



SANDY HILL • CÔTE-DE-SABLE

Action Sandy Hill Board Meeting

March 25, 2012

www.ash-acsc.ca

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

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Courriel: info@ash-acsc.ca

Present/Présents: Sam Almsaddi, Eric Audet, Sophie Beecher, François Bregha, Christopher Collmorgen, Jane Gurr, Christopher Hynes, Alice Kwong, Claire MacDonald, John Verbaas.

Regrets/Absents: Julie Crêteau, Liz Kessler, Elaine Koren, Jawad Quereshi, Kyle Simunovic.

Christopher Hynes 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 (Christopher seconded) that the minutes of the February meeting be approved (carried).

4. Presentation on 560 Rideau St.

Kevin Yemm (Richcraft) and Miguel Tremblay (Fotenn) presented the plans for a new development at 560 Rideau St. These plans envisage the construction of a seven-storey building on Rideau, an 18 floor tower (including a 5-storey podium) at the corner of Rideau and Cobourg and a four-storey building on Besserer. These buildings would feature 13,000 square feet of retail space at ground level and some 250 condominium units above. Underground parking would be provided for all the units and for retail customers.

Richcraft has applied for both an Official Plan amendment and a zoning by-law amendment for the site. The building proposal is undergoing technical review. Receiving needed approvals and completing detailed design are expected to take 12 to 14 months.

An official public comment period will begin shortly and signs will be placed on the property.

Residents at the meeting expressed their concern about the implications of approving the proposed building height for future developments on Rideau, which currently allows only lower-profile buildings.

5. Report from the Councillor

Mr. Fleury reported as follows:

- The partial collapse of a wall on the old Ogilvie Building at the corner of Rideau and Nicholas has necessitated the temporary closure of one block of Nicholas St as well as one lane of Rideau in front of the building until the causes of the accident are determined. The old bricks of the building had already been salvaged and the accident will not compromise the building's future heritage preservation.
- The construction on Rideau St will resume from King Edward to Wurttemberg as soon as weather allows.
- There were far fewer reported incidents related to St Patrick festivities this year than last as a result of cooler weather and proactive work by the Police and By-law services.

6. Questions/comments from the audience

Board members and residents asked the following questions or made the following comments:

Q: what is the City planning to do about derelict buildings?

A: The Community Property Services Committee will consider a stricter set of rules for the external maintenance of these buildings at its meeting on April 18. The City is proceeding cautiously because of the possibility of appeals of the new rules.

Q: Will the new Official Plan address the issue of home conversions into de facto rooming houses?

A: No but the City is aware of the problem and is considering how to revise existing zoning and rooming houses by-laws. Current legal definitions did not anticipate the type of conversion taking place in Sandy Hill and some other neighbourhoods.

C: Sandy Hill residents should articulate a vision of what they want their neighbourhood to be and not just react to developments they do not like.

C: Are we aware of the proposed sale of the property at the southeast corner of Besserer and King Edward and its possible redevelopment to a 14-storey building? Such a high building would create traffic issues for an already-congested King Edward.

Committee reports

7. Membership and outreach

Kyle has put Dropbox on-line to allow directors to access a protected page on the ASH website and will report at the next meeting.

Elaine has updated the membership list and gotten rid of duplicates. There are some 350 members on the list although this number still needs to be firmed up.

Elaine and Eric are taking the lead in developing a fund-raising strategy for ASH. Christopher invited anyone interested to join this effort.

8. Special events

The ASH AGM will be held May 16. François circulated a draft agenda by email to Board members inviting them to provide comments ASAP. There will be 5 vacancies to fill on the Board. François will also ask Board members by email to provide suggestions for a volunteer of the year.

Christopher suggested that ASH show pictures of community events on a loop at the AGM and invited Board members to submit their photos. Christopher will provide a projector.

François moved (Alice seconded) that the Board approve incurring expenses of up to \$500 to defray the costs of an ad in IMAGE, printing and hospitality costs related to the AGM.

SFUO agreed to lend its sound system for the AGM.

9. Planning, Development and Transportation

Transportation issues

The City has agreed to install speed bumps on Mann Ave, including in front of Viscount Alexander School.

The NCC is releasing background studies it has commissioned for the proposed interprovincial bridge in the east end of the City. John Verbaas will write the NCC a letter commenting on the assertion in the community impact study that the anticipated truck traffic reduction of 22 to 35% represents a major positive impact for Sandy Hill.

Development issues

The apartment building at Friel and Laurier (formerly the retirement home) is already 60% leased and the demand is so strong that the developer is increasing his rates. The developer has not held the promised community consultation. ASH will determine whether it should still ask for one.

The sale of St. Clement's church has been confirmed to Black Iris Developers. The same developer converted 35 Blackburn and is in the news for the proposed conversion of 167 Aylmer in Old Ottawa South. Christopher will write a letter expressing his disappointment that the developer continues to move forward without adequate community consultations.

10. By-laws and Environment

The City still hopes to hold an information session for landlords of problem addresses by the end of April or early May. The City can provide the list of addresses to ASH but not the names of the owners.

There will be a meeting with the owners of La Maison, the Councillor's office, Police, By-laws, the Alcohol and Gaming Commission, ASH and immediate neighbours on March 27 to discuss how to avoid noise issues from the patio.

11. Community relations

The next meeting of the Town and Gown strategic initiatives sub-committee will be on March 27. The full Town and Gown committee met on March 4 and Christopher expressed his satisfaction at how it was coming together.

12. Adjournment

The meeting adjourned at 9.05.