Kyle could not attend the meeting, he is fighting a bad cold. Eric provided the following information for the ASH accounts as of 28 February 2014:

-Chequing account: \$9,936.96

-Savings account: \$6,819.17

**07 Special Events/Évènements spéciaux**

**Information**

**-AGM Sub-Committee (Eric)**

Eric reminded the Board that the 2013 AGM Minutes, the Annual Report and the Agenda will be circulated to all ASH Members on April 15, any comments on the minutes or the agenda should be sent to Eric before COB April 10, 2014.

Christopher reminded the Board that not all year end reports have been submitted, they must go to him ASAP.

Eric asked the Board if they would be in favour of buying a projector for ASH. There will be a need for a projector at the AGM and it could be used on many other occasions for meetings during the year. In the last year we have had presenters asking for the use of a projector. Although the Board was in agreement with passing a motion in favour of this purchase, Yves indicated that he has one that could be borrowed for ASH functions. Therefore it was decided that we would use Yves's projector.

**Decision**

No one has yet submitted his/her name as a candidate for the Board. Alice will be preparing a new message soliciting members. Eric will also solicit candidacies at the Block Rep meeting on Wednesday evening.

**Action Alice**

**Action Eric**

Some nominations for Volunteer of the Year have been received. Bob will lead the sub-committee that will chose the winner. Eric and Yves will join this sub-committee.

**Decision**

**-Proxy Voting (Chad)**

While the ASH By-law indicates that a person can vote by proxy, it does not indicate the process to be followed. Last year at the AGM the definition of a proxy vote was challenged. Does the By-law need to be amended to clarify the process?

**Information**

The decision was for the Governance Committee to prepare recommendations on this issue. The Board asked the Governance Committee to also study and submit some options regarding Family Membership (which currently provides only one vote) and to prepare the

**Decision**

**08.a Communications, Membership and Outreach (Sub-committee: Fundraising)/Communication, membres et engagement de la communauté (Sous-comité : Levée de fonds)**

**-Fundraiser (Jane)**

Under the leadership of Lynn Marchildon, a group of residents got together last week to organize a fundraiser event in May: 'Stepping out for SH'. The vision is for a square dancing night in Bate Hall at All Saints Church. There will be popcorn for kids, a cash bar, a silent auction. The objective is to bring the community together, celebrate and raise funds for current and future OMB challenges. May 10<sup>th</sup> is the date.

**-Membership drive following the fall petition (Jane)**

It's a more demanding job than expected but it is moving forward. A few emails have been sent. It was suggested to take a new approach, less personalized to save time. Jane has accepted to put the information into a database so that ASH can send one email to everybody.

**-Update on the Save Sandy Hill fundraising group (Bob)**

A group of residents got together with the idea to raise money for opposing the Viner proposal at the OMB. Letters were produced, and distributed via the Block Rep system. Pat Archer is the administrator handling the funds. Cheques are payable to ASH but they go to the Save SH account. The money will be used to pay for services of a professional, an urban planner or a lawyer or both.

**-Diane Beckett fundraising initiative**

We are working on a proposal to have a sit down dinner at HillTop which can sit approximately 120 people. It was suggested that this event take place in the fall given that the square dance is scheduled for May 10<sup>th</sup> and the fundraising letter has already been distributed. It would be an excellent event to be held in September after the summer vacation, and it is highly likely that the Viner appeal to the OMB would occur before the fall.

Majd, the owner of HillTop, indicated that he is opening a restaurant at Mooney's Bay, another option for a fundraising activity which would be more family-oriented.

**Brian Murphy and Diane Beckett**

Brian and Diane provided an overview of their experience on the Viner vote at City Hall and they shared their lessons learned with the Board.

**08.b Planning, Development and Transportation/Urbanisme et transport**  
(Sous-comités : Zonage et aménagements intercalaires résidentiels;  
Revue des demandes d'aménagements; Patrimoine)

**Information**

**-Planning Committee Update (Chad)**

a) Professional Services:

The services of a professional urban planner have been invaluable on the 275 Laurier file, I propose that we consider also getting his input on 45 Mann and 202 Henderson.

- i. Given that 275 Laurier will likely proceed to the OMB we will probably need to engage a lawyer as well

b) Uptown Rideau Community Design Plan (CDP):

- i. The City has begun their review
- ii. A number of residents staged a protest outside the first open house
- iii. I believe ASH needs to participate in this process but hold firm to the vision identified in the existing CDP

c) Sandy Hill Secondary Plan:

- i. Councillor Fleury successfully had an amendment passed to the motion on the Viner proposal to fund a review of our Secondary Plan but, since the motion failed, so did the amendment
- ii. Our Secondary Plan is apparently still the first in the queue for next year

2. Planning and Development (DARC)

a) 275 Laurier – Planning approval was rejected by City Council

- i. The developer has indicated that they will file an appeal with the OMB
- ii. Please note that we should be cautious about any further discussions of this matter so as not to prejudice our position at the OMB

**Decision -**  
Quotes are free, if the Planning Committee sees it fit, the Board supports obtaining a quote from a professional urban planner. It's also a capacity issue to provide relief to Board Members.

- b) 45 Mann – to be heard by Planning Committee on April 22, 2014
  - i. We don't know what the planner's recommendation is yet
  - ii. Have asked for clarification as to whether or not Section 37 applies
  - iii. Have asked for holding designation provisions related to 24/7 onsite supervision, patio and rooftop terrace closing hours, etc.
- c) 202 Henderson – site plan control application is pending.

3. Infill/Zoning/Conversions (Planning studies):

- a) Infill Phase 1 – Proposal was heard by Planning Committee on March 25
  - o They recommended it be passed
- b) Residential Conversions – Proposal was heard by Planning Committee on March 25
  - o They recommended it be passed

4. Heritage:

- a) Sandy Hill Heritage Study – we need to push the recommendations of this study
  - i. We had met with the City's heritage planners and agreed a course of action
  - ii. They were to take some action on this early this year, awaiting update

5. Transportation:

- a) Beausoleil/Chapel intersection – Still posing some challenges
- b) Truck Tunnel Study – ASH, the LCA and the King Edward Ave Task Force will be meeting with the Mayor to discuss
- c) Sophie Beecher, Diane Beckett and Susan Young attended Sustainable Living Ottawa East's (SLOE) "Deep Green" forum, which was an important step in the lengthy process SLOE has undertaken to proactively address the greenfield development that will take place on the Oblates land. They worked with all the

Action  
(Chad)

stakeholders (City, developer, community members), and Carleton University engineering and architectural students to come up with sustainable models for a number of aspects of the development – storm water management, energy efficiency/ district heating, sustainable transportation, affordable housing. Diane Becket will invite John Dance and Rebecca Aird to tell the Board about their stakeholder involvement process at a special meeting after the AGM.

### **-Special Housing Committee (SHC) Report (Bob)**

Request For Interest by uOttawa:

- The SHC did not meet; all were focussed on Laurier-Friel and Save Sandy Hill.
- No information on RFI from Michel Guilbeault.
- Sent a letter back to UofO reminding them of their commitment to consult with ASH on specifics of RFI. Also reminding him that more than 1100 Sandy Hill residents, including University of Ottawa students, have petitioned the university to build more on-campus residences and to refrain from expanding into the community when better options exist.
- Were contacted by the owner of a very urban property, currently a parking lot, telling us that they may be interested in partnering with UofO on the RFI. ASH has asked for a freeze on off-campus housing while the city develops a student housing policy. However, this particular location raised fewer concerns for SHC despite being on the inside border of our proposed exclusion zone. Any such proposal would have to be reviewed by our planning committee.

### **-Housing Strategy Letter**

- 10 groups including ASH have signed this
- Heard back from Mayor who was not particularly supportive nor even thought the idea feasible
- Another letter going back to him and councillors

## **08.c By-laws and Environment/Arrêtés municipaux et environnement**

## **Information**

Sally was unable to attend the meeting due to a family commitment out of the country. She extended her apologies for this unforeseen absence.

Sally wanted to mention the following:



## 08.c By-laws and Environment/Arrêtés municipaux et environnement

Information

Sally was unable to attend the meeting due to a family commitment out of the country. She extended her apologies for this unforeseen absence.

Sally wanted to mention the following:

Judy Rinfret, Claire MacDonald and herself have met with Mathieu Fleury, Mat Genest and Nathaniel Mullin and they will be setting up a meeting with senior City staff to discuss the City's strategic vision for by-law enforcement plan?, how they measure success, what would success in Sandy Hill look like, and what they have implemented to deal with the large volume of 311 calls from our very densely populated neighbourhood. In addition they have asked for the number of generalist bylaw officers who are trained and able to be proactive when they observe an infraction rather than waiting for a 311 call. How are they measured when being proactive and is there a system in place to encourage this proactive enforcement. We have also asked to have an official explain why some residents have received a "caller alert flag" on their telephone number which results in their calls being handled differently.

We would like to know why landlords are not informed when their tenants receive a noise or other fine as was discussed when the bylaw was amended.

The Councillor's staff have undertaken to set up the meeting in the next few weeks.

## 08.d Governance/Gouvernance (Yves)

Information

-Conflict of Interest Policy Update

The Board met in camera just before the beginning of this meeting to discuss the latest proposed changes to two documents (the conflict of interest policy and the conflict of interest guidelines) and some amendments to sections of the ASH By-laws.

In a nutshell, Directors and Officers will have to read the conflict of interest guidelines and complete the self-assessment questionnaire to assess if they are in any perceived or real conflict of interest position. The self-assessment questionnaire is a tool, it does not need to be disclosed. If the person thinks that there is a conflict of interest, there is a separate form (1B) that will have to be fill out before the AGM. Once a 1B form is submitted, the board will evaluate if there is a conflict of interest and if so it will discuss whether any restrictions should be placed on the person.

Regarding the complaint mechanism, a written complaint is to be given to any Board Member who will present the complaint to the board where it will be discussed in confidence. If deemed serious, the Board can appoint an investigator to report back to the Board before making a decision. Either the person is not found to be in a conflict of interest or if found to be in a conflict of interest, measures are put in place. The Guidelines present 5 fictional scenarios as examples to assist the Board in dealing with conflict of interest situations.

The following motion was moved by Yves and seconded by Bob: "That the Board approve the policy, the guidelines and by-law 4.19 in draft format as discussed earlier this evening. The Governance Committee will review and make the requested changes, it will circulate the documents to the Board, post them on the website for comments during two weeks and will present them at the AGM where a motion will be brought to amend the By-law.

#### **08.e Town & Gown/Ville et Toge**

-Update from the last meeting (Bob)

No real update this month but to say that there is a lot of good energy at the Town and Gown meetings although the level of involvement from the University remains disappointing.

#### **09 Community Relations/Rapports avec la collectivité**

-Block Representative Update (Cathy Major)

Currently there are 28 Block Representatives (BRs). BRs are circulating the fundraising letter and they will distribute AGM flyers. BRs are holding a meeting this Wednesday evening. The meeting will begin with a group photo. Eric Audet has been invited to discuss the upcoming AGM and examine how BRs could provide some assistance. Susan Young will talk about community green issues.

-**Student Housing Map (Larry Newman)**

Larry apologized, he could not be present tonight.

-**85 Range Road (Jane)**

In May or June, the construction project for 85 Range Road will begin. This 10-storey building will have an impact on the traffic during construction and after.

The construction includes a provision for park improvement with money that will be given to ASH. Jane will keep the board informed as to when it will be appropriate to engage the developer on this issue.

## 10 Future Meetings / Prochaines réunions

Information

-The next Monthly Board Meeting will be on April 28<sup>th</sup>.

### **-Attendance of Directors**

Before closing the meeting Chad brought to the attention of the Board that Sam Almsaddi and Elaine Koren have missed more than three consecutive meetings without providing the Board with any reason. The ASH By-law 4.8 indicates that: "If any Director is absent for three consecutive meetings without valid reasons, his seat will be deemed vacant". Therefore Elaine and Sam seats are vacant. This requires no motion from the Board.

## 11 Adjournment / Fin de la session

Bob brought a motion to adjourn the meeting at 09:25, seconded by Yves.

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