



Minutes of the ASH Board of Directors

November 28, 2016

7:00 PM to 9:00 PM

Present from the Board: Chad Rollins, Bob Forbes, Susan Young, John Verbaas, Ralph Blaine, Pat Archer, Sally Southey, Larry Newman, Judith Rinfret. Jeremy Silbert and Kelly McRae sent regrets

Councillor Mathieu Fleury was also present

1 Introductions were made

2 Review and Approval of Agenda

The agenda was accepted as amended on a motion from Bob/Judith

3 Approval of The minutes of November 2, 2016

The minutes were approved on a motion from John/Pat

Chad gave a brief explanation on new procedures for running Board meetings

4 Councillor's Report

Written answers to some questions from ASH are appended to these minutes. Mathieu reported verbally on the following topics:

R4 Zoning Review

Mathieu reported that the city group assigned to this file are working on addressing some concerns that ASH has raised – including apartments being build with large numbers of bedrooms. He noted that a Whitepaper on the R4 review has been posted online. He also suggested that another meeting between ASH and the city planners would be helpful and suggested that we look at dates after December 10th. Chad agreed to help find a workable date for such a meeting.

O. C. Transpo

Mathieu reported that the Rideau Street connections for Transpo should be re-opened by December 16th. He stressed the need to support local on-street merchants in this area in the interim.

Winter Operations

Mathieu is working on convincing council of the importance of giving priority to clearing urban sidewalks as they are major arteries of people movement. He asked for the help of residents in



identifying sidewalks which might merit priority snow clearance beyond those which already receive priority treatment due to being on major car arteries.

Bylaw Enforcement Initiative – Property Standards, Solid Waste , Property Maintenance

Mathieu acknowledged that, to date, the city's efforts on this matter have not been as effective as desired. He reported that the city has developed a framework for working on more effective enforcement of solid waste, property maintenance and property standards city bylaws and suggested that a meeting take place with ASH representatives as soon as possible. Sally agreed to arrange a meeting date as soon as possible.

Rooming House Review

Mathieu reported that this review was a city priority and it will be completed by the fourth quarter of 2017. They are also working on developing a single, clear definition of what constitutes a rooming house.

Heritage Review

Sally Coutts has taken over this dossier. A meeting will be held soon to pursue this project.

Mid-Block Crossing at Lees

Mathieu described this new project designed to increase safety of pedestrians.

Rideau Centre – Frieman Mall, etc

Mathieu explained the various rules and jurisdictions.

Somerset Bike Path

Mathieu explained that a short portion of the path had to be removed because of the danger of a bulb-out forcing riders into traffic. This problem will be remedied when the bulb-out is removed.

5 Reports and Updates

a Block Representatives Report

Jan noted that she had sent out a report. She said she hoped to contact all the block reps to get feedback on making this system more effective.



b Executive Report

Chad reported on the most recent executive meeting (Nov 26th). He also explained that “The One and Only Craft Fair” was not being held this December as the organizers were not able to work on it this year.

c Treasurer’s Report

Pat reported the following balances as of October 31st:

Checking	\$13, 476	
Homestead	\$26,473	
Save Sandy Hill	\$ 9,313	Total - \$49, 263

Pat reported that the ping pong table has been installed in Sandy Hill Park for a total cost of \$8182 – half of which was covered by the city. There remains \$2713 in the trust fund from which the ping pong table was purchased.

Sally reported that 90 people had contributed \$23,101 to the Save Sandy Hill Fund over the last few weeks. [*The balances in the treasurer’s report above do not include these contributions*]

d Committee Reports

i By Law enforcement

Sally noted that everything pertaining to her report had already been covered in other items on the agenda.

ii Communications and Membership

Bob reported that members should soon be able to pay dues on line. He also noted that work has been done on the membership data base making it easier to generate reports.

iii Engagement with the University

Bob reported that he working on a letter to the President of the University requesting a meeting with ASH. ASH also needs to prepare a list of issues we wish to bring to the President’s attention as well as proposals for University action on these issues.

iv Governance

Nothing to report except for item 7a of these minutes.



v. Heritage

There was a short discussion about the relevancy of heritage regulations concerning the development proposals for 594 Rideau.

Larry will follow up on the Heritage Review process as reported by Mathieu in item 4 above.

vi Transportation

John reported that he is participating in the preliminary stages of organizing a Transportation Committee at the FCA (Federation of Community Associations).

Our local MPP has announced that the Provincial Govt. will contribute \$2.5 million for the environmental impact study to be done for the proposed truck tunnel. John will be part of a consultation meeting with Mathieu and the Mayor to discuss terms of reference for this environmental study.

vii. Planning

Judith's written report is attached.

560 Rideau OMB Appeal

Judith made a few comments to add to the written report already circulated.

244 Fountain

The Board agreed to oppose the current proposal for development of this site.

594 Rideau

The Board endorsed Judith's suggestion that ASH request adjournment of the committee of adjustment until site plan issues are clearer. Failing that ASH will oppose the increase in height and reduction in Amenity Space.

R4 Review

Susan is convening a meeting to finalize a proposal for an ASH position.

OMB Reform

An ASH committee has prepared a document for our input in this process. The deadline for submission is December 16th. Chad will circulate this document to the Board and ask for comments. It was suggested ASH should discuss this issue with our new MPP.



Visioning

Chad proposed the idea of ASH engaging a planner and making a start at re-writing the secondary plan for Sandy Hill ourselves. There was a brief discussion of the pros and cons of this proposal.

Larry, Pat, Susan, Judith and Bob agreed to form a sub-committee to work on this idea.

6 Old Business

a. Unlicensed Rooming House Strategy

Ralph reported that he had drafted a preliminary proposal. He and Bob will work on putting together a formal proposal for Board approval.

b. Supervised Injection Site Consultation

A report on this proposal was drafted by ASH based on the responses received from our survey (over 100 responses). This report will be posted on the website.

c. Ice Rink Management

Chad reported that we still have no one to coordinate the activities of the various people who keep the ice rink in operation.

Motion 6.1 (11/16) that the contract between ASH and the city for the maintenance of the ice rink be cancelled if we cannot find someone to manage this work. Carried with one abstention.

The Board discussed various possibilities for finding someone to do this job.

7 New Business

a. Rules of Order

Chad explained the executive's recommendation that we continue using Robert's Rules of Order as stipulated in the bylaws.

b. Winter Carnival

The two volunteers who have organized this event in past years are no longer able to continue. Bob is working on finding residents who are willing to take this on.

8 Date of Next Meeting – January 30, 2017 - Meeting adjourned at 8:40 PM



Feedback from Councillor Fleury's Office to ASH Questions

Please see the responses to your queries below,

1. John suggested there might be grant money available that could be used to improve the bike lanes on Somerset. Mathieu agreed to look into that.

Councillor Fleury did look into the PTIF grant, as discussed. This project does not qualify for this grant.

We have received complaints about the area between Nelson and Henderson east bound. The bike lanes will be removed in this section and will be replaced with sharrows.

2. John had made some suggestions to Mathieu on how to improve the Somerset bike lanes and Mathieu agree to get back to us on that.

The requests have been submitted to Alex Culley. We are awaiting a response.

3. Mathieu said he would get back to us on the progress of the Rooming House review process. *The Rooming House review process was approved as part of Bylaw review strategy for staff to report back Q4 2017.*

4. Emeline agreed to schedule a meeting between ASH and City Staff working on improving by-law enforcement (garbage, noise etc.) - especially in Sandy Hill and downtown in general.

This has been overtaken by events as we have received your letter re the proposed amendments.

As discussed, we have been meeting with staff over the last several months to address some of these concerns and the legal feasibility of the amendments. We offered to provide an update of the work completed to date, which was included in the letter, prior to scheduling a meeting. Emeline will be in contact with Sally about scheduling with staff.

5. Mature trees in front of new development on Range Rd. - ensure that the planner is following the file so that they are incorporated into the developer's front yard softscaping plans. (previous email to Emeline)

The Forester has informed our office that the trees are to be retained.

6. News on the mystery gardener(s) at the Rideau Public Library. (previous email to Emeline)

It was the University of Ottawa who had their grounds crew do Fall work on the garden.

The property line of the Library goes right through that garden in front of the branch/residence. We have always, therefore, cooperated with them concerning alterations and upkeep since we both want that space to look like one garden not two separate ones. They usually do some Fall clean up and Spring work.

Katherine van der Linden, the Branch Supervising Librarian of Rideau branch, spoke to Diane Stephenson, our Lead Gardening volunteer about this. Katherine explained what occurred and asked Diane to let her know by email what they would have liked done differently and Katherine was going to communicate with U of O about it. She has not yet heard from Diane.



7. 432 Nelson - building permit, what is happening? (previous email to Emeline)

A Site Plan Control application was approved in 2015 for renovations and additions to the existing building at 432 Nelson; a subsequent building permit for this work was issued this summer to construct a 3rd storey addition, a 1 storey addition at the rear yard and interior alterations on all floors. We believe occupancy was granted at the beginning of Nov 2016. A road cut for the new services on Nelson was issued in August and all completed in Sept 2016. We currently do not have a timeline for subsequent work to proceed.

8. City-owned public spaces: a) What is the status of what is/was called the Freiman Mall - the city "street" that runs from Rideau to George through what is now The Bay. There used to be a clear obligation to keep this "street" open - now it is cluttered with merchandise and is closed in the evenings. The level of safety for those needing to get from the market to Rideau Street to catch a bus is compromised as they must take alternate and less well-lit routes around.

b) The passage between the south side of the Rideau Centre to the Bay at the 3rd floor - the City funded part of that passage, or more, and more recently it was very accommodating for the public to sit on either side overlooking Rideau Street - but currently it is filled with Christmas junk and the public may only sit on one side. How and why did this happen?

Councillor will discuss tonight.

9. To note that the Planning Committee chair sent the following email on November 10th, and sadly did not receive either an acknowledgement or any kind of response. Can you comment?

The zoning on Rideau Street changed in 2008 as a part of the City's first comprehensive zoning by-law (2008-250), after the municipal amalgamation, which brought together the previous 36 zoning by-laws into one document and changed the zoning on about a quarter of a million properties in the City. It was at this point that the Official Plan's policies for traditional mainstreet designation were implemented in the Zoning By-law and 560 Rideau Street would have been rezoned (along with the rest of the street) from CN (neighbourhood commercial) to TM (Traditional Mainstreet).

As for the OMB exhibit/attachment, I have never been able to track that down. It wasn't available on the OMB website and was not included in the hard copy that I pulled from our archives.

Good afternoon Judy,

I apologize for my delay. I received the following information from staff.

"The zoning on Rideau Street changed in 2008 as a part of the City's first comprehensive zoning by-law (2008-250), after the municipal amalgamation, which brought together the previous 36 zoning by-laws into one document and changed the zoning on about a quarter of a million properties in the City. It was at this point that the Official Plan's policies for traditional mainstreet designation were implemented in the Zoning By-law and 560 Rideau Street would have been rezoned (along with the rest of the street) from CN (neighbourhood commercial) to TM (Traditional Mainstreet).

As for the OMB exhibit/attachment, I have never been able to track that down. It wasn't available on the OMB website and was not included in the hard copy that I pulled from our archives."



Please let us know if you have any questions or concerns.

Thank you,

Emeline Sparks

We sincerely apologize for the delay in providing this information. It was an oversight on our behalf.

10. The ward's 150 silver maples are all to be planted in Kingsview Park - this seems incredible as the space there for 150 mature trees does not seem adequate. We could identify spaces for at least 25 in our neighbourhood. Is it possible that we could receive this small number? We are able to find sites for them to be planted in stands of trees, as desired by the Forestry Department. *The Forestry Department looked at the entire ward to find a location where they could plant all 150 trees together, in formal groves, as outlined in the plan. Kingsview Park was selected as the location to create this grove. If Sandy Hill is interested in planting 25 trees, we can look at other opportunities to acquire trees for the community. Forestry is currently planning for fall 2017.*

11. Neighbourhood Connections Office - contact? (PS - thanks very much to your office for clearing up the soil and mulch payment problem!)

Dana Collings. Dana.Collings@ottawa.ca

12. As I do my bylaw inspection for garbage storage, etc, I find that there are 14 addresses on my list with front yard parking. I can't tell which are legal. I spoke to a Bylaw Officer who told me that there is a database of these non-conforming addresses. How can we get access to these so that we don't continually report legal, non-conforming addresses for parking violations using the city's online reporting form? Can we have a list of all non-conforming but legal front-yard parking addresses in Sandy Hill?

We have requested this information from staff. We will let you know when we have any information.

Please let us know if you have any other questions. We look forward to seeing you this evening.

Best Regards, Emeline



ASH - Planning report - November 2016 - Submitted by Judith Rinfret

Development Applications Review Committee (DARC)

560 Rideau - Please refer to the report prepared by the core committee. The ASH appeal was heard at the OMB; with assistance from ASH and over 80 other neighbours, enough funds were available to hire a lawyer and a planner. The outcome is unknown at this time but those of us most directly involved are satisfied that we could not have done more.

Site plan issues, which the applicant had added to the appeal, were withdrawn just before the hearing started. The parties agreed to settle site plan issues within three months.

244 Fountain Place (just before the Cummings Bridge and below Besserer Park) - a "minor" rezoning application has been submitted to allow two buildings (22 units) on this unusual shoe horned property. This will be the third or fourth proposal for that property since 1990.

The site is zoned R5 with a height limit of 19 metres (R5B H(19)). A "minor" Zoning By-law amendment application has been submitted for exceptions to several performance standards including: lot area, front yard setback, rear yard setback, interior side yard setback, amenity area, landscape area, visitor parking spaces, parking space depth and drive aisle width. Neighbours on the adjacent property to the south (a planned unit development built some time ago) are very concerned. Though we were advised otherwise, DARC was not included at a meeting with the immediate neighbours and councillor and staff.

Here are some of the concerns DARC has already noted:

PARKING:

6 parking spaces required (5 plus 1 visitor) - 5 parking spaces provided

4 of the 5 are 4.67m in length; a Honda Civic (or a Corolla) is 4.62m in length, about 2" smaller. This means that 4 of the 5 spaces cannot accommodate any car longer than a Civic (or a Corolla). The turning space at 6.0m is very limited. How will anyone back up or down this driveway.

These are serious deficiencies; most parking probably will spill onto the last block of Besserer Street.

DRAWINGS:

There are no floor layout drawings to review amenity space and unit counts. The developer should submit these as part of the proposal.

SNOW:

There is no place on the site to store snow.

The driveway, parking spaces and walkway have to be cleared.

SITE DRAINAGE:

During a rain storm, notwithstanding the permeable driving/parking areas, there will be quite a bit of surface flow as noted in the Stantec report.

"The subject site maintains emergency overland flow routes for flows deriving from storm events in excess of the maximum design event to the existing Fountain Place ROW and ultimately to the Rideau River as depicted in Drawing GP-1".

In heavy rains, water will flow over the sidewalk at the driveway cut, making it quite uncomfortable for pedestrians.

The developer should install a series of surface drains to direct this water into storm drain.

NORTH RETAINING WALL:

The developer's proposal shows that there will be a concrete retaining wall on the north side, adjacent to Besserer Park.

This wall will hold a fairly unstable slope and will be difficult to construct without building on City of Ottawa property, either with tiebacks or with footings.



Either solution would restrict the City's future use of the park property.

See the discussion in Patterson report dated September 1992.

The developer should find a solution that does not involve any City property.

TREE PRESERVATION:

Drawing L-101 indicates that trees included in 4 and 5 would be saved; These trees are within about 2-3 feet of a 15 foot high retaining wall.

It will not be possible to save them.

A copy of a letter from the neighbours has been received which DARC will assess along with the above concerns and possibly more.

594 Rideau Street - a committee of adjustment application has been filed to allow a height of 24.5 metres as the owner intends to build somewhat higher units. The number of storeys will not increase. In 2008, the city and neighbours appealed the original application which would have allowed 8 storeys and 24.5 metres. That appeal was somewhat successful and the height was limited to 7 storeys and 22 metres.

The committee of adjustment application also includes relief from the required indoor amenity space.

A site plan had been received earlier - ASH and neighbours and Lowertown all provided comments and concerns. The new city planner on the file is waiting for a response from the applicant which may address some of the issues raised.

J is speaking with the committee of adjustment planner and we may agree to ask for an adjournment of this application until site plan issues are better defined.

80 Stewart Street - J wrote to the city planner on November 10th to counter evidence that would support a non complying right to two parking spaces in the front yard. Although it was established through aerial photos that one parking space was not always existent, one been proven to the satisfaction of the City.