



**Action Sandy Hill / Action Côte-de-Sable**  
 Meeting of the Board of Directors / Rencontre du conseil d'administration  
 Monday 27 May, 2013/ le 27 mai, 2013  
 Sandy Hill Community Centre / Centre communautaire de la Côte-de-Sable  
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AGENDA ITEM	ACTION (Information, Discussion, Decision, Follow-up)
<p>Present / Présents:</p> <p>Sam Almsaddi, Eric Audet, Sophie Beecher, Christopher Collmorgen, Robert Forbes, Jane Gurr, Christopher Hynes, Elaine Koren, Alice Kwong, Yves Le Bouthillier, Michael Marin, Suneeta Millington, Chad Rollins, Sally Southey, Kyle Simunovic, John Verbaas</p>	
<p><b>8:00 MEETING OPEN TO THE PUBLIC</b></p>	
<p><b>1. Welcome/ Bienvenue</b></p> <p>At 8:08pm the public part of the meeting was called into order. Christopher welcomed Board Members and the residents in attendance to the first meeting of the new Board. Everyone was asked to introduce themselves. Ten members of the community were present at the beginning of the meeting and another three or four joined later on in the evening.</p>	
<p><b>2. Review and approval of agenda/Lecture et adoption de l'ordre du jour</b></p> <p>Robinson Village was added to the agenda under Planning; the proposition was moved by Kyle (seconded by Chad) to adopt the Agenda (carried).</p>	Decision
<p><b>3. Review and approval of minutes (April)/Lecture et adoption du compte-rendu de la réunion (avril)</b></p> <p>Elaine moved (Jane seconded) that the minutes of the April meeting be approved (carried).</p>	Decision

<p><b>4. Councillor’s report/rapport du conseiller</b> (Mathieu Fleury)</p> <ul style="list-style-type: none"> <li>• LRT: The Councillor indicated that wiring is being done at the corner of Nicholas and Laurier. Given the high volume of the intersection the City is trying to do the work during off-peak time. Some of the work might be conducted overnight but this has not yet been approved.</li> <li>• East-West Cycling Corridor Update: The plan is to develop the bikeway from Churchill Avenue in the west through to Hemlock Road at St. Laurent Boulevard in the east. The Bikeway incorporates the Laurier Avenue bike lane; a lot of construction activity will occur on Wilbrod and Stewart this summer.</li> <li>• Range Road sidewalks: The sidewalks are being redone with asphalt as a temporary measure. The full water and sewer system will be replaced in the next two years and then the sidewalks will be redone in cement.</li> <li>• Richcraft park at the corner of Rideau and Charlotte: Mathieu Fleury indicated that the voice of the community and the position of the Board were heard loud and clear at the AGM but a public meeting with Richcraft had to be held. It’s clear that the community wants a park for the next three years and the public meeting with Richcraft – held earlier that evening at le Patro - has not modified this position.</li> </ul>	<p>Information</p>
<p><b>5. Questions from the floor for the Councillor/ questions du public au Conseiller</b></p> <ul style="list-style-type: none"> <li>• Question (Eugene): Can you confirm that the park will be constructed? Bob: Richcraft plans to have it built by July first. They also said that they will remove it after three years. Christopher noted that the MOU that ASH was asked to sign to not oppose the removal of the park when it came time for Richcraft to proceed with a development project. It was the community’s understanding that the “development project” was the condo and not a sales office. ASH will need to review the park agreement.</li> <li>• Question (Sally): Sally asked for an update on bus route detours during the Rideau Street redevelopment. M. Fleury described the most affected routes, stressing that the detour routes were decided after consultation. Laurier and Rideau bring a number of challenges for the residents and the business owners.</li> </ul>	<p>Follow-up by the Planning Committee</p>

<b>Committee reports/ Rapports des comités</b>	
<p><b>6. Treasurer's Report / Rapport du trésorier (Kyle)</b></p> <p>Kyle received a request for funds from the organizers of the ice rink to hold a party to thank all the volunteers, approximately 30-35 people. From the rink's operations ASH holds a current surplus of \$1,200. The Board is inclined to provide some money as a token of appreciation but a clear request of how much money and for what purpose (food and drinks) should be submitted.</p> <p>Kyle indicated that \$1,535.80 was collected in membership fees at the AGM and thanked Elaine for her great work.</p>	<p>Kyle to ask the Rink Organizers to provide a more detailed submission to ASH</p>
<p><b>7. Planning, Development and Transportation / Urbanisme et transport</b></p> <ul style="list-style-type: none"> <li>Update by Jane Gurr: Regarding the Infill Phase 2 Study, ASH produced submissions on projects which will now be examined by the City. ASH worked on numerous submissions including 560 Rideau, 566 Chapel and 558 Nelson.</li> </ul> <p>Question (Chad): what is the official definition of a conversion?  Answer: in simple words a conversion means not demolishing the property in its entirety and adding to it. Basically, you need to maintain the original footprint, the foundation. There is room for interpretation by city officials because the real definition of a conversion is not clear cut.</p> <ul style="list-style-type: none"> <li>Robinson Avenue Development: Developers have submitted their six storey, 37 condo unit proposal to Site Plan and re-zoning. The location is R4 therefore limited to four stories. Parking is an issue because of the limited space for parking in Robinson Village and an access point is a concern due to limited entry/exit access to this neighbourhood. Given that Robinson Village is considered a TOD zone (600 metres from a LRT station), height limits for buildings could increase.</li> <li>Kaz Adamowski email regarding 3 hour parking (John): John responded to Mr. Adamowski with pros and cons of one hour parking versus three hour parking. Mr. Adamowski has decided not to pursue this issue any further. However, anyone with comments or a special interest in parking issue should contact John.</li> </ul>	<p>Information/Discussion</p> <p>Discussion</p> <p>Information</p> <p>Discussion</p>

<ul style="list-style-type: none"> <li>• Possible development on Sweetland/Russell (Yves): People in the community have concerns about properties bought on Sweetland and Russell by Sam Almsaddi and the possibility of more families moving out of SH. It was asked that Sam inform the Board about his intention to develop this area of Sandy Hill.</li> </ul> <p>Sam indicated that he has purchased nine properties on that block, that an architect is currently working on the plans and that a formal proposal will be submitted to the community in late August or September. Sam provided a history of his involvement with ASH going back to 2009 and he stressed that he has not developed any property in Sandy Hill yet. Sam is a member of the Planning Committee but he is not a co-chair. He has been against most developments in Sandy Hill, opposing conversions for similar reasons as the rest of the Board. For the nine properties, Sam believes in a multi-use concept, apartment building not condos, with a mix of one and two bedrooms, with commercial use on ground floor, but only if there is support from the community.</p> <p>Sam has bought the property on 83 Sweetland, which is currently rented to six students. The objective is to convert it into a duplex with two two-bedroom units and two kitchens. To demonstrate his commitment to the community and to answer any questions about his projects, Sam will organize an open house will be organized for the community to see the property before and after the renovations.</p> <p>In response to concern that Sam is planning to build a residence and sell it to the University of Ottawa, Sam indicated that he has never worked on any development with the University of Ottawa. Through a symposium he attended earlier that month, Sam did learn that the University will shortly put out a public Request for Proposals to have a residence built on university land with private partners for first-year students.</p> <ul style="list-style-type: none"> <li>• Grandfather for existing conversion applications (Robert): A number of applications were submitted to the city before the moratorium such as 458 Nelson. What can be done to stop these conversions and can a list of the submissions be provided? The addresses concerned are:</li> </ul>	<p>Follow-up: Sam to send invitation to the community for an open house at 83 Sweetland and Alice to post on the website</p> <p>Sophie to circulate the link to Board Members</p>
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<p>139 Henderson  99-103 Henderson  458 Nelson  566 Chapel  151 Goulbourn  31 Sweetland</p> <p>There are approximately 5 or 6 properties that are not affected by the moratorium because they presented a complete submission just before the moratorium took effect. The list of properties is on the ASH website. These properties will go to Site Plan where garbage, parking and other issues will be examined. ASH, through the Councillor’s office, can only make recommendations or suggestions on how the sites can be improved. The Site Plan has limited powers and although positive changes have been noticed (like 566 Chapel), it is obviously not enough. The councillor is not in favour or opposed to amending zoning in Sandy Hill, it depends on the location. Councillor Fleury indicated that he does not have the ability to withdraw his delegated authority to stop existing conversion applications.</p> <p>The chair of the meeting asked participants interested in continuing the discussion on this issue to meet at the end of the meeting so that other issues on the agenda can be addressed.</p>	
<p><b>8. Interprovincial bridge (John)</b></p> <p>Next week on June 5<sup>th</sup>, John will be attending the city of Ottawa Transportation Committee meeting, where the issue of the interprovincial bridge will be raised. John is seeking ASH’s position on the NCC proposal regarding the Kettle Island option with the possibility to develop a common position with other community organizations. According to studies, the Kettle Island option will cut truck traffic by 30% to 40%. John asked whether ASH could align itself with people saying that this bridge is not solving the problem and/or raise the option of the tunnel under downtown.</p> <p>The Board was unable to reach a consensus in favour or against the Kettle Island proposal and the Sandy Hill community has not been consulted. As suggested by Bob, the Board decided to bring forward the following proposal:  <b>ASH supports investigations into alternative ideas that can be implemented in reasonable time, which substantially reduce truck traffic on King Edward.</b></p>	<p>Follow-up: Eric to circulate ahead of the meeting</p>
<p><b>9. By-laws and Environment/Arrêtés municipaux et environnement</b></p> <p>No report this month.</p>	

<p><b>10. Special events/Évènements spéciaux</b></p> <ul style="list-style-type: none"> <li>· AGM lessons learned (Eric) Look at documents sent by Eric -<b>Deferred to the next meeting given the lateness of the evening.</b></li> <li>· Retreat Planning for the Board Christopher to send date</li> <li>· September Community BBQ-<b>Deferred to the next meeting given the lateness of the evening.</b></li> </ul>	<p>Follow-ups: Board Members to review the document circulated by Eric</p> <p>Christopher will circulate tentative dates for the retreat</p> <p>For the next agenda</p>
<p><b>11. Community relations/Rapports avec la collectivité</b></p> <p>Consequences of change to by-law regarding residence of directors (Yves and Mike)</p> <ul style="list-style-type: none"> <li>• Conflict of interest</li> </ul> <p>Issues regarding governance (Yves)</p> <ul style="list-style-type: none"> <li>• Procedure for proxy vote</li> <li>• Family membership and vote -<b>Deferred to the next meeting given the lateness of the evening.</b></li> </ul> <p>Sharon O'Sullivan propositions to the Board</p> <ul style="list-style-type: none"> <li>• Street Liaison Person</li> <li>• SH real estate agents</li> <li>• Relationship with APUO -<b>Deferred to the next meeting given the lateness of the evening.</b></li> </ul>	<p>Follow-up: For Yves and Michael to bring up at the next meeting</p> <p>Items to be added to next month's agenda</p>
<p><b>12. Membership and outreach/Membres et engagement de la communauté</b></p> <ul style="list-style-type: none"> <li>• Engagement of Volunteers (e.g. , Sustainable Living Learning Series)(Alice) - <b>Deferred to the next meeting given the lateness of the evening.</b></li> </ul>	<p>Follow-up: to be added to next month's agenda</p>
<p><b>13. Future meetings/Prochaines réunions</b></p> <p>28 May: Planning Committee at Elaine's 24 June: the next ASH monthly meeting 27 June: T&amp;G meeting, UofO will make a presentation</p>	<p>Information</p>
<p><b>14. Adjournment / Fin de la session</b> The meeting was adjourned at 22:05</p>	