



**Planning & Development Committee Meeting  
Réunion du Comité de planification et de développement**

Wednesday, November 13, 2013    Mercredi le 13 novembre 2013  
7:00 PM to 9:00 PM    19h00 à 21h00  
Sandy Hill Community Centre    Centre communautaire Côte-de-Sable

**MINUTES**

**In Attendance:**    Chad Rollins, Sophie Beecher, John Verbaas, Larry Newman, Louise Shaughnessy, Anthony Friend, Lesley Collins, Diane Beckett, Mat Genest, Sharon O’Sullivan, Doug Ainslie, Eugene Deryeni, Sally Southey, Marc LaPerriere

#	Item / Sujet	ACTION
01	Review of Agenda	Approved
02	Review of minutes from previous meeting	Approved
03	Sub-Committee Updates	

DARC

- |  |   |
|--|---|
| <p>1. 256 Rideau - site plan control application</p> <ul style="list-style-type: none"> <li>• DCR-Phoenix proposing 2 27-storey residential towers connected by 3-storey podium</li> <li>• DARC suggested ASH insist on ground floor at-grade commercial use only on Rideau</li> <li>• Also agreed that we criticize spacing between the 2 towers, 15-metres proposed but current rules require 20-metres and new City rules will change that to 25-metres</li> </ul>  | <p><b>Motion to recommend opposition passed - Chad to prepare letter to planner and circulate for review by planning committee members</b></p>  |
| <p>2. Viner property at Laurier and Friel</p> <ul style="list-style-type: none"> <li>• DARC recommends that, absent a clear by-law definition of student housing and specific policies for that, ASH oppose this application for a nine storey one acre student residence</li> <li>• Application requires change from R4 (maximum height of 14.5 metres) to R5 (maximum height 28.5 metres) - from low rise residential to mid rise residential with a reduction in rear yard setback and reduction in parking from 146 spaces to 65. FSI is over 5.</li> <li>• Objections should be raised to the mass and density, the lack of adequate parking, the out of character height, the loss of light and</li> </ul> | <p><b>Motion to recommend opposition passed - Chad to prepare letter to planner and circulate for review by planning committee members and ASH Board simultaneously due to impending deadline</b></p> |

privacy for residents on Wilbord Street to the north and on Nelson Street to the west

- Of concern is that there is no site plan application at this point
- So absent a site plan, a definition of student housing, and due to the mass and density of the proposal, DARC recommends that ASH object. And we recommend that ASH again take this opportunity to note how important and urgent a proper parking/planning study is for Sandy Hill.

### 3. 45 Mann Avenue

- Proposal for purpose built student housing on Mann Avenue. There are no immediate residents adjoining the property.
- Site is zoned R5 which includes mid-rise buildings this property is zoned to permit a maximum height of 19 meters.
- Side yards at the front and rear of the building show reductions as does the rear yard but the bulk of the west side yard is wide enough to compensate for the requirement for outdoor amenity space and landscaped area.
- Parking is underground and a reduction is sought - 77 spaces are required (with a reduction of 10% for underground parking) and 54 will be provided.
- The property is within the Lees Avenue TOD and the transit way Campus station is also within 600 metres.
- Height seems to be the main objection of the majority of the committee.
- Although there is no FSI on this lot, the density will be about 4.
- The site plan indicates a small rooftop terrace on the north side. We recommend that if there is such a terrace it be moved to the south side to avoid disturbing residents on Templeton. We also stress the importance of proper noise mitigation for all mechanical systems and that the transformer be inside the building.
- We are not unanimously in opposition to this proposal as it seems to have so little impact on any resident of Sandy Hill. Though ASH is opposed to off campus student housing - this proposal is almost on campus and may alleviate some of the pressure for more "conversions".

**Motion to recommend opposition passed - Chad to prepare letter to planner and circulate for review by planning committee members**

- Recommend that ASH continue to urge the city to develop a student housing use in our by-laws and regulations and policies for such a use. Other cities in Ontario have done so. This again speaks to the urgent need for a planning/parking study in Sandy Hill.

#### Infill/Zoning

- Sophie Beecher and Katharine Spencer-Ross participating in Heritage Ottawa Lecture on sensitive infill on Nov 20th
- Sophie Beecher and Diane Whalen to represent ASH at Infill Design Charrette on Nov 29<sup>th</sup>

#### Transportation

- ASH submitted a response on the new proposed Transportation Master Plan (TMP)
- TMP to be discussed at Council on Nov 15<sup>th</sup>, John Verbaas will attend

#### Vacant & Derelict Properties

- Committee of Adjustment approved Minor Variance for 365 Friel which is now set for demolition

### 04 Committee business

#### Sandy Hill Heritage Study (SHHS)

- Lesley Collins from the City's Heritage department attended to discuss implementation of the SHHS
- Numerous suggestions/options were discussed but the following course of action was agreed:
  - Designate additional buildings under Part IV of the Ontario Heritage Act
  - Develop management plans for the existing Heritage Conservation Districts
  - Recommend designated the whole study area as a Cultural Heritage Character Area with an accompanying guideline for development
  - Add some buildings to the City's Heritage Register
  - Study the appropriateness of applying a Heritage overlay to all or part of the study area
  - Study appropriateness of proposed new Heritage Conservation Districts

**Sophie Beecher to prepare letter City Heritage department outlining our preferred approach to implementation**

05 Next meeting – Wednesday, December 19, 2013

06 Adjournment at 9:05 p.m.