



**Meeting of the Board of Directors
Réunion du Conseil**

Monday, August 31, 2015 Lundi le 31 août 2015

7:00 PM to 9:00 PM 19h00 à 21h00

Sandy Hill Community Centre Centre communautaire Côte-de-Sable

Minutes / Procès verbal

Present from the Board: Jeremy Silburt; Pat Archer; Denis Forget; Bob Forbes; Marc Tremblay; Willow Scobie (chair); Benoit Belisle; Sally Southey; Brian Murphy; Chad Rollins; Susan Young; John Verbaas; Ian Anderson.

Present from the community: Jan Findlay; Nathaniel Mullin; Cathy Major; Marg Dawson.

DRAFT AGENDA

- | | |
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| 1. Welcome & Introductions | 19h00 |
| Willow's introduced herself as chair and introduced the meeting. | |
| 2. Review & Approval of Agenda | 19h05 |
| Bob moved, Sally seconded. Motion carried. | |
| | Decision |
| 3. Review & Approval of Minutes of previous meeting | 19h08 |
| Susan moved, Denis seconded. Motion carried. | |
| | Decision |

Additionally, on Aug. 13, 2015, the ASH board voted in favour of sending a letter of support for the Beausoleil Daycare, which the City plans on closing on Aug. 31, 2015. The motion was passed, via email, with the following votes in favour: Bob; Denis; Ian; Jeremy; Judith; Marc; Pat; Sally; Susan.

4. Councillor's Report and Questions from the floor – Mathieu Fleury 19h10

Councillor Mathieu Fleury provided the following update:

- 122 Daly: This issue went to built heritage committee. Fleury supported the letter on why the application should be denied, and the motion carried.
- LRT: The current configuration will be in place until next summer. We will be able to assess its impact then. There might be a proposal to have buses along KE and Laurier. This would last for a year. There is a need to discuss this and impacts in advance.
- Rideau street closure: this recent closure was done to maintain bus service. There are now land transportation reductions in each direction, and no Westbound Société de transport de l'Outaouais buses on Rideau. Loading areas for commercial vehicles for businesses have been preserved, and some detours are now in place.

Pat asked whether it's true that affected businesses weren't consulted. Councillor Fleury responded by saying that the City of Ottawa exchanged emails with BIA, but no formal meeting.

- Robinson village: there is a transit-oriented development (TOD) review for Lees with a ceiling cap of 6 stories but in place. Brian asked what the potential ceiling cap was. The Councillor responded that it was between 10 and 30. He noted the importance of communicating OMB decisions, informing committees and placing signs by buildings. While there is a ceiling cap of 6 stories, there is an 8-story limit given to one development, which is an exception. Jeremy asked questions about floor space and ceiling rules, and Pat asked about limits on units within story limits. Chad was concerned that ASH and the Old Ottawa East community association were not informed of appeal and settlement related to the ceiling cap. Some conversation followed about whether the exception allows others to appeal to 8 stories. None have yet.
- 560 Rideau: The Councillor described meetings with Susan and Francois over the summer and good representation from ASH and the community at committee. Councillor Nussbaum (and another councillor) put forward a motion for deferral of the decision but it was defeated. The Councillor thinks the Community Development Plan (CDP) should be in place before density transfer is considered, but this motion also didn't pass at committee. The Councillor's colleagues didn't want to hear from Fleury on motion of deferral – they didn't



think delaying the vote would have helped pass the CDP. Staff had said the Uptown Rideau CDP wasn't expected until November. Holding provisions are a tool for ensuring site plan conditions will keep the holding consideration (Zoning approved, but cannot go ahead until site plan approve) in the zoning. Councillor Fleury has said he's willing to lift delegated authority.

Sally mentioned she had sent letter to Mayor's office about density transfer, noting various concerns, and that she wasn't satisfied by the response from Mat Genest. Councillor Fleury said he wants to look at publicly owned private spaces (Coburg), transitions on Besserer. Brian noted that 2005 CDP hasn't been respected. His colleagues feel that decision isn't representative of the community's view of development for Rideau. Susan asked what our are chances at removing density transfer on URCDP development. Councillor FLeury mentioned a community consultation this Fall. Chad noted the option to appeal to the OMB. Jeremy asked where pressure could be applied outside the political realm, including behind the scenes and with city staff instead. Fleury mentioned the names of Ken Kirkpartrick, Randolph Wang, and Matthew Boursialult, the city staff for this file. He also mentioned that the highest person on this is head of planning, Michael Mizzy, and that staff's goal is to manage height and architecture. According to the Councillor, the City would rather see 14 and 7 stories, rather than a block of 9. He offered to set up a meeting with City staff, and the need for community predictability, good architecture, appropriate development.

Pat asked about the purpose of having a CDP that gets ignored. Chad said he feels like he's wasted his time, as he's not seeing a result, and that some planners do a decent job of engaging communities, while others don't. Sally debated whether there had been public meetings on the URCDP. Bob asked about what happened with the petition, and whether there had been one for Bank St.'s recent development. Fleury said that the ASH petition was shared with all members of Council, but that it was confusing. Was it about the 2005 rules? The CDP? 560? It was unclear in his view. Bob re-read the petition and Sally argued that it was clear. Bob argued that the community has become disengaged as a result of this process.

Chad noted that the point of the CDP was to designate character areas and that the 560 Rideau area was consistently listed as not for density transfer. That formula of compromise is now gone, so he asked what the next steps should be. Cathy noted that there doesn't seem to be a plan and asked to get planners to come to an ASH board meeting. Sally said there is a need to know that team Fleury is on our side at these meetings. Brian supported Bob's view of the community becoming disengaged by this process. Councillor Fleury noted progress on the following: infill 1-2, conversions, and a moratorium. The issue, in



his view, is the university, and this has been recognized. The university has shifted some student residences. Fleury thinks we have the right strategy to protect Sandy Hill and noted efforts from his office to push these policies. Cathy asserted that there's no trust with City Hall, and that property values are going down. The point, in her view, her view, is to find properties that attract young couples, professionals. Jeremy asked whether part of Sandy Hill is zoned R4 and asked why an effort shouldn't be made to shift towards R4 zoning and protect lower zonings, such as R2? Chad noted that adaptability is an issue. Properties should be able to between students, to couples, etc. Fleury noted the difficulty of shifting between zonings, and that Infill 1 and 2 did this. He said that when the R4 review happens, the City tries to do the same thing. The R2 process will happen with the R4 and secondary plan. The secondary plan (after the uptown CDP) and R4 review (are the next important steps for Sandy Hill. Fleury wasn't sure of exact timing.

- Beausoleil: Feury described the big capital improvement program. The budget approved in January. The daycare is now closed. 46 seats have been affected. La politique des services en français maintains the same subsidy. Therefore, some seats being transferred to other places with enough capacity within 2 km. 12 daycares are city-owned. Changes to the Childcare Modernization Act are coming into effect today. 350 spaces are funded provincially in schools. A report is coming this fall to address the general situation. A broader discussion is coming this Fall. Beausoleil will be re-opened as a French daycare – the total number of seats in city (including French) isn't dropping. He can't guarantee it will be city-managed, depending on the report. Subsidies had been attached to daycares. Now, subsidies centralized and parents can go to any daycare with it. Chad asked why people have told him that some parents have to drive to St-Laurent. Fleury said he was looking into this with some parents.
- Walkabout: Will take place next Tuesday September 8th. Led by student volunteers and town and gown. Open to the public. Starts at 6 p.m. at new Henderson residence. Takes about an hour. Sally asked for the police to visit places that have been problematic for David Collister. Chad noted threats David has received from people he's been dealing with regarding complaints. In Chad's view, It's about bad urban planning, bad approvals, landlords who build for profit at the sake of the community, and the city not enforcing rules. The City should work with schools and consider options, including code of conducts. A comprehensive approach is needed.

Information



- a. 560 Rideau – OMB appeal

Chad will send out a doodle for a special meeting.

Action: Chad

- b. Sandy Hill Yard Sale – Funds Approved

Pat showed the flyers and discussed the plan. She thanked Claire McDonald for the artwork. She expressed hope the annual event would grow to the size of the Great Glebe Garage Sale.

\$148.60 was approved by executive for expenses.

Decision

- c. (Agenda item added): \$10,000 donation from Homestead
Jeremy provided the following update: 9 submissions were received. A matching grant program exists. 2 ideas might be possible, due to the grant: a ping pong table this year, and bandstand/gazebo next year at Strathcona Park.

Chad noted that if ping pong table moves forward, another \$1,200 might be available as it was designated for the SHCC playground. Jeremy is looking into getting donations in lieu from developers and architects. Carleton U school of architecture may be approached. Other ideas were less feasible or wouldn't qualify for the matching grant. Chad asked whether ASH should publish these ideas on its website. Marc abstained from discussion due to conflict of interest.

Jeremy put the Motion forward, Ben seconded the following motion: That the ASH Board grant approval to spend the money from the Homestead fund required for the ping pong table and begin to move forward exploring feasibility of the bandstand.

Decision

- 6. Block Representatives Report – Susan Young

19h45

Susan: Camille has stepped down, and Jan is considering taking over.

Information

- 7. Executive Committee Report (if applicable) – Chad Rollins

19h55

Chad: The meeting is to come.

Information



8. Treasurer's Report – Pat Archer

20h00

Pat: \$34,682.28 total cash.
Chequing: \$14,849.70
Save Sandy Hill: \$9832.58
Homestead: \$10,000.

Information

9. Committee Reports

20h05

a. By-law Enforcement – Sally Southey

Susan noted that the City wants to fund her group's green initiative from the city budget, not a grant program they had applied to. She thanked Nathaniel from Councillor Fleury's office.

Information

b. Communications & Membership – Jeremy Silburt & Denis Forget

Bob said that he has registered ASH for Member Planet and loaded its extended membership list onto it. ASH's priority should be to increase its membership, including through online signups.
Denis noted that two new members have signed up to ASH this summer.

Information

c. Engagement with the University of Ottawa – Bob Forbes

Bob offered for people to join the walkabout Nathaniel mentioned. A Town and Gown meeting is set for Wednesday the 9th at 5 p.m. at the SHCC. On the Fall clean up and BBQ, Bob said that all have agreed to collaborate on cleaning up the Capital on September 26th. He was open to suggestions for areas to clean. He proposed to not have a BBQ this year. Eastern Ontario Landlords Association noise complaints registry is live.
SandyHillNoiseComplaints.ca (or .com) may be live soon. It is supplementary to 311.

Nathaniel said that a follow up "Bad Landlords" session might be taking place in mid-October. It would be focused on landlord responsibilities.
Chad said he would like to publicize, along with the city, the illegal practices of some landlords. Bob said that there was no news on Mr. Viner's properties and speculated that perhaps the new construction has put him off.

Information



d. Governance – Marc Tremblay

Marc said there had not been a meeting. But he will provide an update on bylaws at next Board meeting.

Information

e. Heritage – Benoit Belisle & Brian Murphy

Brian said that he went with Chad to heritage committee, and that Chad expressed ASH's view in favour of development done correctly, and that Leslie has a committee to study university properties, building by building, to determine which have heritage value.

f. Planning & Transportation – Judith Rinfret & John Verbaas

John said that the developer Trinity will be hosting a meeting soon, which John will attend as an ASH rep on behalf of Sandy Hill.

John noted that the houses at 197 and 201 Wilbrod are in disrepair and that the City is leaning harder on the landlord for failing to comply with their orders. John said these properties are on a trajectory toward demolition. Chad noted that ASH is a party to the hearing on Trinity in March, as is the Lowertown Community Association (LCA). This means ASH and LCA both be part of the discussion. The hope is they can reach a settlement before the hearing in March. One property owner who owns houses on Augusta now has a lawyer representing him.

Bob said he was contacted by an organization looking to host an all-candidates meeting. Chad said that Liz Bernstein is hoping to organize a debate on urban planning issues. It may be the same initiative. ASH would be willing to consider it.

Information

Brian put forward a motion to congratulate Judy on her 50th anniversary. It was seconded by John and passed unanimously.

Decision



a. Monday September 28, 2015

Meeting Adjourned

21h00
