



Minutes of the ASH Board of Directors

February 27, 2017

7:00 PM to 9:00 PM

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

Emeline Sparks , Constable Burleau (Community Police Contact) were also present. Councilor Fleury and City Staffer Alain Miguez joined the meeting later.

1 Introductions were made

2 Review and Approval of Agenda

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

3 Approval of The minutes of January 30, 2017

The minutes were approved on a motion from Pat/John

4. Councillor's Report (postponed until arrival of Councilor Fleury)

5. Reports and Updates

a Block Representatives Report

Jan was not present. Chad reported that ASH was looking for someone to help Jan in this role.

b Executive Report

Chad reported that ASH was involved in organizing the All Candidates Meetings for the upcoming Federal By-Election. It was agreed that ASH could cover a share of the expenses for this event (up to approximately \$120).

c Treasurer's Report

Pat reported that ASH will make a profit from the City grant for the Ice Rink maintenance. It was noted that some of this money could be allocated to ensuring that the equipment used in the Rink maintenance was in good repair. Susan agreed to contact the rink volunteers concerning a party to recognize their efforts.

Pat reported the following amounts in the ASH accounts:

Chequing Account	\$17,377.82
Save Sandy Hill	4,014.78
Homestead	26,473.55



d **Committee Reports**

i **By Law enforcement**

In Sally's absence, Larry reported on his "ride around" to examine some of the more difficult garbage storage enforcement situations with by-law officers Jake Gravelle and Jeff Williams. We have had no news so far on progress with the new concentrated initiative on garbage infractions. Larry agreed to circulate to the entire Board his report on the bylaw "ride-around".

li **Communications and Membership**

Bob reported that the Special Membership committee plans to meet in March to plan an ASH membership drive.

(At this point Councilor Fleury arrived and Item 4 on the Agenda was begun)

4. **Councilor's Report**

The Survey Results on Councilor Fleury's proposals for modifications to the Property Management rules here in Sandy Hill were reviewed by Emeline. She agreed to forward a copy of these results to ASH.

Judith asked (re: patios) that the councilor ensure that winter maintenance of public areas is assured as winter patios may present problems for pedestrians especially and she asked that there be special provisions for patios adjacent to residential. John asked about ensuring wide sidewalks - some of which (e.g. Rideau Street) have just been widened for pedestrians.

Councilor Fleury noted that this initiative aims to get all garbage/recycling receptacles into the back yards and also to limit number of bins any given address is allowed to have picked up by the city. He hopes that this pilot project for Sandy Hill will be approved in April.

Alain Miguelez (City Staff) reported on negotiations with the developer TC United on greening their property at 274 Somerset and parking concessions that will give more space for the Somerset Street Bike lanes.

244 Fountain – Councilor Fleury expressed his concern about this development proposal and he foresees major changes to the plan.

Councilor Fleury noted that the city is preparing for any problems arising out of St. Patrick's day celebrations and Emeline agreed to send ASH details of the up-coming workshop for Post-Incident Protocol training.

There was a discussion about the rules surrounding patios adjacent to local restaurants. John will send his concerns on this matter to the Councilor.

(This concludes the Councilor's report and the meeting returned to *Committee Reports*)



5. d. Committee Reports continued

iii Engagement with the University

Bob reported on the Conference of Town and Gown Committees being held in Ottawa May 8-10. He will be making a presentation to this body and will circulate to the Board a brief summary of the approach he intends to take. He suggested that ASH contact the President of Ottawa University sometime after this Conference for a meeting between him and ASH.

v. Heritage

Larry reported that there is still no word from Sally Coutts on the Heritage Review process. Chad suggested that we contact the Councilors office to find out what is happening with the Review. Emeline agreed to look into this.

vi. Transportation

Traffic Calming: John reported that Sandy Hill is on the list of possible communities for a blanket implementation of a 40 km/hr speed limit once the Province implements the regulations needed to allow cities to move on this.

John asked Emeline to look into calling a meeting to address traffic problems on Chapel.

Pedestrian Crossing; John reported that the City has determined that a pedestrian crossing on the East end of Laurier is not warranted.

vii. Planning (See report attached)

The meeting to discuss the Small Scale Industrial use proposal (see attached report) will be held at 7:00 PM on Wednesday March 8th.



6 Old Business

a. Status of Proposal for ASH Unlicensed Rooming House Strategy

Motion 6.1 (02/17) that the following text entitled “Unlicensed Rooming Houses/High Density Housing” be adopted as an official position of Action Sandy Hill: (Moved by Ralph Secoded by Pat)

UNLICENSED ROOMING HOUSES / HIGH DENSITY HOUSING

Those of us who have chosen to live in Sandy Hill value the variety of residents that, for generations, have called this urban neighbourhood home. We have always recognized the need for a corresponding variety of housing to meet the needs of those who live here; and this naturally includes students who attend the University that contributes so much to the life of Sandy Hill. We also want to preserve our neighbourhood’s long standing core of family housing. The current pressures on Sandy Hill arising from the vigorous growth of the University of Ottawa have resulted in the burgeoning of various types of high density housing that have brought serious problems of noise, garbage storage, deteriorating property standards which make the neighbourhood less attractive to families. The increase in property values as developers compete for properties in our neighbourhood is putting home ownership in Sandy Hill out of reach for many families. **Therefore we call upon the city to cooperate with ASH to develop zoning rules to stem the destruction of homes and small rental properties for the construction of what are , in effect, dormitories in the heart of our neighbourhood.**

The position of ASH is that all buildings in Sandy Hill should operate in conformity with city bylaws and that naturally includes all buildings offering rental accommodations. **Therefore we call upon the city to work with ASH to overhaul the enforcement procedures for property standards so that there are speedy and significant penalties for the owners of properties where violations occur after a first warning.**

It is clear from many reports that much of this new high density housing, both those created by dividing existing residential homes into rooms for rent or purpose-built buildings added onto or replacing existing buildings, are operating as unlicensed rooming houses. **Therefore we call upon the city to work with ASH to investigate and identify operations of this type and ensure that they are properly licensed.**

Amendment to the Motion: that the words “unlicensed rooming houses” in the first sentence of the last paragraph be replaced by “high density multi-residential buildings rented by the room” and that the last



word in the same paragraph (“licensed”) be replaced by “regulated”. (moved by Jeremy and seconded by ???).

This motion to amend was defeated on a tie vote (4-4) broken by the Chair.

Amendment to the Motion: that the words “as unlicensed rooming houses” in the first sentence of the last paragraph be changed to “in a legal grey area” and the last word in the same paragraph (“licensed”) be changed to “regulated”. (Moved by Chad and seconded by ?????)

This amendment was carried.

The motion as amended was carried. The motion now reads:

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It is clear from many reports that much of this new high density housing, both those created by dividing existing residential homes into rooms for rent or purpose-built buildings added onto or replacing existing buildings, are operating in a legal gray area. **Therefore we call upon the city to work with ASH to investigate and identify operations of this type and ensure that they are properly regulated..**



b. Conflict of Interest Declarations

Chad explained that the previous file containing these declarations has been lost. Ralph passed out a conflict of interest package to each director and asked that the appropriate form (IA or IB) be returned to him as soon as possible.

7 New Business

a. ASH AGM

Chad announced that the AGM would be held in the auditorium of the Community Centre on May 18th. He noted the importance of finding candidates for all positions on the Board.

b. IMAGE Advertizing

Motion 7.1 (02/17) that the Board approve an expenditure of \$755 for the purpose of taking out Ads in IMAGE over the next 12 months in an effort to solicit new members and increase contact with the community at large. (Chad/Pat) Carried

Meeting adjourned at 9:25 PM

Date of Next Meeting – March 27, 2017

Bob agreed to take minutes at this meeting



COUNCILOR'S ANSWERS TO ASH QUESTIONS

1) Are the proposed solid waste bylaw changes still on track to be presented to Committee in March, and have you met with any opposition in discussions with your fellow Councillors or SH residents/businesses?

We will discuss the proposed By-law amendments at the meeting this evening.

2) At our last Board meeting, Bylaw spoke to some of our questions and promised to get back to us with some answers to questions that they couldn't address. They are:

a. Side yard storage. Side yard storage of garbage containers, not bins, cannot now be made to be screened because there is no bylaw language requiring that. This situation is complicated further due to screening possibly violating setback requirements on many lots. It's a loophole exploited by many owners. Why isn't this part of our current request to modify rules exclusively for the Sandy Hill trial?

The requirement to screen/enclosure garbage receptacles only applies to commercial type containers and not regular household receptacles. An enclosure around a commercial container could be subject to the set back limits as set out in the Zoning Bylaw for an Accessory Structure, which can be problematic given the space requirements. The remedies under the Zoning Bylaw, Minor Variance for example, may be too restrictive for an enclosure given the costs and having to proceed through the Committee of Adjustment.

b. Service request tracking. When tracking a S.R., we get only one word answers - CLOSED or OPEN. This is the same as no information as I've noted earlier. I have a call in to a 311 I.T.person, Robert Guiggy, who has not yet called back. The alleged problem is incompatible systems between 311 and Bylaw. Since it's a rare occasion when a Bylaw Officer calls, this tracking route is really the only way we can know whether the S.R. has been acted upon.

We have met with Service Ottawa and By-law services on this issue. Service Ottawa is reviewing their internal processes.

c. The list of legal front yard parking addresses.

There is no compiled list of legal non-conforming rights for front yard parking. We can work out an internal system where ASH can provide properties to our office and we can validate.



3. Emeline was to get back to ASH on the Councillor's position re 244 Fountain Place.

There are property rights that the City must respect. We are concerned about this development.

4. Update on the R4 review. ASH submitted a number of recommendations; where are we in the process and who else has Tim Moerman heard from/met?

Tim Moerman is away on annual leave and will be returning this week.

5. We understand Alain Miguelez will be speaking to us about the property on the corner of Somerset and Sweetland. We had sent some preliminary questions to Brenda about the presentation.

Alain will respond to these questions at the meeting this evening.



ASH planning report February 2017

594 Rideau - the Committee of Adjustment application to allow an increase in height was turned down. Chad and J attended the meeting on February 1st and presented the objections of ASH and the neighbours. The OMB had upheld Council's agreement to limit the height on this property to 7 storeys or 22 metres. Since that time the Uptown Rideau Community Design Plan has designated this section of Rideau as "character area A" with height limit of 6 storeys.

The Committee of Adjustment agreed that the order of Council and the OMB was not to be overruled by a minor variance. The city's planning department did not support our view which was disappointing and which has been followed up. The planning department has the view that 7 storeys may be higher than 22 metres.

A reduction in indoor amenity space was also considered at that meeting and was turned down.

203 - 205 Henderson was also on the February 1st Committee of Adjustment agenda. ASH objected to the proposal to considerably enlarge the current semi detached at this location (third storey and two units in each part). J attended the meeting and spoke on behalf of ASH and neighbours but the committee approved the minor variances requested as they were considered minor (small reductions in side yards and area). The committee, however, signalled sympathy with what is going on in this part of the community and urged us to insist on more political will to enact changes to by laws that would make such proposals inappropriate for Committee of Adjustment hearings.

Patios - the final staff report will be on the City's Transportation agenda on March 1. Generally there is more clarity in the patio by law and more opportunity to set up patios. J will ask for Board approval to ask our Councillor to ensure that any residential area adjacent to a patio will not allow amplified sound and to ensure that any winter patio proprietor be obliged to clear snow in the area of that structure.



Small scale Industrial uses in residential zones - a draft report has been prepared to allow commercial/industrial operations to locate on traditional main streets, local commercial use areas, transit oriented development, and arterial mainstreets among others.

J has spoken with the planner and she and Chad are arranging a meeting which will include the planning committee (DARC) and the board. Meanwhile the report may be reviewed at: <http://ottawa.ca/en/city-hall/public-consultations/planning-and-infrastructure/zoning-study-small-scale-industrial-uses>

274 Somerset Street East - Alain Miguelez will be explaining the “memorandum of understanding” for this restaurant/pub/patio/residential complex at the corner of Sweetland. Due to long standing grandfathered property rights, and the desire to “green” this corner property, the city has drawn up a legal document to ensure that the owner, TC United, pays for the landscaping improvements and maintenance and agrees to a site plan.

368 Chapel - Following the report last month, ASH has written to the Committee of Adjustment to oppose the variances to allow a seven unit low rise apartment at this location. The city’s planning department will not support that position. The hearing will be on March 1.

On the radar:

site plan for 560 Rideau Street

minor rezoning for 404 Fountain Place

rezoning for properties at the North East corner of Henderson and Templeton