



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

Wednesday, March 19, 2014 7:00 PM to 9:30 PM Sandy Hill Community Centre	Mercredi le 19 mars 2014 19h00 à 21h30 Centre communautaire Côte-de-Sable
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MINUTES / PROCÈS-VERBAL

In Attendance:	Chad Rollins, Anthony Friend, Susan Young, John Verbaas, Yves LeBouthillier, Louise Shaughnessy, Diane Whalen, Eugene Derenyi
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#	Item / Sujet	ACTION
01	Call to order	
02	Introductions	
03	Review of Agenda	Approved
04	Review of minutes from previous meeting	Approved
05	<p>Special Items</p> <p>1. <u>275 Laurier – Viner project update</u></p> <ul style="list-style-type: none"> • The City Planning Committee approved the project despite excellent presentations from Sandy Hill residents and Dennis Jacobs; • Chad reporting receiving emails of support from Ottawa residents who were at the meeting, many expressed disappointment with the level of discourse; • City Council will vote on it Wednesday, March 26; Councillors Fleury, Holmes, Chernushenko and Chiarelli have said they will oppose the project; • Chad has written a letter outlining our arguments and underlining the importance of existing planning documents and the need to stop spot zoning, Christopher has signed it, it will go shortly to the Mayor and all the Councillors, and be posted on the ASH website; • ASH members will be encouraged to write to councillors prior to the Council meeting using 	Chad to organise this message with Alice.

	<p>arguments from the letter, and to attend the meeting.</p> <p>2. <u>45 Mann Ave</u></p> <ul style="list-style-type: none"> • This will be heard at the April 8th City Planning Committee meeting. • ASH will be opposing the project on height and massing grounds; Chad is drafting a letter for the Board to endorse. 	
06	<p>Committee business / Affaires du comité</p> <p>1. Regular meeting night & sub-Committee updates</p> <ul style="list-style-type: none"> • Chad proposes the 3rd Monday of each month, instead of the Wednesday, as he is meant to attend the Federation of Community Ass'n meetings on that day every month for ASH. • Sub-committee chairs will provide topics for discussion for each agenda for their committees; if none are rec'd, there will just be a 5 minute update. 	<p>Chad will send out an email to all regular Planning Committee members to get agreement on a new meeting night.</p>
07	<p>Development Application Review sub-Committee / Sous-comité d'examen des application de développement (Judith Rinfret, Larry Newman)</p> <p>1. 202 Henderson (uOttawa student residence)</p> <ul style="list-style-type: none"> • Just rec'd this Site Plan application. • Questions about the zoning schedule for this property, units do not meeting the definition of a dwelling unit, is institutional, height limit defined by schedule. <p>2. 47 Goulburn (at Osgoode)</p> <ul style="list-style-type: none"> • A letter opposing the requested variances asked for re mass, setbacks, and roof protrusion was sent; the Committee of Adjustment was meant to hear this application last Wednesday, no news. <p>3. 323 Somerset (next to Sandy Hill Lounge & Grill)</p> <ul style="list-style-type: none"> • ASH's letter of opposition has gone to Committee of Adjustment. Questions on whether judgement has been reserved. <p>4. 45 Mann</p> <ul style="list-style-type: none"> • Already treated under Agenda Item 5. 	<p>DARC to review.</p> <p>Eugene to enquire about status via the Clerk.</p> <p>Eugene to enquire.</p>
08	<p>Heritage/Patrimoine</p> <p>1. Rideau St Redevelopment – Commemorative stones/benches</p> <ul style="list-style-type: none"> • Chad reported that ASH and LCA have been 	

	<p>working on this together, with the City’s Heritage dep’t. The benches will speak to Rideau St.’s heritage themes. The pavement stones will indicate where Rideau St. businesses of over 40 years were.</p> <p>2. 541 Rideau (former Culinary Conspiracy) – Request for heritage assessment</p> <ul style="list-style-type: none"> • ASH sent in a letter supporting LCA’s request that a heritage impact assessment be undertaken for this property, with a view to a heritage designation, as it is the last of the big houses on Rideau St. • ASH will also be sending a letter to oppose the development. 	
09	<p>Infill & Zoning sub-Committee / Sous-comité d’intercalaire et zonage (Sophie Beecher, Yves LeBouthillier)</p> <p>1. Proposal on Residential Conversions</p> <ul style="list-style-type: none"> • ASH is in agreement with the Planning Department’s proposals; • However, once these proposals are accepted by Council, along with the new Infill 1 guidelines at the same time, there is still a “zoning gap” (with respect to yard setbacks, height and protrusions into setbacks) until the Infill 2 guidelines kick in (likely not until the fall); • We fear a rash of demolitions; • To address this, Yves with Diane’s help will draft two letters: one to Planning Committee highlighting this gap and the link between conversions and Infill 2, and proposing that the yard setbacks from Infill 2 be adopted immediately • The second letter will raise once again how Infill 2 needs to address the building height and mass situation when a developer acquires two or more adjoining lots, and roof top terraces. 	<p>Yves will draft letter</p>

10	Transportation/Les transports <ul style="list-style-type: none"> • Meeting with the Mayor on the Truck Tunnel Study set for April 14; Sophie Beecher, John Verbaas, Marc Aubin (LCA) will attend 	
11	Vacant & Derelict Properties/Propriétés inhabitées et délabrées <ul style="list-style-type: none"> • Nothing to report 	
12	Next meeting (tbc) – Monday, April 21, 2014	
13	Adjournment	