



SANDY HILL • CÔTE-DE-SABLE

Action Sandy Hill Board Meeting

February 25, 2013

www.ash-acs.ca

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

Le 25 février, 2013

www.ash-acs.ca

Courriel: info@ash-acs.ca

Present/Présents: Sam Almsaddi, Eric Audet, François Bregha, Christopher Collmorgen, Jane Gurr, Elaine Koren, Claire MacDonald, Ethan Plato, John Verbaas.

Regrets/Absents: Sophie Beecher, Julie Crêteau, , Liz Kessler, Alice Kwong, Jawad Quereshi, Kyle Simunovic.

Ethan Plato has replaced Liz Kessler as the SFUO representative on the ASH Board.

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

The agenda was approved.

3. Approval of minutes

François moved (Elaine seconded) that the minutes of the January meeting be approved (carried). It was suggested that the order of committee reports be changed in future agendas to ensure that all received sufficient time.

4. Report from the Councillor

Neither Mr. Fleury or a representative from his office were able to attend the meeting tonight.

5. Questions from the audience

Jon Legg asked ASH to be alert to the impending development of a Richcraft property at 560 Rideau (the former Nissan dealership). The developer has bought adjoining properties and will need to seek zoning and site plan approvals from the City. It was agreed that ASH's Planning, Development and Transportation Committee should meet affected neighbours and learn about the OMB hearing concerning this property that took place 7 years ago.

A dozen community representatives were in attendance because of their concern about the

proposed redevelopment of St Clemens church at 87 Mann ave. The following points were made in the discussion:

- Many people like the proposal to keep the church building but are concerned by the number of apartment units proposed which will make the building a de facto student residence.
- Too many Sandy Hill houses are being converted to student housing.
- New developments do not provide sufficient parking. The City is not enforcing prohibitions against front yard parking.
- Landlords of small apartment buildings should be licensed by the City.
- The University should take greater responsibility for its impact on the neighbourhood.
- The City benefits from development because it receives more taxes. It is not playing its role in protecting the neighbourhood.
- The University may have little incentive to build new student residences because house conversions can probably charge lower rents.
- House conversions have become a systemic problem and can no longer be addressed on a case by case basis. Several residents talked about the neighbourhood reaching a tipping point.

At the close of the discussion, participants were invited to attend the public meeting sponsored by the developer of 87 Mann on February 28. It was pointed out that, should the developer not close the sale with the church, three other proposals to redevelop the property were standing in the wings.

Committee reports

6. Planning, Development and Transportation

Transportation issues

The City and the University are discussing an alternative to the proposed temporary University parking lot on Lees ave which would involve increasing parking on the existing lot on the Lees campus and a temporary use of the Sandy Hill Arena parking lot for 2 years (during the day) during LRT construction. As part of this plan, the City will look at installing traffic calming measures on Mann ave in front of Viscount Alexander School.

Retirement Home, Friel St.

ASH met with the Councillor and City staff to discuss parking issues associated with the conversion of this retirement home into apartments. The developer will receive approval from the City to provide fewer parking spots than required. A traffic study has shown that this development will soak up all the available on street parking in the immediate vicinity.

ASH is concerned about the City's piecemeal approach to development in the neighbourhood. The cumulative effects of intensification on parking and quality of life are not being taken into account. While the City allows developments to proceed with less parking, it does not force developers to provide alternatives (e.g., more bicycle parking). ASH needs to develop a strategy to push the City to take a more pro-active approach, perhaps leading to the development of a secondary plan or a community development plan for Sandy Hill. ASH should document the changes happening in the neighbourhood (e.g., number and type of conversions) and reach out to other political authorities (e.g., Madeleine Meilleur).

7. By-laws and Environment

The City will hold an information session for landlords by the end of April.

ASH still wants to reach the landlords of the 18 problem addresses that were identified last year in advance of St Patrick's Day. Claire and Christopher will write a letter and ask the Police to send it to the landlords concerned given our inability to get the addresses directly.

SFUO will consider sending an email to its members asking them to party responsibly on St Patrick's Day.

ASH will ask By-law officers to patrol after St Patrick's to address garbage issues, as required.

ASH is starting to plan for the student move-out day with members of the Town and Gown sub-committee on strategic initiatives.

Claire will meet the owners of La Maison and the Councillor's office on Thursday to discuss how to avoid noise issues from the patio.

The group maintaining the rink would like some guidance about who can reserve ice time. Recently, a group reserved it for a private party (that involved selling food) while girl guides were unable to reserve ice time.

8. Special events

The ASH AGM will be held May 16. François, Eric and Elaine will organize the event. There will be at least 4 vacancies to fill on the Board.

9. Community relations

John Dickie, of the Eastern Ontario Landlords Association has agreed to chair the housing working group of Town and Gown.

The Sandy Hill Northwest Neighbourhood Improvement Group met in mid-February. Centre 454 is now fully operational although not all its programs are yet running. It receives some 150 clients per day and has reported no issues since its move.

10. Membership and outreach

Kyle is developing a tool (based on Dropbox) to allow directors to access a protected page on the ASH website and will report at the next meeting.

Elaine is updating the membership list and will send an email to lapsed members about their status before the next meeting.

11. Adjournment

The meeting adjourned at 8.50.