



**Board Committee Meeting  
Réunion du Conseil**

Monday, November 25, 2013    Lundi le 25 novembre 2013  
7:00 PM to 9:00 PM    19h00 à 21h00  
Sandy Hill Community Centre    Centre communautaire Côte-de-Sable

**Minutes / Procès verbal**

**Present/Présents:**

Eric Audet, Sophie Beecher, Robert Forbes, Alice Kwong, Yves LeBouthillier, Michael Marin, Suneeta Millington, Chad Rollins, Sally Southey, John Verbaas

**Regrets/Absents:**

Christopher Collmorgen, Sam Almsaddi, Jane Gurr, Elaine Koren, Kyle Simunovic

#	Item / Sujet	Action
01	Welcome/Bienvenue At 7:07 pm the meeting was called to order. Bob welcomed Board Members and the residents in attendance. Board Members and residents introduced themselves in a tour de table. Bob mentioned that Christopher and Juliet had their baby twins on November 12 <sup>th</sup> , parents and babies are in good condition, one boy and one girl.	
02	<b>Review and approval of agenda/Lecture et adoption de l'ordre du jour</b>  There was on request to add "Bettye Hyde funding" as a topic after the Councillor's Report. Given that the treasurer is absent, the treasurer's report was removed from the agenda and replaced by the Betty Hyde funding topic. The proposition was moved by Yves and seconded by Chad to approve the agenda with the above-mentioned amendment (carried).	<b>Decision</b>
03	<b>Review and approval of minutes (October) Lecture et adoption du compte-rendu de la réunion (octobre)</b>  Sally moved and Alice seconded that the minutes of the October meeting be approved (carried).	<b>Decision</b>
04	<b>Councillor's report/Rapport du Conseiller (Nathaniel Mullen for Mathieu Fleury)</b>  Mathieu could not attend, Nathaniel spoke on his behalf:	<b>Information</b>

1) Snow is about to fall, if there are any issues regarding snow clearing on the streets or the sidewalks, please call our office and report it.

2) The budget will be debated and passed on Wednesday this week. For Sandy Hill we are confident that the pedestrian bridge over the Rideau River will receive funding for construction in 2014.

3) The Transportation Committee debated their Master Plan and Mathieu asked that a feasibility study for the tunnel connecting the 417 to the Macdonald-Cartier Bridge be included. The City is working with the Province on this issue and we are expecting good news for the funding of this feasibility study.

## **05 Questions from the floor/questions du public**

**Information**

Q: the terms of reference for the feasibility study can have a big impact on its outcome. For example, what are the requirements imposed on this tunnel? How can we make sure that ASH or the public have some input into the terms of reference?

(Nathaniel took note of ASH's interest in participating and will report back to Mathieu)

Q: Apparently, Mayor Watson would like to have a Student Strategy, is it true, can we have a confirmation?

(Nathaniel will follow-up with Mathieu)

Snow clearing: The Glebe Community Association is putting together a website to track snow clearing and they would like other community associations to participate in populating the website by watching and reporting. This project may interest Block Reps. So far the project only reports on streets but they did talk about including sidewalks.

## **06 Treasurer's Report Cancelled and Replaced by Bettye Hyde Funding**

**Information**

There was no treasurer's report due to Kyle's absence.

Bettye Hyde (BH), Patrick Glemaud

Bettye Hyde Nursery School found out on Wednesday last week that they have been denied all requests for 2013 funding for their new location.

We all know that BH has been in SH for a long time and it plays an important role not only for children but also a social role for the community by providing affordable daycare.

The Ontario Ministry of Education has encouraged nursery schools to modify their business models with the introduction of full-day kindergarten.

Unfortunately, there was no part of the church available for BH to renovate and meet the standards for a full daycare model. BH responded by partnering with a group of neighbours and alumni to relocate in the Carriage house.

The problem is that BH's request for transitional capital funding has been denied on a technicality. BH is not eligible because it doesn't have its new license in place. The catch being BH needs to make \$500,000 in Capital

improvement in order to get licensed but BH is depending on the City to provide some funds towards this expense.

After the rejection, BH sent an email to the City to further discuss this issue, with no response yet. Time is running out, normally by January all decisions should be made. BH is thankful for the support of the Community, just recently it raised \$12,000.

Les exigences de la ville font en sorte qu'un support communautaire de ASH pourrait aider. Ce serait bien si un représentant de ASH pouvait participer à notre reunion avec la ville.

Q: for ASH to be of assistance, is a letter of support the best option?

On funding, a letter of support would certainly help. We will send you the name of the person to address the letter to.

Q: What is the funding request?

A: I believe that it ranged from \$480,000, to \$80,000.

Q: Can you expand on the licensing issue?

A: BH is moving to a new location but to get a license to operate in the new location the City is asking a proof of funds and part of the funding comes from them.

A: they are licensed for the physical space at the church but they need a new license when they move to the new space.

Q: you said that you have had no response from the City, what do you mean? We are not getting any meeting to discuss why the funding was declined. However, Mathieu Fleury is working to set up a meeting.

**Motion moved by Chad that ASH will send a letter to Councillor Fleury in support of BH funding issues, seconded by Sophie.**

-Leanne Moussa indicated that she sent an email to Mathieu regarding development fees. Her main goal was not to say that Carriage House deserves to have all their fees waved but the objective was to stress the significant community benefit of her initiative and to highlight the double standard that exists in some cases. Through the Carriage House project, she has learned what are some of the incentives and disincentives in terms of tax treatment and fees that must be paid to the City. Example: they had to pay thousands of dollars to change two inches of a water line while other buildings with rooming houses don't have the same requirement.

-Yes, taxes are 3 to 4 times higher for commercial residence than residential residence but as we know conversions are paying taxes as residential residences. This is a big issue that we are aware of.

(Update from Mathieu Fleury's office: Residential vs. Multi-residential taxes: Residential tax ratios apply when there are 6 units or less; more than that, is when the multi-residential rate applies.)

**Decision**

The One and Only was very successful once again this year. Lots of people came from all part of town. ASH had a well-positioned table at the entrance. There were 13 new memberships in total (\$205.00 in cash and cheques), a mixed of renewals and new members. It was also good for ASH to be present, have visibility and talk to people of the community.

Alice: they are looking at expanding next year (downstairs), they have vendors who could not get a table.

#### **-December Holiday Season Board Potluck (Bob)**

Just a quick reminder that we are having our potluck. The invitations are extended to people closely associated with ASH. Dec 2<sup>nd</sup> is the date most people are available.

#### **-Upcoming Winter Carnival (Eric)**

This event is coming up fast, it will be held on Sunday January 19th. Barbara Brockmann is the organizer once again. Éric will be the contact person for ASH. The SHCC has been reserved. Barbara has already booked the horse and buggy man. A meeting will be held in December. There are many activities and tasks involved with the preparation and organization of the Winter Carnival. So far we have one volunteer, Patricia Castell.

#### **-Lowertown AGM debrief (Eric)**

Eric attended the Lowertown Community Association's AGM which was held on Monday evening November 18th. I had three objectives in attending: 1) examine how they manage their AGM in comparison to our ASH AGM 2) get a sense of what the main preoccupations are for the Lowertown Community Association (LCA) and 3) introduce myself and remind the LCA that on some files we may benefit from working together.

#### **Logistics/organization**

Their AGM started at 7:05 with 10 items on the agenda and at 9:00 it was all over. It was held in a classroom at their community centre (Routhier). There were two tables, one in the corridor and one inside the room, with some: community information/pamphlets/agenda/ minutes of the last Board Meeting/ and sweets donated by a bakery. It was attended by approximately 35 people, including their Board Members. There were no resolutions passed during the meeting. They began the meeting by approving the minutes of their last Board Meeting, not their last AGM minutes (they must have a different bylaw regarding their AGM). All Board members were re-elected except for one vacant position that was filled by one nomination from the floor. Mathieu Fleury, Mauril Bélanger and a rep for Madeleine Meilleur provided updates.

#### **Main Preoccupations**

1) Trucks on King Edward/death of the Kettle Island bridge option

Probably the most emotional issue of the evening. The head of their King Edward Avenue Task Force admitted that their strategy had failed, that they lost their champion, and that about just every calming measure they proposed for slowing / reducing traffic on KE was rejected by the City. He indicated that 3,500 trucks use King Edward on a daily basis, which is also the route for hazardous material. The truck issue was put to Mathieu Fleury and Mauril Bélanger. They indicated being in favour of a feasibility study for the tunnel option.

2) Safe Injection Site (SIS)/Safety and Security

Given the location of Lowertown next to the market and the situation regarding drugs and homelessness, it seems to me that safety and security is a higher concern than it is here in SH (LCA meets once a month with the local police). The Ottawa Police Service gave a short update (item #6 on the agenda). The Constable indicated that all crime rates have gone down in the Rideau Vanier Ward compared to last year. Some of the stats show a 75% decrease. Although safety remains a concern, it seems that the news is positive. The police Constable was hard pressed to explain why the decrease. He ventured two explanations: one that all crime rates are declining in Canada – general trend and two that the City made some efforts to add foot and bicycle patrols in the Market area during the busy summer months. Increased police visibility is something that ASH may wish to push to decrease tension with students during highly celebrated holidays like Canada Day.

### 3)Overdevelopment of condos/ Mathieu Fleury and Claridge

The overdevelopment of Rideau Street as a condo tunnel and the destruction of heritage houses for new condos is a major preoccupation for the members of the LCA. Some people admitted being overwhelmed with the pace of change and they turned to their Councillor for help. However, the relationship between Mathieu Fleury and Claridge raises a conflict of interest. Mathieu Fleury was asked if he would run again and how he would deal with the conflict of interest issue. He indicated that he will run again for the position of Councillor and that a process has been put in place for him to step away when a project is submitted by Claridge.

### **Outreach**

I met with Marc Aubin to congratulate him for his re-election as President of LCA and I indicated that ASH was hoping to work more closely with LCA in the future.

On last word, LCA has a much bigger budget than ASH, over \$33,000 in income. Most of it comes from grants and they have a project for the Bingham park that takes about half of this budget. As a note of caution, their increase in budget created pressure to improve their financial system. They have two students on their payroll. As a result, they have a new system in place and an accountant who has spent many hours on pro-bono basis doing their books.

Suneeta:

There is interest in the community for as showing of the Danish documentary ‘The Human Scale’. The Embassy is interested in co-hosting a screening at City Hall for the Planning Development and there is a potential to create a panel before or after the screening. The Embassy’s initial respond is that they need an invitation from the Councillor. The concern is that as a diplomatic mission they cannot be seen to take part into politics. ASH will contact the Councillor’s office.

Q: maybe involve the Mayor?

A: Yes

Suneeta: I have anecdotal evidence regarding the perception of SH by City Planner. By coincidence, I ran into a City Planner, she was a note-taker who participated in the conversion meetings and happened to be at a table with SH

people. During our casual conversation, she mentioned the following: ‘what can they expect, they live in SH, of course they will have a student ghetto’. If this is the overall attitude among planners, we may have an uphill battle. Should we do targeted outreach sessions with planners, in a constructive way?

Q: this kind of statement probably did not come out that night during the consultations, it’s a little disappointing. Maybe we should have a meeting with planners?

## **08 Committee reports / rapports des comités**

**Information**

### **08.a Governance/Gouvernance (Yves, Michael) Conflict of interest policy**

We had hoped to have our special meeting but we were all out of town last month. The elements of the Conflict of Interest policy are in place, we just need time to present to the Board. Monday Dec 16 is a time when we would be available. In the alternative it could wait to the new year.

Could your committee find a date by proposing 3 to 4 days in December and January and send a doodle invitation?

**Decision**

-Agreed

### **08.b Planning, Development and Transportation/Urbanisme et transport (Sous-comités : Zonage et aménagements intercalaires résidentiels; Revue des demandes d’aménagements; Patrimoine)**

#### **-Special Housing Committee Report (Bob)**

The Special Housing Committee was established at the board meeting in July in response to the University’s announcement of a plan to build a 4-storey, 165 bed student residence on Henderson Avenue.

The other was that the University plans to seek proposals from private developers for the construction of a roughly 750-bed student residence within a 10-minute walk of its 42 hectare campus.

Neither of these announcements mentioned community impact.

Several significant activities:

- 1) Presentation of the petition at the 4<sup>th</sup> November T&G meeting by myself, Chad and about 20 members of Action Sandy Hill presented the petition to Lucie Mercier-Gauthier and Michel Guilbeault, in the absence of Marc Joyal.
- 2) Significant amount of press coverage from the Ottawa Citizen, Radio Canada, Le Droit, Metro Newspaper, CFRA radio, EMC News, campus newspapers etc.
- 3) Met with the co-chairs of the UofO Campus Development Committee on November 7<sup>th</sup>. This was a very constructive discussion and ASH has made two proposals to the university:

1. We would like to reiterate our request for a statement, at the same time as it launches its RFI, of the university's intentions to construct on-campus housing, with as much detail as possible around the number of beds to be provided and the approximate dates of construction.

2. As we discussed on Thursday, we agreed to provide you with details of a paragraph describing an 'exclusion zone' to be included into the RFI document before release. It reads as follows:

"Sandy Hill" means an area of the City of Ottawa, contained within the following boundaries:

- to the North – Rideau Street
- to the East – the Rideau River
- to the South – Nicholas Street and the Queensway (Highway 417)
- to the West – the Rideau Canal

Sandy Hill is to be excluded from the area of interest, with the following exceptions:

- Sandy Hill west of Waller St.
- Rideau Street
- King Edward Avenue (apart from Heritage buildings and the Sandy Hill Co-op)

We have not heard back from the university on these requests, though I expect there to be a further meeting before the Board of Governors meet again on December 9<sup>th</sup>.

4) We have made a request at the previous meeting and will reiterate this for the December meeting.

5) Letters to Madeleine Meilleur and Mauril Belanger, asking for their support and some specific meetings on the general problems of student housing and the RFI.

Q: Is the land south of Mann part of the exclusion, where the Iranian cultural centre?

A: No

## **-Planning Committee Update (Chad and Sophie)**

1. Planning Committee Overall:
  - a) Chad, Sophie and others attended the “Planning Primer Elective on Residential Infill & Intensification” on 16 Nov. ASH sent its proposal for the Infill phase, it’s on our website. For the Infill phase 1, a workshop (charette) will be held.
2. Infill/Zoning/Conversions (Planning studies):
  - a) Tim Moreman who is conducting the conversions study has asked for a meeting with ASH to discuss his recommendations, Sophie will invite him to an infill/zoning working group meeting before January 10<sup>th</sup>.
3. Planning and Development (DARC)
  - a) 275 Laurier – ASH’s submission was circulated to the board, approved and submitted
  - b) 45 Mann – Planning Committee is recommending opposition, Chad will prepare ASH’s response and circulate to the board this week for approval
  - c) 256 Rideau – Planning Cmte is recommending we raise some concerns, Chad will prepare a letter and circulate - *(Update from the Councillor’s Office: The question was asked whether this will go to Planning Committee in December, it will not. It is very early days for this project)*
4. Heritage (Sophie):
  - a) I gave a presentation at Heritage Ottawa, the presentation is on our website. Steve Gauthier was in the room and he considered all our presentation as input.
  - b) ASH’s letter with recommendations on a way forward has been circulated, we need board approval tonight.

**Decision**

**Motion moved by to submit this letter as drafted by Sophie for ASH moved by Chad and seconded by Sophie.**

Q: Why does the heritage the study not include all of SH?

A: When they did the study, they took into consideration the age of the buildings and a grading system with multiple variables. They usually selected areas not just one house. They could not study every building in SH given their limited financial resources. Still, in total they selected 852 pre-war buildings that they researched. This is a massive undertaking.

5. Transportation :

- a) Mathieu has introduced a motion calling for the City to work with the province to fund a study on the feasibility of a tunnel for downtown truck traffic. At the next Committee Meeting on Dec. 18th, I suggest that we finesse ASH's position.

**Action Chad**

Chad: I will put it on the agenda.

6. Student Housing Strategy:

- a) We now have about a dozen community associations from around the City who are tentatively supporting our call for a student housing strategy, we should have the letter and proposal ready this week and will circulate to the board for review before sharing with the other community associations

Chad: 222 Stewart – we were asked to help save the tree. The specialist inspector came and the tree was diseased. It's a tree that splits into two which makes it very weak and stimulates fungus. This species is no longer supported as a tree to plant in the city. Norway Maples are an invasive species. The tree is gone. A three-storey triplex was approved, not a four storey fourplex. We will follow carefully.

I would like to thank Larry for going on site and the Councillor Office for putting us in contact. It appears that the people concerned were happy to see due process – it's a good example of cooperation.

**08.c By-laws and Environment/Arrêtés municipaux et environnement**

**Information**

Alice: we have a lot of volunteers but we have no Board Member as a co-chair. Claire is still doing some of the work but unofficially.

**08.d Communications, Membership and Outreach (Sub-committee: Fundraising)/Communication, membres et engagement de la communauté (Sous-comité : Levée de fonds)**

-Back-up for Alice. (Alice)

A back-up strategy is needed. It was decided that Bob will update the website and keep an eye on the ASH emails. Chad will be the back-up. The generic ASH email address is what our members use, not the different committee email addresses. Therefore we will continue with the system in place and in any case, email traffic is currently low.

Chad will be the back up to check the email when Alice steps away.

**Decision**

As for the Membership Newsletter, we need to find someone other than Bob or Chad to take that role, preferably a Board Member to respect privacy and to avoid having to review all the content. We also need someone to take membership which includes contacting members whose membership is expiring. Currently 26 members need to be contacted.

**-Debrief on meeting with Prototype D (Suneeta)**

Two weeks ago we (Sally, Chad, and Suneeta) met with Janak Alford of

Prototype D. As mentioned at the last Board Meeting, it's a collaborative non-profit organization. They work on a number of projects with a focus on urbanism creating tools for communities. We met with them to see if there was an opportunity for collaboration and whether we could afford it. They put together a proposal related to what their fees would be for a SH project. They cannot do the entire SH area. We selected Rideau Street and their deliverable would consist of one block. The City is going to hold consultations on Rideau. The cost would be \$5050 +GST. And if we invest in this project it could lead to further grants for future projects.

- I think that a process like this would be great but needs to be couched with the City Planning Process. There has to be buy-in from the City.

- Exactly, the City is looking at a review of Rideau it could work with their planning process.

- Before we commit, we should talk to Mathieu and ask his opinion.

- With the already planned public consultation, it could be a duplication of efforts. Rideau Street is a common project between two communities. SH Secondary Plan is more important to SH. A process like this is useful when there is nothing undertaken to kick start the work.

Nathaniel: We know Prototype D, we have worked with Janak and we work closely on the St-Charles project. As a resident of Vanier he donated his time. The St-Charles project generated a lot of interest in their community.

- The revamp will be done in 4 months. The city will give us little time to prepare our submission. The community needs to be ready with its vision for Rideau.

- The process could lead to a number of different outputs, not necessarily a report.

Q: can Mathieu confirm that it will be reopened in January to be completed by March?

(Update from Mathieu Fleury's office: Uptown Rideau CDP: my understanding is that Chad has had a conversation with Mat Genest in the past week on the details of this.)

- It seems to me that ASH is running on a model we cannot sustain where we are reactive, spending a lot of time and energy. We need at a certain point to find a vehicle to collectively say this is what we want.

- Yes but the best time to present our vision is when the SH Secondary Plan will be reopened.

- The objective was to create a visual representation of what we want. But perhaps, the better approach is to start our own rewrite of Secondary Plan

Q: Suneeta, what is your proposal to the Board?

Suneeta: There is an opportunity for something innovative. I don't know if budget-wise we can afford it. I am not in a position to move a motion, I want to have a discussion. Perhaps this is just a reflexion of my own source of frustration. I am concerned that we are waiting for opportunities to respond

rather than say this is how we want to live. To change the fabric with good developers, to have a product reflecting our community vision. It's more than just input to the City.

- My personal concern, we were talking about a plan for the community, not just a block. \$5,000 for a block seems high. We could discuss this further at the next Planning Committee.

- Could we ask Suneeta to explore with Janak what he could be doing for the Secondary Plan?

-It is for Planning Committee to look into this direction.

Suneeta will get back to Prototype D and provide some feedback based on our discussion to see if they could provide feedback into the planning process. Can this be used to influence the process? What is their view on the Secondary Process?

**Decision -  
Action**

-We may need money down the road, we have to chose our battles.

- This can potentially mitigated before the one-offs arrive that are costly to the community in a reactive approach.

-The City is trying to achieve a better position with less one-offs battles. There are other processes that will have a cumulative effect to make the picture better.

Suneeta: if there are additional questions, pls let me know and I will bring them up in my discussion with Prototype D.

#### **08.e Town & Gown/Ville et Toge**

-Update from the last meeting (Bob)  
Town and Gown Report

The Town and Gown committee met on November 4<sup>th</sup>. In addition to the presentation of the petition there was discussion about

Rooming houses, application of rules to students. Great concern about student safety and exploitation of overseas students.

Off Campus Housing/Housing Working Group

University made a separate discussion of the off-campus system.

Discussion of the university notice board and no standards required for landlords to post to it. Obligation of students to report poor landlords to the university as UofO does not inspect. As Chad pointed out it is a disservice to students using this service.

ASH requested at the meeting that the group study best practices from other universities

Members of the community presented a variety of concerns about property standards for student housing, bylaw enforcement, particularly of ambulatory students, response time to 311 calls. Walkabout felt to be very helpful.

Some rental buildings can be a microcosm of the community experience with units being bought for groups of students and this creating a real problem.

Suggestion that student clean-ups could happen

My impression: lots of concerns being raised and good discussions, but the general temperature continues to rise around pressures from student housing.

ASH will need to take a leadership role, together with the FSU, advocating for better housing options for students, better regulation and more on-campus housing.

## 09 Community relations/Rapports avec la collectivité

-Update on Block Reps (Alice).

A decision was made at the last quarterly Block Rep meeting to present a Block Rep report to the ASH Board at its end-of-month meetings. The report will include items submitted by individual Block Representatives, significant concerns arising at meetings and a general overview of the system's progress. There are now 34 Block Reps, some working in pairs, covering the streets of Sandy Hill. We are still looking for Block Representatives, particularly north of Laurier Avenue and south of Mann.

There is now a Block Rep web page on the ASH web site (go to GET INVOLVED and then BLOCK REPRESENTATIVES). The page gives a description of the system, the individual tasks that Block Reps are responsible for and a map showing which blocks are represented.

The second Block Rep meeting was held last Tuesday and 11 Block Reps attended. To assist Block Reps with their roles, Matt Genest kindly agreed to take part in a question and answer session on bylaws, housing, and development issues. Two of the main areas of concern that arose from these discussions were:

- Rooming Houses
  - The group raised the question as to why the Harmonised Licensing By-Law (No. 2002-189 Rooming Houses-Schedule No. 26) is not being applied by the City to regulate Student Rooming Houses.
  - The Block Rep concerns are not only around noise and garbage but also health and safety standards particularly regarding female students as well as the general risk of fire in sub-standard properties.
  - We propose that the ASH Board take up the issue of Rooming House regulation and treat it as a matter of equal importance to conversions and infill.

- Trees

**Action**  
Chad to respond to Block reps concerns (rooming houses and trees) raised in the report

- Sandy Hill is known for its distinctive canopy of large trees, which appears to be slowly being chipped away. A large number of trees in the neighbourhood have been cut down over the last year as yard space is developed upon and paved over.
- While it is acknowledged that many of the trees were on private property there appears to be no plan or obligation to replace them.
- We recommend that ASH seek a number of volunteers to act as a Tree Protection and Information Group.

### **Call for Carriage House Painters (Suneeta)**

-CH is ready to be painted and a call went out last week. I will forward the email to the Board. There are different roles and shifts towards painting. You can volunteer for a full day or half a day.

## **10 Future meetings / Prochaines réunions**

**Information**

### **Absence of Alice during January and possibly February. (Alice)**

Alice indicated that her due date is December 31<sup>st</sup>. She is scaling down her ASH activities / responsibilities and will be at home busy with the baby in January and February.

## **11 Adjournment / Fin de la session**

Chad brought a motion to adjourn the meeting at 21:25, seconded by Suneeta.

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