



Minutes of the ASH Board of Directors - **VERSION #2 (8/12/16)**

Monday, June 27, 2016

7:00 PM to 9:20 PM

Present from the Board: Chad Rollins, Bob Forbes, Jeremy Silburt, Judith Rinfret, Susan Young, Larry Newman, John Verbaas, Ralph Blaine, Sally Southey

Emeline Sparks was present from Councillor Fleury's office

1 Introductions were made

2 Review and Approval of Agenda

The agenda was approved as amended on a motion from John/Bob

3 Approval of The minutes of May 30, 2016

The minutes were approved as amended on a motion from Judy/Bob

4 Councillor's Report

Emeline had circulated a written response to our questions and these are appended to the minutes. In addition to that written report the following items arose:

Did the fire department inspect 173 Marlborough after the fire there?

Plans are underway to implement the committee of city councillors requested by ASH (**Motion 5.1 5/16**). The councillor's office needs a written submission from ASH concerning the hoped for goals and terms of reference of this committee.

Members asked if the city intended to let ASH know how they were going to deal with ASH suggestions for the Somerset Bikeway and Emeline agreed to look into this.

There was some confusion about the streets to be affected by the proposal to lower speed limits to 40 km/hr. Chad will write to the councillor asking for clarification.

Concern was express about certain site plans which had already been approved that were delivered at the meeting.

Emeline reported that the traffic calming budget for the ward was not formally divided among the various parts of the ward. The money is spend as requests come in.



5 Matters Arising from the Minutes

a Injection Site Consultation

Chad will edit the document submitted by Kelly and add a “any other concerns” question. He will circulate this to the board before it goes out.

b Police Consultation Meeting

ASH didn't have a representative at this meeting.

6. Special Items

a. ASH Retreat

Chad will put out a poll to board members to get a consensus for a date (July – Sept). It was agreed to have a brief session on Robert's Rules of Order. One member asked that the priority list from last year's retreat be circulated.

b. Ayoub Farewell

Christine Aubry agreed to get back to the executive committee on this and the executive will decide what level of support ASH will give to this event.

c. Strategy on Unlicensed Rooming Houses

The discussion centered on what steps ASH should take to deal with this problem. John suggested that it might help focus attention if we were to compile an inventory of all such establishments in Sandy Hill.

Motion 6.1

Moved by Judy and Seconded by Sally that the ASH retreat be devoted in part to discussing development in Sandy Hill.

Some members felt the motion was not specific enough.

Carried with 4 in favour and 2 against.



d. Viscount Alexander School

Motion 6.2

Moved by Judy and seconded by Sally that the Board write in support of the building projects at this school. Carried

7 Block Rep Report - Jan Finlay was absent

8 Executive Report - no report

9. Treasurer's Report

The following balances were reported:

Save Sandy Hill	\$ 9,163.55
Homestead	\$ 6,834.92
Chequing	\$15,365.59
Total	\$31,364.06

We have also received a cheque from SHCHC for \$3,165.08 for the ping pong table and this will be added to the above balance for the Homestead Account.

The board agreed that Pat should consult the members about how to spend the money in the Homestead Account.

10 Committee Reports

a By Law Enforcement – Sally Southey

No regular report. There was some discussion about how to deal with the garbage problem..

b. Communication and Membership – Jeremy Silburt

Jeremy was not present at this point in the meeting so there was no regular report.



Susan suggested that the work of maintaining the website and monitoring the web mail be shared out more than it is now. Ralph agreed take the job of monitoring the mail and Bob would look into seeing about getting more help on the website.

The membership list is mostly up to date although there may be some members who have not been added to the list.

c Engagement with University of Ottawa – Bob Forbes – no report

d Governance - Chad Rollins –

Chad noted that Marc Tremblay had completed all the documents for the official version of our bylaws.

It was agreed that the necessary steps would be taken to post on the ASH website the consolidated version of the bylaws circulated to all Directors on June 14th as soon as possible.

e Heritage – Larry Newman

Larry reported on the designation of new heritage districts in Sandy Hill. He also reported on the Heritage meeting ASH will be hosting at All Saints Church. There was some discussion about the financial contribution ASH might make to this event.

f. Planning - Judith Rinfret

Judith submitted a written report which is appended to these minutes. Chad noted that the FCA will participate in the OMB review and we may also have input via this channel. Meanwhile comments about the OMB may be submitted to Judith.

It was agreed that Judith will submit the comments drafted re patios on rights of ways. Kelly is going to take on Planning Studies for the Board.

g. Transportation - John Verbaas

Motion 10.1

Moved by John and seconded by Susan that the letter written by John concerning the 40 Km/h speed limit be posted on the ASH website in order to solicit input from the community as per the request of the councillor's office. Carried

John will make inquiries about the truck tunnel issue.

Meeting adjourned at 9:20PM



Report from the Councillor's office: (As submitted before meeting)

Street issues:

1. Stewart Street Greening - was to be tendered in April, where does it stand?
 - We have spoken with staff and they have confirmed that they are waiting on their road cut permit. Construction could start as early as this week.

2. Somerset bike lanes - construction/installation was to begin in June, any update? We never got a response on our recommendations, what's happening?
 - Staff is finalizing the design for Somerset. We will have a better idea of timelines shortly.

3. The proposal to lower speed limits in Sandy Hill to 40km/hr. Please clarify how you see that being enacted and what would you like from ASH to facilitate the process?
 - ASH will need to identify the streets that it would like included in the speed reduction and pass a motion. We ask that this motion be posted on the ASH website for a least a month as an open consultation before we can pursue the changes further.

4. Why has the release of the truck tunnel study been delayed? (it was supposed to have been brought to Transportation committee by Q1 2016)
 - Firstly, it is important to have the new City Manager's approval to ensure the success of the plan. As this study is significant to the community and the City, we want to ensure that it can be received and provided the attention it warrants when presented to committee, as such we look forward to seeing it presented to committee in late August/early September.

5. Report from Councillor on installation of flexible posts. On streets where they could not be installed (Chapel being one), what other actions are being considered? For example, staggered mid-block planters (to note that some are being organized as part of the Somerset St. greenscaping and additional ones could be delivered at the same time), alternate side-of-the-street parking.
 - The flexi-posts and mitigation strategies were implemented where the street allowed. In some cases, flexi-posts were not installed due to parking restrictions or requests from residents.
 - Chapel is under review by Zlatko as part of the Trinity Development Community Devel-



opment funds.

6. Report from Councillor on possibility of repairing speed humps on Stewart out of Repair budget.

- Repairs have been requested.

7. What fraction of Ward Budget is to be allocated to Sandy Hill?

- Please clarify. There is no “ward budget”.

Planning issues:

1. Will you support ASH on the site plan issues identified for 594 Rideau?

- We understand that ASH has concerns, we will be working with the planner and the developer to resolve these issues.

2. Have there been any site plans or demolition applications that you need to advise ASH of?

- We will provide an approved site plan for 213, 217, 221 and 223 Henderson Avenue & 65 Templeton Street your information this evening.

3. Update on former St. Clements' Church development and the site plan condition to pay for the installation of four planters and trees in front of strip mall on Mann Ave.

- These are part of the site plan requirements. It is still under construction. We will follow up with the planner.

Health and safety issues:

1. Report from the Fire Marshall on the fire at 173 Marlborough.

- Fire Marshall was not able to provide report due to confidentiality reasons. They were able to disclose that the fire was caused accidentally and that the insurance company approved the re-inhabitation of the home.



PLANNING REPORT (as submitted by Judith before the meeting)

ASH planning report - June 2016

421 Besserer - rezoning application from High Commission for St. Kitts and Nevis to permit an office use in a residential zone. ASH, after consultation with immediate neighbours, requested preservation of the large tree in rear yard, permeable surface for the parking area in that yard, and, if possible, that the office use apply only to the current owners.

590-594 Rideau - Richcraft property now a temporary park - a site plan application has been submitted to allow the construction of a condominium - ht 24.5 meters.

The OMB had agreed in 2009 that this site could accommodate a building height of 22 metres. ASH and neighbours have objected and commented; the Lowertown Community Association has written to support neighbours, residents of Wallis House, and ASH:

- a rezoning and OPP amendment should be required to permit the increased height as the URCDP limits height in this area to six storeys (590 was excepted as the pre established limit was seven storeys or 22 metres).

- ground water issues must be monitored by the city in accordance with precautions laid out by a soils engineer

- vibrations must be controlled and monitored by the city to prevent catastrophic damage to the heritage homes on Besserer (as happened on St. Andrew Street with the Water Street development).



- light and privacy are not properly addressed
- the underground parking garage entrance and exit is too close to an intersection and too close to the entrance/exit lane serving 10 properties on Besserer. In and out traffic from Charlotte Street so close to a frequently congested intersection is not properly addressed.
- there is no provision for garbage pick up or loading area
- the URCDP recommends 0 side yards for buildings on Rideau and ASH strongly supports that provision in this case which would allow a continuous building front, more development potential to the east and the avoidance of an unsafe alley.
- neighbours are particularly concerned about the privacy issues due to the projecting balconies on all sides.
- the homes of neighbours across Rideau (Wallis House a designated heritage building) and behind this development which is in a designated cultural heritage district must be respected.

122 Daly - west of King Edward. Plans to expand and develop this heritage home and property were reviewed by DARC and ASH heritage committees last year and ultimately turned down by the city. More recent plans have been accepted by the city's heritage committee. DARC has reviewed the site plan. Major problems with this development may be resolved with the acceptance or denial of "minor variances".

333 Friel - Takyan has a building permit for the building on the north east corner of Friel and Wilbrod - to underpin and make structural changes, add a basement bathroom and bedrooms, and renovate the second floor. Meanwhile the side or rear yard on Friel appears to be a construction yard. J is speaking with city inspectors as this use does not appear to be associated with the building permit for this site.



386 Chapel - still waiting for the application to allow 4 units

95 Sweetland - still waiting for the application for variances to the side yard etc.

203/205 Henderson - a changed right of way over the property at 205 Henderson was accepted by the committee of adjustment. Minor variances will be necessary to allow the additions planned by the owner. A meeting with neighbours and ASH will be convened soon.

ASH will now be included in **pre consultation meetings** with developers. J and Chad attended a session with planners; it appears this may improve community interests.

Planning Studies/Reviews

Permanent Signs on Private property review - ASH comment suggested: ensure enforcement of A frame signs bylaw as these signs are often impediment to pedestrian movement. (TBD)

Click and Collect - new use proposed in Ottawa to allow pick up of shipments not by Canada Post. Concerns so far expressed - not appropriate in urban residential areas (major shopping centres or industrial areas may be acceptable locations) and no idling permitted (while drivers pick up parcels). (TBD)

OMB - provincial review is just beginning so this will be discussed and considered by Planning Committee for next meeting (TBD)

Accessory Building heights - proposed city by law would limit maximum permitted height of an accessory buildings and structures within the R1, R2, R3, R4, R5, zones from 4.5 metres to 3.6 metres.

Patios on city right of ways (ROW) Suggested comments for ASH: (TBD)



Patios are ideal to celebrate the warmer seasons in Ottawa and add interest and ambiance, especially in downtown neighbourhoods, but there must be some measures to avoid conflict with other users of city ROWs:

minimum 2 metre clearance for pedestrians either on the outer edge of a ROW or between the patio and the associated business

no raised platforms

no amplified sound

closure by 11:00 p.m.

no smoking - cigarette butts in the vicinity must be cleaned up by patio operator revocation of right to ROW patio if owner does not comply with city rules

sidewalk maintenance by owner and agreement to allow city operations to function as

required

no umbrellas to project past patio area

city must ensure bylaws are enforced

if necessary raise patio fees to accommodate extra surveillance