



**Action Sandy Hill Board Meeting**

November 26, 2012

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**Rencontre du Conseil d'administration d'Action Côte-de-Sable**

Le 26 novembre, 2012

[www.ash-acs.ca](http://www.ash-acs.ca)

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Present/Présents: Sam Almsaddi, Eric Audet, Sophie Beecher, François Bregha, Christopher Collmorgen, Eric Crighton, Julie Crêteau, Jane Gurr, Elaine Koren, Claire MacDonald, Jawad Quereshi, John Verbaas.

Regrets/Absents: Liz Kessler, Alice Kwong, Kyle Simunovic.

**1. Welcome and introductions**

Christopher Collmorgen welcomed Board members and members of the community in attendance and asked everyone to introduce themselves.

**2. Review and approval of the agenda**

François moved (Elaine seconded) that the agenda be approved (carried).

**3. Approval of minutes**

Sam moved (John seconded) that the minutes for the September and October meetings be approved. Carried.

**4. Report from the Councillor**

In Mathieu Fleury's absence, Nathaniel Mullin made the following report:

- Due to the impact of provincial cut-backs, the City will not have the money this year to fund Strathcona House. The City will look for different funding mechanisms.
- The winning bid for the LRT will be announced on December 5. There will be an exhibit featuring the winning design at City Hall from December 5<sup>th</sup> to the 19<sup>th</sup> open to the public from 11 am to 7 pm. Council will vote on the issue on December 19. City staff would like an opportunity to make a presentation on the progress of the LRT's construction at the next several ASH annual general

meetings.

- Some University of Ottawa parking permit holders will use the parking lot at the Sandy Hill Arena during business hours while their current parking lot is being used for the LRT's construction. It is understood that this use is temporary and that the University will no longer use the Arena's lot once its own lot is restored.
- The City will enforce the prohibition on front-yard parking more vigorously from now on.
- City staff will report in early 2013 how it plans to notify landlords of their tenants' by-law infractions. Council will need to ratify this proposal before it is implemented.
- Craig Calder has been designated as the City's Manager of Post-Secondary Institutions Relations. This position is in addition to his current duties and does not entail new resources.

## **5. Questions from the audience**

Q: what does the City plan to do about the possible conversion of four-way road stops to two-way stops along the Sandy Hill stretch of the proposed east-west bikeway? City staff appears ready to defer to the Councillor on this issue.

A: Nathaniel will speak to Mathieu Fleury and report back.

Q: Does the City still intend to build a counter-direction bike lane on Cumberland at Rideau? The City claims it has no money for the project but this stretch of Cumberland is already under reconstruction.

A: Nathaniel will check and report back.

Q: What is happening with the Coliseum sport dome?

A: The City is still committed to having the dome operate this winter.

Q: The City's four-year capital forecast does not include construction of the Rideau River pedestrian bridge? Why?

A: Nathaniel will check and report back.

Q: Neighbours report that several people use the shed at the back of 201 Wilbrod, probably for illicit purposes as the property has been vacant for years. Why is the City not insisting that the shed be properly secured?

A: Mathieu Fleury has been working to address issues with derelict properties. The property owners were recently asked to re-board their windows.

Q: Why are new ASH members not receiving regular emails from the Association?

A: ASH realizes it has a problem with its membership database and is trying to fix it.

## **Committee reports**

### **6. Planning, Development and Transportation**

#### *45 Blackburn*

This single-family house was recently sold and has been gutted to be converted into a four-unit dwelling with 20 bedrooms. While this conversion should have undergone a

site plan approval process, as required under the new by-law, it slipped through as a result of an error at the City. The owner has agreed to go through the process on a voluntary basis. Over the last couple of weeks, ASH has met separately with the neighbours, the City and the new owner. As a result of these meetings, the new owner has agreed to make minor architectural changes to the building.

Points made in the discussion included:

- The current requirement of .5 parking spot per unit is inadequate and should be tied to the number of bedrooms instead.
- The City is developing a lighter site plan approval process that is faster and cheaper for developers, to be applied for house conversions.
- The City's slowness in responding to the community's concerns aggravated the situation and confronted all with a fait accompli as the developer kept building.
- Is it appropriate to convert a single-family home in a residential area to what is in effect an apartment building with 20 bedrooms ?
- Will developers avoid the spirit of the new by-law by presenting plans for conversions with fewer units, but more bedrooms per unit?

#### *Rideau Centre expansion*

ASH met Cadillac-Fairview to hear about the \$250 million, three-year plan to expand the shopping centre to the current parking lot at Rideau and Nicholas. The developer will tear down the Ogilvie Building and re-build it to its original 1919 design (smaller and shorter than it is currently). Cadillac-Fairview will make a presentation on the expansion's design early in the new year.

#### *Inter-provincial bridge*

ASH expressed concern that City staff does not appear committed to re-routing truck traffic from King Edward to the new bridge.

### **6. By-laws and Environment**

Richcraft has demolished the derelict buildings at Charlotte and Rideau and is still committed to building a temporary park on the property but not this year. ASH is concerned that the current site represents a safety hazard because of debris and an uneven surface. ASH asked for information on when the park would be created and Board members complained that the City was not returning e-mails. ASH is still looking for a City explanation as to why it does not apply property standards to derelict properties.

On November 29, a group opposed to the construction of a casino downtown will hold a public meeting at the Community Centre.

### **7. Special events**

ASH Board members participated in the Halloween Haunted House and the One and Only Craft Fair, both of which drew large crowds. It was agreed that ASH should

continue to make a small financial contribution to the Haunted House in future years.

ASH will organize the winter carnival on January 26 with Barbara Brockland taking the lead. Julie gave the Board notice that the event would likely require a financial contribution.

### **8. Community relations**

The Town and Gown Committee held its first formal meeting on November 5. Its membership is now complete with the appointment of John Dickey (President of Eastern Ontario Landlord Association) and Selim Hawa as community representative at large. Two working groups (strategic support and housing) have been struck. They will develop terms of reference and report back in March. Some ASH Board members would like the housing working group to address the issue of University boarded-up houses also.

Christopher made a presentation to the annual meeting of the Centretown Citizens' Community Association about ASH's achievements. He will circulate his presentation to the Board.

### **9. Membership and outreach**

Elaine suggested that family memberships be increased from \$8 to \$10 a household. The Board agreed.

There was a general discussion about when and how to conduct a membership drive. It was pointed out that ASH might learn lessons from the Lower Town Community Association in this regard. It was also suggested that ASH should approach condo boards.

Elaine will post additional information about ASH on our website.

François argued for investing in software that would enable ASH to track its membership better. Elaine will work out with Alice whether ASH needs to make such an investment or can work with its current system.

It was agreed that ASH should hold a working group meeting focusing on membership issues on January 14.

### **10. Christmas dinner**

François will circulate a sign-up list for a pot-luck dinner on December 12.

### **11. Adjournment**

The meeting adjourned at 9.06.