



Minutes of the ASH Board of Directors

Wednesday, November 2, 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, Jeremy Silbert

Emeline Sparks and Mathieu Fleury were present

### **1 Introductions were made**

### **2 Review and Approval of Agenda**

The agenda was accepted as amended

### **3 Approval of The minutes of September 26, 2016**

The minutes were approved on a motion from Pat/Ralph

### **4 Councillor's Report**

Part of the report from the Councillor as submitted by Emeline Sparks is attached. In addition to this written report Mathieu Fleury made the following comments:

He recommended that ASH meet soon with city staff concerning R4 review. *He agreed to set up this meeting.*

He said the police now understand that they need to begin supervision of the Panda Day activities much earlier in the day than they did this year. ASH has agreed to meet with University representatives next year to prepare for Panda Day activities.

*Bob agreed to write to the university asking that ASH be included on a University committee being established.*

Mathieu explained the work that led to the closure of Rideau Street recently.

Mathieu noted that the Somerset Bike route is popular and he invited further suggestions about improving this route. John suggested using some recent grant money on this route and *Mathieu agreed to look into it.*

Emeline made a report on a city initiative called Post Incident Protocol. There will be training sessions and participation by community members is welcome. The idea is to develop protocols for responding to disasters or traumatic incidents in the community. Linda at SHCHC will be involved in this initiative.



Mathieu says that he would be ready to help smooth the way for the owner of any large four unit buildings who wishes to use garbage pickup service normally reserved for larger buildings.

Mathieu also reported that the city is working to decrease the time allowed to landlords to comply with orders involving garbage violations, etc. He also said he is working with city staff to implement specific rules for Sandy Hill in the management of garbage and other bylaw issues. *Emeline will schedule a meeting between ASH and the people working on this initiative for the sharing of ideas.*

There was a discussion of how fines for noise and parking violations are dealt with. Parking fines go to the city. Fines for noise violations go to the province. Sometimes these fines are reduced by the presiding magistrate.

Mathieu reported that the stabbing on Somerset street involved only residents of the rooming house at the intersection of Somerset and Nelson. Mathieu suggested that David Collister request a meeting with him concerning this problem property.

*Mathieu will get back to ASH as soon as he know anything about the Rooming House review process.*

Chad made a plea for better planning by the city in order to avoid some of the chronic problems faced by Sandy Hill. Instead of constantly trying to put out fires we should be solving the underlying causes. Mathieu noted the need for an on-going co-ordination with ASH - not just a month to month discussion at these meetings. He suggested that the step by step path to success we took on solving the noise problem should be employed to work on the other problems Sandy Hill has and he noted that city staff is willing to work on this process.

## **5 Reports and Updates**

### **a Block Representatives Report**

Jan was not present

### **b Executive Report**

No report. The executive had not met since the last Board meeting.

### **c Treasurer's Report**

Pat reported the following balances:

Checking	\$15,293	
Homestead	\$26,473.55	
Save Sandy Hill	\$ 9,163.55	Total - \$50,930



Pat expressed concern that the letter sent out to solicit funds for the 560 Rideau appeal had not been approved by the Board and pointed out how it might be improved. She asked to whom the letter had been circulated. Sally explained who had received the letter so far.

Pat also noted that she had set up internet banking for the ASH account.

#### **d Committee Reports**

##### **i By Law enforcement**

Sally emphasized that residents need to continue calling in complaints about bylaw violations and added that city staff are working on strategies for addressing the concerns of the neighbourhood.

In answer to a question, Mathieu explained that the bylaw officers working on garbage violations do not take a pro-active approach to flagging violations because they are evaluated only on how they respond to specific public complaints.

##### **ii Communications and Membership**

Jeremy reported on the first meeting of the Membership committee. We now have the necessary clearance to put a PayPal plugin onto our site. Bob agreed to see that the PayPal capability is added to our site so that it can be used in the current fundraising efforts.

Jeremy noted that the Ping Pong table should be delivered next week.

##### **iii Engagement with the University**

Bob noted that there was a good turnout from the community for the most recent Town and Gown meeting. The need to improve the management of the Panda Game activities was discussed. The idea of a Housing Registry was addressed - we are still at the concept stage and *Mathieu will keep ASH informed of progress*. A possible code of conduct for students was discussed but students seem to be opposed.

Bob agreed to remind the student representative on ASH about ASH Board meetings.

##### **iv Governance**

Chad reported that there doesn't appear to be any record of the minutes of the May 2015 Board meeting.



## v Heritage

Chad reported on the success of the Heritage Forum held at All Saints. *The executive will approve the expenses for this event.*

## vi Transportation

John met with MP Andrew Leslie (Orleans) who expressed his support for the truck tunnel proposal. John also met with a group of residents from the Overbrook area where the trucks are slated to exit from the tunnel and discussed their concerns. He emphasized the importance of maintaining contact with this group as the environmental study advances. He noted that there is concern along Range Road about having the tunnel under their homes.

John and Mathieu did a tour of the Somerset Bike lane and discussed possible improvements and *Mathieu will get back to us on these.*

## vii. Planning

Judith's written report is attached.

- 560 Rideau OMB Appeal

Sally reported that more than \$15,000 has so far been raised for this appeal.

Kelly has assumed responsibility for the OMB review file. On November 9th there will be a public forum to explain the Provincial initiative to review the OMB mandate. *Chad will send out the details of time and place for this meeting.*

- Letter to L. Moussa on Development Plans for All Saints

This letter had been circulated to the Board on November 1, 2016 and is attached to these minutes. Jeremy asked if ASH had a backup plan if the ASH suggestions for a relaxation of the Heritage restrictions were not approved. It was agreed that in such a case ASH would have to review its position.

**Motion 5.1(10/16)** That the letter to L. Moussa on the development plans for the All Saints site be approved. (Chad/Pat) - Carried

## 6 Old Business

a **Conflict of Interest Forms** - *Chad will deliver these forms to the Secretary.*



## **b Proposals from The Retreat**

*Ralph and Bob agreed to produce a draft ASH position paper based on the discussion of Unlicensed Rooming Houses at the Retreat.*

## **c. Supervised Injection Site Consultation**

Chad reported that there were only 4 responses to our survey on this topic . Bob agreed to put out another notice to members specifically devoted to this one issue.

## **d. Meeting with new Ottawa Univ. President**

Bob will write a letter asking for such a meeting and will prepare a position paper for discussion about ASH concerns.

## **e. City Review of R4**

The planning committee is working on preparing ASH input into this process.

## **7 New Business**

### **a. Ice Rink Maintenance**

The person who had been doing this job has resigned. Chad will contact David Pacini and Sam Shaunessy about taking over.

### **b Rules Regarding *In Camera* discussions**

It was agreed that the minutes of the September 26, 2016 meeting could be published on the website immediately.

**Motion 7.1(10/16):** That the motions passed at the Special Board meeting be published on the ASH website after the OMB hearings on 560 Rideau appeal are finished. (Ralph/Bob) - Carried.

There was no time left to consider adoption of a policy on *In Camera* meetings.

## **8 Date of Next Meeting**

The next meeting will be held on November 28, 2016

Meeting adjourned at approximately 9:25 PM



## COUNCILLORS REPLIES TO ASH QUESTIONS - VIA EMELINE

1. Building permit for 422 Nelson - what is on the building permit and what is going on  
**Staff have informed our office that a permit has not yet been filed for this location.**

2. Comment on any discussions the Councillor may have had with any of the candidates in the upcoming provincial by-election regarding the downtown truck route issue, and what level of support/commitment they have expressed to getting a solution implemented.

**Councillor Fleury plans to meet with all the candidates and our team is working with the Mayor's office who will be submitting a survey to them with City priorities. It is our understanding that there will be a candidate debate on November 10<sup>th</sup>.**

3. The City approved (some time ago now) the development application for two 27 story towers for student accommodation on the former Dworkin Furs site. I think its in the best interest of Sandy Hill to get those built as soon as possible. I'd like to know if Mathieu has any further info on what's going on there and I think the City should show some initiative in helping this developer to get that project going ASAP.

**Carl Furney of Fotenn Consultants submitted the initial application. We would be happy to set up a meeting to discuss timelines for development.**

4. What are the plans for the 150 Silver Maples each ward? neighbourhood? will be getting next year for Canada's 150th? How will they be distributed and who is to plant them?

**The City's arbourist selected Kingsview Park because the trees are required to be in an orchard and since our area has limited passive green space this was the most appropriate location.**

5. Is the Neighbourhood Connections Office still functioning, now that Norma Strachan has been let go from her position? Who is the contact there now?

**We have reached out to management to determine point of contact. We will let you know when we have more information.**

6. From the Town & Gown meeting:

a) What is the timing and scope of the rooming house review during this Term of Council? Which City department will examine the harmonization of definitions?



**Prior to the reorganization, staff confirmed the review for the first quarter of 2017. We are awaiting an update on the timeline. ByLaw and Regulatory Services is leading the rooming house review.**

b) What are the next steps for ASH to join the rental registry pilot being conducted with ACORN in Vanier and Herongate?

**ACORN is the lead on this project but we would be happy to facilitate a discussion. Their next step in our process will be a meeting with the City of Toronto to discuss their processes.**

7. Violent incidents at the Ottawa Community Housing apartments on Nelson at Somerset, as per Claire MacDonald's and David Collister's recent emails. What is being done?

**We have been in contact with OCH and Ottawa Police on regards to the incidents. We have been informed that the investigation is ongoing. Is there a specific response you would like to see?**

8. Follow up from last meeting: ability of City to offer large bin garbage pickup from buildings with 3 units or more, where landlords are willing to pay for this service; explanation of instances where noise fines have been reduced by half when contested at City Hall; elimination of parking spots across from the Community Centre (?)

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## PLANNING REPORT FROM JUDITH

ASH - Planning report - October 2016  
Development Applications Review Committee (DARC)

404 Daly - the planner now assigned to this file hosted a meeting at city hall on October 20, which included four neighbours (all landlords of rental housing in the immediate vicinity), the owner's representative, TCUnited, and ASH. The meeting was at times very acrimonious; the neighbour immediately west was concerned about the shared driveway or right of way (a legal matter to be worked out between owners) and the neighbour to the east was very concerned about proximity as her building is on the property line. ASH had expressed concerns about the cantilever over a driveway, servicing, and design. A new design has been prepared which indicates the parking space on the other side so the cantilever is eliminated, much more brick and architectural detail on the front, and better garbage storage (the owner says he plans to refrigerate and compress all garbage indoors and TC United says garbage from any buildings managed by that company is picked up privately). The ASH concerns seem to have been satisfied and the owner of the properties across the street on Daly agreed. ASH also suggested that to allow the neighbour to the east to service that side of her building, a legal agreement would be wise.

Egyptian Embassy - ASH met the architect at the embassy and viewed draft plans which indicate that the smaller house immediately west will be demolished and the new structure will extend across the property at 454 Laurier Avenue East. Parking will be underground and accessed from Range Road. ASH was generally satisfied that the proposal was modest and sensitive, but final plans will be assessed before ASH officially comments.

203/205 Henderson - during the summer a few members of DARC met on site with neighbours and the architect to try to understand the plans to add to the rear yards of this two storey semidetached structure. A committee of adjustment hearing scheduled for November 2 was to be adjourned as the city planner reviewing the file said that a site plan is required before the committee deals with the application to allow secondary dwelling units above and behind 203/205. ASH wrote the committee supporting adjournment as did the architect.

119 Rideau - sit plan for replacement bank and rapid transit station at William and Rideau - As this is not on the south side of Rideau, ASH has contacted the Lowertown Community Association to assess any concerns.

J met Bill Holzman, planner and Sam Elias, owner of 213, 217, 219, 221 and 223 Henderson (corner of Templeton) last week for a preliminary assessment. The owner presented sketches of his plans to build a six storey apartment building over the entire site. J indicated that it was highly unlikely that either the neighbours or ASH would agree to that height which would require a zoning by law change as that area is zoned for





metres height or about    storeys.

560 Rideau - We continue to prepare for the OMB hearing this month now with professional assistance and fund raising efforts.

244 Fountain Place (just before the Cummings Bridge and below Besserer Park) - a “minor” rezoning application has just 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. The planning committee will assess this at our next meeting.

Chad and J continue to be included at the city’s pre consultation meetings where we are able to offer comments about proposals from the point of view of the community - though we always do so without prejudice. We find that the process is fair and respectful of all involved.



## **DRAFT LETTER TO L. MOUSSA RE: ALL SAINTS DEVELOPMENT**

2 Nov 2016

Leanne Moussa  
All Saints Development Inc.  
10 Blackburn Ave  
Ottawa, ON

Dear Leanne,

Action Sandy Hill (ASH) appreciates the opportunity to comment on the proposed development of the former All Saints Church at the corner of Laurier and Chapel. We trust that our comments will be constructive and informative, and hope that they will be reflected in your eventual submission of formal planning applications.

### **Heritage Preservation**

We strongly support your efforts to preserve the historic church building, particularly your intention to keep the sanctuary, lower hall, and chapel intact. We also appreciate your efforts to maintain views of the heritage structure from Laurier Avenue East and to retain the existing greenspace to the north and west of the church, including the gently sloping hills and mature trees.

### **Design**

We appreciate the effort to protect views of the existing heritage building, including the view from Blackburn through the proposed new building of the apse of the church. We also support your efforts to incorporate materials from Bate Hall into the new structure.

### **Community Uses**

ASH also strongly supports your efforts to incorporate the suggestions of the Save the Saints working group into your development of this site. In particular we appreciate the proposal to maintain the sanctuary as a public space for events, the plan to incorporate a restaurant and café into the development, and your intention to provide studio and office space for community groups, not-for-profits, and civil society organizations.

### **Finances**

Provided that you are able to respond to concerns raised by ASH, neighbours, and the broader community, we intend to lobby the City to recognize the special nature of this project by providing financial incentives. This may include forgiving property taxes for a period of time; the City waiving the usual development fees; and, any applicable Section 37 funds being devoted to the restoration and maintenance of the heritage aspects of the site.

### **Trees**



As already indicated, we are pleased that you intend to preserve the mature trees to the north and west of the church building. In addition, we ask that any trees that must be removed to allow for redevelopment of the site be replaced in kind, preferably as street trees along Blackburn and Laurier.

## **Uses**

We support the proposed uses but question the viability of a condominium building at this time and feel that a hotel may be more viable. A hotel would likely also offer the advantage of reduced traffic.

## **Traffic and Parking Garage**

Naturally we have concerns about the increased traffic that an event centre, offices and retail space will create. We encourage you to do everything possible to minimize such negative effects. The parking garage will also need to be well-designed to avoid negative impacts on neighbours and the existing heritage buildings.

## **Form, Height, Mass**

We have definite concerns about the proposed height of 12-storeys and think it is simply too high. While being 10 and 11-storeys, the existing three high-rises (345, 373 and 384) within close proximity are considerably lower than a 12-storey building would be, all three having a height limit of 33m. The recently approved development at the corner of Laurier and Friel is 9-storeys and has a maximum height of 32m. Based on current requirements, a 12-storey building would be closer to 40m high, about 2-storeys higher than the tallest existing high-rise in the immediate area.

Most of Laurier Ave East, including this site, is designated as low-profile residential in the official plan and secondary plan; and, the zoning permits a maximum height of 15m. The site is immediately across from Laurier House National Historic Site, is in close proximity to numerous other heritage resources, and abuts low-rise residential properties. There are also concerns about the precedent setting nature of approving a new high-rise structure on Laurier. As such, we cannot accept anything beyond a mid-rise building, which is defined by the City of Ottawa as 9-storeys with a 30m height limit; and, in fact, we would prefer even lower than this.

We would recommend that you plan a mid-rise building and focus on transitioning that building down to the historic church to the west, and the low-rise residential buildings to the south and east, rather than the numerous stepbacks you are currently proposing on the Laurier frontage of the new building. We would also recommend building right up to the eastern wall of the existing church building. In doing these two things you would gain considerable floor area on each level of the new building allowing you to lower its height considerably. In fact, you could get the same floor area you are currently proposing with just 7 or 8-storeys.

We understand that this may compromise views of the historic church from the east, but believe that reducing the height of the building and providing better transitions to the low-rise buildings is more important.

## **Conclusion**



We understand that preserving the heritage church structure and providing for community uses will require development of the site to provide the needed financial resources; ASH does not question the need for development only the form it takes. Like your organization, we hope that this development can be a catalyst for positive change in Sandy Hill. We look forward to working further with your group on this development and hope that it will serve as a model for a more community-focused approach. Thank you again for considering our feedback.

Best regards,

Chad Rollins  
President, ASH