



Minutes of the ASH Board of Directors

January 29, 2018

7:00 PM to 9:00 PM

Present from the Board: Chad Rollins, Ralph Blaine, Larry Newman, John Verbass, Trina Cooper-Bo-lalm, Guillaume Vincent, Scott Williams, Pat Archer. Councilor Fleury and his assistant Melanie Pai-ment as well as Constable Lemay were also present. Susan Young, Bob Forbes and George Rejhon sent their regrets.

1 Introductions were made

2 Review and Approval of Agenda

The agenda was accepted as amended on a motion from Scott/Pat

3 Approval of The minutes of

The minutes of November 27, 2017 were approved as amended on a motion from Scott/Pat

4. Councilor's Report

a. Gazebo Project

Councilor Fleury reported on the process of getting Matching funds for this project from the City. He expressed confidence that the Gazebo would be built.

b. Town and Gown

Next meeting of this group will be on Feb 21, 2018. They will discuss preparations for St. Patrick's Day and LRT update among other topics. Chad mentioned that Bob would no longer be able to be the ASH rep on this committee. Susan has volunteered to do this but would like another Board member to join her.

c. Arts Court

The Councillor reported on the opening of this new building.

d. Egyptian Embassy

The Egyptian embassy has evidently given up on the idea of demolishing its building at the corner of Range Road. But they do intend to apply for the right to demolish the house they own next door on Laurier, which also has a heritage designation. ASH has signaled its opposition to this demolition. ASH has met with the ambassador on this question.

e. Chateau Laurier – They have approval to demolish their parking garage.

f. 560 Rideau



Judy Rinfret and ASH have met with Richcraft who have agreed to reposition some air vents as Judy had requested. An effort is being made to plant trees in front of this development in place of the suggested planters.

Questions to the Councilor

In answer to a question from Larry, Councilor Fleury explained that the bylaw officer (Jeff) had suggested to him that he (Jeff) concentrate on some notable problem areas in the last few weeks.

On another question Councilor said he the Gazebo construction could begin in 2018 but the exact timing was contingent on many factors.

On the proposed demolition of 231 Cobourg Councilor Fleury assured ASH that he would be supporting our opposition to this proposal.

4.5 Constable LeMay

Constable LeMay reported several crime related statistics. There were 3 knife related incidents in November 2017, break and enters were down 16% and there were no major changes in other categories of criminal activity.

5. Reports and Updates

a Block Representatives Report (Jan)

Jan has had no feedback from the Block Reps since our last meeting

b Executive Report

The Executive did not meet in since our November Board meeting.

c Treasurer's Report (Pat's written report for the 2017 year and for our PayPal account are attached.)

Pat noted that our total balance at the beginning of 2018 was more or less the same as that for 2017. She also announced that she would not be on the Board next year and so would not be serving as treasurer.0

d Committee Reports

i By Law enforcement – see attached report from Larry



Larry said not as much progress has been made on the garbage problem as he had hoped. It was noted that KPMG was supposed to be doing a report of ByLaw Services and that ASH should attempt to get a copy of this report. There was concern expressed that the by-law officers are concentrating on fining residents of rental accommodation for garbage related violations. It was generally felt that a more effective approach would be to fine the owners. Larry agreed to do some research on the legalities of fining the property owners in these cases given that the by-law officers seem to have doubts about what they can do.

II. Communications and Membership (See Ralph's Report attached)

- Save Sandy Hill Committee (see Ralph's Report attached)

Ralph noted that there have been unexplained problems contacting the media consultant working with this Committee. He said he hoped to have some information on this problem this week and will keep the Board informed.

III. Engagement with the University

Bob was absent and so no report was available. The letter asking for a meeting between ASH and the President of Ottawa University is not yet ready.

iv. Heritage/Planning (see attached report from Francois Bregha on December 5th meeting with David Wise of City Planning Staff)

Guillaume reported that the City may be seeking an extension to the Interim Control Bylaw. ASH has had no response from our request, made at the December 5th meeting with David Wise, to see the Report submitted to City Staff from consultant Urban Strategies. There was some discussion about using an Access to Information request to get this report but many members felt this would be too complicated. Trina agreed to write to the appropriate City staff/ politicians to request a copy of the Urban Strategies report. Phase II of the By-law review will take place after the municipal elections.

Chad said, in answer to a question, that ASH does not know if City staff have finished their draft proposals for the R4 review as they indicated they would by the end of January. Trina agreed to write and inquire about this.

Chad reported that the City has promised to do more community consultation on during the R4 review process.

Trina reported on the outcome of the Cultural Memory Workshop held this month at All Saints Church. A report will be published in IMAGE on the outcomes. Trina reported the participants in this workshop expressed a desire to continue their activities.

Ralph expressed concern that this group, which Trina had stated was not operating as an ASH affiliated group and yet was being lead by three members of the ASH Board {including the



president) all of whom were on the ASH Planning Committee, might at some point develop positions that were in conflict with official policies of ASH itself. He also worried that in as much as ASH directors had limited amounts of time to devote to their ASH duties any considerable time devoted to an unaffiliated group pursuing aims closely related to the concerns of ASH could have an impact on the effectiveness of ASH itself.

Motion 5.1 [Jan 29 '18] that all activities of the committee organized by Trina and arising out of the meeting of the Cultural Memories Workshop held on January 17, 2018 be conducted within the auspices of a duly constituted committee of ASH. (Ralph/Larry)

Chad suggested that this motion be deferred until such time as a proposal for the mandate of this group could be circulated.

Motion 5.2 [Jan 29 '18] that motion 5.1 be tabled until the next meeting of the Board. (Guillaume/Scott) Carried

Guillaume reported that the building on Rideau Street that had housed the Culinary Conspiracy was to be moved to a new location and will be done over as an apartment building. ASH has met with the developers of this project. Trina will circulate a copy of the proposal for this development.

The Board was informed that our councilor would support ASH in its opposition to the proposed demolition of 231 Cobourg.

v. Transportation –

John made a few comments on the presentation from City Planners on the plans for the post LRT designs for the Laurier-Nicolas-Waller nexus. He noted that there would be less bus traffic on Waller and this will allow a bike lane in this corridor.

John also noted that the residents of Chapel Street are still gathered names on the petition to allow for alternate side parking on parts of this Street as a traffic calming measure.

John also reported that the Federal Government is still holding back from committing its portion of the budget for funding the Feasibility Study for the Truck Tunnel under Sandy Hill.

Albert and Slater streets will also have reduced bus traffic after the LRT is in place and there are plans to introduce extra bike lanes here too although there are some difficulties in making a smooth transition onto the bridge over the canal.

John reminded the Board that he sits on the Traffic Committee of the association of Community Associations and noted that they will be meeting soon to discuss set priorities for the traffic file for coming year.



6. Old Business

a. Gazebo

Scott reported on the recent meeting with City Staff, our Councilor and Barry Padolsky and Scott and Megan from ASH. The City has offered helpful advice on applying for a matching grant for this project. ASH must submit its request by March 1st. From there the request will be reviewed by a committee of council. The first rough estimate for building the Gazebo as designed by Mr. Padolsky was \$93,790. Scott said the construction would probably not begin until January of 2019.

a. Reviewing MPAC Property Tax Assessment on “Bunkhouses”

Scott reported that Megan was working on this file and would report to the Board.

b. One and Only Craft Fair

There was a \$1600 profit from this event. Based on a recommendation from Susan the following motion was made:

Motion 6.1 [Jan 29 '18]

That half of the proceeds of the One and Only Craft Fair be donated to Arts groups in the city. (Ralph/Guillaume) – Carried

Susan will investigate possible groups we might donate this money to.

7. New Business

a. 2018 ASH AGM

It was agreed that we should try to schedule the AGM for Wednesday, May 16th. As the Community Centre is having a new roof put on just prior to that date it was decided to look into alternate locations for the AGM. Chad and Pat agreed to explore other possible locations.

Pat announced that she will not be running for a Board position next year which means the position of Treasurer will also become open. Bob has announced that he will not be able to serve as Vice President or ASH representative on the Town and Gown Committee next year. Guillaume resigned from the Board effective January 29, 2018. Chad reminded the Board that he would not be running as President next year. Chad suggested that any Board member whose term is expiring this year and who has decided not to run again should let Board know by the February meeting of the Board.

Ralph noted that we need to sent a notice to all members soliciting nominations for the Board.



b. Winter Carnival

Jan reported that this event went well and noted that Christine Aubry will submit a report to the February meeting of the Board.

Meeting was adjourned at 9:05 PM

Next Meeting – February 26, 2018

PAYPAL ACCOUNT RECONCILIATION DECEMBER 31, 2017



January 1, 2017 Opening Balance

351.60

Membership payments

1,486.5
8

1,838.1
8

Expenses

Town & Gown Symposium fees

180.00

Paypal fees

68.05

248.05

Transfer funds to bank account

1,369.1
4

Closing balance December 31, 2017

220.99



ACTION SANDY HILL/COTE-DE-SABLE EN ACTION

Report of the Treasurer from January 1, 2017 to December 31, 2017

Opening balance chequing account 15,190.07

Income

Memberships	2,350.64	
Ice Rink (net)	911.67	<i>(note 1)</i>
One & Only Craft Fair (net)	1,609.31	
Spring Fling (ASH share)	<u>701.02</u>	
	5,572.64	

Expenses

Winter Carnival (net)	1,044.26
Canada Day Picnic (net)	401.89
Fall Garage Sale advertising	141.53



ASH Retreat	288.15	
Town & Gown Symposium	120.00	(note 2)
Insurance	397.44	
Memberships	155.00	
AGM	670.81	
Sandy Hill Halloween Party	150.00	
All Candidates Meeting	50.00	
FCA Sponsored Meeting	418.10	
Admin fees	39.55	
Supplies	<u>891.82</u>	(note 3)
	4,768.55	

Closing balance 15,994.16 chequing + 26,473.55 Homestead = 42,467.71

Opening balance Save Sandy Hill account 3,972.28

Lawyers, R4 Review, Strategy Group expenses 752.22

**Closing balance
3,220.06**

Total chequing, Homestead, Save Sandy Hill accounts 45,687.77

note 1 ice rink income 3,877.00 minus 2,965.33



note 2 180.00 additional Symposium fees paid from Paypal account

note 3 includes 435.03 projector, 248.60 ASH banner, 102.55 ASH brochures

29 January 2018 Bylaw Enforcement Report

It was anticipated that Jeff would have time to take care of many/most of our outstanding garbage violations starting last December. I understand that some Bylaw Officers were out for various reasons and Jeff had to fill in, thus delaying his ability to concentrate on our interests.. Also, it appears that Jeff was



directed to deal with bylaw infractions on streets specified by our counselor during this time. He issued NOVs to 17 addresses, mostly on Somerset, that were not on our list.

Summary

- o 27 NOVs issued
- o 10 priority addresses outstanding
- o 363 non-priority addresses outstanding
- o 50 addresses judged by the city as compliant but became non-compliant by my re-inspection (these are part of the 363 non-priority addresses noted above)

We have had two complaints during this period. Both were from row houses on Besserer for front yard storage. Both Jennifer Therkelson and Mathieu Fluery were notified. I asked Jennifer if she would copy me to her response. When I get the official response, I'll contact the aggrieved parties.

My experience tells me that winter conditions will result in more storage problems as people become more reluctant to move containers through the snow. I've researched ideas to assist people who need help in shoveling paths from the rear yard to the curb.

The city has a SNOWGO program to reimburse homeowners 50% of the costs of this kind of snow clearance. The catch is that one must join this program, which has apparently a rather limited budget, in September. We are too late this year to advise our neighbours of this program. The University has a program to offer free shoveling by students but they want us to be the sponsor rather than have each resident apply for help. I discouraged them from thinking that we would volunteer to be a contractor. Causeway, who are the contractors of Needle Hunters, also have a program to plow driveways for residents. I have contacted them and asked for help but they are not organized to deal with shoveling. There is a more large scale operation but my contact said that he would work on this aspect of snow removal. I haven't heard from him since the first of the month.

Larry Newman



REPORT OF THE MEMBERSHIP COMMITTEE

January 27, 2018

The membership committee has not met since the November Board meeting. We are still hoping to organize a regularly scheduled door-to-door canvass for recruiting new members and encouraging ex-members to renew. I hope to get a conversation going among the members of the committee about how to get this initiative going.

Meanwhile we have sent out renewal notices to those members whose memberships were set to expire in January and February. We are also still going down the list of ex-members hoping another reminder might be effective in getting them to renew. In the case of the ex-members (those whose memberships expired more than a year ago) the results are spotty.

At the Cultural Memory Workshop we signed up 5 new members and got one renewal. In the last two months we had 11 renewals and 2 new members via the on-line PayPal feature on the ASH website.

Ralph Blaine



REPORT FROM THE SAVE SANDY HILL COMMITTEE

January 27, 2018

This committee met on December 12, 2017 and December 15, 2017. We decided to focus on a multi-pronged social media campaign which would use (among other media) short video clips telling stories about our neighbourhood that would combine accounts featuring property developments which we feel have added value to our neighbourhood and have been done in the spirit of increasing density while still respecting the character of Sandy Hill with some of the more egregious examples “bunkhouse” exploitation that are defacing our community. The committee would like to thank the Board for providing the funds to allow Pippa Rogers, a media consultant, to attend these meetings.

At the meeting of December 15th Pippa agreed to write a proposal to the Board for all aspects of the proposed campaign – a proposal which we promised as a pre-condition for drawing upon any of the \$3000 that the Board approved for the conduct of the campaign itself. After the meeting Pippa wrote to say that before she began writing the proposal she would like to see the committee gather some material from for the campaign as well as set up a file system within the ASH Dropbox account in which members of the committee and other interested parties could place additional materials as the campaign progressed. All of you would have received an appeal for ideas for the prosecution of the campaign and we did receive quite a few submission. We also set up a filing system within the Dropbox account to accommodate this material. All the material that was submitted along with some of the material already in various ASH archives (some forwarded by John Verbass) were duly filed within the new files in the DropBox account. All this was done prior to December 20, 2017.

On December 20, 2017 and two more times after the holidays I reported our progress to Pippa, asking for her feedback. We have not yet heard back from her. Depending on what we eventually hear from her we may have to take another look at how we organize our approach to the campaign.

We are also aware that the apparent decision of the City to ask for a one year extension to the current Interim Bylaw Control may have an impact on the timing of our campaign.

Ralph Blaine



REPORT FROM FRANCOIS BREGHA ON ASH MEETING WITH DAVID WISE OF CITY PLANNING

Here are my key take-aways from the session with David Wise yesterday (*Dec 5, 2017*)

The City is still working on its R4 review in 2 phases but the work is going more slowly than anticipated. Phase 1 will now drag into Spring and Phase 2 will require that the interim control bylaw be extended by another year. Phase 1 continues to focus on controlling the number of bedrooms in units and giving the City clearer enforcement powers. Much of this work involves tightening definitions of what is allowed. David emphasized that the City has very few post facto controls (i.e., its ability to intervene after construction is limited) and is therefore focusing on controlling what can be built. Phase 2 will involve reviewing broader issues such as the perverse effect of some current incentives and David did not specify all the studies the City may undertake as part of it.

Under Phase 1, City staff anticipates having a draft zoning strategy to share with industry and community associations (in 2 separate consultations) by the end of January. This would lead to a redrafting and a statutory circulation of revised recommendations (about one month). Staff will then draft the final recommendations (Dave anticipates this will take 2 months) and we can therefore anticipate a submission to Planning Committee in about late April. The plan is to limit the number of bedrooms in multi-unit buildings to 4 (detached houses could have up to 8), meaning that low-rise apartment buildings with 4 units would have a maximum of 16 bedrooms. There is a committee of councillors to oversee this work composed of Fleury, Leiper, Brocklington and Chernushenko.

There were 2 big issues that came up in the discussion:

- Access to information. Trina asked for a copy of the background studies that the consulting firm Urban Strategies has done for the City. David was very defensive on this point, saying that there was no report, the studies were meant for input to staff only and not meant for distribution. He reluctantly agreed to see whether they could be repackaged for public distribution.

- Neighbourhood character. Even if the City succeeds in limiting the size of future bunkhouses, its current initiative is doing nothing to limit their number. We could end up with an increasing number of individually more acceptable bunkhouses that still destroy the neighbourhood's character. Mathieu was engaged in this discussion, wondering whether we can add controls that would force a greater diversity in low rise apartment buildings (e.g., by forcing a mix in the number of bedrooms). David had to leave at this point and only stated that the Official Plan is meant to protect the rate of speed at which neighbourhoods are forced to change.

My conclusions: the City is still playing catch-up. The R4 changes will help but are insufficient as long as demographic and economic pressures push for more bunkhouses. There does not seem to be a visionary leader in the City looking for ways to protect residential and demographic diversity in established downtown neighbourhoods (new housing is either small condos or entry-level apartments — there is nothing for families).



Everyone: please add anything I have missed.

ADDITIONAL COMMENTS ON THE MEETING WITH DAVID WISE

Hi Larry and all other

Thanks for taking the time to put that report together François.

Yes Larry, Mr. Wise, in a brief aside in passing, candidly admitted at one point that past experience in other locations has shown that a determined, aggressive developer who did not feel constrained by the spirit of the bylaws could find a way to create 5 bedroom apartments under these new proposals. But as I noted above, this was said in passing almost like an afterthought. Several ASH representatives at the meeting did bring up other ruses such a developer might employ to get around these limits. Mr. Wise maintains that if they push clearly beyond the limits then their buildings will not be legal although he admitted that there will be no follow up inspections by the city to ensure compliance. He claims they might have trouble later on selling such a non-conforming building or a potential buyer might have trouble getting a mortgage to buy it and that these impediments might serve to restrain any overreaching by the developers.

Ralph Blaine