

Action Sandy Hill  
Board of Directors meeting  
Minutes / Procès-verbal  
Monday, February 29, 2016

Present: Chad Rollins, John Verbass, Ben Belisle, Susan Young, Denis Forget, Judy Rinfret, Pat Archer, Jeremy Siebert, Bob Forbes  
Regrets: Sally Southey, Marc Tremblay

Others present: Claire MacDonald, Cathy Major, Marg Dawson, Emeline Sparks (Councillor's office), Councillor Fleury, John Cockburn(for IMAGE) and three others.

Regrets: Ian Anderson (Judith Rinfret served as Secretary in his absence), Willow Scobie.

After introductions, the agenda was approved; minutes approved with a motion by Ben seconded by John.

#### Councillor's Report

Police have announced lowering of priority for noise complaints as of April 1 which means there will be no police response. There will be a meeting on March 7 to possibly reconsider. Evidently 3,600 noise complaint calls (an increase of 5%) were filed with police last year.

Somerset Bike Route - city staff will be present half an hour before next ASH board meeting to explain plans. Councillor's office will send out flyers if required.  
Trees and flowers will be planted on Somerset East - already property owners at Chapel and Somerset have agreed and others will be approached.

OC Transpo will close Campus transitway station just before end of UofO term but the Laurier station will remain open.

#### Sandy Hill Secondary Plan and R4

Tim Moerman is the city planner for the R4 study and zoning changes  
City planner Dana Collins is assessing what the objectives are for the Secondary Plan and will set up a special planning meeting with ASH.

Town and Gown Committee will meet March 7 at 5:00 p.m. to discuss

- problem of garbage in front yards - gaps in policy and confusion. Ralph Blaine will present community problems and city staff will identify what needs to be changed especially with multi unit properties.
- police and by law officers re noise enforcement

Traffic - Stand by for mid block road crossings and road narrowing as traffic calming measures

Section 37 benefits (from the Trinity development at Chapel and Rideau) may include improvements to Laurier Park, traffic calming and bike lanes on Chapel, improvements in Strathcona Park, MacDonald Gardens and other pedestrian safety measures near schools on Beausoleil. Some of this may be covered by cash in lieu of parkland funds.

Trinity (151-153 Chapel) is scheduled for an OMB hearing on March 28. Meanwhile city staff and John, Chad and Judy are working with the developer and city to come up with mitigation measures if the cul de sac is opened. The next meeting will take place on March 4.

Judy asked that there be clarity about the issue of a public right of way's being considered a part of a site plan agreement to advantage a private developer.

#### Executive Report -

Chad reported that the responses to the survey about adult fitness equipment in Strathcona Park indicated that the majority do not think this park is suitable for that equipment.

ASH has agreed to co sponsor an event on April 27 (together with Ecology Ottawa and Lowertown Community Association) . Guest speaker will be Janette Sadik-Khan who, as NYC transportation manager, transformed that city for cyclists and pedestrians.

ASH is also supporting the UofO community garden at 67 King Edward

#### Treasurer's Report - January 2016 bank statement

Chequing = 19,073.62

Save Sandy Hill = 9,163.55

Homestead = 6,834.92

Total funds = 35,072.09

There are still some funds in the community payment from Homestead development. The concrete table tennis system has been ordered and ASH has submitted part payment of \$3165. Other ideas for community benefit include a gazebo in Strathcona Park.

The ASH contribution to the winter carnival was \$1,302.23.

#### Committee Reports:

By law Committee - Claire MacDonald represented that committee and reported that there are still many outstanding by law issues despite the compendium of complaints filed with the By Law branch last fall. The noise issue at 118 Goulburn is still unresolved - court hearing not yet announced; there are witness statements and witnesses standing by.

Communications: Thanks extended to Cathy Major for the newsletters she prepares for all members. Cathy asked board members or any member to please submit items of interest as soon as possible.

Engagement with University of Ottawa - Chad will contact the university representative who may attend all board meetings to ensure she is aware of these meetings

Bob attended a meeting with the university which might be described as "the housing best practices group" to establish some general principles for student housing advertised by the

university. The group is identifying other best practices at various universities and considering a rating system and delisting illegal rooming units.

Heritage - no comment for modest changes to garage at rear of 16 Sweatband

Denis reported the Communications and Membership Committee Table at the Winter Carnival of January 31 garnered interest but registered only one new member from 2-6 pm. Chad asked Denis to verify the membership status of all Board members before the AGM and the number of registered members in 2015-2016

Planning - Judy's report is attached

Transportation - John continues to work out mitigation measures for the possible opening of the cul de sac at Chapel and Beausoleil. He and Chad and Judy will meet with the city on March 4 and have already met with the developer.

John is negotiating best outcomes for the Somerset bike lanes which will be presented just prior to the next board meeting.

He is also following the changes to Rideau Street downtown - much wider sidewalks - only one lane in each direction and the lanes will meander.

The truck tunnel study is not yet complete nor does there seem to be much passion for this solution on the part of decision makers and money spenders.

Meeting adjourned at 9:15 p.m.

Next meeting will be **Tuesday March 29 at 6:30 p.m.** location TBA  
(later changed to Wednesday, March 30 at 6:30 p.m.)

ASH planning committee report  
February 2016

560 Rideau - OMB revealed this month that the city had not officially received the ASH appeals of the zoning by law and Official Plan amendment on September 21, 2015 so the appeal could not proceed without an affidavit proving timely delivery of the appeal documents.

Very difficult to understand as the OMB had assigned a file number and had received the appeal. Since then Judy has signed an affidavit and supplied her own proof that the appeal was filed on time, but we need assurance that this cannot happen again.

Chapel- Beausoleil cul de sac - remains the outstanding issue for the various applications to develop the property at the south east corner of Rideau and Chapel. (151-153 Chapel)  
Councillor Fleury assembled city staff and representatives of both Lowertown and ASH to consider options just prior to the Council meeting on February 10th. Council then agreed to a motion to

“direct staff to work with the applicant to try to find a solution that keeps the Beausoleil/Chapel intersection closed. If the maintained closure is not possible, that

staff report back to Council, before the OMB Hearing, to detail the mitigation factors to eliminate cut through traffic from Beausoleil to Chapel Street”.

Chad and John and Lowertown reps met the developer a couple of days later - the developer is willing to make many concessions to allow the opening to proceed without an OMB hearing. Lowertown Community has since withdrawn as a party at the hearing which is scheduled for the end of March. John's Transportation Report explains possible mitigation measures and outstanding ASH concerns about this opening. The outstanding planning principle is how a public roadway may be part of a private site plan. A major transportation study many years ago resulted in the closure of all through roads between Lowertown East and Sandy Hill with the exception of King Edward (and Charlotte). How is the opening of one of these possible without another study? If this cul de sac is opened to serve this development what is to stop any other opening? Since ASH still has status as a party at the OMB these questions may need some resolution if that hearing is to be avoided.

95 Sweetland - three members of DARC met the owner and architect on site a week ago. The owner would like to build up and back to allow three units, claiming that he will respect the character of the street and that the only variance required will be a side yard set back (over the existing garage). Nearby are other examples that do not inspire confidence. Stand by for follow up and reaction from immediate neighbours.

Nick Legault, the owner of a property on Chapel just north of Somerset invited the same group to visit his site; he says he will restore and rehabilitate the once very attractive house and make four units where three would be permitted. More to follow...

(In both cases we stressed the need to accommodate garbage behind the scenes.)

Several members of ASH particularly DARC have taken the excellent planning courses offered by the city some of which are now available on line.

Judy and Chad prepared for the forum hosted by LeeAnn Snedden for the Planning Department at City Hall on January 18. Chad represented the point of view of ASH, one of three community associations invited to participate. Chad mainly stressed the need for more and better communication between planning development staff and community and for more respect for community's point of view.