



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

Wednesday, July 17, 2013 Mercredi le 17 juillet 2013
7:00 PM to 9:00 PM 19h00 à 21h00
Sandy Hill Community Centre Centre communautaire Côte-de-Sable

MINUTES

- Secretary:** Elaine Koren
- ASH Attendees:** Katherine Spencer-Ross, Louise Shaughnessy, Susan Young, Yves Le Bouthillier, Diane Whalen, Anthony Friend, and Chad Rollins
- Other Attendees:** Camille Ainslie, Christopher Collmorgen
- Regrets:** Jane Gurr, Sophie Beecher, John Verbaas, Karina Kraenzle, Eugene Derenyi, Judith Rinfret, Larry Newman, Laura Farquharson, Sam Almsaddi, and Tom Laverty

#	Item / Sujet	ACTION
01	Review of Agenda	Approved
02	Review of minutes from previous meeting	Approved by e-mail
03	Special Items <u>University of Ottawa Announcement</u>	
	<ul style="list-style-type: none"> Two student residences are to be built, one on Henderson (R4 zoning) with 165 beds and the other to have a private developer (about 700 beds within a 10 min. walk of UOttawa campus). Subsequent meetings with UOttawa representatives could not respond why not on campus Questions were raised about the RFP, such as criteria for assessment, what are the 'deal breakers' for the SH community, what sites are being considered, UOttawa development plan (?) in place, in absence of a plan, ASH recommends delay the RFP one year Proposal to hold ASH Public meeting(s) to discuss vision of Sandy Hill, need to write questions for survey to send out (to whom??), information would be 	<p>Chad will look up information regarding meeting and survey</p> <p>Ideas/Comments about what types of questions to be asked, send to Chad</p> <p>Chad & Elaine would put together a straw man questionnaire (if needed)</p>

used to feed into RFP

- UOttawa Meeting and possible survey to be discussed at Retreat on July 21, 2013.
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ASH Infill/Zoning Booth Update

- Booth was well attended, obtained a few more memberships and block captain
- Many questions were asked about UOttawa proposals for residences
- Larry Newman and Eiko Emori are working on a map using a colour mosaic looking SH neighbourhood changes, could be useful for zoning amendments

Arts Court

- Proposal for project was received too late for ASH to provide comments
- Application requests zoning amendment re: height changes, set backs

**Motion: send Arts Court proposal to DARC & Heritage Subcommittees for review & comment on the development application
Chris & Yves support**

458 Nelson Street

- Proposal was 'grandfathered' prior to the Interim Control By-law, 20 bedrooms on a single family lot
- Eugene's meeting with City of Ottawa with their legal did not take place
- Despite of ASH efforts, the City of Ottawa Councillor would not withdraw his staff delegated authority to approve the conversion of 458 Nelson that would have resulted a review by the City of Ottawa Planning Committee and an opportunity for public comment

Besserer Street Benches

- Tony discussed the idea of closing Besserer Street so there was no possible exit for cars
- He sees Besserer Street becoming the 'back alley to Rideau Street'
- He also noted that the arcade in the original Rideau Street plans has disappeared
- Tony wants to have a holistic approach to planning taken

Recommendation: Tony review website on projects for public places for more information

04 Transportation subcommittee update

- Christopher reported that the Kettle Island Bridge proposal is officially dead
- Various truck routes were identified, commit to resolve the problem on King Edward (headed by Lowertown Committee Association)
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ASH will work with Lowertown Community Association on resolving the truck traffic problem

05 Development Application Review subCommittee (DARC) update

- 17-19-23 Robinson following review of the application for a six storey condo, a letter was prepared for ASH outlining concerns about the height and the two levels of underground parking given potential problems with the water table, and the possibility of damage to the neighbours' foundations. ASH supported our position and sent the comments which were included in the report to planning committee. The staff report recommends approval with some provisos for our concerns about the water table.
- 45 Mann – DARC reps met with the owner and Fotenn representatives to consider a proposal for a nine storey student apartment residence with two levels of underground parking. While agreeing that this site is ideal for a student residence, DARC has expressed concerns about the height. No formal application has been filed.
- Comments were submitted about the conversion of 99 - 103 Henderson. City of Ottawa Planning staff have approved the conversion provided the front yard is landscaped. Any inadequacies with stairways will be reviewed by the building permit department.

06 Infill & Zoning subcommittee update

- Tour of problems and nice areas re: infill in SH.
- Workshop from City of Ottawa notes that the process needs to be clearer to identify terms and requirements for zoning

Tim Moerman recommends that ASH send comments forward to him by e-mail on conversions

07 Heritage subcommittee update

- Katherine and Sophie met with the City of Ottawa Heritage Planner & Matt Genest
- Looked whether a heritage district would provide more protection from conversion
- Katherine indicated that it depends on which area, where can expand some of protections, but cannot encroach and protect street scape
- Process is not to re-open existing designations
- Seven options are identified

Katherine will review the heritage study and speak with Heritage Ottawa.

08 Next meeting – Wednesday, August 21, 2013

09 Adjournment at 9:15 p.m.