



Meeting of the Board of Directors

Monday, November 30, 2015 Lundi le 30 novembre 2015

7:00 PM to 9:00 PM 19h00 à 21h00

Sandy Hill Community Centre Centre communautaire Côte-de-Sable

Réunion du Conseil

Minutes / Procès verbal

AGENDA

1. Welcome & Introductions 19h00

Chad started the meeting and welcomed participants.

Members of the public: Marg Dawson; Cathy Major; Ralf Michael Cook; Jan Findlay; Larry Newman; Mathieu Fleury (City Councillor); Nathaniel Mullin (from Councillor Fleury's office); Jean Pierre Dagenais; David Faye; Anka Fisher; Darlene Conway (City of Ottawa); Jamie MacDonald (City of Ottawa); other city staff and members of the public.

Board members: Chad Rollins; Marc Tremblay; Sally Southey; Denis Forget; Jeremy Silburt; Ian Anderson; Judith Rinfret; Bob Forbes; John Verbass; Benoit Belisle.

Regrets: Pat Archer; Willow Scobie.

2. Review & Approval of Agenda 19h05

Chad added the following item: Presentation from the City on the Greening Streets initiative.

Ben moved the motion, Judy seconded. Agenda approved unanimously.



Decision

3. Review & Approval of Minutes of previous meeting

19h08

Minutes from previous Board meeting

Susan moved the motion, Denis seconded. Minutes approved unanimously

Decision

4. Presentation from City staff. Greening City Streets:

Darlene Conway – Senior project manager with City: Looked at the feasibility of removing asphalt, adding greenery. Have moved into a detailed design of this. Online questionnaire available to pose questions to the City. (Hard copies of the form were available and distributed at the meeting.)

Jamie MacDonald: Greening is to improve flow and quality of storm water. Normally storm water carries pollutants into local sources of water. City is looking at ways to introduce storm water management. Under normal conditions, there is no direct discharge of contaminated runoff. But in an urban situation, this can be an issue. Looking at ways of retrofitting older neighbourhoods like Sandy Hill. Lessons learned from previous projects are being applied. A concept plan was done in 2013. Stewart Street between King Edward and Friel is the focus area. Objectives are to decrease runoff, increase local drainage, and improve the greenery/aesthetics of the street. 2.2 meters (1.1 on each side) of surplus asphalt have been identified. This area is the target for greening. Runoff can be directed into “Rain Gardens.” Need to respect driveways, mature trees. Construction slated to begin in the summer of 2016. The storm system on the street will remain – this new system will absorb the more frequent storm events that don’t exceed the capacity of the existing storm system. The City is looking for local feedback.

John: why not protect the bike lane with the green space, rather than shifting the bike lane onto the street? Answer: this was looked at, but it was more costly and more difficult for winter snow clearing. The City is interested in residents taking long-term ownership over greening projects.



A member of the public asked about the project's budget. Answer: It is \$800,000. Whether it manages to pay for greening on two city blocks, or one, will depend on the construction market when the bid is launched and what contractors bid.

A member of the public asked what proportion of the affected units will be multi-residential (apartments, condos), and what their responsibilities for maintenance will be. Answer: One case in Mississauga has worked well – not perfectly, but the area has improved. The City's presentation is on the website for those interested.

Information

5. Councillor's Report and Questions from the floor – Mathieu Fleury 19h10

City's Greening project: We had also hoped for it to include bike lanes. Jeremy: Churchill and Carling is a good example of a similar concept.

Community and Protective Services committee: Their budget will be approved in December. This affects what we're trying to do with Bylaw. The same amount of resources will be dedicated next year, as was this year. There was an auditor's report recently about dropped calls from 311.

Pedestrian Bridge: Lighting and engineering have been completed. Opening on Friday at 1 p.m. with a smudging ceremony with an Algonquin elder. Information pieces have been sent to residents. 60 submissions were received. Adawe, which means trade, was submitted by a resident of Sandy Hill. It will be known as the Adawe Crossing (or passerelle).

Discussion about workout equipment at Strathcona: 65 comments received. 39 agreed with the proposal; 13 wanted the equipment elsewhere; some other commenters wanted it set up in different places within the park, or outside the park. The question for Sandy Hill: do you agree, or should it be moved elsewhere?

Sally asked about its relationship to Prime Minister's row. Mathieu: Getting money for a visioning exercise is challenging.

Susan: where is it being proposed? Many were hoping to see it in Strathcona Heights, given their lack of other amenities. Mathieu: next to the opening of



the bridge on the Sandy Hill side. We want it to be accessible and secure, therefore it can't be at Dutchie's park.

Chad: there is general support for the idea, but not necessarily in Strathcona, given its heritage and the other structures that have been built to support that heritage. Mathieu will share some images to give a sense of the look of the proposed structure. He is looking for ASH's input by early January.

Uptown CDP: Recognized the 560 Rideau exception of the plan. It will be important to see the decision at the OMB. The City has acknowledged that some CDPs have been too prescriptive, especially when it comes to height. OMB decisions that break those limits set bad precedents. Density transfer limits could be a way to set maximums without being too prescriptive. Although CDPs are in place, zoning analysis is still required. This is why focus on density transfer may be better.

Judith: "Floor space index" applies as well. That curtails some development rights. Chad: Claridge buildings on Rideau have an FSI of 18. Largest FSI in new context will be 6, which is promising. Mathieu: new rules (setbacks, etc.) in place that will prevent future buildings like Claridge's. 8 new properties will be assessed for heritage value.

Judith: Character Area A is not supposed to allow any density transfer.

Sally: will you (Mathieu) present our petition at Council? Mathieu: let's let the OMB decide. Sally: it would provide some certainty.

Chad: Would it be possible to find a way to reflect the process of the CDP and be on the record about it? We have no choice but to oppose the secondary plan as a result, which we largely agree with otherwise.

Jeremy: it's important for our community's will to be reflected in the council vote.

ASH asked the councillor to oppose the inclusion of 560 and to present the relevant petition at Council.

Mathieu: Let's continue the discussion on finding a way to exempt 560.



Chad: 149 Henderson. We are concerned about a missing piece in the process. It has been added to the new heritage list under the Heritage Act. There's no notice as to when these buildings are demolished. It had just been voted onto the heritage register by the City. Council policy and direction suggests it should be protected. That area was being looked at for heritage character district designation.

Mathieu: I will follow up on whether there is a way to halt the demolition.

Susan: On the Eastern Ontario Landlords' Organization website for posting noise complaints, the link isn't up. Nathaniel: John says it's up and they've received 4 complaints. Susan: Can traffic calming measures be added to the south part of Goulburn?

Sally: Leanne has proposed a consultation for Strathcona Park. She said Prime Ministers' Row would take care of it. Mathieu: a scoping discussion needs to happen first. There are some aspects of parks I can't fund – my funding is only for improvements to qualify for cash-in-lieu.

Information

Chad undertook to work with Mathieu on how to present the previous petition when the URCDP is presented.

Action

6. Special Items

19h30

a. Healthy Transportation Coalition petition

Susan: A coalition looking into a low-income transit pass is going to the transit commission meeting on Dec. 3. They would like to know if we support their initiative.

Nathaniel: The transit commission has decided to freeze the previous amount of a low-income pass they had previously provided. If this initiative is something different, we will have to discuss later.

Susan moved: ASH endorses the low-income transit pass campaign being promoted by Trevor's group, and urges our councillor to also support the initiative. Judith seconded. Approved unanimously.



Decision

- b. Cash-in-lieu funding for Prime Ministers' Row (proposal by Leanne Moussa)

No discussion.

- c. Update on Ping Pong table (Homestead \$10K) from Jeremy

Jeremy: The application is ready to go. It is due in the spring and Jeremy will have more information then.

Information

- d. ASH's presence at sponsored events (ie. One & Only Craft Fair)

Chad: this was raised by Pat due to our absence at the Fair. Should we generally attend events we've endorsed? It was agreed that our membership representative would attend future such events.

Information

- e. The net proceeds from the One & Only Craft Fair were \$316.31

Chad: this was an update from Pat. In previous years we'd made close to \$1,000. We didn't lose money – as we'd put up money to fund the event. It wasn't as well attended by sellers, and their registration fees are our source of revenue. Helene and Peter completed the work.

Information

- 7. Block Representatives Report – Susan Young

19h45

Susan: We've received input about traffic calming initiatives, 64 Malborough noise bylaw infractions, and other issued.

Information



8. Executive Committee Report (if applicable) – Chad Rollins 19h55

Chad: haven't met, no update. We will aim to meet in early January.

9. Treasurer's Report – Pat Archer 20h00

9,288.55 Save Sandy Hill savings
14,742.85 Chequing
10,000.00 Homestead

Information

10. Committee Reports 20h05

- a. By-law Enforcement – Sally Southey

Sally: asked for a list of problematic addresses Bylaw Services keeps an eye on. Clara has been sending them to Bylaw Services. Solid Waste has been very responsive recently. Nathaniel will ask for an update from Andre.

Susan: A mediation process is being set up for 572 Chapel, as its residents

Information

- b. Communications & Membership – Jeremy Silburt & Denis Forget

Bob: Member Planet hasn't worked out well. We could manually enter all members' names, or go with a new service provider. Bob favours the latter, i.e. an enhanced version of what we're currently doing.

Denis: We have four new members.

Information

- c. Engagement with the University of Ottawa – Bob Forbes

Bob: the last meeting was in September. The big issues were complaints at Nelson and Sweetland and illegal rooming houses. ASH has made requests to how the University manages off-campus housing, including creating a rating system and not advertising single rooms. ASH has asked for the formation of a working group. Michel Guilbault is in favour of the working



group and working with ASH. Bob will set this up soon, with himself representing ASH, along with a community member and the student federation. Bob approached a student code of conduct but it wasn't warmly received.

Susan: Will work with Dean Pallen on his registry initiative.

Information

- d. Governance – Marc Tremblay

No discussion.

- e. Heritage – Benoit Belisle & Brian Murphy

No discussion, beyond 149 Henderson.

- f. Planning & Transportation – Judith Rinfret & John Verbaas
(See Judith's planning report for December sent separately).

Judith: did ASH ever respond to the issue at 66 Stewart? Chad: probably not.

Information

11. Next Meeting	20h59
a. Monday January 25, 2016	
Meeting Adjourned	21h00

**Action Sandy Hill
Planning Report
November 2015**

Uptown Rideau Community Design Plan - was approved by the city's planning committee last week and will be at Council next week. ASH submitted a letter basically in agreement with the plan but with reservations about density redistribution and the inclusion of 560 Rideau Street (which ASH has appealed to the OMB). Judy represented ASH at the city's planning meeting where she briefed the committee on the ASH concerns and thanked the community



representatives (especially Chad and his two counterparts in Lowertown) and the planning staff for the long and inclusive process.

One note of worry introduced by John Smit after everyone had spoken is his view that Uptown Rideau Street is not a traditional mainstream but a “downtown traditional mainstream” and that the 45 degree angular plane which should apply to adjacent residential areas is a policy which will merit “only consideration”.

In any case, ASH will now appeal the associated secondary plan to the OMB which should be part of the appeal of the rezoning and OP amendment for 560 Rideau. Dennis Jacobs has been consulted.

Of note was the attitude of the chair of the planning committee who lectured a resident who spoke on another item for his critique of the planning staff and who also lectured a resident of Sandy Hill for her critique of the councillor of Rideau Vanier.

Judy met with Nick Legault who owns a property on Chapel Street which is now a triplex and which he plans to legally expand next summer. He assured her that he had no plans to seek anything other than a building permit and that he is aware of the community’s reservations about disappearing family housing stock.

There will be more discussion about “coach housing” in January with lead planner Emily Davies - meanwhile the city’s website may be informative.

326 Wilbrod - ongoing building has continued despite the efforts of the city inspectors and stop work orders. The owner, Mr. Li, has been to several meetings at city hall but the city will need plenty of support to pursue this case so residents encouraged to be vigilant and report any construction activity to inspector Ryan Couette.

Frank Peddle, a lawyer and former ASH board member, who lives in a co op on Henderson would like ASH to help with the extension of the lease he and his fellow co op members have with U of O. Frank and Judy had a long discussion; he has exhausted all political and legal avenues of assistance and the leases will be terminated in 2017 or 2018 unless the university agrees to an extension. The co op extends from King Edward to Somerset to Henderson.

73/75 Blackburn - only one building permit had been issued when noticeable construction began but that has now been rectified though we should monitor that site as there may be more expansion than the permits allow.