

**Action Sandy Hill Planning Meeting Minutes
May 28, 2013**

Present: Katherine Spencer-Ross, Jane Gurr, Sophie Beecher, John Verbaas, Karina Kraenzle, Louise Shaughnessy, Susan Young, Eugene Derenyi, Yves Le Bouthillier, Diane Whalen, Judith Rinfret, Anthony Friend, Larry Newman, and Chad Rollins

Regrets: Laura Farquharson, Sam Almsaddi, Christopher Collmorgen and Tom Laverty

1. Approval of Agenda (J.Rinfret/A. Friend)

2. Review committee procedures & administration - selection of Secretary.

Sophie and Jane are stepping down as co-chairs while remaining on the committee. In the selection of new co-chairs at least one co-chair must be an ASH Board member. Chad Rollins accepted to be one of the co-chairs, the other position remains to be filled.

Role of secretary: it was agreed that the role of secretary would change at each meeting, initially with Elaine Koren. Subsequent secretary must be chosen prior to the next meeting.

Location of planning meeting: the location would change with each meeting, subsequent location must be chosen prior to the next meeting.

Planning Sub-committees:

- 1. Infill Study Phase 2 & Zoning** (Sophie Beecher & Yves Le Bouthillier co-chairs), members include: Diane Whalen, Tom Laverty, Eugene Derenyi, Louise Shaughnessy, Karina Kraenzle, Judith Rinfret, Susan Young and Chad Rollins.
- 2. Heritage** (Katherine Spencer-Ross & Sophie Beecher co-chairs), members include: Elaine Koren & Anthony Friend.
- 3. Transportation** (John Verbaas & Sophie Beecher co-chairs), members include: Elaine Koren.
- 4. Development & Application Review Committee (DARC)** (Judith Rinfret & TBD co-chairs), members include: Katherine Spencer-Ross, Diane Whalen, Larry Newman, Elaine Koren, and Eugene Derenyi.

Subcommittees are expected to do the work, meet independently and report back to the Planning Committee, which will discuss and recommend a path forward.

3. Planning for 2013-2014:

- a. Interim Control Bylaw.** Sophie and Jane provided context relating to the establishment of the Interim Control Bylaw, it was the culmination of two years activity leading to the moratorium. The moratorium applies to multiple units over 3 unit conversions. Proposals having 5 or more units require zoning changes. Refer to the city website for more information on the process: <http://ottawa.ca/en/development-application-review-process-0/lifting-interim-control-law>.

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- b. Infill Study Phase 2.** Sophie indicated that Infill Study Phase 1 wrapped up last March, which led to zoning changes and infill guidelines, as well as a motion by Councillor Fleury for the site plan lite pilot project in Sandy Hill. This addressed some issues related to infill, such as front yard setbacks, the placement of garages, entrances and driveways, and landscaping.

Phase 2 builds on Phase 1 and address the issues of importance to residents of older urban neighbourhoods: side yard setbacks, rear yard setbacks, height and bulk of new construction. Sophie stated that ASH met with the Planner who is leading Phase 2 and Councillor Fleury. She recalled that three main points made by ASH to the Planner and Councillor

- i.* SH is concerned with infill and conversions, and ASH believes that any changes made to zoning due to the study should be applicable to infill and conversions.
- ii.* SH is a special case (due to: the intensification objectives, increased infill in place, and the proximity of the university, which means that infill is more often inappropriate due to anticipated occupants (students) and the objective of developers to maximize profits instead of building quality living places) and should have separate study for this issue.
- iii.* SH requires zoning changes ASAP in the area to stop the wave of infill and conversions, and an interim control bylaw would be the best way to achieve that objective until these changes can be made.

ASH submitted a number of properties were submitted to the study for consideration. Refer to the city website for more information:

<http://ottawa.ca/en/city-hall/public-consultations/planning-and-infrastructure/low-rise-infill-housing-study-phase-2>.

- c. Heritage.** Katherine stated that the follow-up process and timelines for addressing the recommendations of the 2010 Sandy Hill Heritage Report remains open. Katherine is on the City of Ottawa Heritage sub-committee. Refer to the city website for more information: <http://ottawa.ca/en/official-plan-0/50-sandy-hill/53-policies>.

4. Properties/Issues for Discussion.

- a. 566 Chapel Street** is an existing two-storey semi-detached building where the developer wants to add a third storey addition to allow conversion from two to four units, resulting in a reduction of family homes.
- b. Friel Street Amenity Space (former Retirement Residence on Friel)** is an example where the developer did not have enough amenity space to comply with the City of Ottawa's requirements. Instead of revising the plan, the developer called ASH to seek support for a minor variance. ASH (Christopher & Sophie) attended the public meeting where the developer was pressed for increased amenity space. Although the proposal met the public

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requirement, it did not meet the private requirements for the residents. The developer's proposal was deemed attractive to older graduate or foreign students who are known to be quiet residents.

Sophie noted that this was an example where ASH was not consistent in its position about amenity spaces.

TODO: ASH consistency on amenity spaces is needed.

- c. 560 Rideau Street.** The City of Ottawa has received comments from ASH and from about 100 residents objecting to the proposal for the development of 560 Rideau Street and 501 Besserer Street. The city planner, Bliss Edwards says that the applications to re-zone the property and amend the official plan will be decided before a site plan application is submitted. Many of the most important issues involve site plan – parking, garbage, storage, amenity space, loading areas, open landscaped area. Otherwise the most salient issues are height and density.
 - d. 590 Rideau Street (the corner of Rideau/Charlotte Parkette).** At the ASH AGM, after a motion unanimously supported by those present, Councillor Fleury was asked to ensure that the owner of this property, Richcraft honour their commitment to guarantee a park for three years. Issues surfaced regarding Richcraft's interest in establishing a sales centre on that park would perhaps guarantee a longer commitment to the park. The Councillor and some community members met again prior to confirming that position with Richcraft on Monday, May 27. Richcraft promised to have the park completed in accordance with the agreed site plan, no later than July 1, 2013 and to maintain this park until July 1, 2016.
 - e. Robinson Avenue TOD (Transit-oriented Development) Study.** Three months ago, the TOD for Robinson Avenue raised concerns about a proposed 6 storey building. The Councillor indicated at the ASH May Board meeting that the City of Ottawa could block the area from the TOD zone. ASH maintains its neutral role. This area is in the Lees LRT hub and targeted for densification.

TODO: ASH position on TOD development & LRT not clear.
 - f. 87 Mann Avenue (St. Clement Church).** The Church was sold to a developer who will be required to get re-zoning for demolishing of the house and building of the multi-unit building for students.
- 5. Transportation Issues.** Given time issues, it was recommended that transportation issues be moved to the top of the agenda at the next planning meeting.
- 6. Other Issues:** The next meeting was set for June 11, 2013. Need to determine the location and next secretary to record minutes for that meeting.